

9744 WILSHIRE BOULEVARD



For more information or a tour, please contact:

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Coldwell Banker Commercial WESTMAC
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LOCATION:

9744 Wilshire Boulevard, Beverly Hills, CA 90212
(Located at the southwest corner of Wilshire Boulevard and Linden Drive)

SUITE	SQ. FT (RSF)	RATE	FEATURES
210	±1,024	\$3.50	Two (2) window offices, interior office, small open area, and reception area.
300	±972	\$4.00	Two window offices, internal office, kitchen, and en suite bathroom. Facing Wilshire Boulevard.
420	±1,711	\$3.75	Three (3) window offices, two (2) interior offices, conference room, reception area, open space
420A	±553	\$3.50	Interior open space.
*420 + 420A can be combined to create a suite that is approximately 2,264 rentable square feet.			
460	±3,441	\$3.50	Open space ready for build out.

RENTAL RATE:

\$3.50-\$4.00 per rentable square foot, per month, full service gross.

TENANT IMPROVEMENTS:

Negotiable.

PARKING:

Three (3) spaces per 1,000 square feet leased. \$130 for outdoor unreserved, \$160 for indoor tandem reserved and \$175 for indoor single reserved (plus city taxes). Valet parking is also available.

COMMENTS:

- Management and owner on-site.
- Adjacent to many restaurants and retail amenities.
- Located at western gateway to Beverly Hills Triangle.

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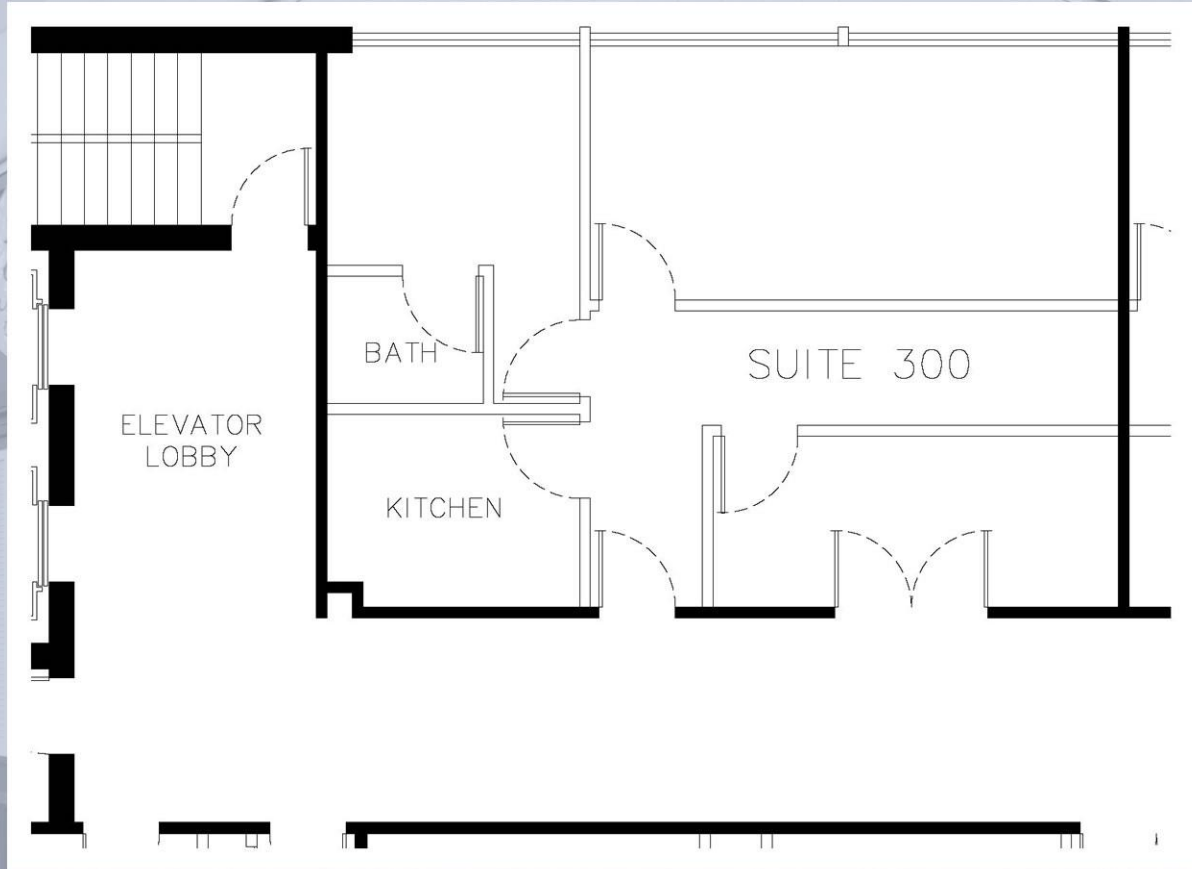
SECOND FLOOR PLAN

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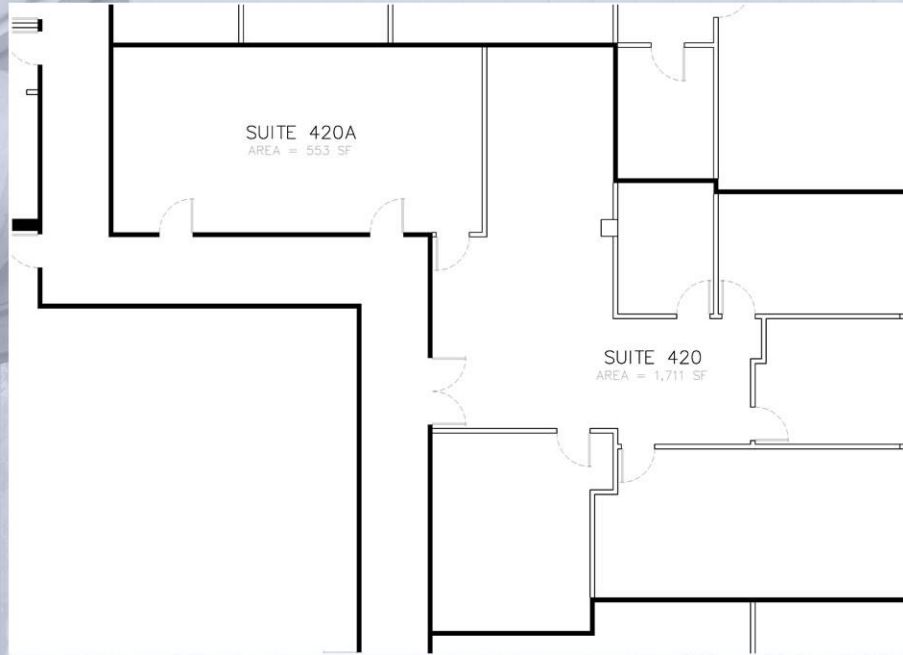


**THIRD
FLOOR
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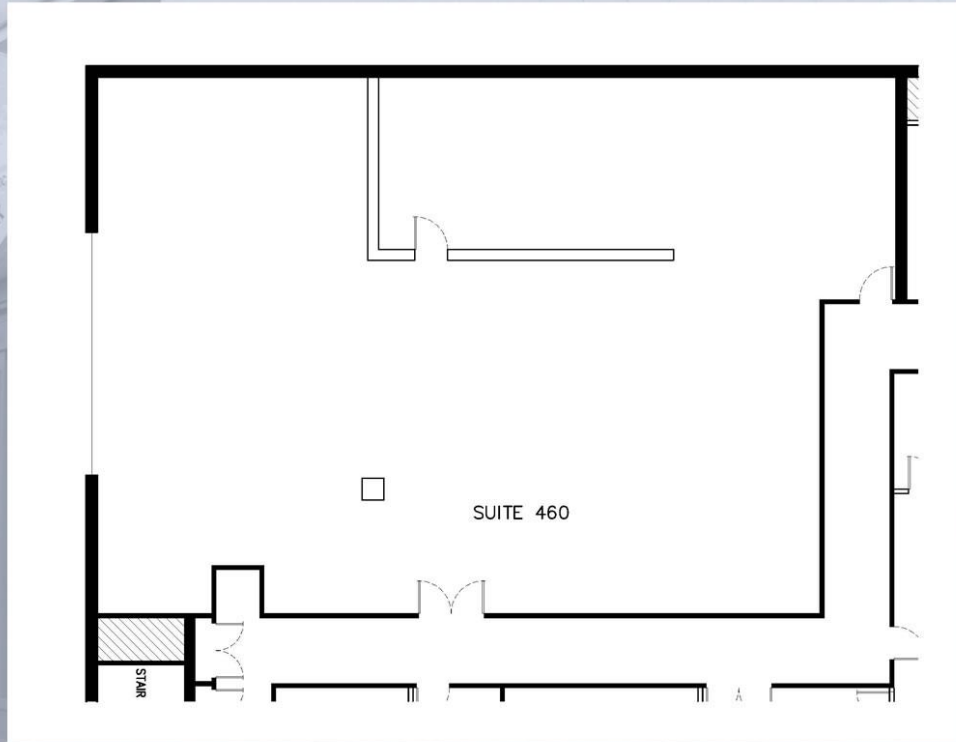


**FOURTH
FLOOR
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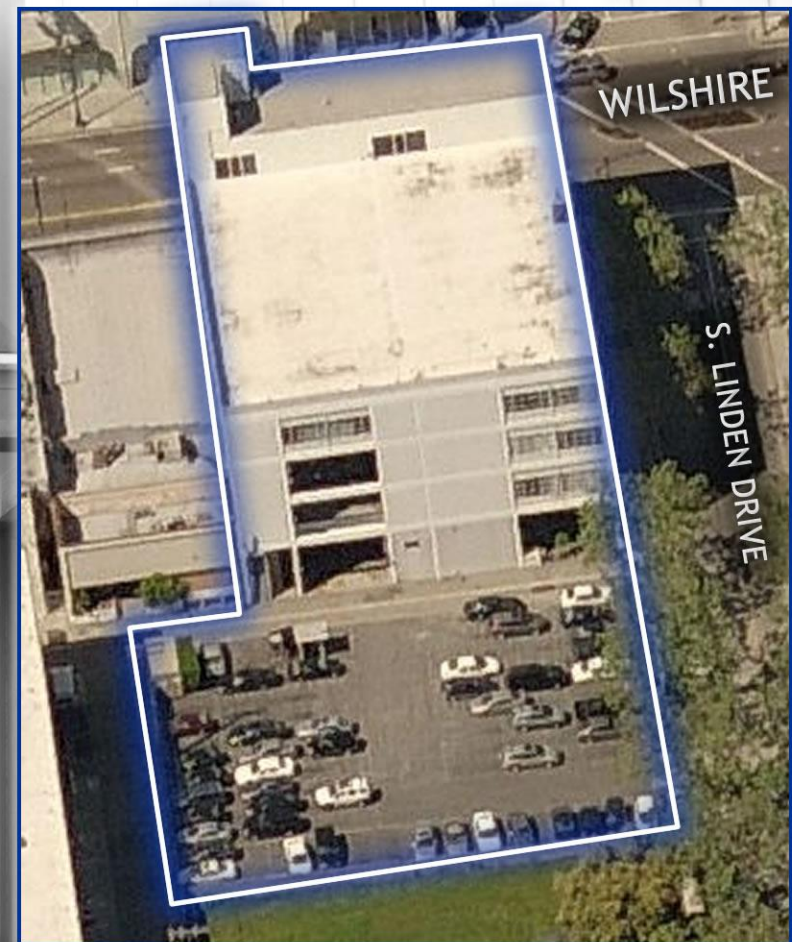


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