



439 NORTH  
CANON DR  
BEVERLY HILLS, CA

OFFICE FOR LEASE

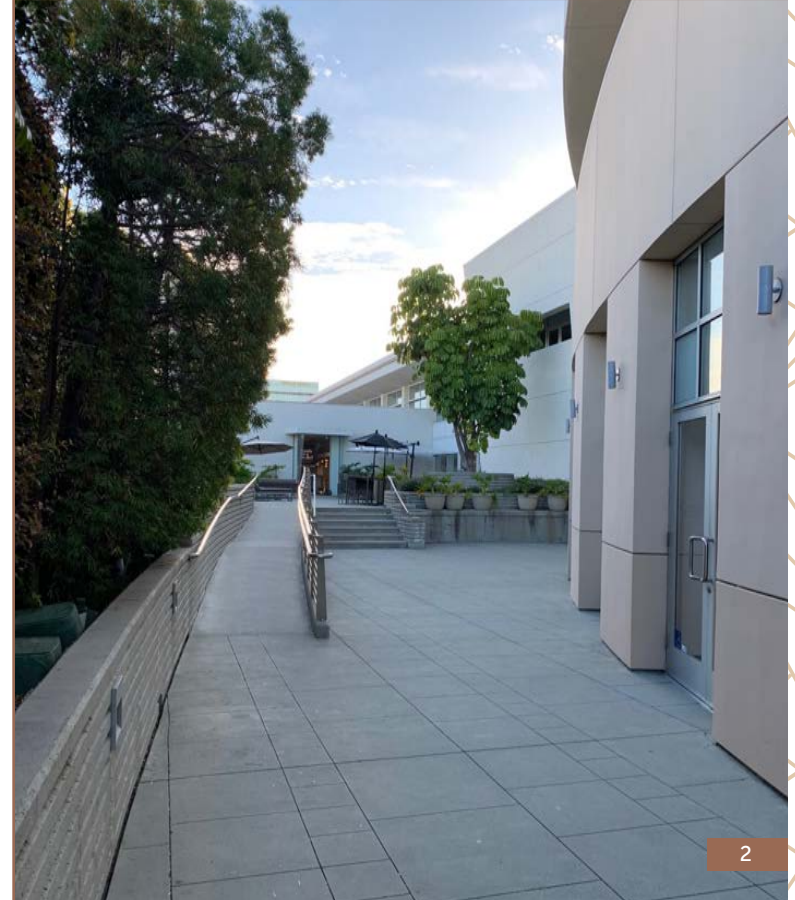
## PROPERTY HIGHLIGHTS

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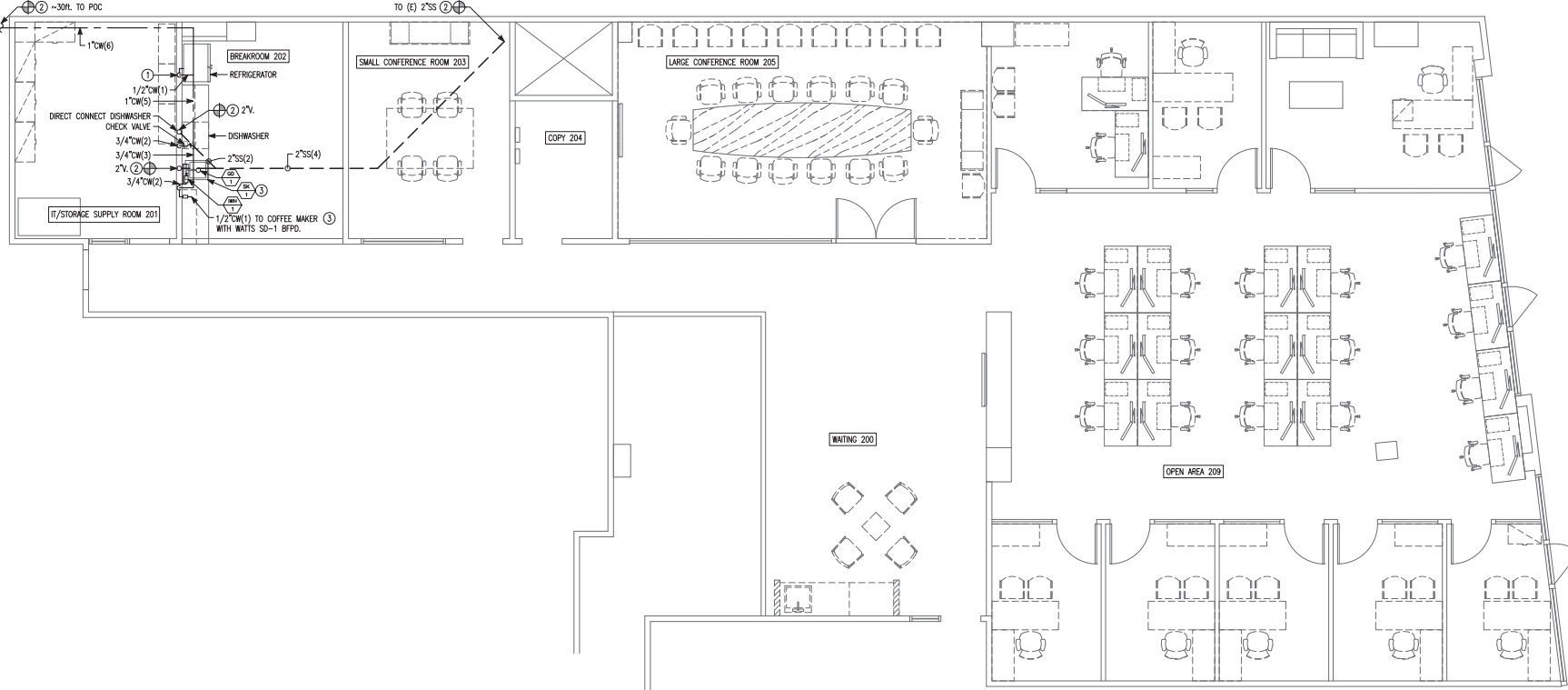
**AVAILABLE:** IMMEDIATELY  
**SIZE:** 4,446 RSF  
**ASKING RATE:** NEGOTIABLE  
**PARKING:** 3/1000 (\$200/STALL/MONTH)

### NOTES:

- » Space features 9 glass offices, large conference room, reception, kitchen and storage.
- » Large open bullpen with high ceilings and views of North Canon Drive.
- » Walking distance to numerous world class dining and shopping amenities and directly above the future home of Nate 'n Al Delicatessen and Wally's.
- » Building sits atop City of Beverly Hills parking garage with ample availability for visitors.
- » 2nd floor outdoor patio and paseo between North Beverly and Canon Drive.



# FLOOR PLAN



4,446 SF

# AMENITIES MAP



439 N CANON DRIVE | BEVERLY HILLS, CA



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For more information please contact:

**MATTHEW FAINCHTEIN**  
 matthew.fainchtein@cushwake.com  
 +1 310 595 2234  
 CA Lic. #01503546

**CARTER MAGNIN**  
 carter.magnin@cushwake.com  
 +1 310 595 2203  
 CA Lic. #01909728

**SCOTT MENKUS**  
 scott.menkus@cushwake.com  
 +1 310 595 2211  
 CA Lic. #01476553

10250 Constellation Blvd. | Suite 2200  
 Los Angeles, CA 90067  
 cushmanwakefield.com

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