



433

N. CAMDEN DRIVE
BEVERLY HILLS



PREMIER CLASS A OFFICE SPACE FOR LEASE
UNDER NEW OWNERSHIP



WELLS FARGO

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CITY National BANK



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Inspired by the Chelsea High Line, this project will become one of the Beverly Hills' Golden Triangle's most talked about buildings. By incorporating a three-pronged approach using design, function, and experience, 433 Camden will be Beverly Hills' new high-end office building. 433 Camden will feature sought after art installations and world-class design.

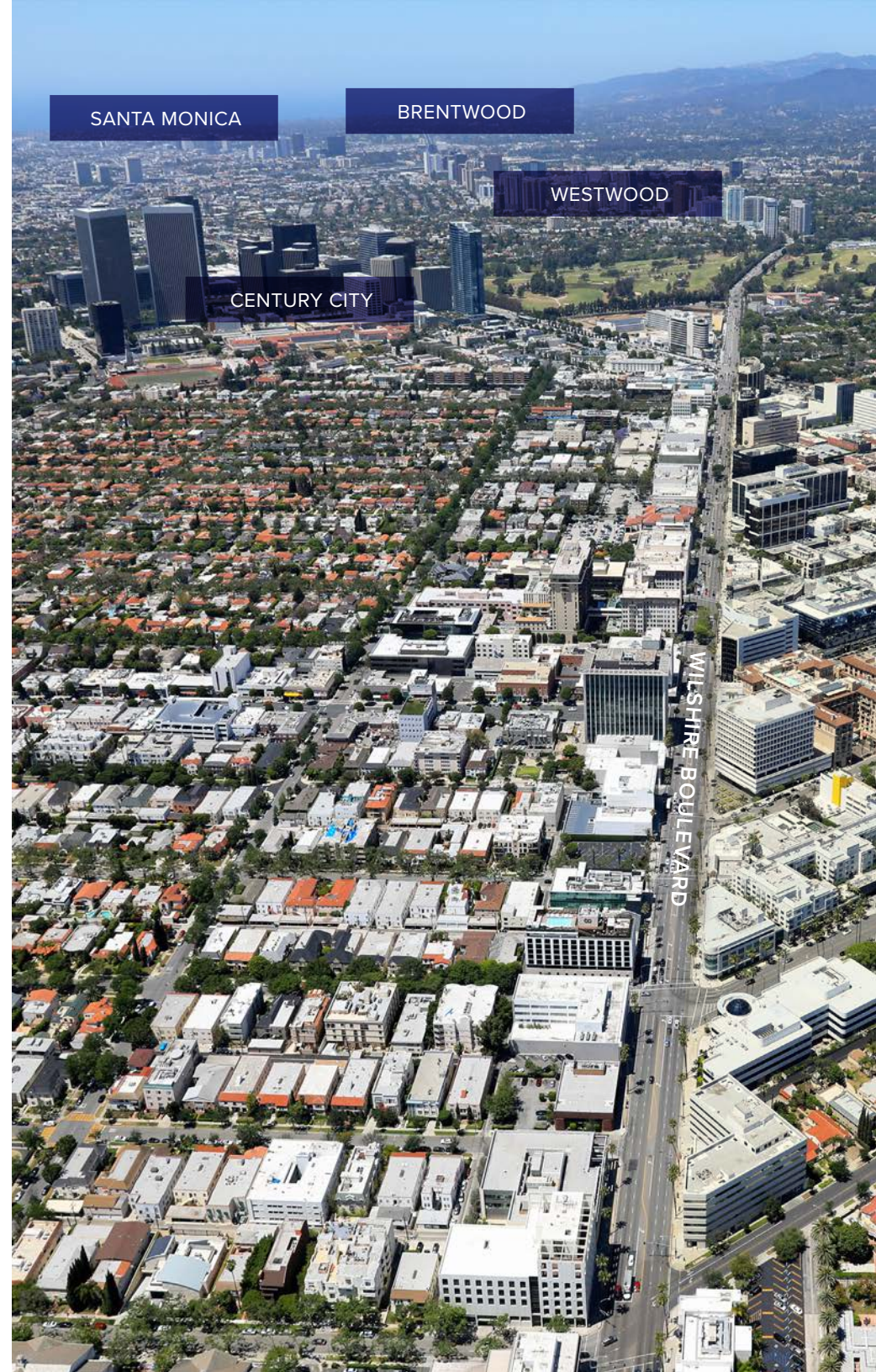
The Property

PROPERTY DETAILS

Rental Rate	Negotiable
Total Project Size	± 207,432 SF
Stories	12
TI Allowance	Negotiable per suite
Monthly Parking Rates	2.8 / 1,000 USF \$195 Unreserved \$295 Reserved

PROPERTY HIGHLIGHTS

- » An iconic 12-story Class A office building in the center of prestigious Beverly Hills Golden Triangle. An amenity-rich location provides tenants with direct access to world-class hotels and shopping, highly-acclaimed restaurants, and affluent residential communities.
- » Floor-to-ceiling windows provide tenants with unsurpassed panoramic views of the Century City, Beverly Hills, Santa Monica Mountains, Hollywood and the Pacific Ocean.
- » The building features outdoor seating in the art-filled, plaza level garden patio, newly renovated bathrooms and common corridors, and valet parking for all visitors.
- » Recently awarded LEED Gold Certification
- » Certified Silver WiredScore





Current Availabilities

SUITE	RSF	DESCRIPTION
1190	2,243	Medical Space, 2 window offices, 2 exam rooms, an OR and private bathroom.
1177	2,020	3 window offices, conference room with open area and kitchen.
1130	1,985	Unmatched, unobstructed eastern views. Ready to build out now. Owner will spec.
965	2,806	5 private offices, storage, kitchen and open area.
890	2,397	Great views. Modern spec suite with high ceilings. 3 glass offices, conference room and kitchen. Move in Ready
730	5,961	North view, 2 corner offices. Divisible to 2,600 SF.
770*	3,027	3 window offices, 2 conference rooms, reception area, open area and Kitchen.
700*	2,389	Open space. Polished concrete floors and kitchenette. Build to suit.
*	5,416	Contiguous Suites
600	18,295	Available upon 90 days notice.
500	4,650	Elevator ID., East views, Traditional layout. Divisible.
400	26,958	Entire floor. Available upon execution.
200	9,500 to 18,000	Unique private floor connects to large lobby space wit 20 FT. ceilings on prominent corner.

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SANTA MONICA BLVD

SANTA MONICA BLVD

DA PASQUALE

Rob

KAMAL
BEVERLY HILLS

JILL
ROBERTS

RITE
AID

COMUNICY

ROXBURY CAFE

ROXBURY DR

WILSHIRE BLVD

PANACHE

Neiman Marcus
Chloé

GUCCI
CHANEL

Saks
Fifth
Avenue

BARNEYS
NEW YORK

BATTISTONI
ROMA

BW
BEVERLY WILSHIRE
A FOUR SEASONS HOTEL

Sprinkles
CUPCAKES

CRUSTACEAN

SAINT LAURENT
Alexander
McQUEEN

LACOSTE

HERMÈS
PARIS

RODEO DR

lululemon

CHANEL

GAGOSIAN

CAMDEN DR

CHRISTIE'S

GUCCI
MR CHOW

Dior

BURBERRY
OCEAN PRIME

Cartier

WILLIAMS
SONOMA

TOM FORD

HARRY WINSTON

EQUINOX

FENDI
The GRILL
LOUIS VUITTON

PRADA
D&G
DOLCE & GABBANA

TIFFANY & CO
SOULCY

Crate & Barrel
Wally's

Theory

CANON DR

il Pastaio

BRIGHTON WAY

The Cheesecake
Factory

POTTERY
BARN

M PURPLE LI



The Location

433 Camden is located on the corner of Camden Drive and Santa Monica Boulevard in the heart of the iconic Beverly Hills Golden Triangle - one of the most prestigious areas in all of Los Angeles. The Property benefits from close proximity to the vibrant retail area within the Golden Triangle, as well as premier dining establishments and luxury hotels. In addition, the central location within Los Angeles provides easy access to all the major freeways as well as neighboring communities, making it an ideal location for businesses and commuters alike.

Rodeo Drive

Beverly Hills is known around the world as one of the most fashionable places to shop. In the heart of it all sits Rodeo Drive - undeniably one of the most famous streets on the globe. With more than 100 world-renowned stores and hotels comprising its three magnificent blocks within the Golden Triangle of Beverly Hills, it is easy to become lost in the street's splendor and charm.

Location Highlights

- » Direct access to five-star restaurants such as Mastro's, The Palm, Spago, Sugarfish, Bouchon, Il Pastaio, E Baldi, and more.
- » Walking distance from some of the finest hotels in the world including The Montage, The Viceroy L'Ermitage, The Peninsula Beverly Hills, The Beverly Wilshire Four Seasons, and the future Waldorf Astoria Beverly Hills.
- » Just steps away from world-class retailers such as Barney's New York, Saks Fifth Avenue, Neimen Marcus, Gucci, Tiffany's, Louis Vuitton, Cartier, and more.







BOB SAFAI

310.442.3399

bsafai@madisonpartners.net

Broker No. 00978067

TONY RANGER

310.442.3394

tranger@madisonpartners.net

License No. 1004755

MadisonPartners.Net

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