

Sublease

PRICE REDUCTION!



Creative Office Building

5735 Melrose Avenue
Los Angeles, CA 90038

\$2.00 PSF Broker Bonus

Space Profile:

Premises	Entire Building
Size/RSF	8,596 RSF
Rental Rate	\$4.25 MG \$3.99 MG
Availability	Immediate
Term	October 31, 2025



Features:

- Open floor plan with indoor/outdoor workspace
- Large screening room, film vault, 3 editing rooms, 2 conference rooms, kitchen/cafe
- Multiple server rooms, separately zoned air conditioning
- Gated and secured parking area
- Great for entertainment or tech company
- In the heart of Hollywood at Melrose & Vine with exceptional walkability to Paramount Studios, retail, restaurants and other amenities
- Two blocks from Larchmont Village (coffee shops, restaurants and unique stores)

Contact:

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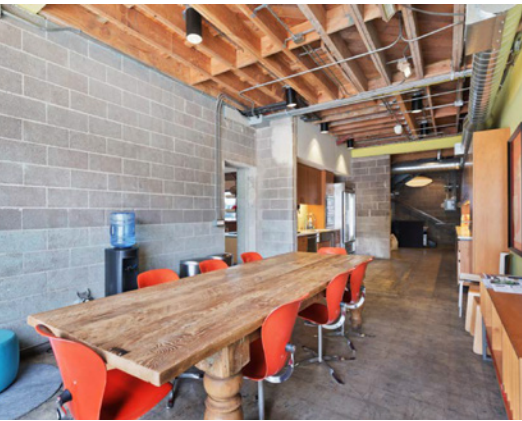
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