

# 747 N Western Ave Western & Melrose For Lease



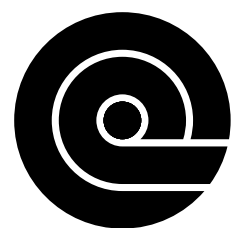


Originally completed in 1926 adjacent to Paramount Pictures Studios, 747 N Western Ave is a redeveloped retail/office building in the shadow of the Jardinette Apartments—the only built project under the Neutra-Schindler collaboration—and in the middle of a growing community of galleries, restaurants, cafés and showrooms.

747 N Western Ave shares a landscaped parking courtyard featuring outdoor seating with 737 N Western Ave—where Cal-Italian restaurant Ètra, and café Telegrama are set to open in spring 2023.



Existing Condition





Available Space  
Single- or Multi-Tenant

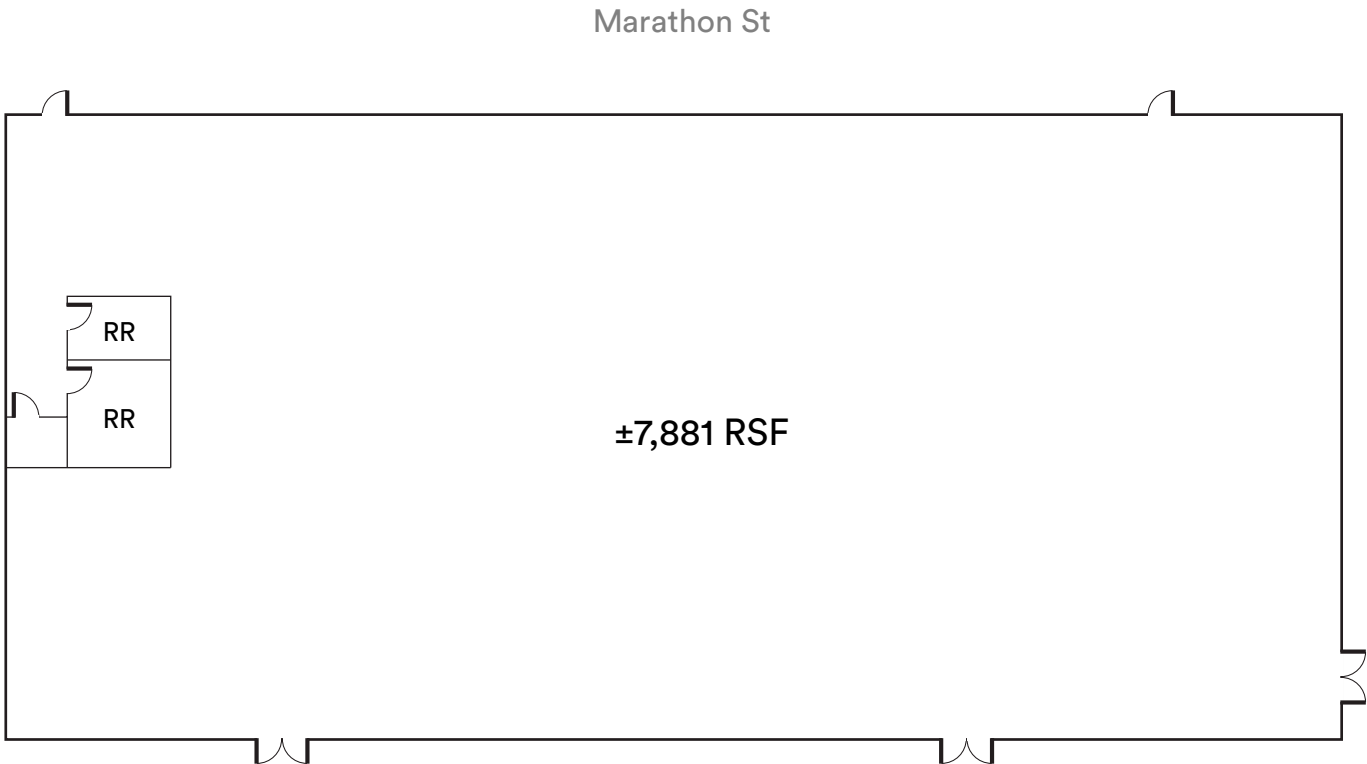
747 N Western Ave  
Combinable Up to ±7,881 RSF

Design Reference Imagery

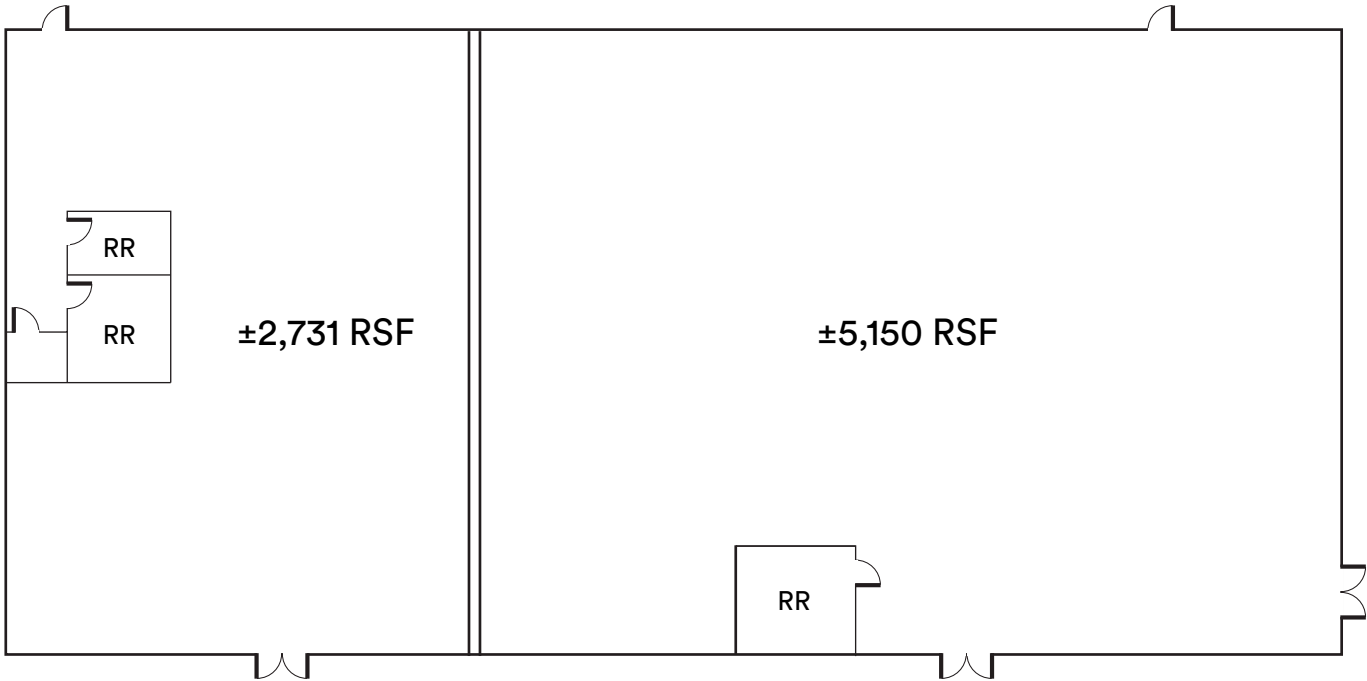
Features

- Under renovation with focused improvements throughout
- On-site parking in landscaped courtyard shared with 737 N Western Ave
- Flexible single- or multi-tenant configuration
- High-quality hardware and finishes
- A neighborhood Walk Score of 93

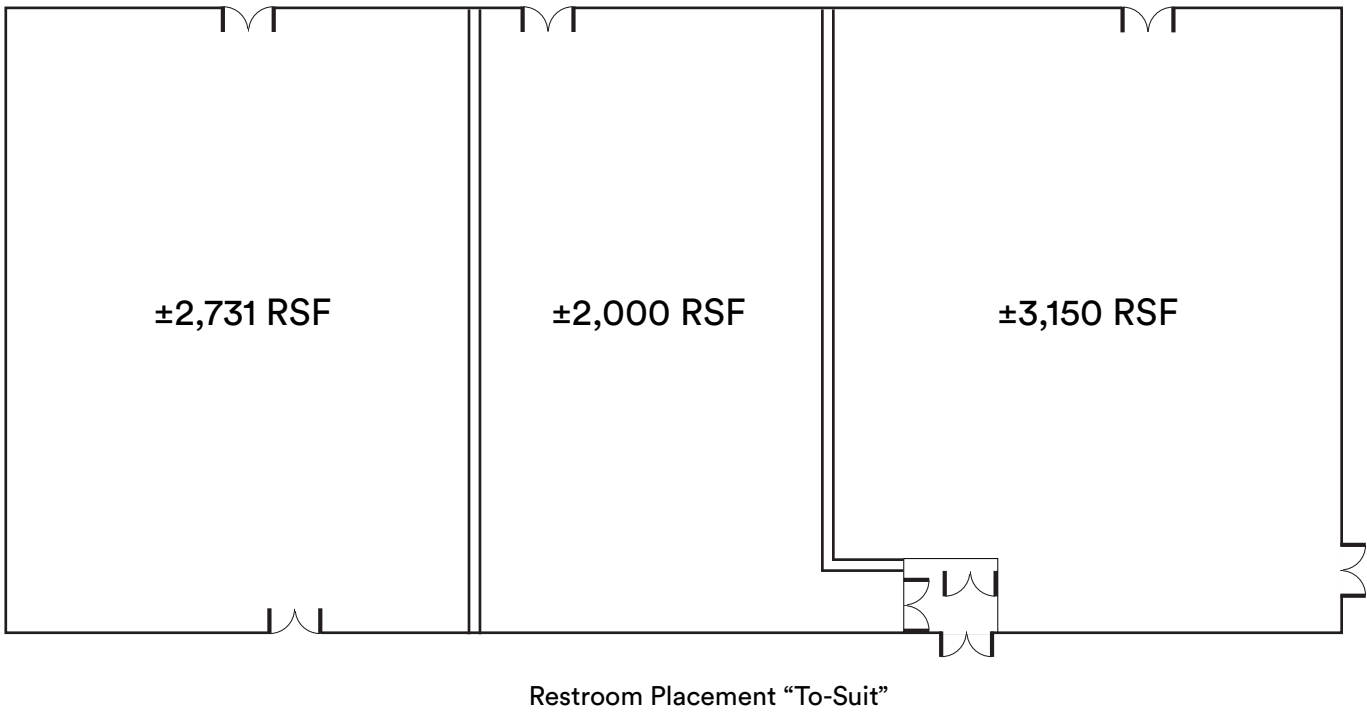
Single-Tenant Concept Plan



Two-Tenant Concept Plan



Three-Tenant Concept Plan



Warm Grey Stucco



Steel Frame Doors



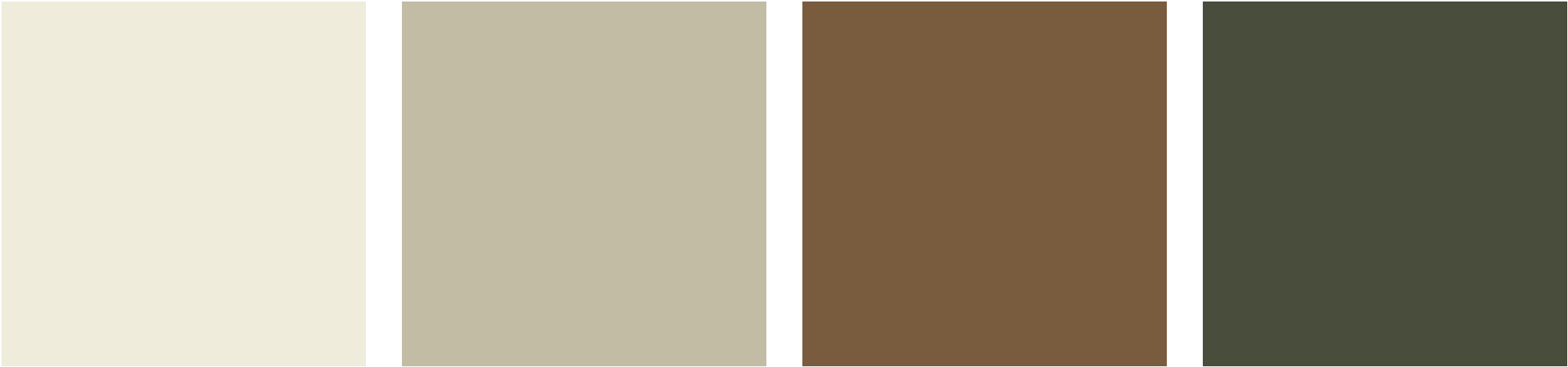
Diffused Glass



Steel Hardware



Visual Fields

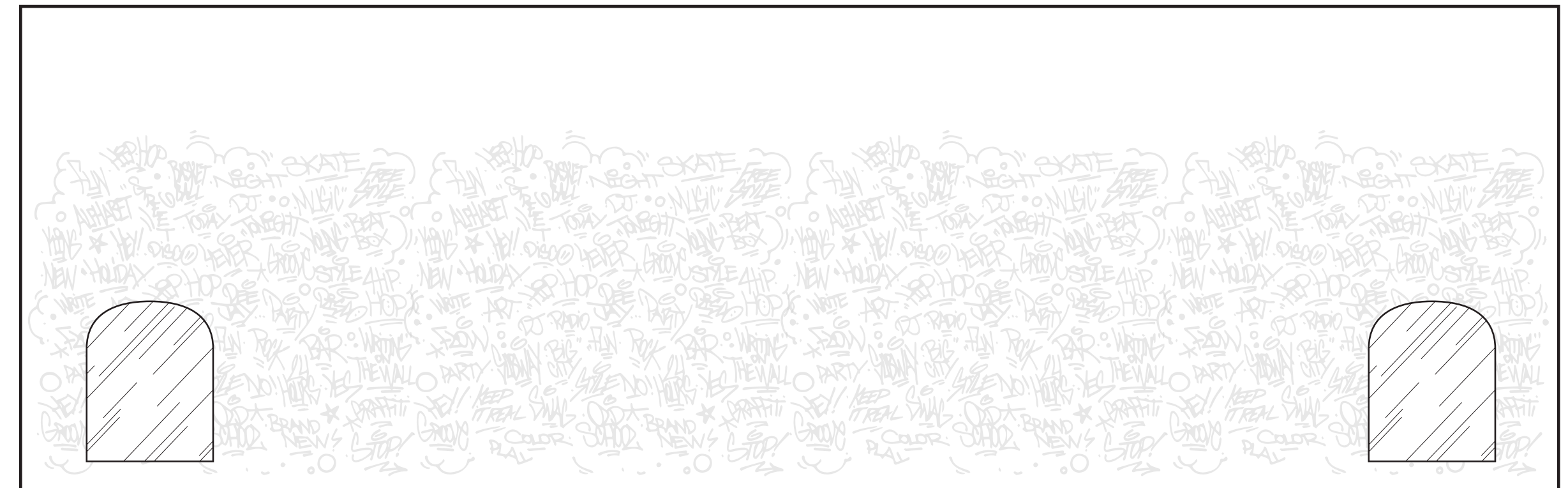




East Elevation—Facing N Western Ave



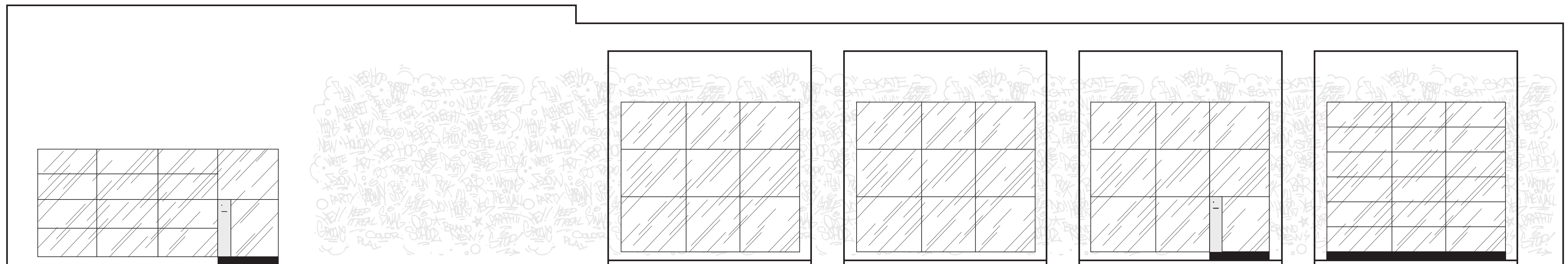
West Elevation—Facing Alley



South Elevation—Facing Parking Courtyard



North Elevation—Facing Marathon St





747 N Western Ave is part of a growing community of exceptional new businesses setting up shop in the neighborhood. From an international gallery's West Coast flagship to a critically acclaimed regional Filipino restaurant, Western & Melrose is culturally expansive and dynamic.

In Good Company at Western & Melrose



David Zwirner Gallery



Pop Up Home Art & Furniture Showroom



Ggiata & Kuya Lord Restaurants



CO Collection Retail & Office



COLOR CLUB by The Haas Brothers Nightclub



Telegrama Café



Directly behind 747 N Western Ave is a piece of architectural history. Completed in 1928, the Jardinette Apartments is the only built project under the Neutra-Schindler collaborative studio—the Architectural Group for Industry and Commerce.

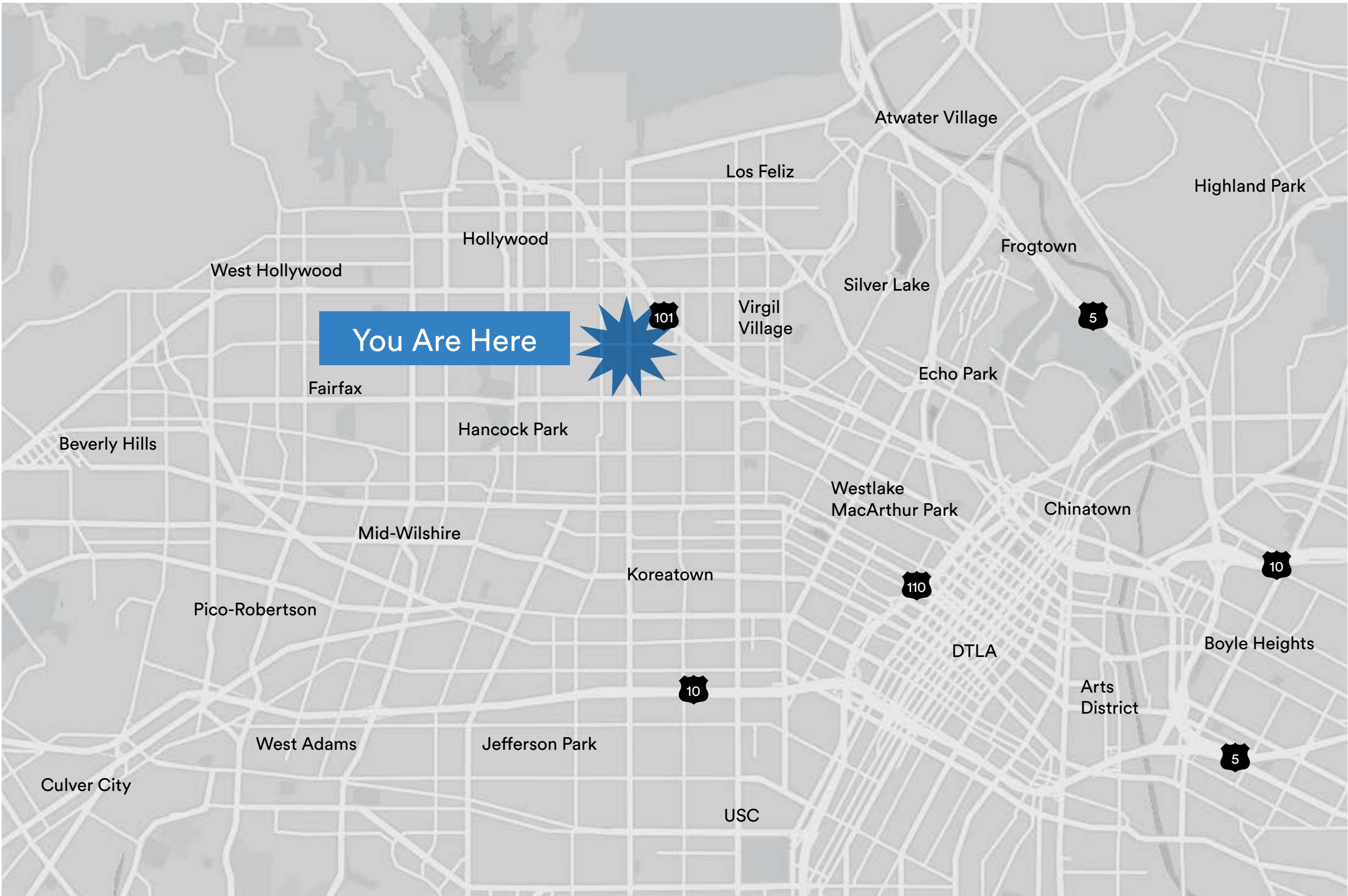
The Jardinette Apartments



747 N Western Ave



At Melrose & Western, 747 N Western Ave is accessible to a breadth of audiences from the greater Eastside to West Adams. It's embedded in LA's daily dialogue between places for work, culture, and living.



Hancock Park	0.8 Miles	±3 Minute Drive
Silver Lake	2.2 Miles	±10 Minute Drive
Los Feliz	2.7 Miles	±12 Minute Drive
Fairfax	3.4 Miles	±14 Minute Drive
Hollywood Hills	3.3 Miles	±15 Minute Drive
Echo Park	3.0 Miles	±15 Minute Drive
West Adams	6.0 Miles	±20 Minute Drive
Culver City	9.2 Miles	±25 Minute Drive



Furniture  
Showrooms  
Offices  
Art Spaces  
Studios  
Shops

