

PRIME BEVERLY HILLS OFFICE SPACE FOR LEASE

350 S BEVERLY DRIVE / BEVERLY HILLS, CA

FULL FLOOR AVAILABLE

350

SOUTH BEVERLY DRIVE

FOR LEASE



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Building Information

Availabilities	Suite 200: ±13,810 RSF Suite 210: ±4,168 RSF Suite 220: ±3,762 RSF	Contiguous to ±21,740 RSF Full Floor Plate
Rental Rate	\$4.75 - 4.95/SF FSG	
Term	3 - 10 Years	
Parking	3.0/1,000 SF	
Parking Rates	Unreserved: \$250/month Reserved: \$350/month Tandem: \$167 (\$334/month for both cars)	
Visitor Parking	\$2.65/12 minutes; \$26.50 daily maximum*	

* Parking rates are subject to change

Building Features

- On-site banking.
- Walking distance to many cafes, fitness studios, shopping and dining options along trendy Beverly Drive.
- Excellent visibility from the highly trafficked S Beverly Drive & Olympic Blvd intersection.
- The Premier Building on South Beverly Drive.
- Ongoing common area upgrades underway.



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SUITE 200 & 220 IMAGES



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SUITE 210 IMAGES



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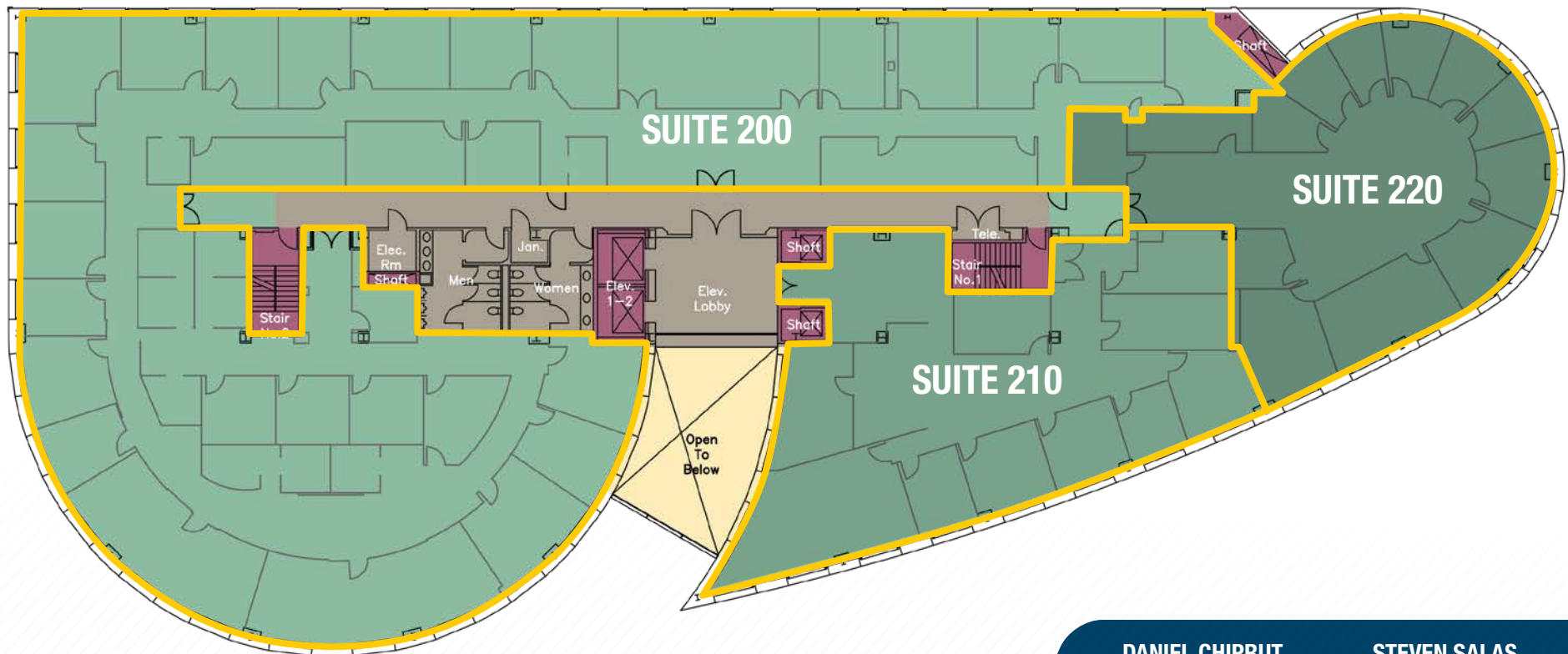
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SUITE 200	/	$\pm 13,810$ RSF	} Contiguous to $\pm 21,740$ RSF Full Floor Plate
SUITE 210	/	$\pm 4,168$ RSF	
SUITE 220	/	$\pm 3,762$ RSF	

FLOOR PLANS



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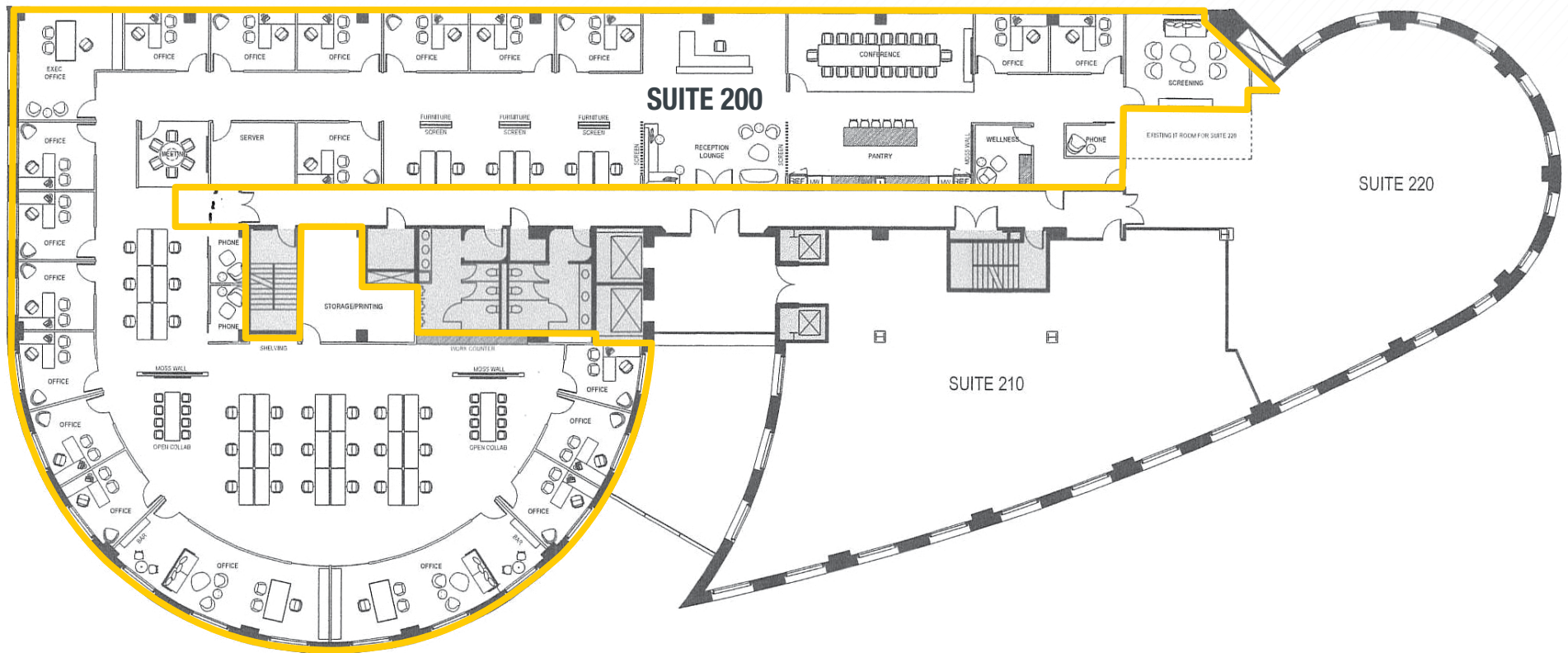
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SUITE 200 / ±13,810 RSF

HYPOTHETICAL SPACE PLAN



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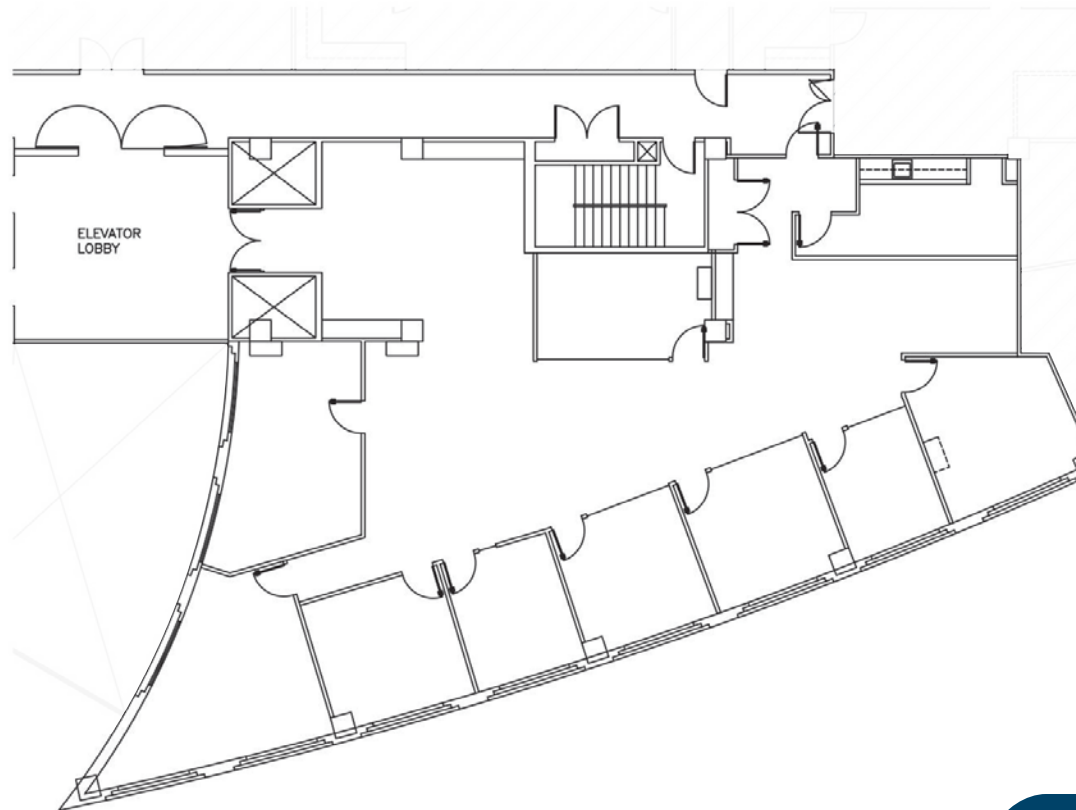
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SUITE 210 / ±4,168 RSF

Double door entry off of the elevator lobby, large reception/waiting area, interior conference room with glass panels, seven (7) window offices (1 of which is an executive office) and kitchen.

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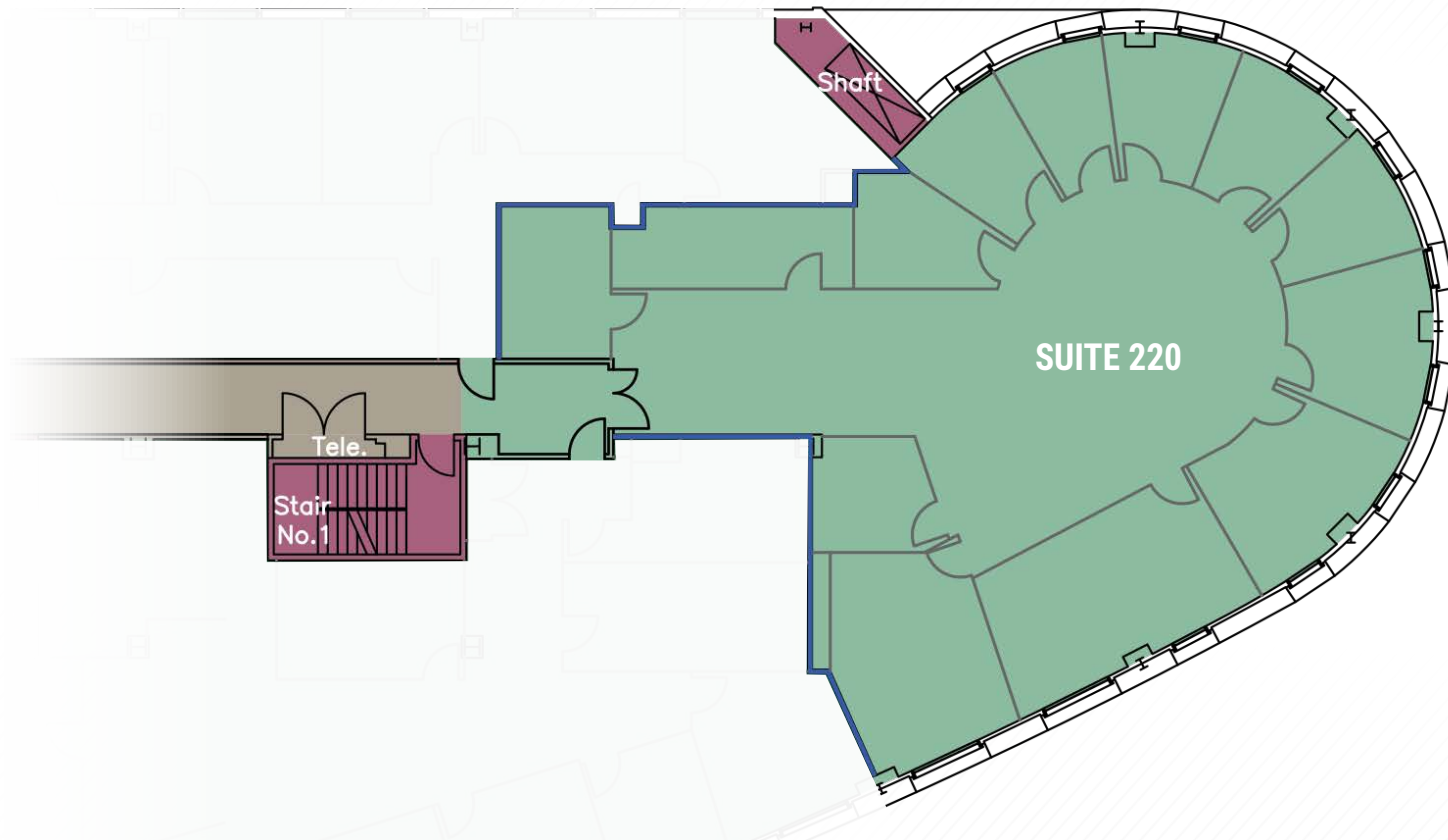
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SUITE 220 / ±3,762 RSF

FLOOR PLAN



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AREA AMENITIES MAP



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SELECTED LOCAL AMENITIES



South Beverly Grill



Burger Lounge



Urth Caffé



Frida Mexican Cuisine



Honor Bar



Kreation Organic Juicery



Umami Burger



Mulberry Street Pizzeria

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