



Stafford Commercial Real Estate

310.360.9900 www.staffordcommercial.com

FOR LEASE

EXCLUSIVE LISTING AGENTS

**TED STAFFORD
PRESIDENT**

ts@staffordcommercial.com
DRE Lic. 00497103

**STAFFORD COMMERCIAL
REAL ESTATE**
356 N. Robertson Blvd.
West Hollywood, CA 90048
310-360-9900



**8619 Melrose Avenue
West Hollywood, CA 90069**

Description: High profile retail or showroom location on the corner of Huntley Drive in between San Vicente Boulevard and La Cienega Boulevard along one of the most popular sections of Melrose Avenue in West Hollywood.

Size: Approximately 5,600 square feet equally divided between 2,800 sq. ft. ground floor and 2,800 sq. ft. second floor plus 1,000 sq. ft. plus outside patio area. 75 feet of frontage on Melrose and 53 feet on Huntley.

Rental Rate: \$60,000.00 Per Month, Modified Gross Lease

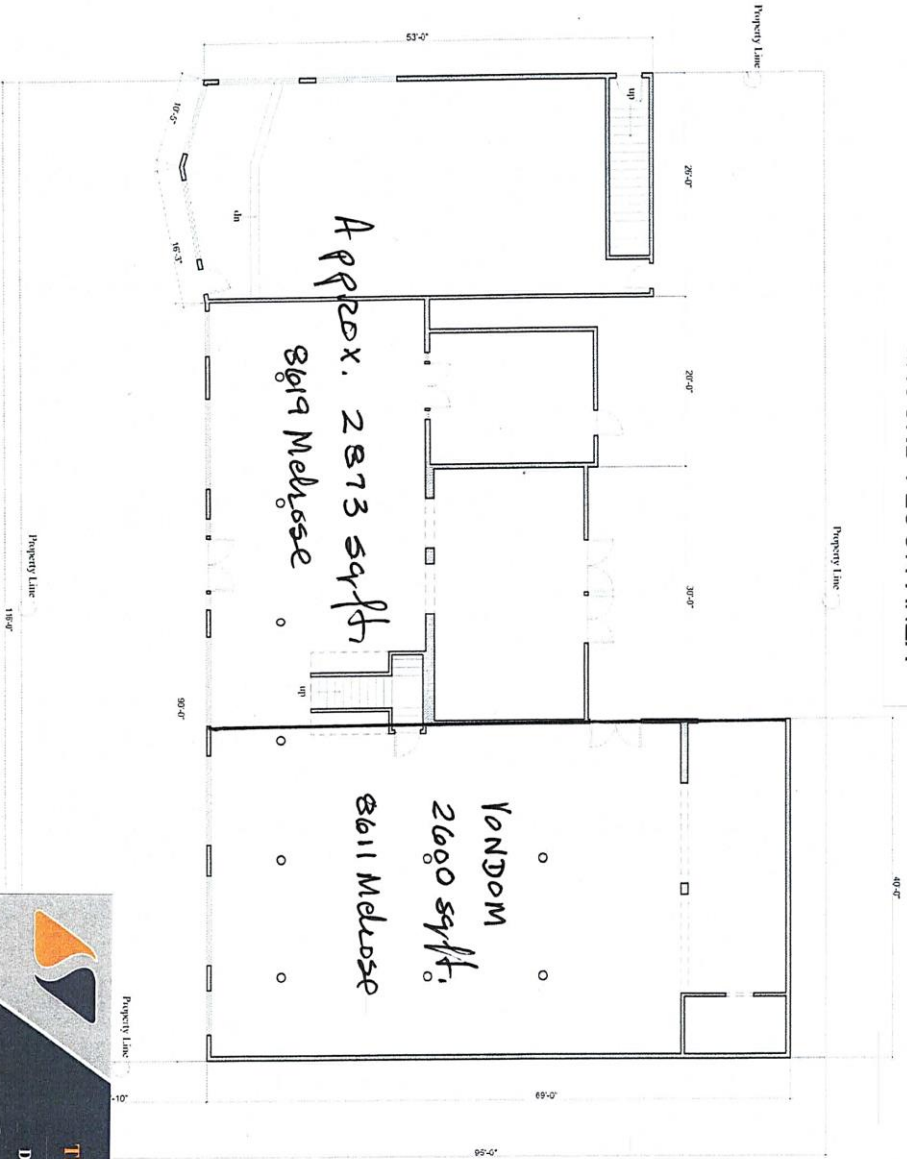
Term: Negotiable

**Shown By Appointment Only
Please Contact Ted Stafford
(310) 360-9136**

The information contained herein has been furnished for convenience purposes only and should not be entirely relied upon by any prospective lessee/buyer. The broker makes no representation or warranties by the publication of this material and any prospective lessee/buyer is specifically requested to perform his or her own independent investigation. All measurements are approximate and may not prove to be entirely accurate, information may be added or deleted without notice. This information is submitted subject to Seller's right to lease/sell the property or withdraws the property from the market at any time.

8619 MELROSE AVENUE WEST HOLLYWOOD, CA. 90069

GROUND FLOOR AREA



First Floor Existing Plan
Scale: 3/16" = 1'-0"



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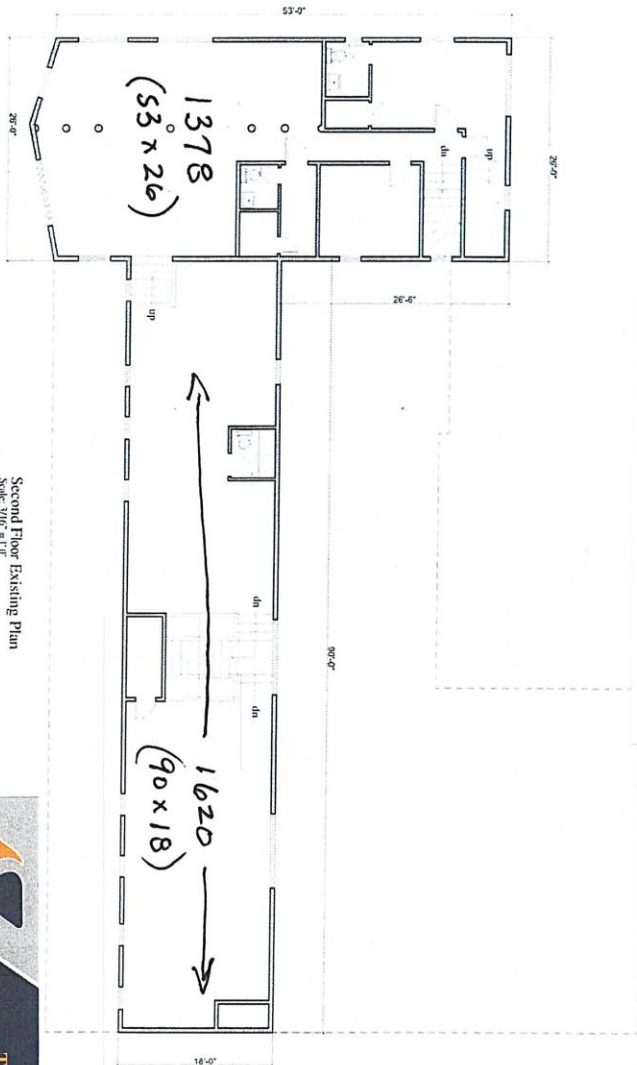
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8619 MELROSE AVENUE WEST HOLLYWOOD, CA. 90069

SECOND FLOOR AREA



Second Floor Existing Plan
Scale: 1/8" = 1'-0"

8619 Melrose
approx. 2,998 sq ft.



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