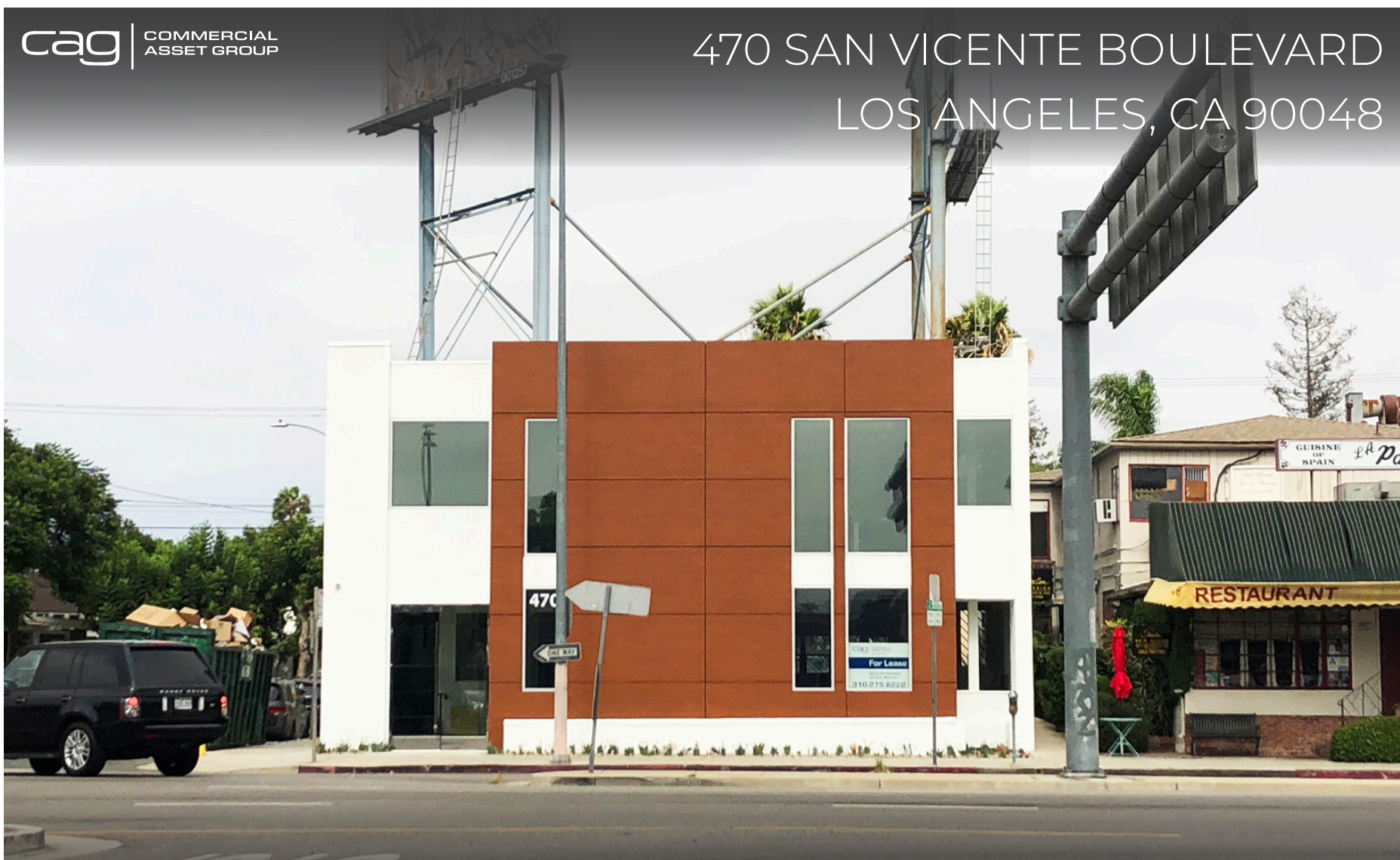


470 SAN VICENTE BOULEVARD
LOS ANGELES, CA 90048



RENOVATED CREATIVE OFFICE SPACE FOR LEASE

BEVERLY HILLS / LOS ANGELES BORDER

- CREATIVELY BUILT OUT SPACES WITH CONCRETE FLOOR AND EXPOSED CEILING
- RARE 2 STORY CREATIVE OFFICE SPACE IN THIS NEIGHBORHOOD
- LANDLORD WILL CUSTOMIZE SPACE PLANS FOR TENANT
- CONVENIENTLY LOCATED ON THE BORDER OF BEVERLY HILLS AND BEVERLY GROVE
- WITHIN WALKING DISTANCE TO THE BEVERLY CENTER, CEDARS SINAI HOSPITAL, THE SLS HOTEL, BEVERLY CONNECTION, TRADER JOES, AND MANY MORE
- AMAZING BUILDING SIGNAGE OPPORTUNITY AS WELL AS POTENTIAL BILLBOARD OPPORTUNITY
- VERY LOW LOAD FACTOR
- ABUNDANT PARKING HAS BEEN SECURED TO BE RENTED ON A MONTHLY BASIS. GREAT STREET PARKING AS WELL FOR GUESTS

SPACE

1ST FLOOR ±3,800 SF

~~2ND FLOOR ±3,600 SF~~
(LEASED)

RATE

1ST FLOOR \$15,000/MONTH, MG

~~2ND FLOOR \$15,500/MONTH, MG~~
(LEASED)

PARKING

4/1000 SF

SECURED OFF-SITE

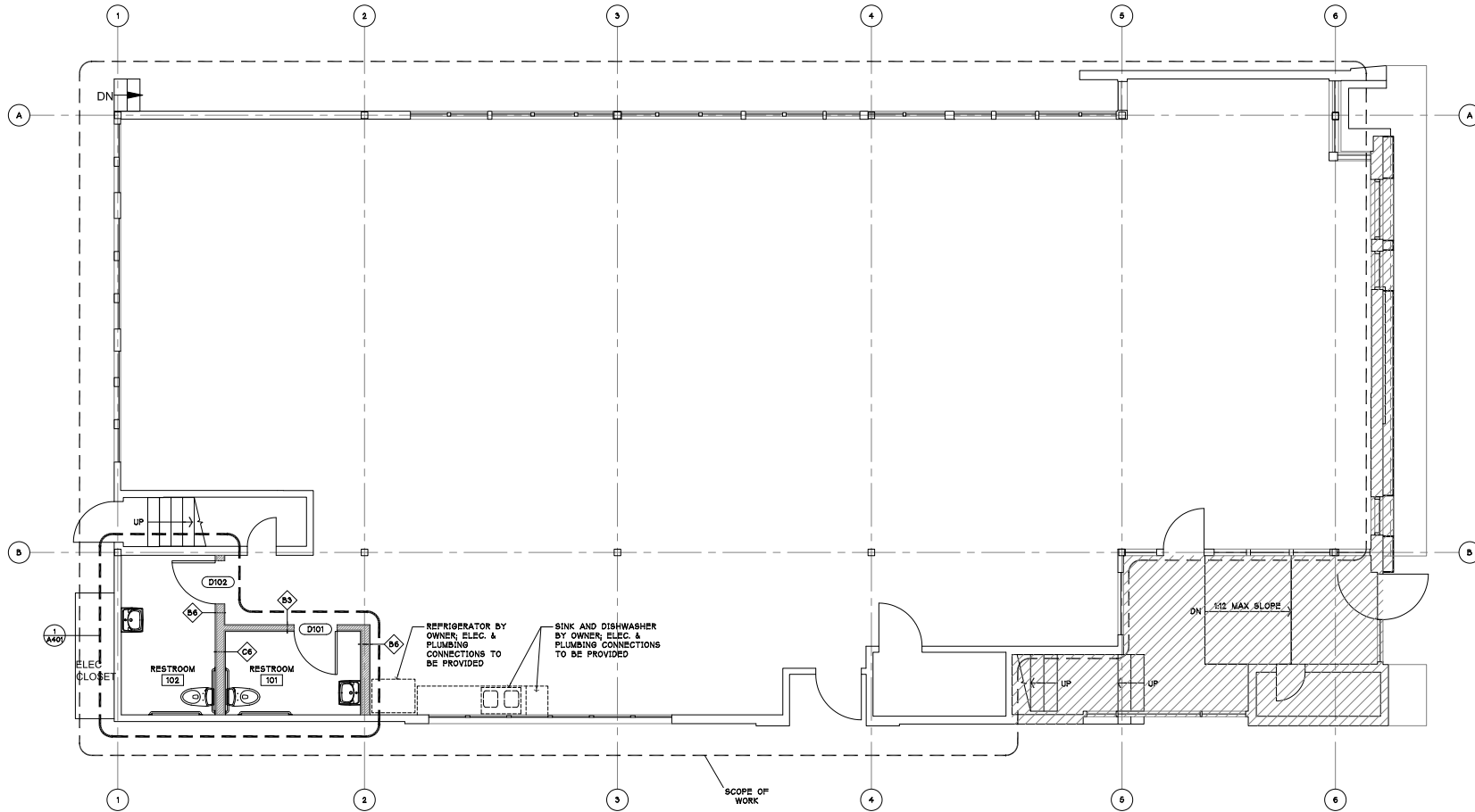
DELIVERY

SEP 1, 2018

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FLOOR PLAN

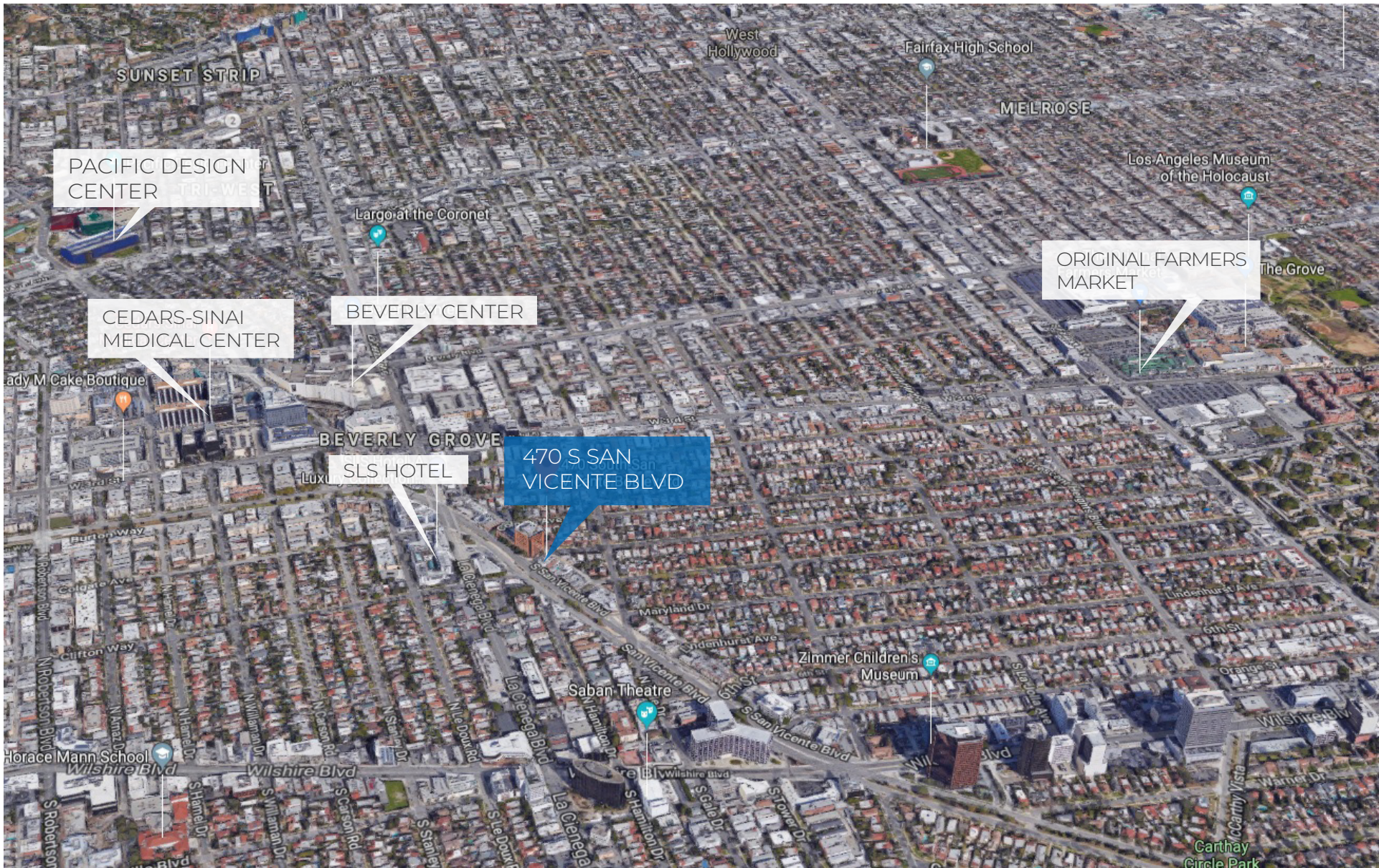
1ST FLOOR



FLOOR PLAN

2ND FLOOR





AERIAL



SPACE PHOTOS

THE NEIGHBORHOOD





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