

Creative Space®

737 N Western Ave  
Melrose & Western

Office or Retail Space  
±6,021 RSF

For Lease



Contact  
Tel 323 469 1734  
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DRE Lic #01976626



Type: Office or Retail

RSF: ±6,021

Rate/SF/NNN/MO: \$3.25

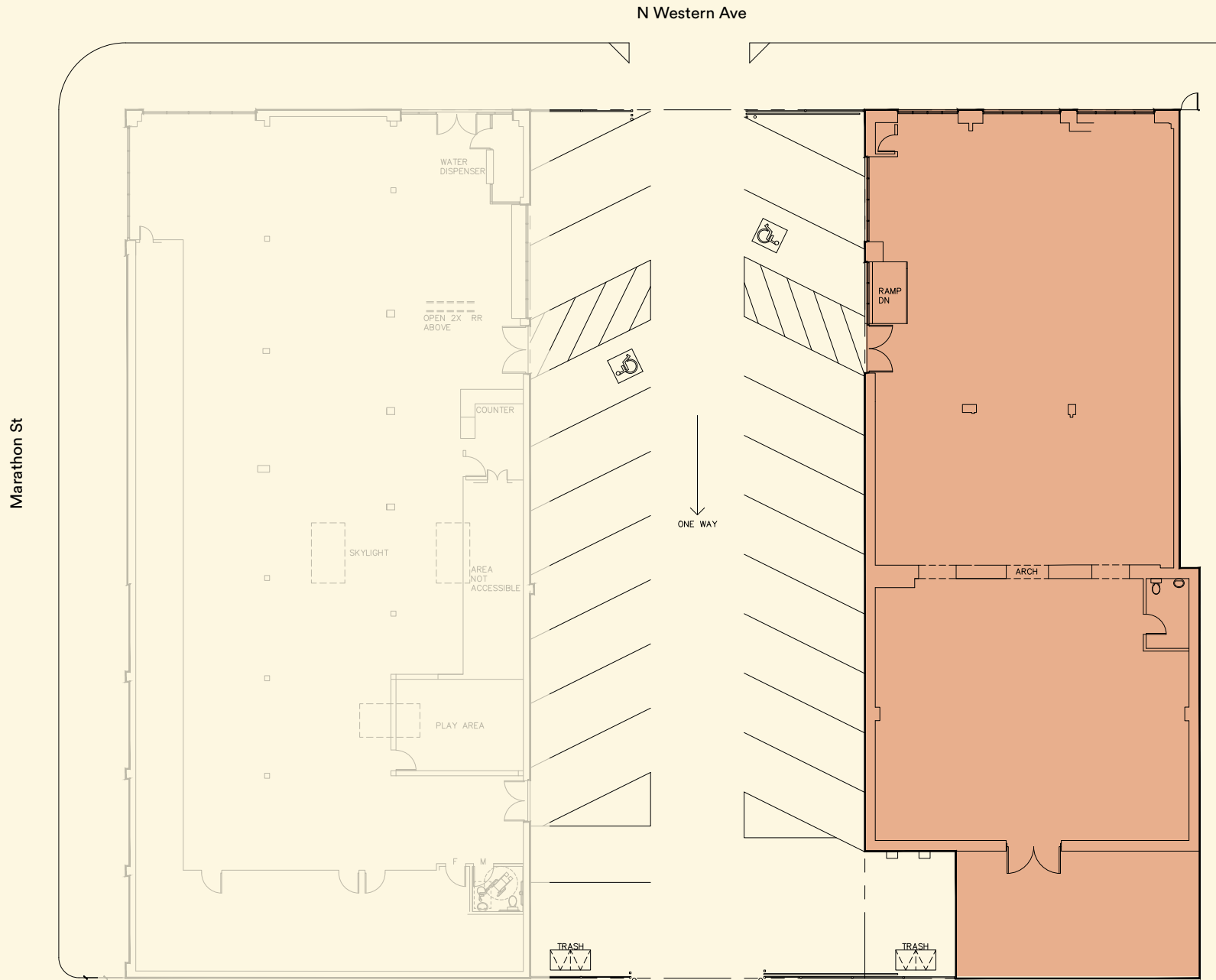
Features of 737 N Western Ave

- On-site parking, plus ample street parking available.
- Average daily traffic on N Western Ave: 40,689 cars.
- Major travel corridor with easy and immediate access to Hollywood, Larchmont, Hancock Park, and Koreatown.

Other Details

- Flexible floor plan.
- High ceilings / exposed wood beams.
- Core and shell build-out in progress.
- Commercial load accessible via back doors.
- Existing storage shed could be removed and replaced with private patio/garden.

























### Points of Interest

#### Cultural

- |   |                            |                  |
|---|----------------------------|------------------|
| 1 | The Wiltern                | Historic / Venue |
| 2 | Just One Eye               | Retail           |
| 3 | Wilshire Country Club      | Historic         |
| 4 | Hollywood Forever Cemetery | Historic         |
| 5 | Regan Projects             | Gallery          |
| 6 | The Lodge                  | Gallery          |
| 7 | Frieze                     | Art Festival     |

#### Food & Beverage

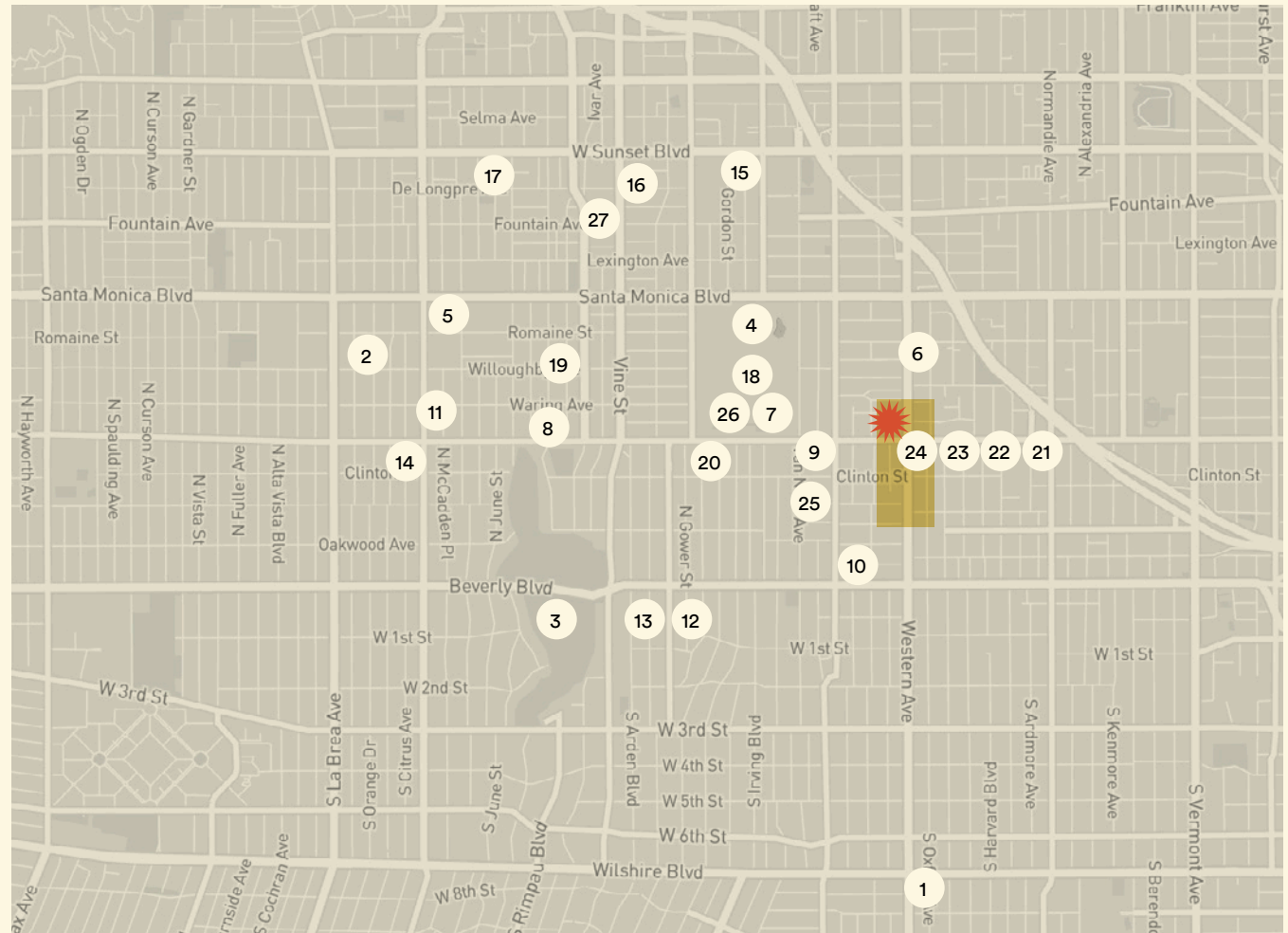
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|----|--------------------------|------------|
| 8  | Providence               | Restaurant |
| 9  | Osteria La Buca          | Restaurant |
| 10 | Antico                   | Restaurant |
| 11 | Petite Trois             | Restaurant |
| 12 | GGet Larchmont Village   | Coffee     |
| 13 | Larchmont Wine & Cheese  | Specialty  |
| 14 | Osteria / Pizzeria Mozza | Restaurant |

#### Studio & Office

- |    |                            |                   |
|----|----------------------------|-------------------|
| 15 | Netflix                    | Media Tenant      |
| 16 | Sunset Gower Studios       | Studio            |
| 17 | Sunset Las Palmas Studios  | Studio            |
| 18 | Paramount Pictures Studios | Historic / Studio |
| 19 | Milk Studios               | Studio            |

#### Projects In Development Pipeline

- |    |                            |                  |
|----|----------------------------|------------------|
| 20 | 5570 Melrose Ave           | Multi-Family     |
| 21 | 4658 Melrose Ave           | Multi-Family     |
| 22 | 4760-4766 Melrose Ave      | Multi-Family     |
| 23 | 652 N Serrano Ave          | Multi-Family     |
| 24 | 4918 Melrose Ave           | Multi-Family     |
| 25 | 501-543 Wilton Pl          | Multi-Family     |
| 26 | Paramount Pictures Studios | Studio / Office  |
| 27 | Academy on Vine            | Mixed-Use Office |



737 N Western Ave

To request more information  
or to schedule a viewing,  
please contact us, Thank you.

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