



COMMERCIAL  
ASSET GROUP

113 N SAN VICENTE BLVD  
BEVERLY HILLS, CA 90211

HIGH END CREATIVE OFFICE  
SPACE(S) FOR LEASE (FULL FLOOR)

BEVERLY HILLS



- SPACES INTEGRATED WITH STATE OF THE ART TECHNOLOGY FOR TEMPERATURE CONTROL, SECURITY, AUTOMATED BLINDS AND MUCH MORE
- TWO FULL FLOORS THAT CAN BE LEASED TOGETHER OR SEPARATELY
- CONVENIENT LOCATION IN BEVERLY HILLS BORDERING WEST HOLLYWOOD, CARTHAY CIRCLES AND BEVERLY GROVE
- MODERN/UPSCALE BUILDOUT FEATURING FLOOR TO CEILING WINDOWS, ALL GLASS OFFICES, EXPOSED BRICK AND PRIVATE OUTDOOR AREA WITH A RETRACTABLE ROOF
- EASY ACCESS TO THE BEST RETAIL, SERVICE AND RESTAURANT/CAFE AMENITIES LOS ANGELES HAS TO OFFER
- AMPLE PARKING DEDICATED TO THE ENTIRE BUILDING
- BUILDING SIGNAGE AVAILABLE

## SPACES

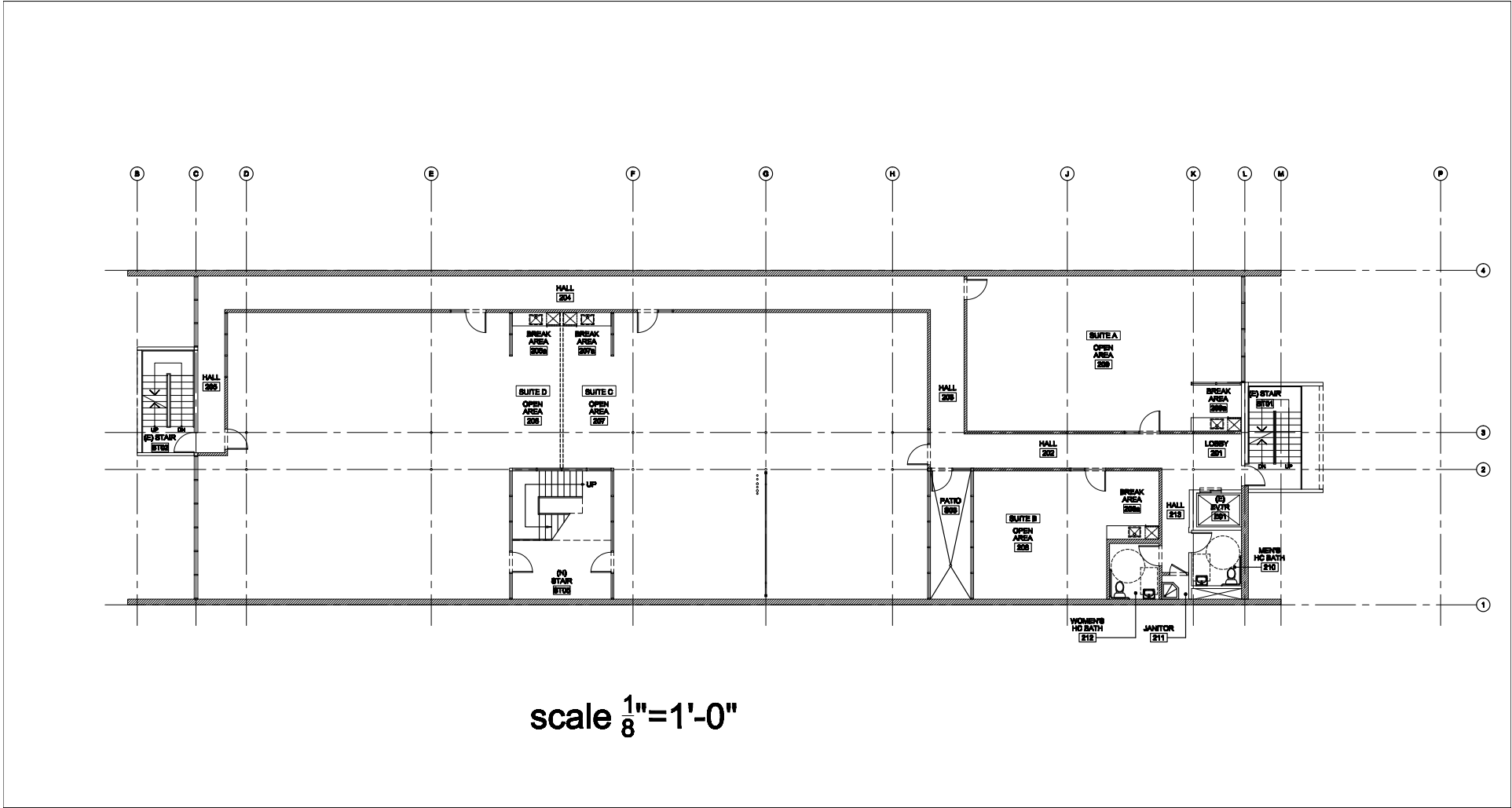
2ND FLOOR: ±7,500 SQ FT

3RD FLOOR: ±7,500 SQ FT

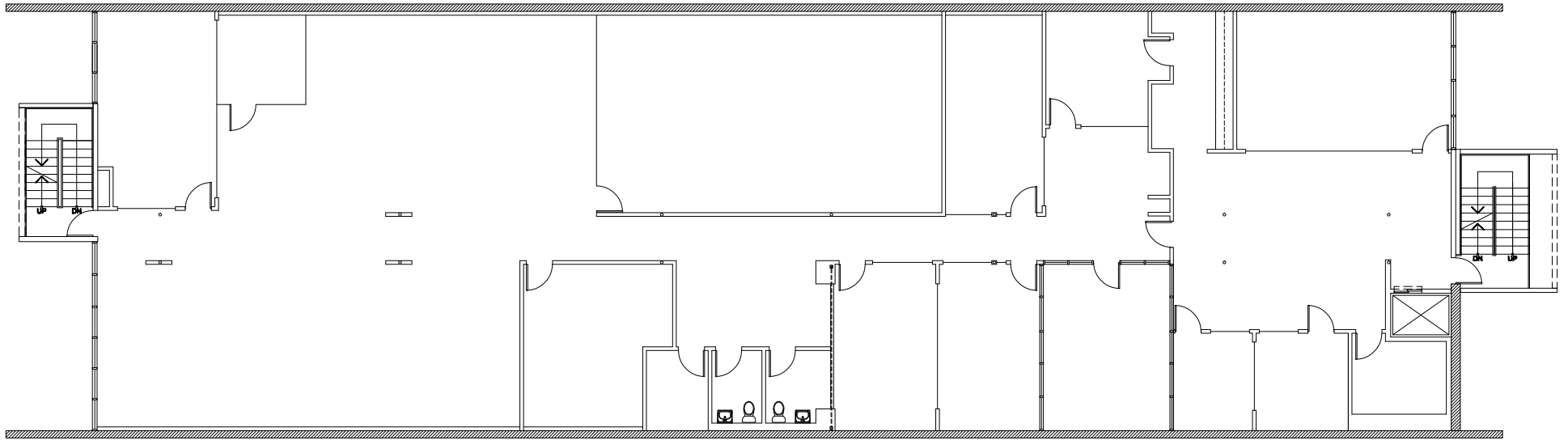
## RENT

\$2.95 PSF, MG

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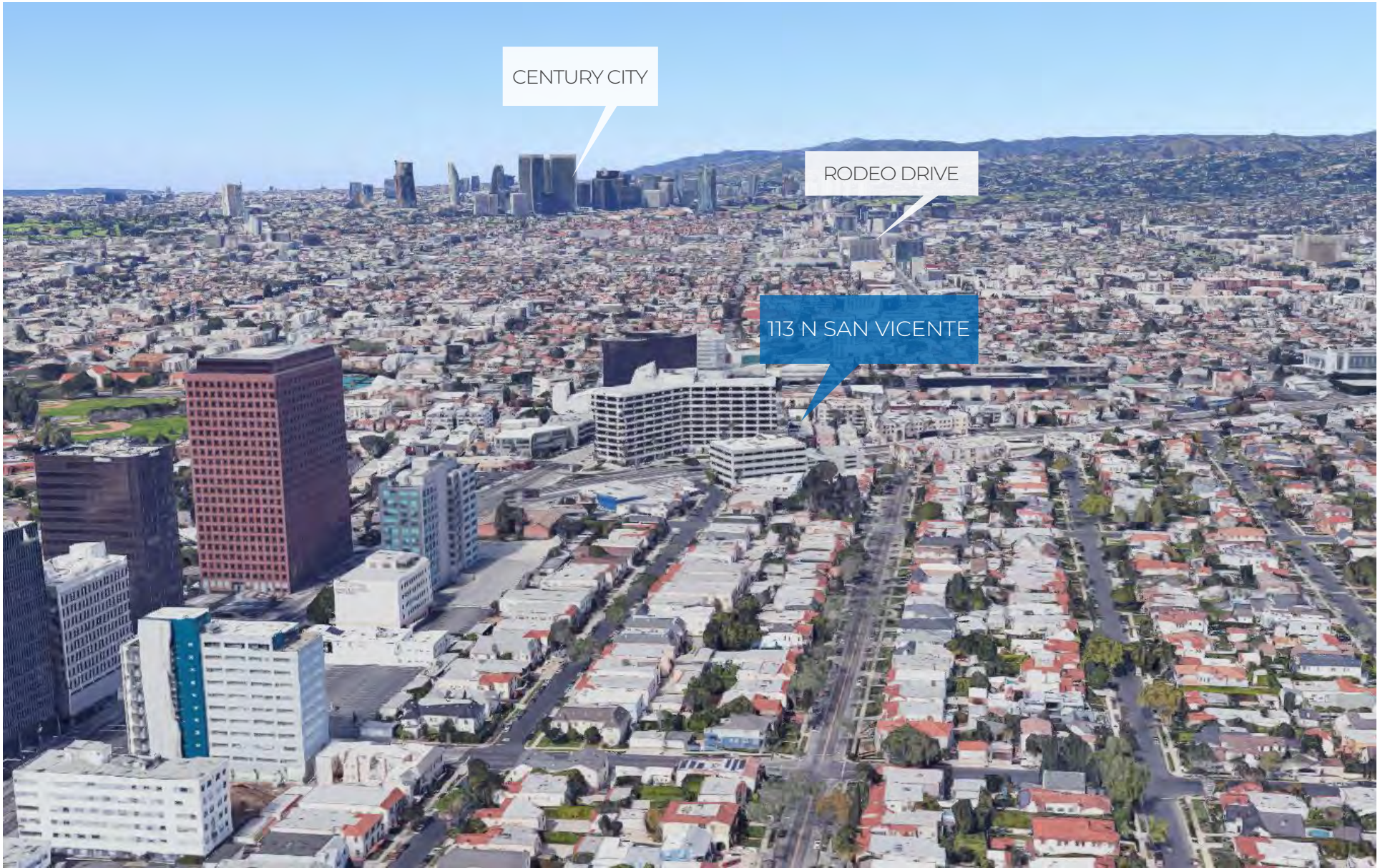
# FLOOR PLAN - 2ND FLOOR



scale  $\frac{1}{8}'' = 1'-0''$

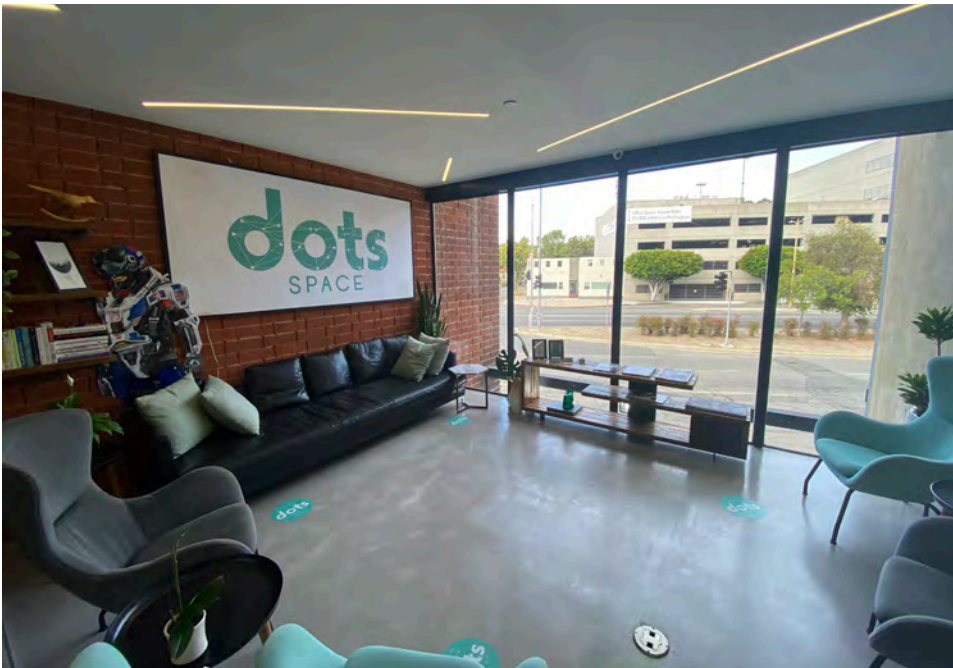
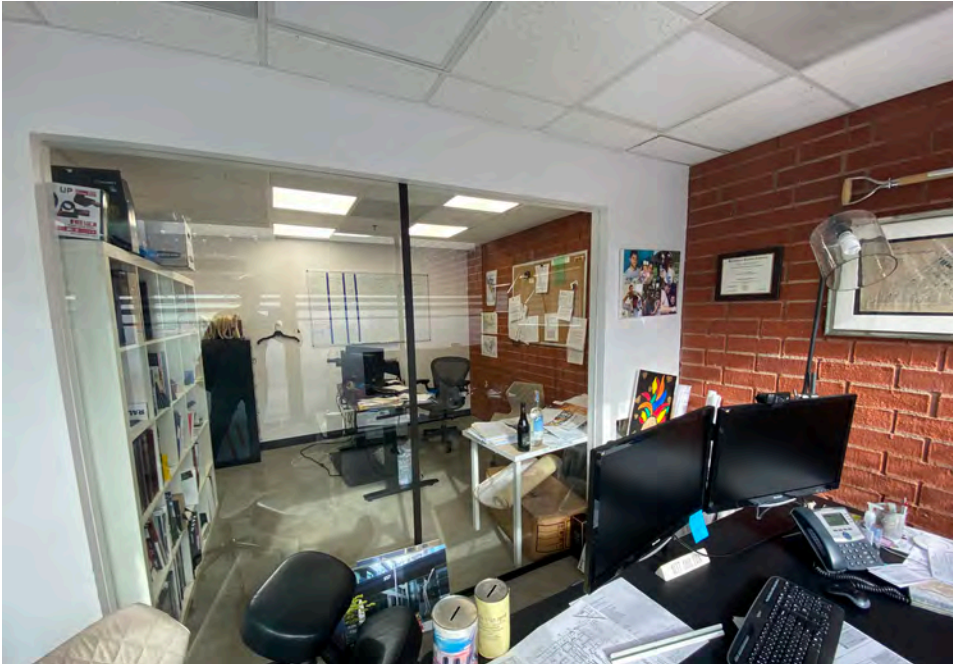
FLOOR PLAN - 3RD FLOOR





AERIAL





SPACE PHOTOS - 2ND FLOOR





SPACE PHOTOS - 3RD FLOOR





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