

**8670-8672**  
MELROSE AVENUE  
WEST HOLLYWOOD

STANDALONE BUILDING ON MELROSE IN WEST HOLLYWOOD



SIZE

**GROUND** 4,400SF  
**SECOND** 4,150SF  
**TOTAL** 8,550SF

RATE

**GROUND** \$10 PSF PER MONTH NNN  
**SECOND** \$5 PSF PER MONTH NNN

BUILDING HIGHLIGHTS

- » Additional 450sf on the second floor patio
- » Parking in rear
- » Retail/office/showroom



[WWW.JAYLUCHS.COM](http://WWW.JAYLUCHS.COM)

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EXTERIOR PHOTOS



 **Newmark  
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INTERIOR PHOTOS



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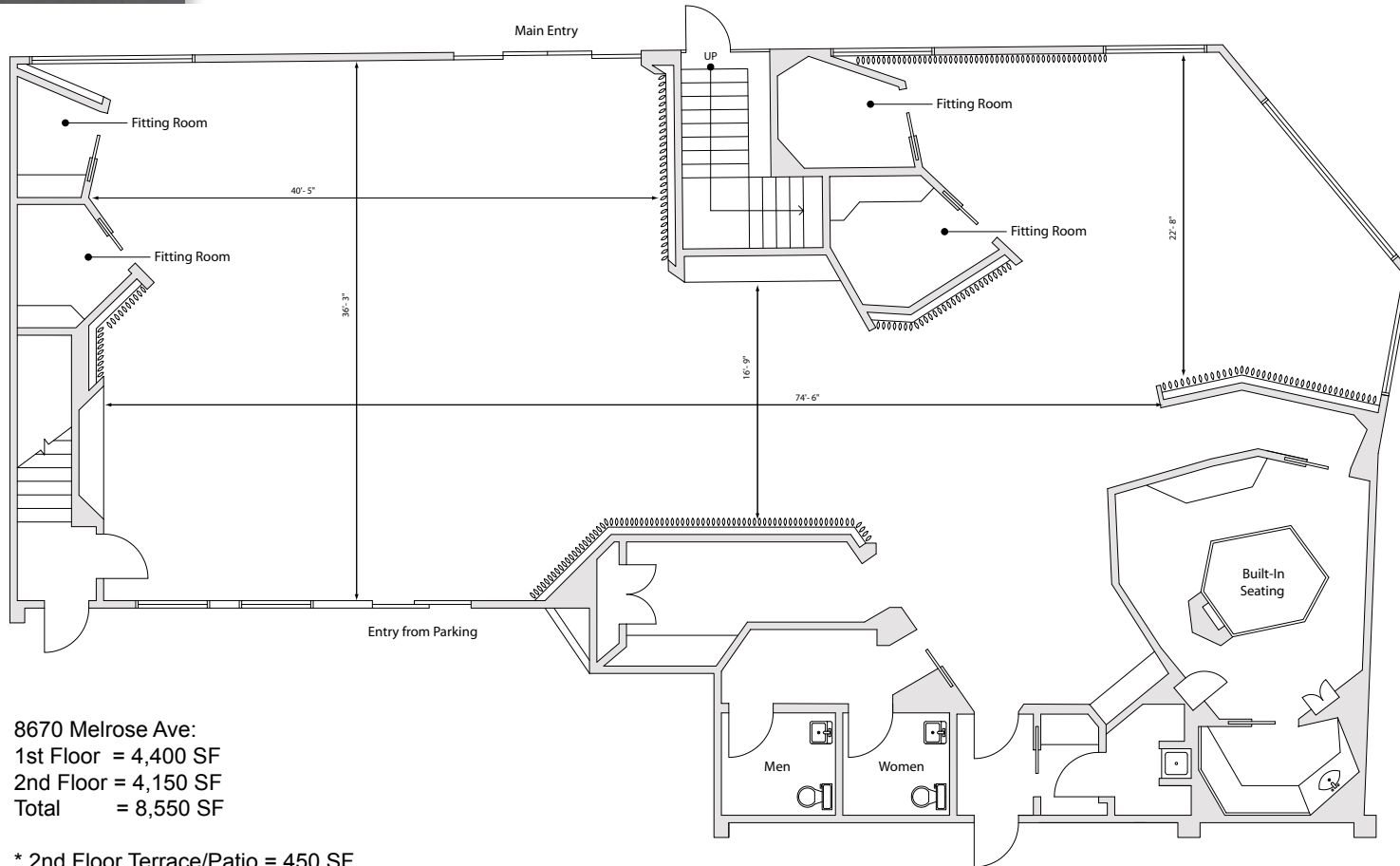
  
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## FIRST FLOOR



8670 Melrose Ave:  
1st Floor = 4,400 SF  
2nd Floor = 4,150 SF  
Total = 8,550 SF

\* 2nd Floor Terrace/Patio = 450 SF

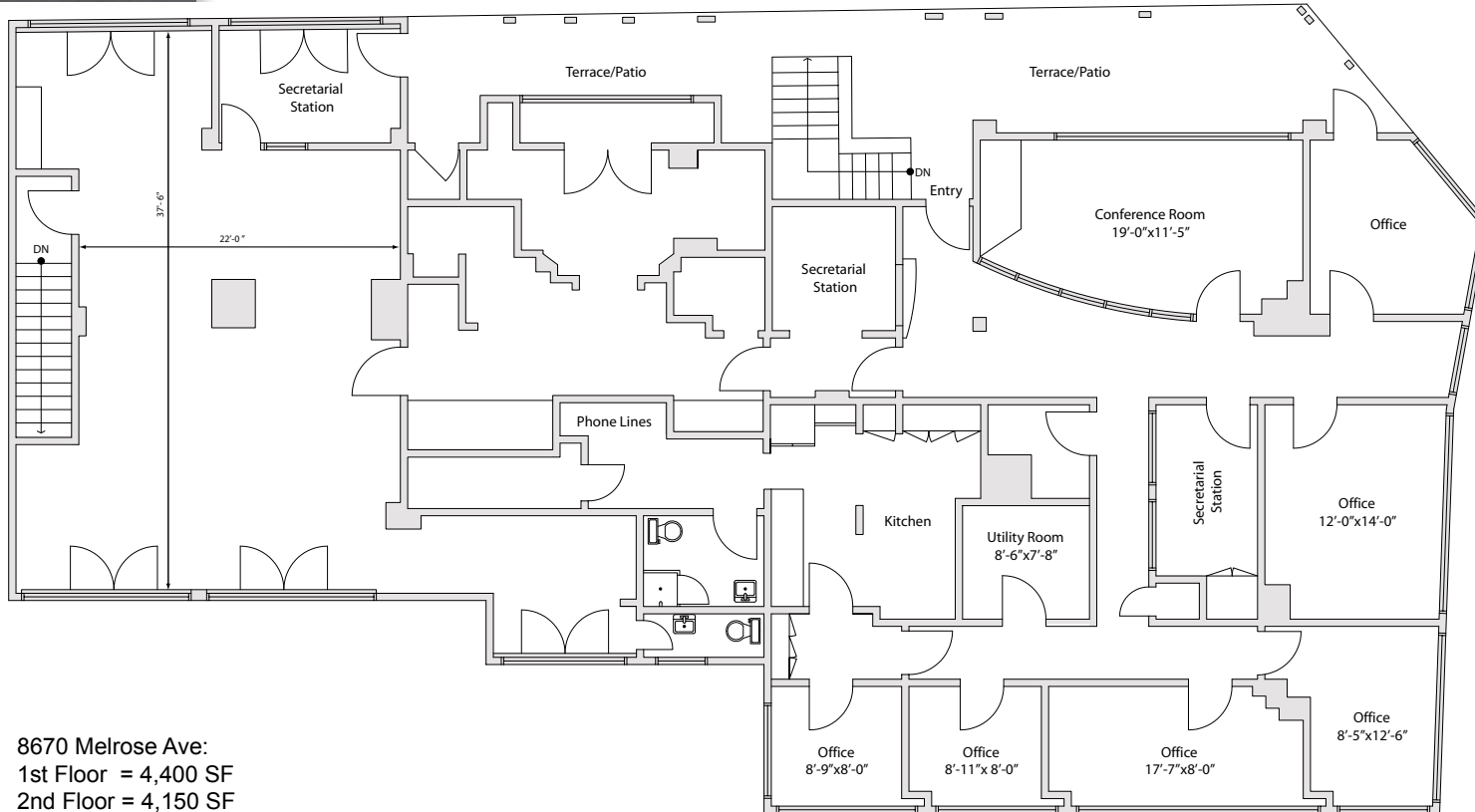
4,400 SF RETAIL/OFFICE

1st

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## SECOND FLOOR



8670 Melrose Ave:  
1st Floor = 4,400 SF  
2nd Floor = 4,150 SF  
Total = 8,550 SF

\* 2nd Floor Terrace/Patio = 450 SF

4,150 SF RETAIL/OFFICE



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