

FULL FLOOR BEVERLY HILLS OFFICE SPACES FOR LEASE

421 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

cag | COMMERCIAL
ASSET GROUP

AVAILABLE

±4,300-8,600 SF*

SPACES

6TH FLOOR: ±4,300 SF

8TH FLOOR: ±4,300 SF

TIMING

JANUARY 1, 2018

RENTAL RATE

\$4.00-\$4.25 PSF

MODIFIED GROSS

PARKING

3:1,000
(\$200/SPACE/MONTH)

- RARE FULL FLOOR BEVERLY HILLS OPPORTUNITY UNDER 5,000 SF

- BUILDING CONTAINS ALL **CREATIVE BUILDOUTS**

- 6TH FLOOR CURRENTLY HAS AN AMAZING HIGH END BUILDOUT WITH PERIMETER OFFICES, BEAUTIFUL LOBBY, A GLASS CONFERENCE ROOM, LARGE BULLPEN AND HIGH END LARGE OPEN KITCHEN

- 8TH FLOOR IS DUE FOR RENOVATION AND **LANDLORD WILL BUILD TO SUIT**

- EXCELLENT 3:1000 PARKING RATIO

- WALKING DISTANCE TO AN ABUNDANT AMOUNT OF FOOD CHOICES ON SOUTH BEVERLY DRIVE

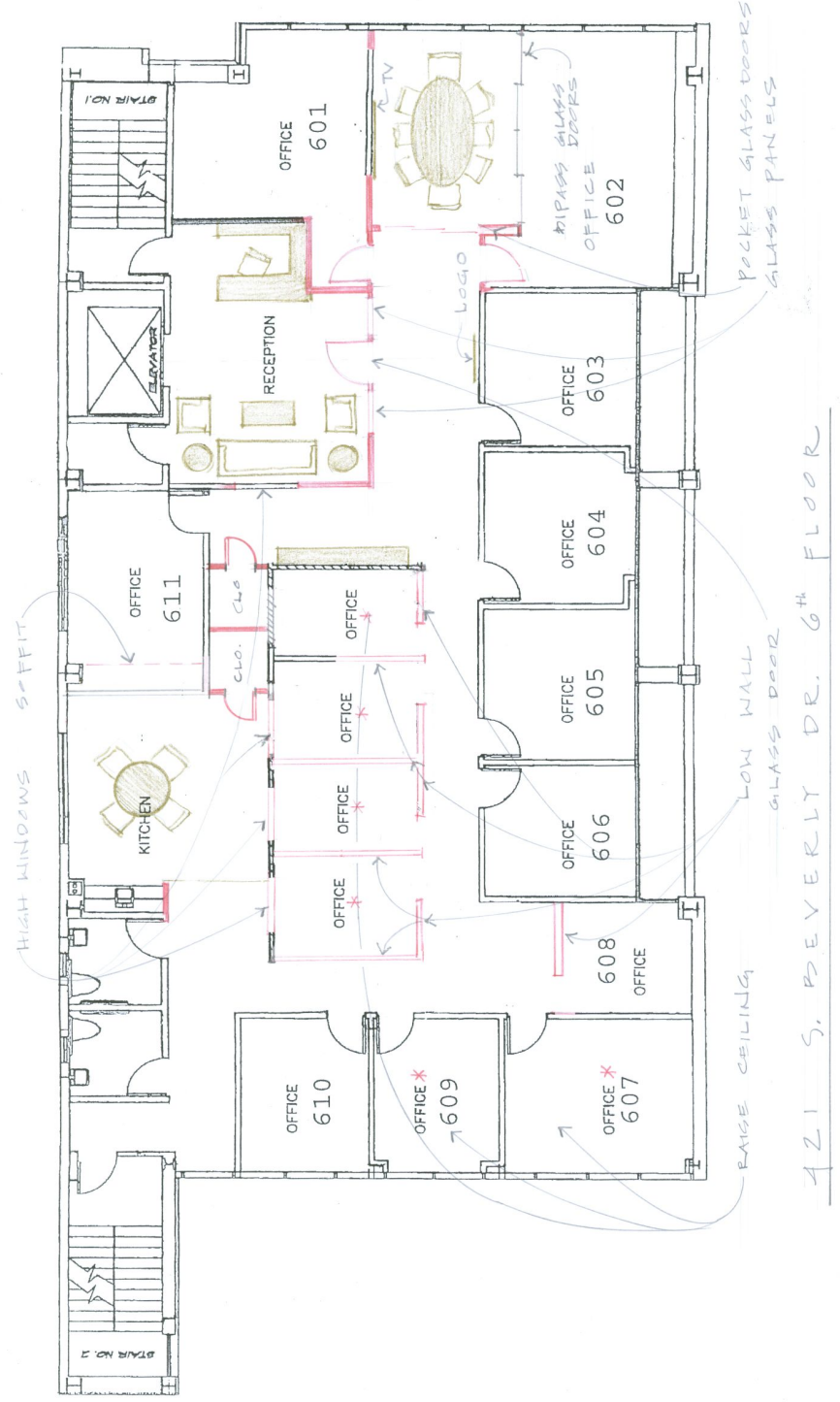
- AMAZING **4 HOUR METERED STREET PARKING** FOR GUESTS

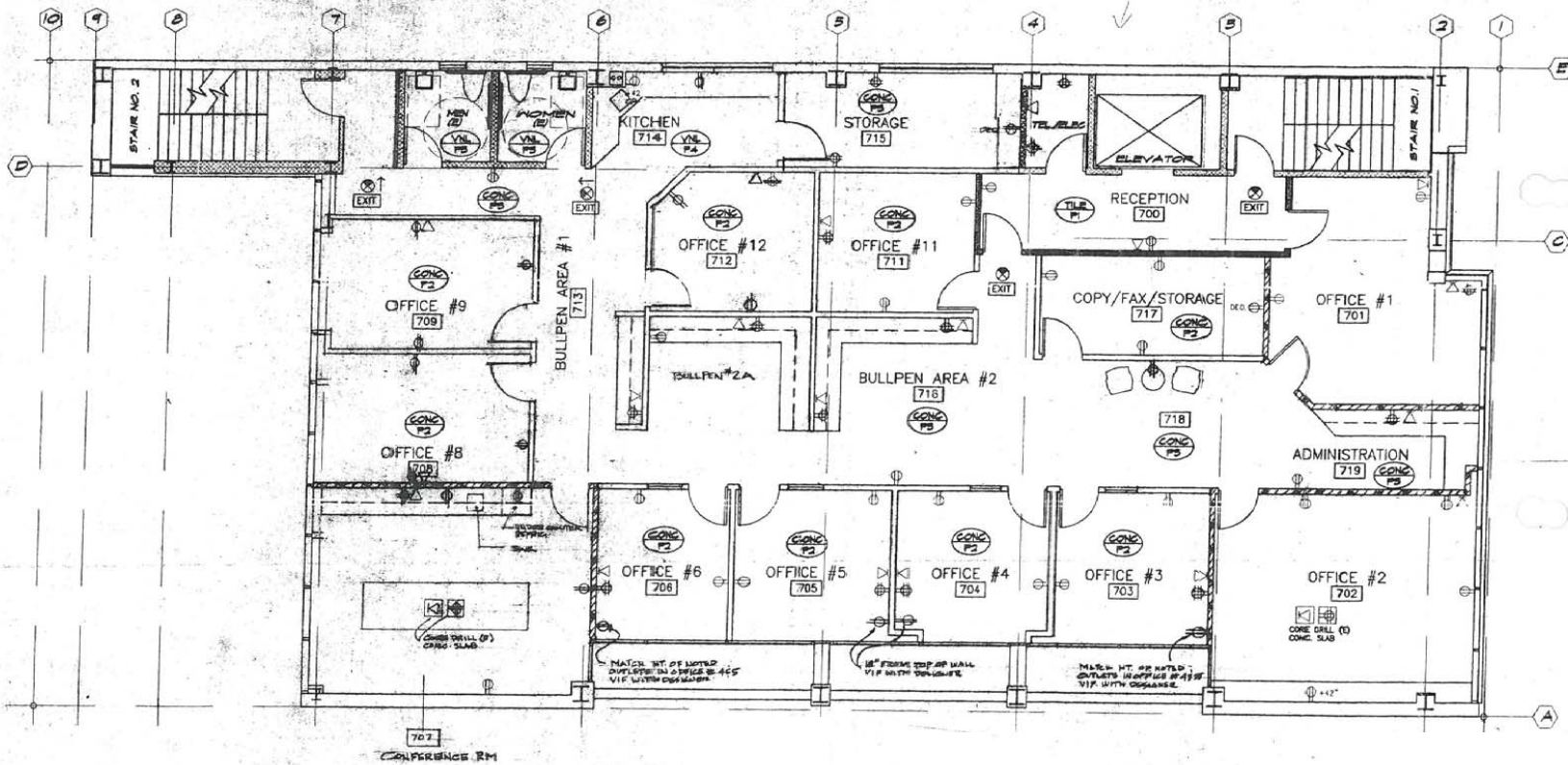
*Ownership currently occupies the 5th floor. Should an 8,600 SF Tenant wish to occupy 2 contiguous floors with an internal staircase, ownership will relocate to the 8th floor.

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FLOOR PLAN
(6TH FLOOR)





FLOOR PLAN

(8TH FLOOR)



1 BEVERLY HILLS TRIANGLE

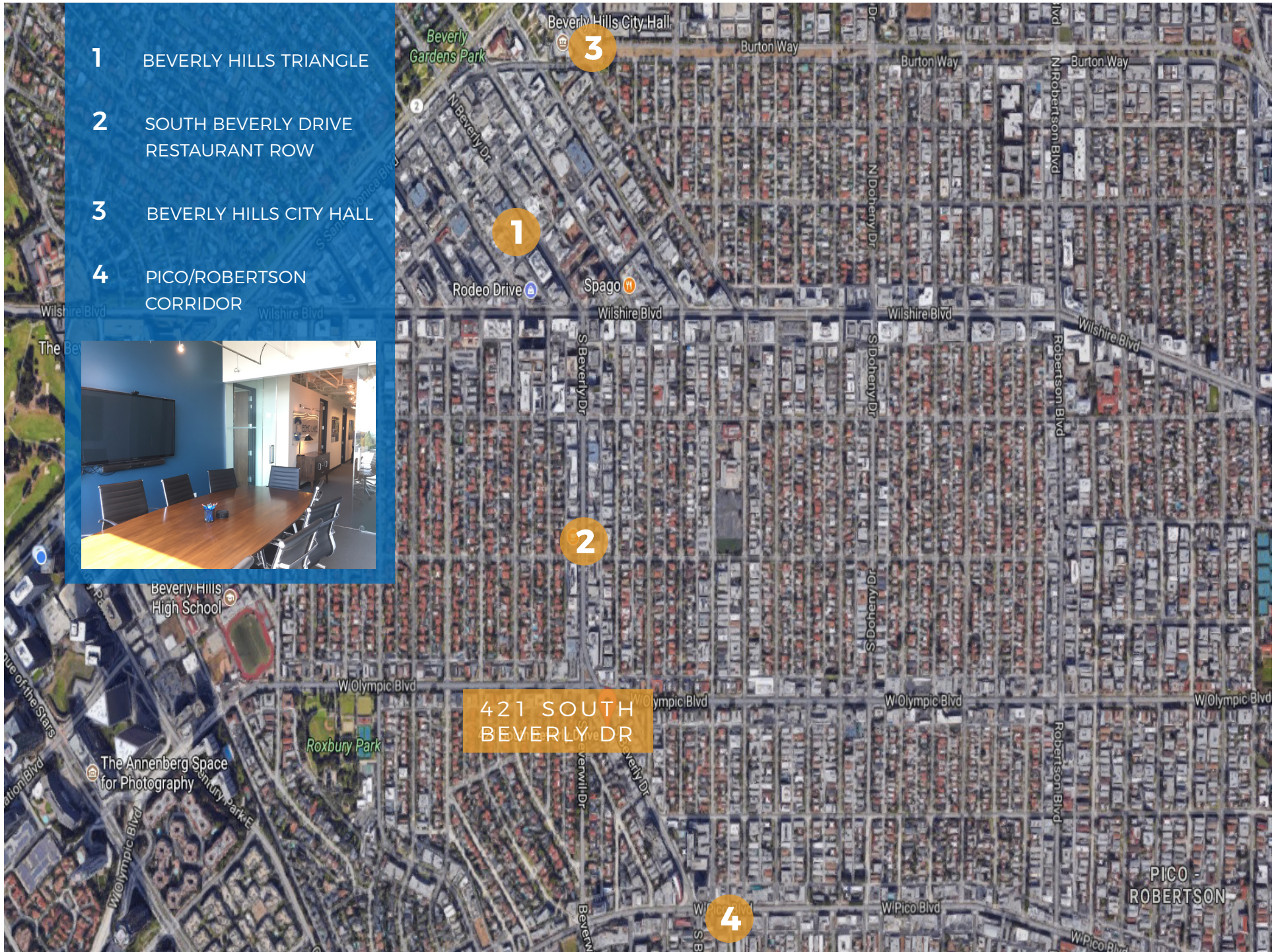
2 SOUTH BEVERLY DRIVE
RESTAURANT ROW

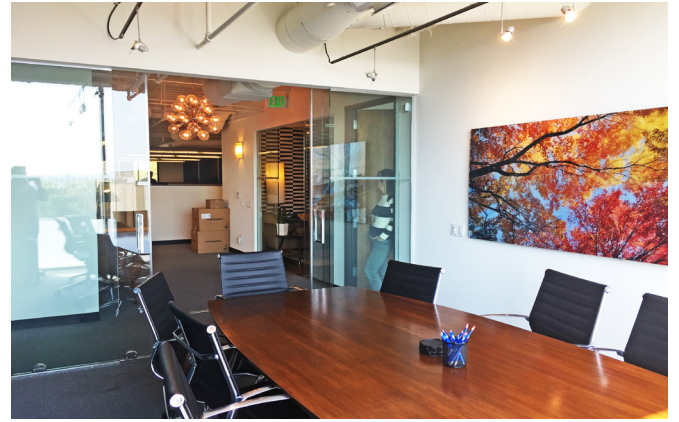
3 BEVERLY HILLS CITY HALL

4 PICO/ROBERTSON
CORRIDOR



421 SOUTH
BEVERLY DR





PROPERTY PHOTOS

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