



# GROUND FLOOR CREATIVE OFFICE SPACES FOR LEASE

IN THE HEART OF BEVERLY GROVE

8300 BEVERLY BLVD  
LOS ANGELES, CA 90048



COMMERCIAL  
ASSET GROUP





## SPACE

SUITE 104: ±800 SF  
SUITE 106: ±2,000 SF

## RATE

\$3.50 - \$4.00 PSF, MG

## PARKING

AVAILABLE FOR PURCHASE

## DELIVERY

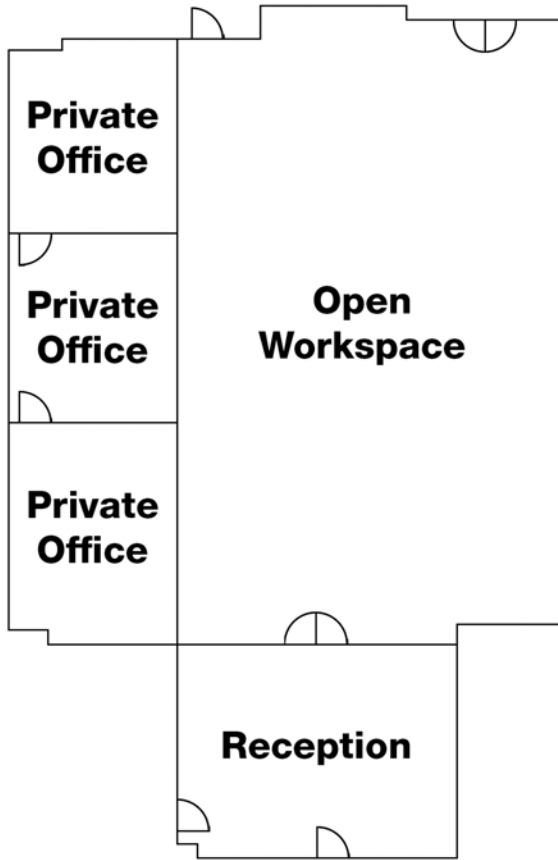
AVAILABLE NOW

- SUITE 104 IS AN INTERIOR OFFICE WITH 1 PRIVATE OFFICE, A LARGE OPEN WORKSPACE AND KITCHENETTE
- SUITE 106 IS A CREATIVELY BUILT OUT SPACE WITH CONCRETE FLOORS, EXPOSED CEILINGS, 3 PRIVATE OFFICES & LARGE OPEN WORK SPACE WITH SEPARATE ENTRANCE
- MULTIPLE ENTRANCES FROM BOTH BEVERLY BLVD & N. SWEETZER AVE
- CONVENIENTLY LOCATED ON THE BORDER OF BEVERLY GROVE & WEST HOLLYWOOD
- SHORT DISTANCE TO THE BEVERLY CENTER, CEDARS SINAI HOSPITAL, THE SLS HOTEL, BEVERLY CONNECTION, TRADER JOES AND MANY MORE
- PARKING AVAILABLE ON-SITE FOR PURCHASE

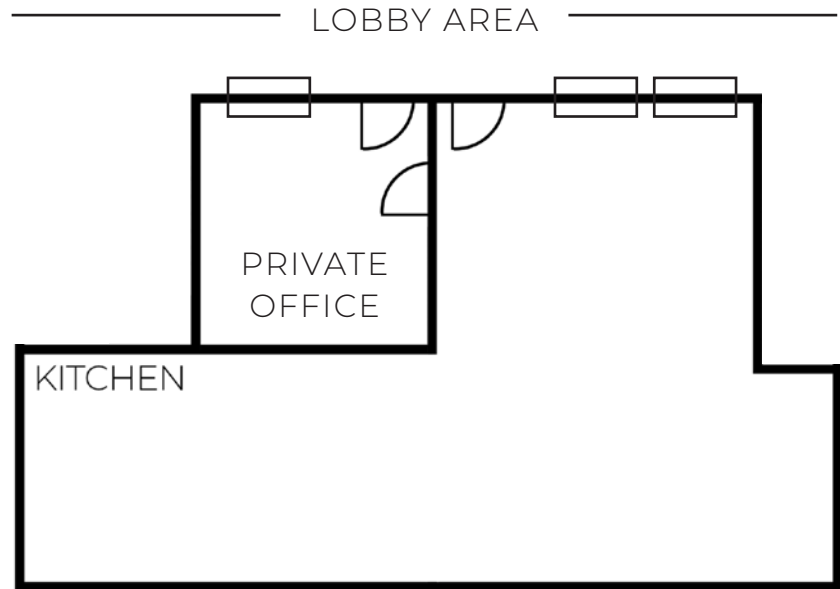
These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

**Sweetzer Ave**

**Beverly Blvd**



**SUITE 106**



**SUITE 104**

\*NOT TO SCALE

FLOOR PLAN



PHOTOS - SUITE 104





PHOTOS - SUITE 106





AERIAL





**COMMERCIAL  
ASSET GROUP**



**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT  
P 310.272.7381  
E [DAVIDA@CAGRE.COM](mailto:DAVIDA@CAGRE.COM)  
LIC. 01714442

**SEAN STOCKBAUER**

ASSOCIATE  
P 310.272.7389  
E [SEAN@CAGRE.COM](mailto:SEAN@CAGRE.COM)  
LIC. 02080476

**DAVID ICKOVICS**

PRINCIPAL  
P 310.272.7380  
E [DJI@CAGRE.COM](mailto:DJI@CAGRE.COM)  
LIC. 01315424

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 310.275.8223  
[WWW.CAGRE.COM](http://WWW.CAGRE.COM) LIC. 01876070