

7409 BEVERLY BLVD  
LOS ANGELES, CA 90036

cag | COMMERCIAL  
ASSET GROUP



UNIQUE BEVERLY GROVE CREATIVE  
OFFICE-LIVE/WORK SPACE FOR  
LEASE WITH ROOFTOP TERRACE



## LEASE RATE

\$3.75 PSF/MONTH MODIFIED GROSS

## SPACE SIZE

+/-2,500 RSF + LARGE ROOFTOP TERRACE

## AVAILABLE

IMMEDIATELY

## PARKING

4 SPACES

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.

. CREATIVE OFFICE IN THE HEART OF BEVERLY GROVE- SPACE CONSISTS 3 LARGE PRIVATE OFFICES, OPEN AREA, A LARGE OPEN KITCHEN, AND 3 RESTROOMS

. NOTHING ELSE OF ITS KIND EXISTS ON THE MARKET

. WAS PREVIOUSLY USED AS LIVE/WORK. THE THREE PRIVATE OFFICES DOUBLE AS BEDROOMS WITH CLOSETS 2 IN SUITE RESTROOMS

. LARGE, PRIVATE ROOFTOP DECK WITH UNBELIEVABLE 360 DEGREE VIEWS OF THE DOWNTOWN SKYLINE, THE HOLLYWOOD SIGN, AND CENTURY CITY. PERFECT FOR LUNCHTIME AND SMALL EVENTS

. EXTREMELY HIGH CEILINGS AND HIGH END FINISHES FILLED WITH A TON OF NATURAL LIGHT

. LANDLORD MAY MODIFY TO SUIT

. TOP FLOOR OF A CLASSIC BEVERLY BLVD CHARACTER BUILDING





SPACE PICTURES



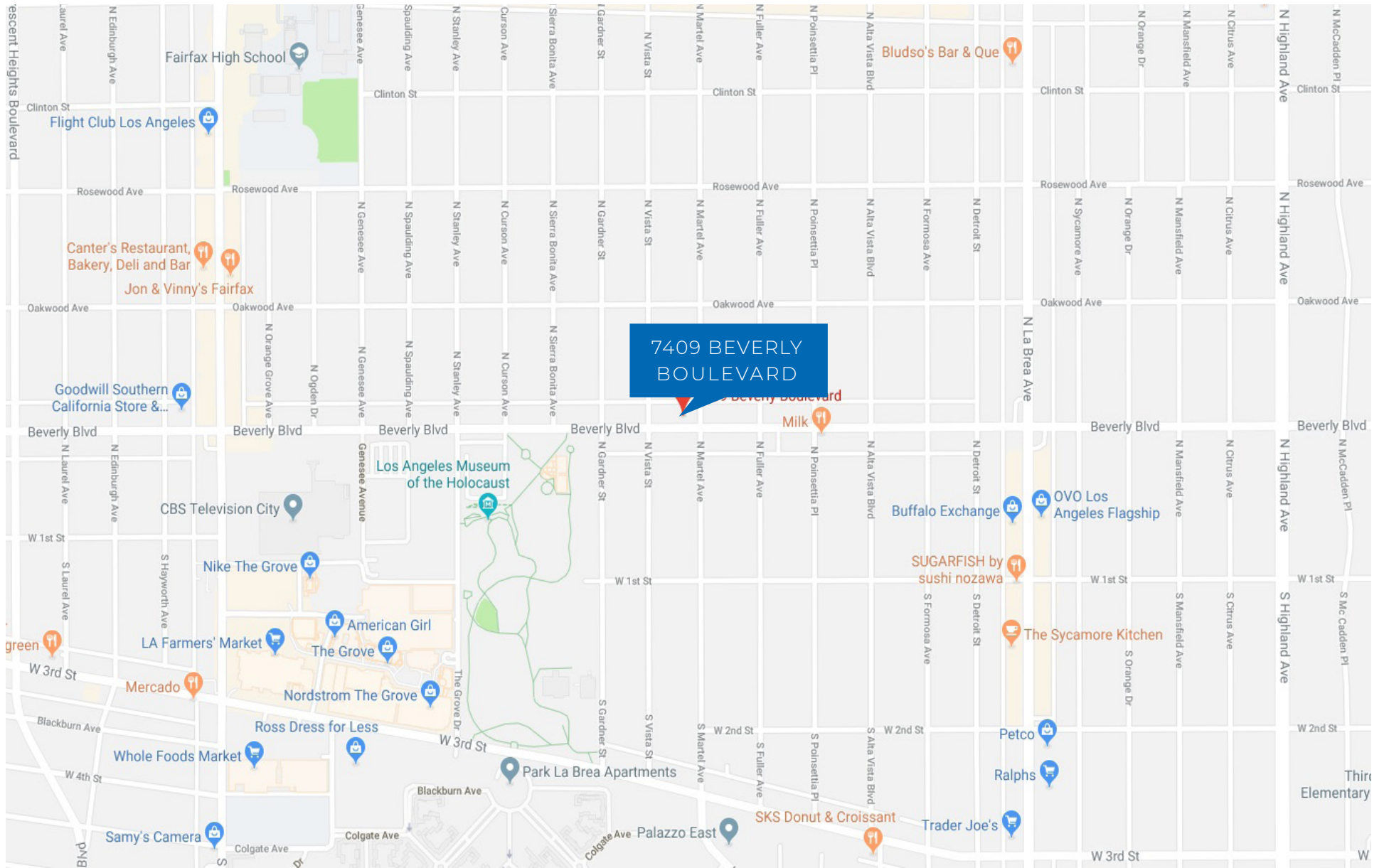








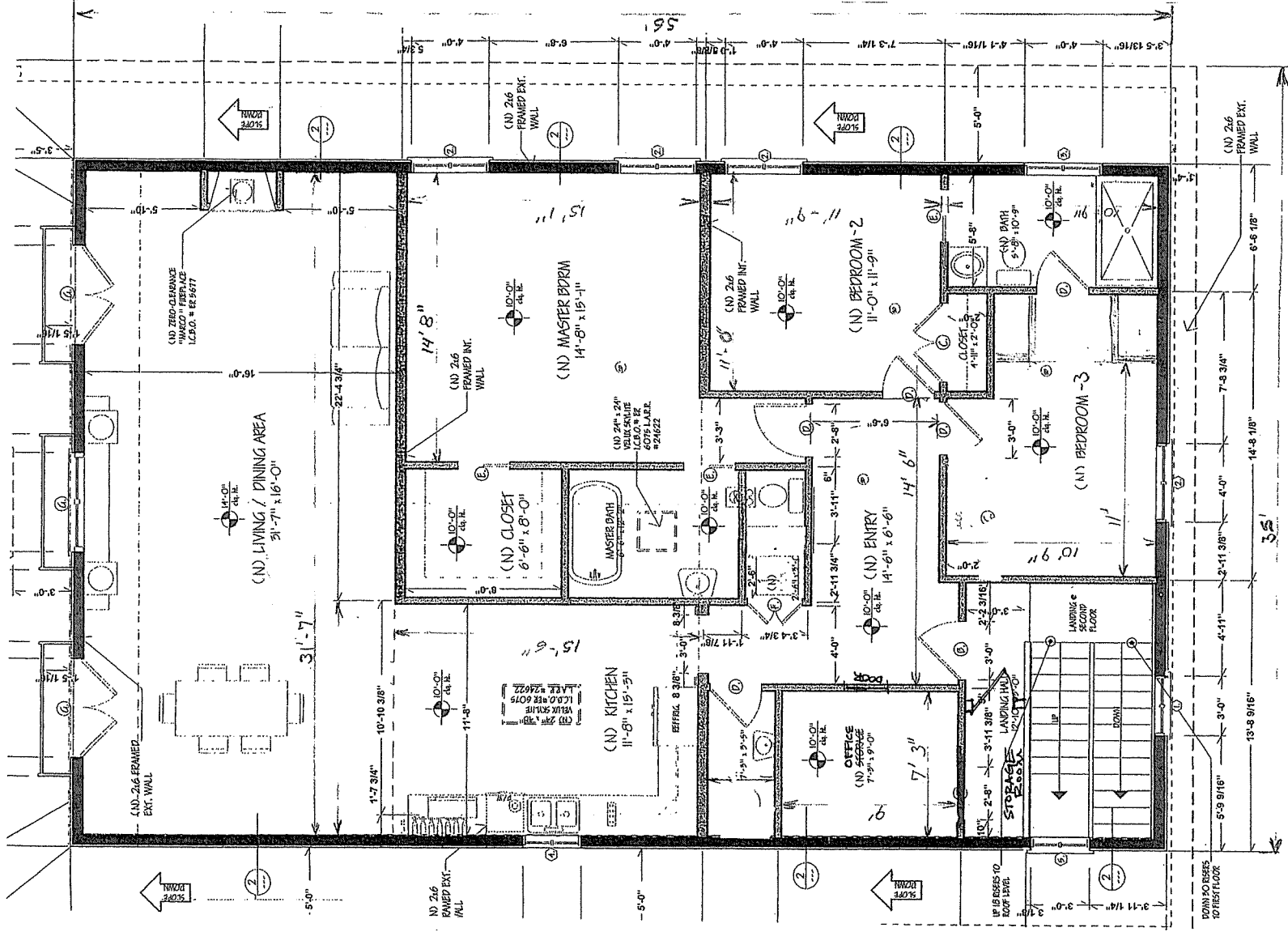




# AREA MAP



# FLOOR PLAN







COMMERCIAL  
ASSET GROUP



**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT

P 310.272.7381

E DAVIDA@CAG-RE.COM

LIC. 01714442

**JEREMY WINTNER**

DIRECTOR

P 310.272.7390

E JEREMY@CAG-RE.COM

LIC. 02062054

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070