

AVAILABLE FOR LEASE

APPROX. 2,400 SQ. FT.

Melrose Ave. Los Angeles



7561 Melrose Ave.

Los Angeles, CA 90046

Property Highlights

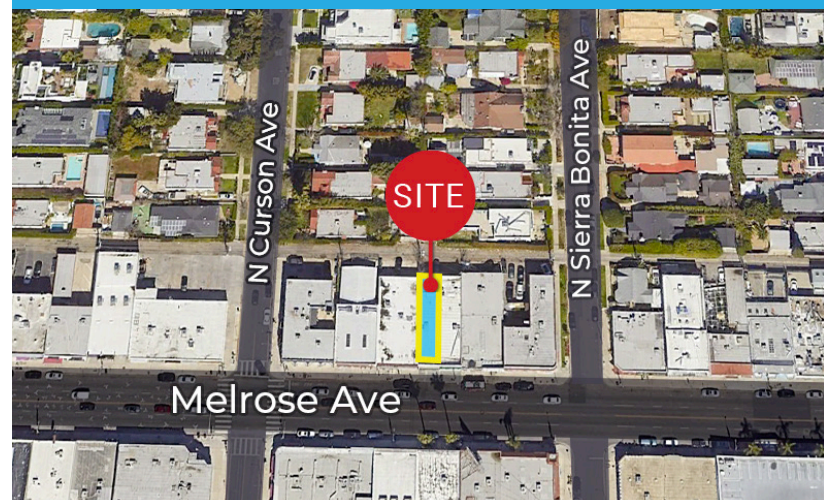
- Heavy daytime and foot traffic
- Lots of natural light
- High ceilings
- Open floorplan

Property Description

Plug & play Melrose retail space with high ceilings and tons of natural light. The space offers a wide variety of uses and includes two parking spaces in that back along with a small mezzanine office space. The space rent's for \$9,600/month modified gross. SF is an approximate and space will be leased in "as-is" condition.

Offering Summary

LEASE RATE	\$4/SF Gross
AVAILABLE SF	2,400 SF (to be verified by Tenant)
ZONING	C4
PARKING	2 Spaces



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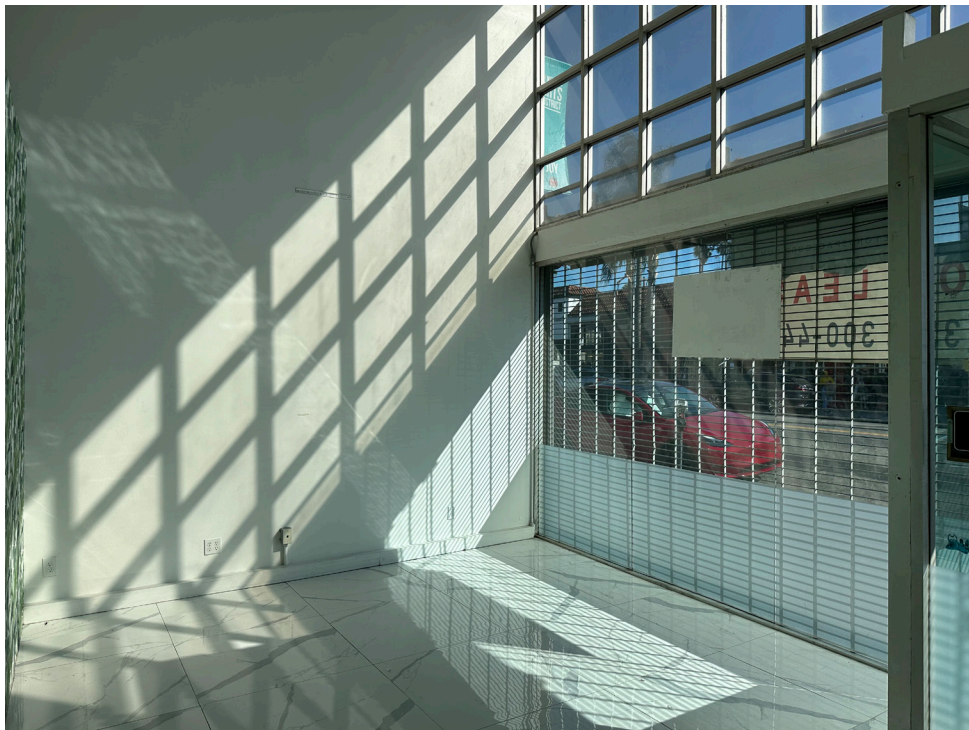
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