



**FOR LEASE - CREATIVE OFFICE SPACE**  
**6920 MELROSE AVE., LOS ANGELES, CA 90038**



**Jared Swedelson**

Senior Associate  
d: 818-742-1632 | m: 818-644-7597  
jswedelson@naicapital.com  
Cal DRE Lic #02105146



## Creative Office Space For Lease

**Lease Rate:** \$3.95/SF NNN

**Suite SF:** 3,428 SF

### Property Highlights

- Well-lit, modern space with skylights, and tons of natural light
- Private roof deck
- 2 executive offices, 9 staff offices, 1 conference room, 4 restrooms and server room.

### Property Description

An extraordinary mid-century modern creative office with a private roof deck unlike any other in Hollywood. 6920 Melrose Avenue offers a completely custom pre-built creative space, in which each polished detail has been carefully curated by the owner (an architect) with excessive attention to details. To achieve such an elevating work environment the owner sourced some of the highest quality materials, finishes and fixtures on the market. *Interiors designed by IDGroup.*



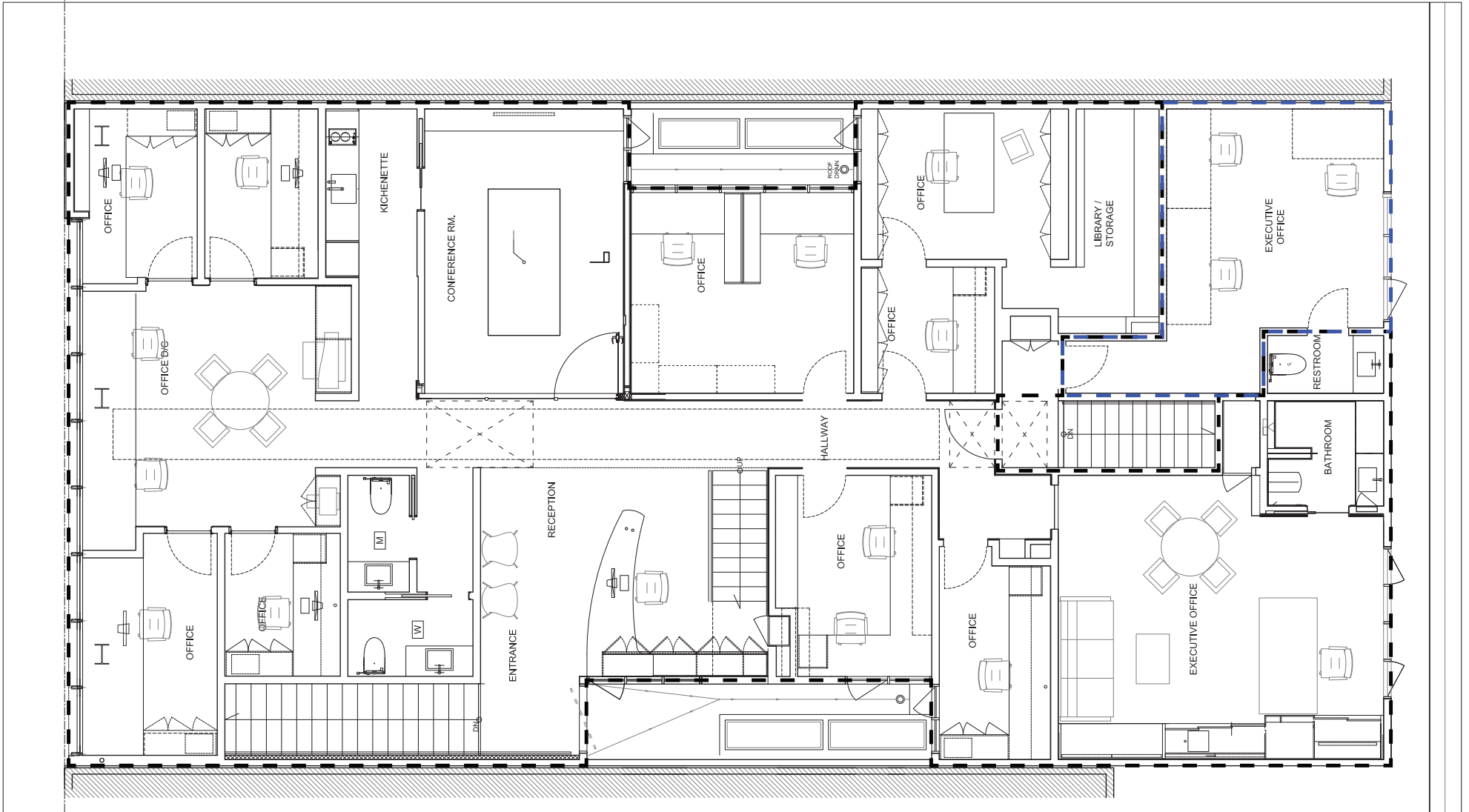




# EXCLUSIVE OUTDOOR DECK



# FLOOR PLAN



# AMENITIES MAP





COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## CONTACT INFORMATION

**Jared Swedelson**

Senior Associate

818.644.7597

[jswedelson@naicapital.com](mailto:jswedelson@naicapital.com)

Cal DRE Lic #02105146

**NAI Capital Commercial**

15821 Ventura Blvd., Suite 320

Encino, CA 91436

818.905.2400

[www.naicapital.com](http://www.naicapital.com)

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474