



COMMERCIAL
ASSET GROUP

421 S BEVERLY DRIVE
BEVERLY HILLS, CA 90212

HIGH END CREATIVE OFFICE
SPACE FOR LEASE

BEVERLY HILLS

- RARE FULL FLOOR OFFICE SPACE(S) IN A BOUTIQUE CREATIVE OFFICE BUILDING IN BEVERLY HILLS
- 6TH FLOOR: CREATIVE SPACE WITH EXPOSED CEILINGS, 11 PRIVATE WINDOW OFFICES, CONFERENCE ROOM, LARGE KITCHEN/BREAKROOM, 2 PRIVATE RESTROOMS AND INTERIOR BUILT IN CUBICLES
- 7TH FLOOR: 8 OFFICES, 8 WORK STATIONS IN BULLPEN, A CONFERENCE ROOM AND OPEN KITCHEN
- BEAUTIFUL RECEPTION/LOBBY RIGHT OFF THE ELEVATORS
- ON SOUTH BEVERLY DRIVE, JUST BELOW OLYMPIC BLVD. WALKING DISTANCE TO MANY CAFES, RESTAURANTS AND OTHER AMENITIES
- PLENTY OF STREET PARKING FOR GUESTS

SPACE

6TH FLOOR: ±4,300 SF

7TH FLOOR: ±4,300 SF

RATE

\$4.25 PSF, MG

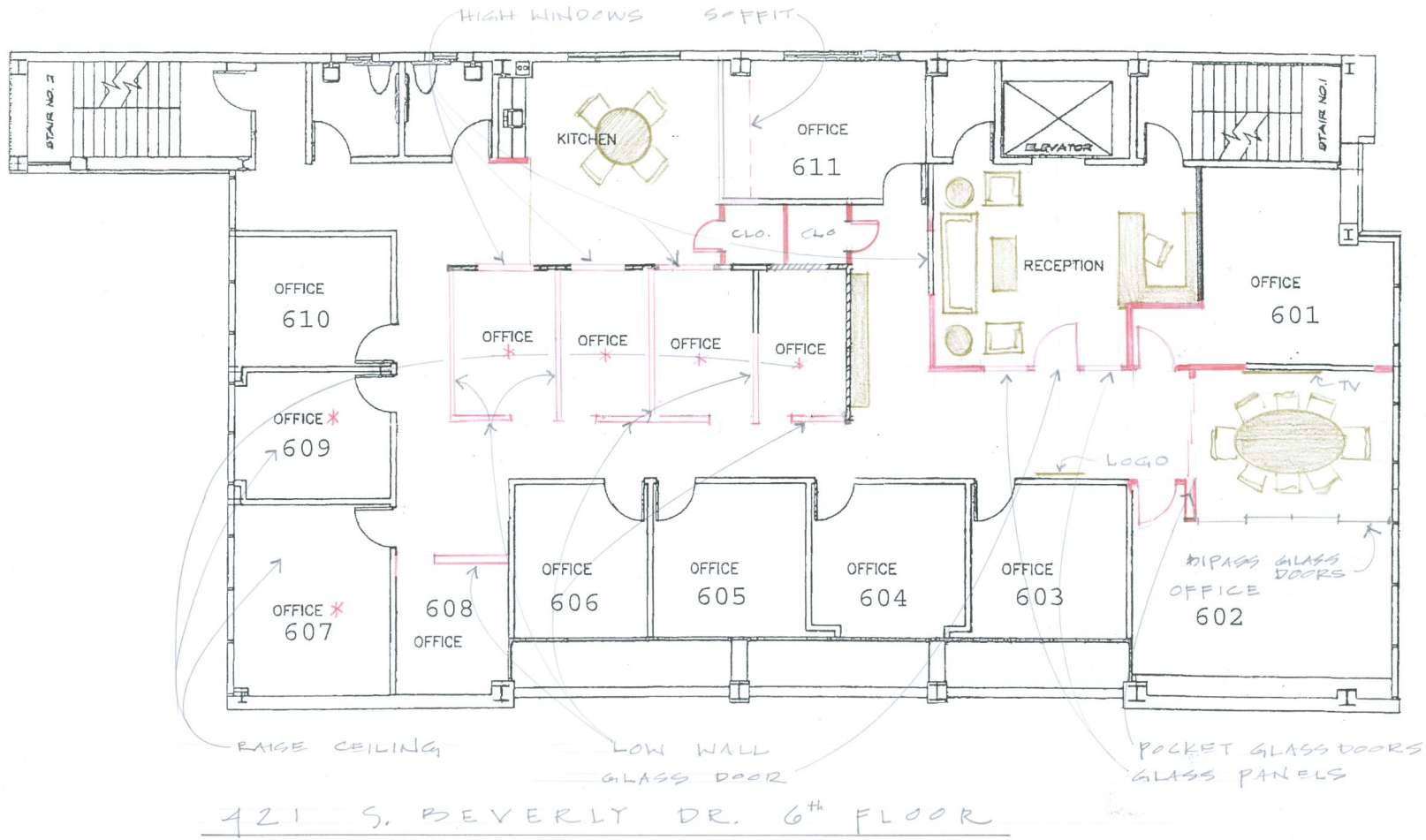
PARKING

14 SPACES PER FLOOR

DELIVERY

IMMEDIATELY

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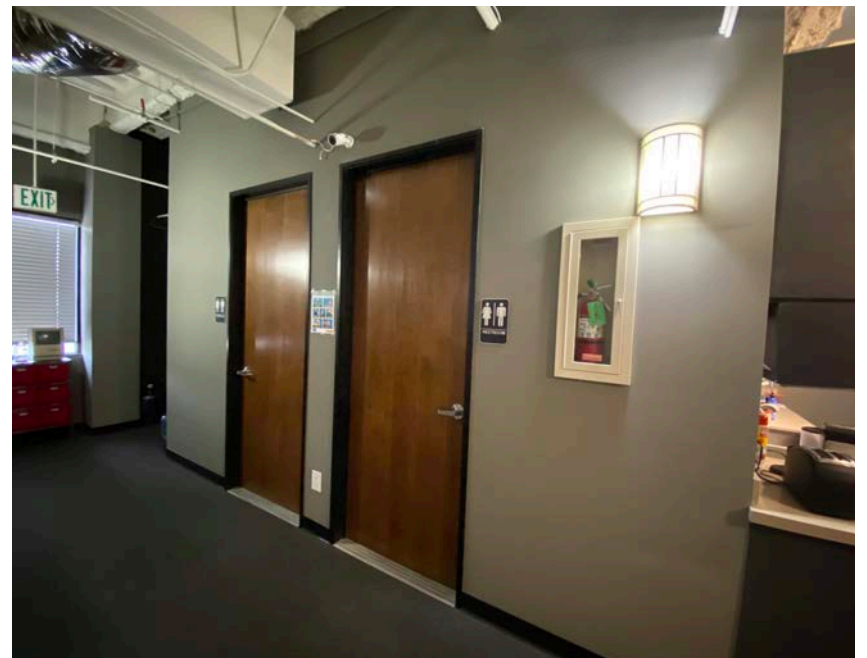
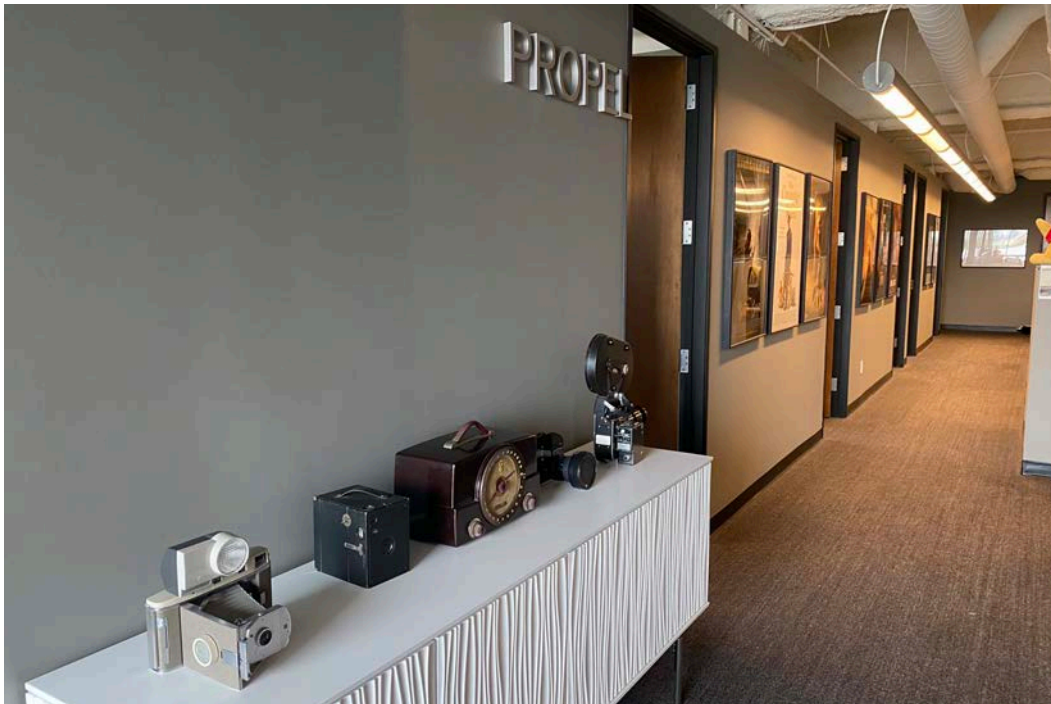
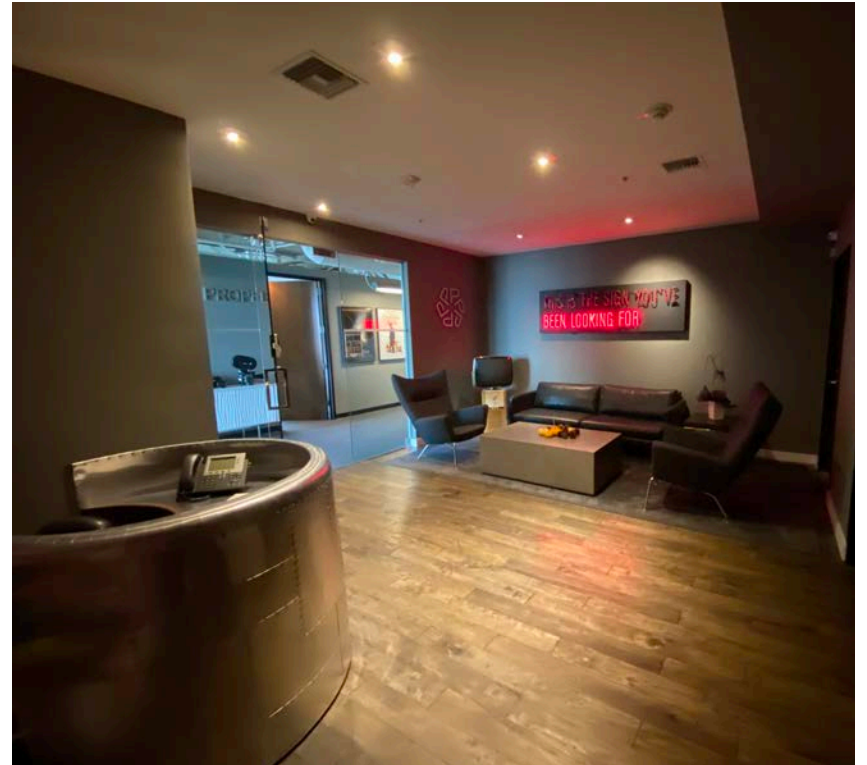
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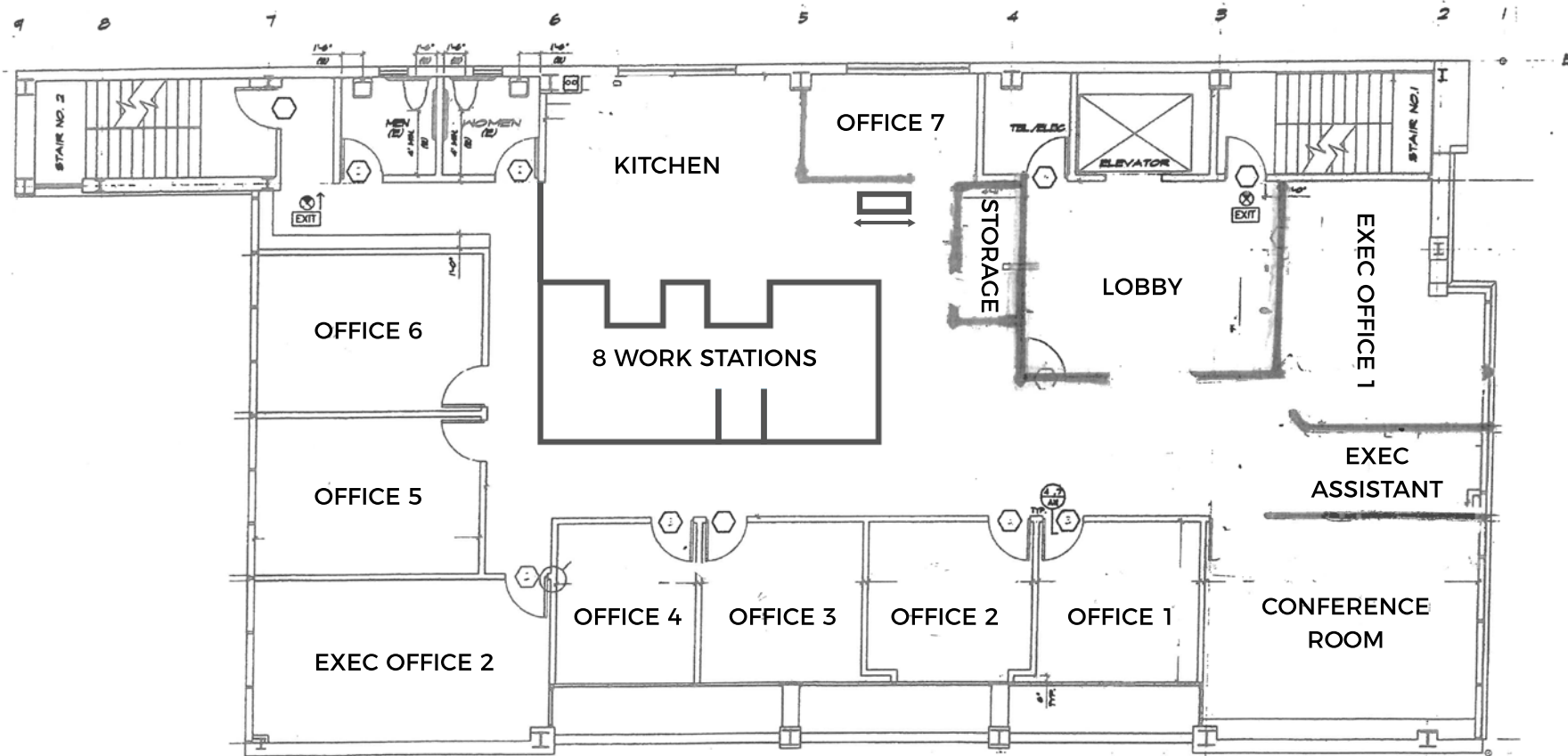
FLOOR PLAN - 6TH FLOOR



6TH FLOOR
SPACE PHOTOS

6TH FLOOR SPACE PHOTOS



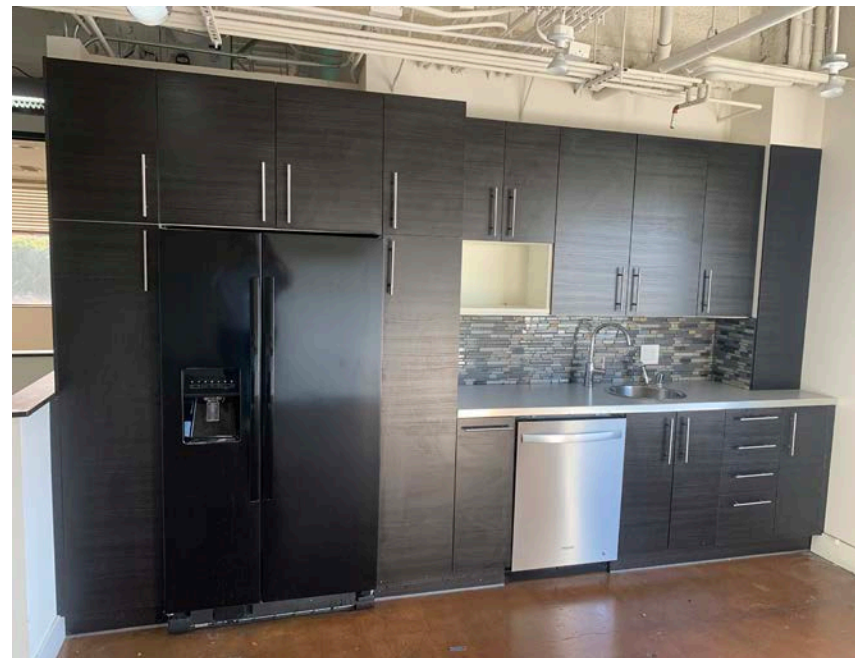
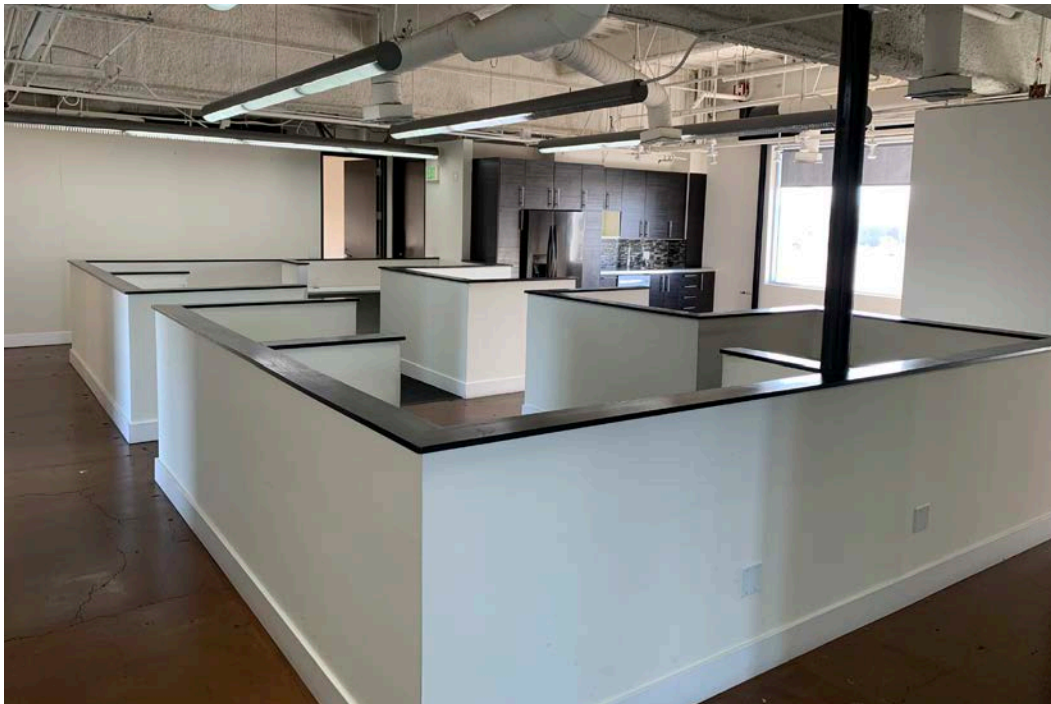


S BEVERLY DRIVE

*Lessor makes no representations or warranties as to scale, dimension, or accuracy of square footage (of which rent is not a function). Lessee is responsible for its own measurements (prior to execution of the Lease).

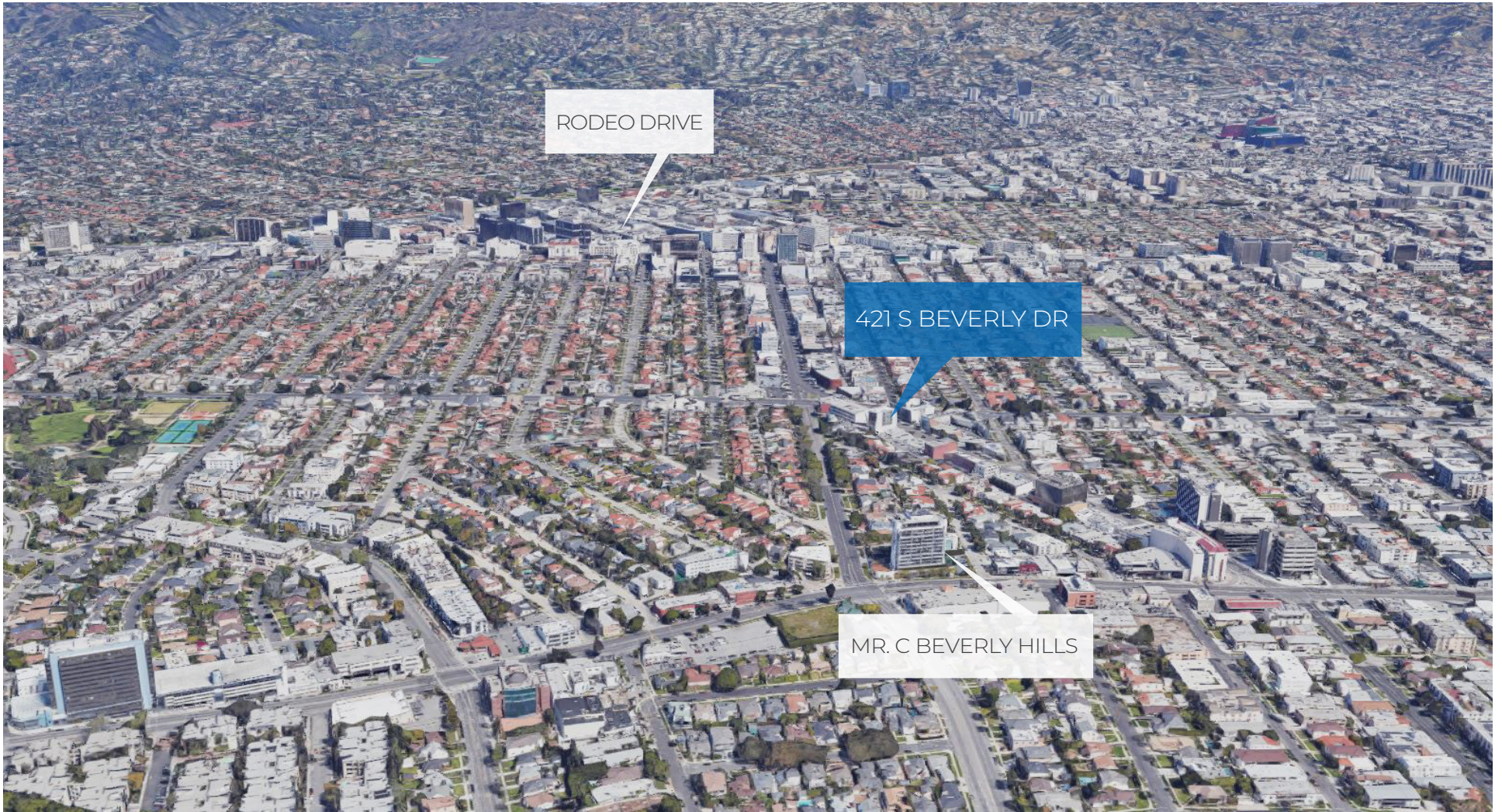
FLOOR PLAN - 7TH FLOOR

7TH FLOOR SPACE PHOTOS





7TH FLOOR
SPACE PHOTOS



AERIAL



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