



8670 MELROSE AVENUE

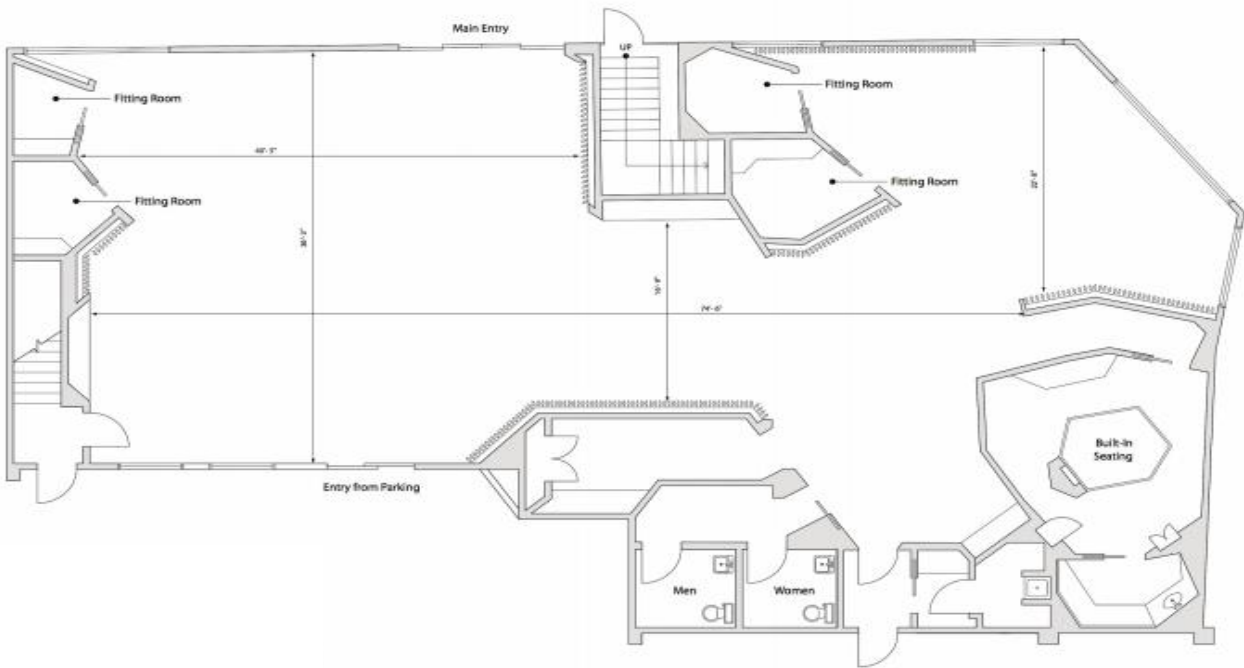
8670

Melrose Avenue is located on the busiest thoroughfare in West Hollywood. With thousands of cars passing on a daily basis, this location provides prominent exposure in the bustling West Hollywood retail market. Featuring extensive wrap around frontage on Melrose Avenue and Norwich Drive, this corner property offers multiple entrances with on-site parking accessible from Norwich Drive, as well as street parking on Melrose Avenue.



Inside, 8670 Melrose Avenue offers an open floorplan on the ground floor with pristine finishes and ample natural light. The private rear entrance provides a discreet option for distinguished clientele.

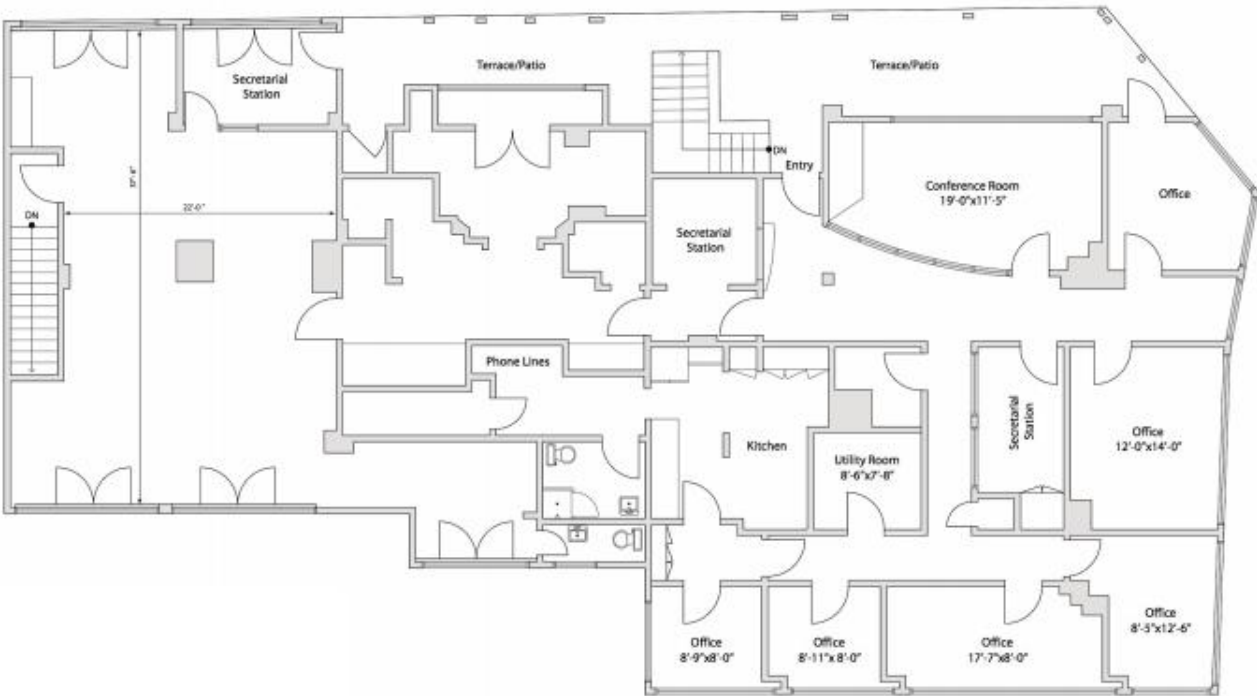
FLOORPLANS



GROUND ±4,400 SF

8670 Melrose Avenue features two levels, a total of 8,550 square feet with a second floor terrace and 10 on-site parking spaces included. Located at the corner of Melrose Avenue and Norwich Drive, this property provides wrap-around frontage and several large windows on the ground floor which flood the space with natural light throughout the day. Front and rear entrances provide easy access to the space,

while also offering a discrete option for private and distinguished clientele. The second floor offers a plethora of options for offices and meetings spaces as well as a spacious outdoor terrace/patio looking out onto Melrose Avenue. The second floor also has a private rear entrance accessible from the parking area, which affords more flexibility for adapting this spacious property to meet any and all potential needs.

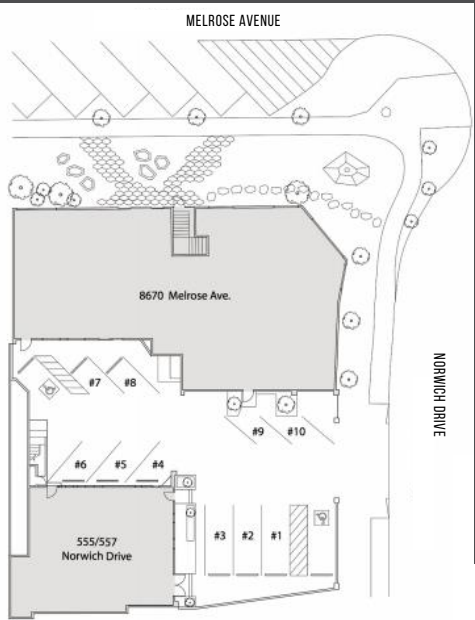


SECOND ±4,150 SF

8670 MELROSE AVENUE

GROUND	±4,400 SF
SECOND*	±4,150 SF
TOTAL	±8,550 SF
*SECOND FLOOR TERRACE/PATIO	±450 SF
FRONTAGE - MELROSE AVENUE	±100 FEET
FRONTAGE - NORWICH DRIVE	±129 FEET
ON-SITE PARKING INCLUDED	10 SPACES

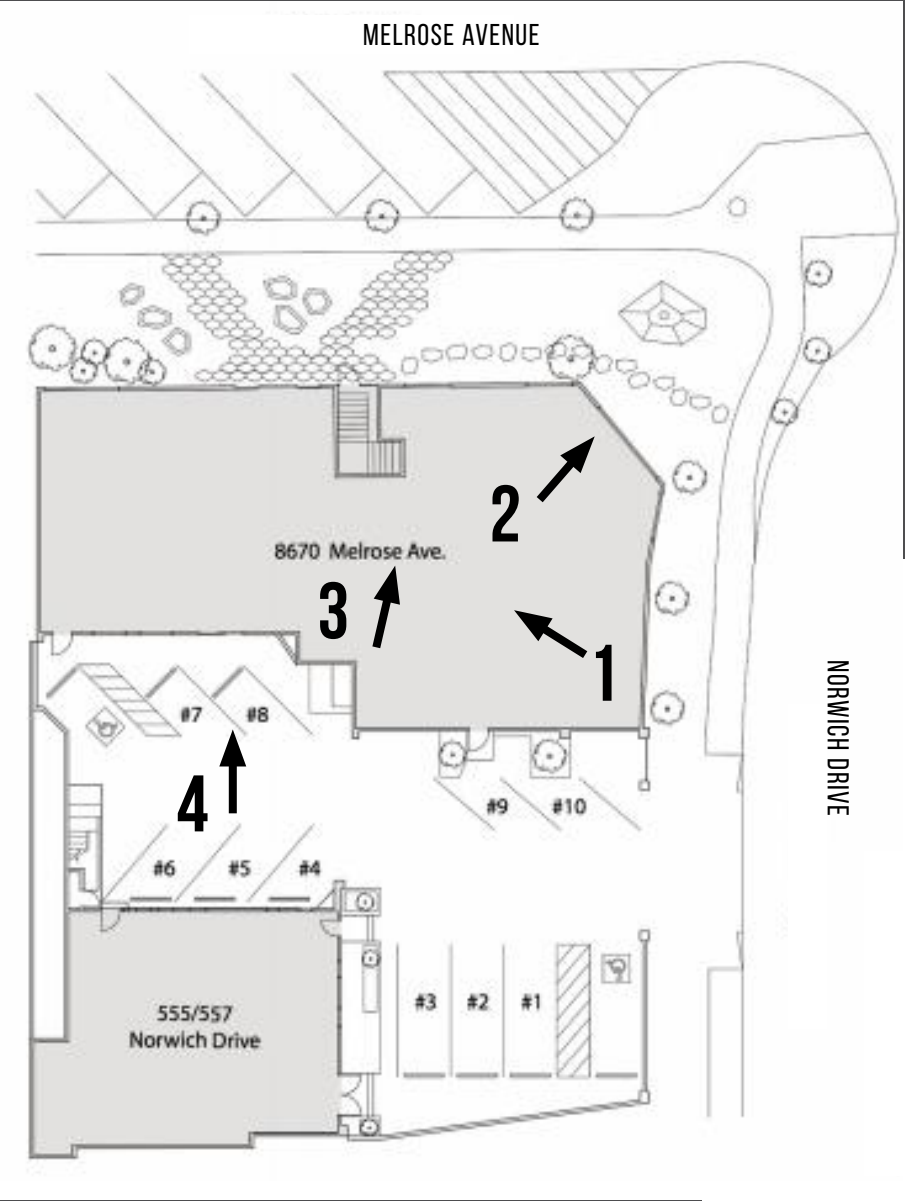
SITE PLAN



PREMISES



SITE PLAN





8670 MELROSE AVENUE



FOR MORE INFORMATION, CONTACT:

CARINE MAMANN
EXECUTIVE DIRECTOR | LIC. 01734150
CARINE.MAMANN@CUSHWAKE.COM
T. 310 595 2235

KAZUKO Y. MORGAN
VICE CHAIRMAN | LIC. 01070005
KAZUKO.MORGAN@CUSHWAKE.COM
T. 415 773 3546

JAY LUCHS
VICE CHAIRMAN | LIC. 01260345
JAY.LUCHS@NGKF.COM
T. 310 407 6585

