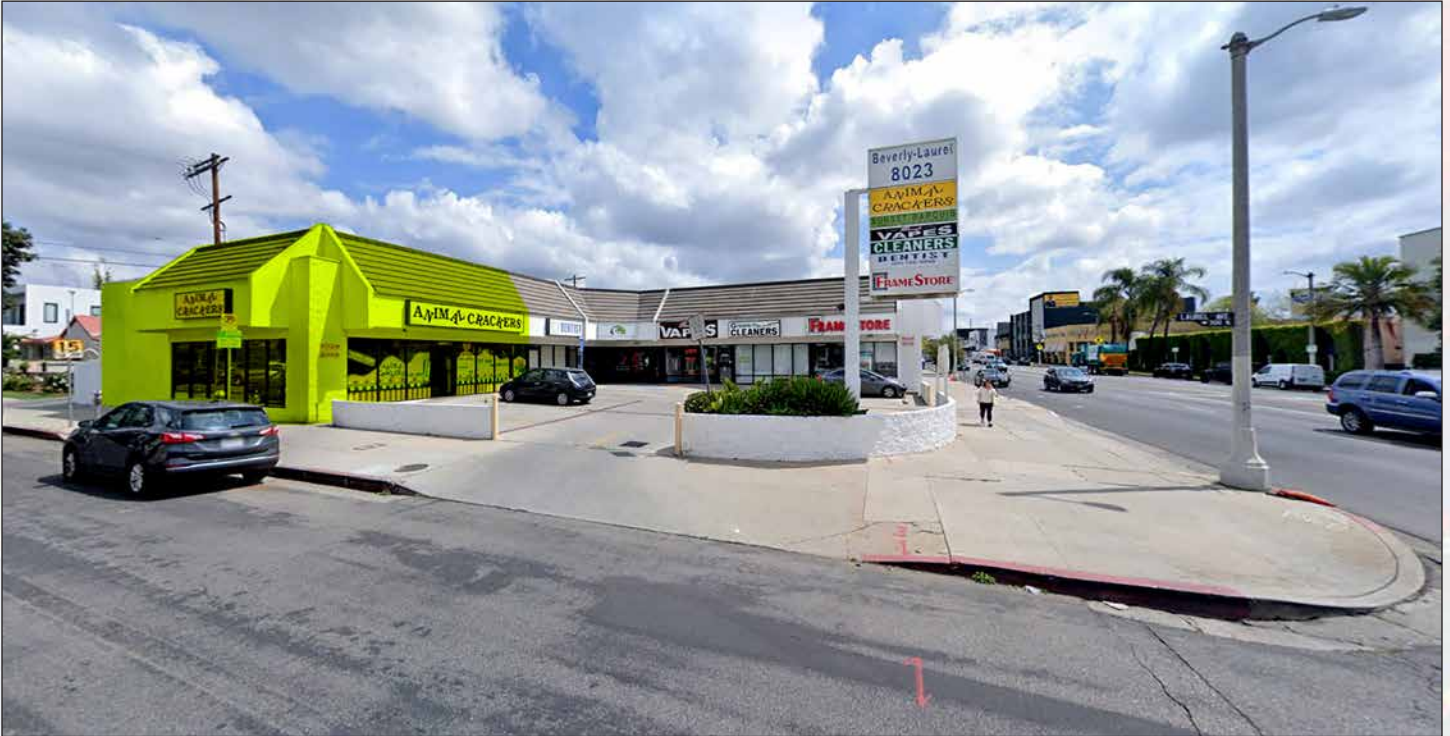


# COMMERCIAL FOR LEASE

*Retail, Creative, Office, Flex Space*

AVAILABLE SQ.FT.: 1,650



**8023 BEVERLY BOULEVARD, LOS ANGELES, CA 90048**

***Heavy Traffic Corner Location With Great Exposure***

- 1,650 sq.ft. commercial unit — Part of larger strip center
- Ideal for retail, creative uses, office, flex applications, etc.
- Just one-half mile north of Farmer's Market and The Grove
- Close to Beverly Center, LACMA and trendy Melrose Avenue
- Light and bright with windows on two sides
- Pylon signage
- 50,232 vehicles per day traffic count (2018)
- High density neighborhood — West Hollywood adjacent
- Shared parking lot for 11± vehicles
- Lease Rental: \$7,012 per month (\$4.25 per sq.ft. NNN)

*For More Information, Please Contact:*

**DANIEL MOUSSAZADEH**

**(213) 747-7959**

**daniel@majorproperties.com**

LIC. 02058572

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

# COMMERCIAL FOR LEASE

8023 BEVERLY BLVD



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