

FOR LEASE

MEDICAL • PROFESSIONAL • RETAIL • FLEX SPACE

IDEAL FOR MEDICAL, THERAPY, LEGAL, ACCOUNTING,
RETAIL, SHOWROOM & OTHER PROFESSIONAL USES

— LEASE RATE: —

\$38.80

/SF/YR MG
(MODIFIED GROSS)

APPROX. \$3,495 / MONTH



±1,081
SQ FT
FUNCTIONAL
LAYOUT



**MULTIPLE
PRIVATE OFFICES**
RECEPTION AREA &
OPEN WORK SPACE



IDEAL FOR
MEDICAL, THERAPY,
LEGAL, ACCOUNTING,
RETAIL & MORE



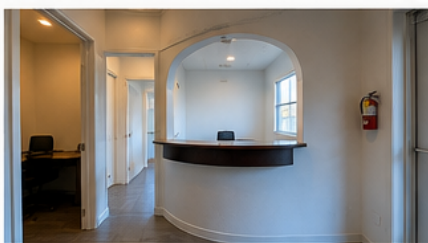
2.5
BATHROOMS



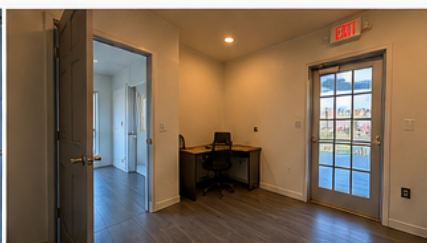
**2 TANDEM
PARKING SPACES**
(4 CARS)
INCLUDED



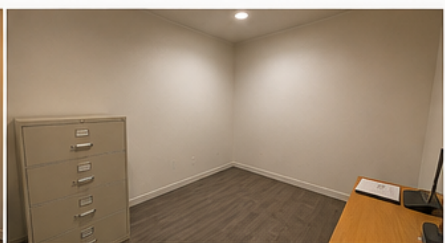
C4 ZONING
FLEXIBLE USE
OPPORTUNITIES



RECEPTION AREA



OPEN WORK SPACE



PRIVATE OFFICE



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David Khosravi
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DRE Lic. #02035086



715 N RIDGEWOOD PLACE
LOS ANGELES, CA 90038

Minutes from Melrose Ave, Paramount Studios,
Hollywood & Beverly Hills



HIGH POPULATION
DENSITY AREA



STRONG DAYTIME
POPULATION



THRIVING RETAIL
TRADE AREA



EASY ACCESS TO
101 FREEWAY

Information deemed reliable but not guaranteed. Tenant to verify all information.