

FULL 3 STORY BUILDING OPPORTUNITY

בסייד

ON DESIRABLE S. BEVERLY DRIVE

405 S. BEVERLY DRIVE, BEVERLY HILLS, CA 90212

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ASSET GROUP

SPACE INFORMATION

SPACE SIZE

3RD FLOOR: ±14,774 RSF

4TH FLOOR: ±10,891 RSF

5TH FLOOR: ±10,858 RSF

(ALL DIVISIBLE)

TOTAL BUILDING SIZE: ±36,523 RSF

RENTAL RATE

\$5.25/SF OFFICE

\$5.75/SF MEDICAL

PARKING

2.0/1,000

(ADDITIONAL WITH VALET)

\$200 PER SPACE

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- **Patios on each floor**
- **Abundant natural light**
- **Full three-floor building opportunity on desirable S. Beverly Drive in Beverly Hills**
- **Substantial outdoor patio space and elevator identity on each floor**
- **Numerous walkable restaurant and retail amenities**
- **Private gated parking on two levels**
- **Building top signage available at highly visible Olympic/Beverly intersection**
- **Superior perimeter window line with views**
- **Available now and ready for tenant customization**

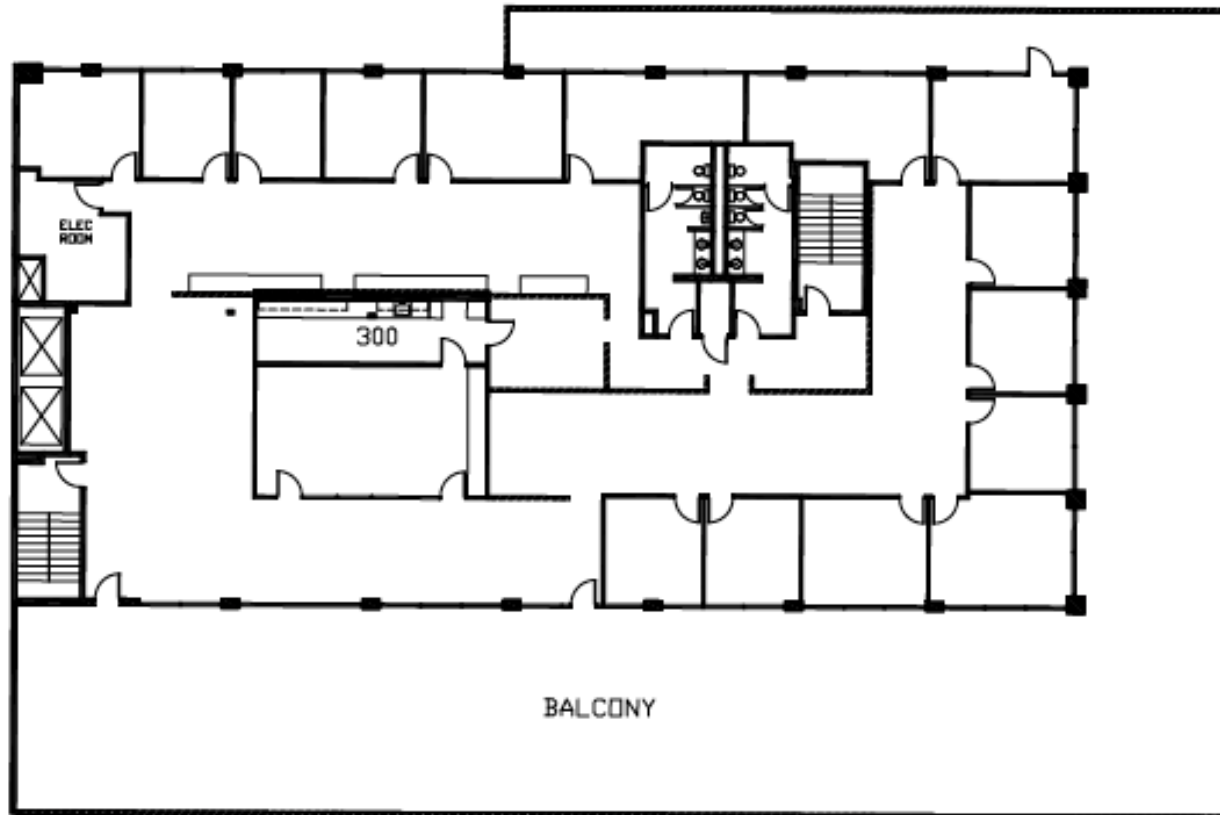
3RD STORY FLOOR PLAN

THIRD FLOOR

405 S Beverly Drive

14,774 RSF

(DIVISIBLE)

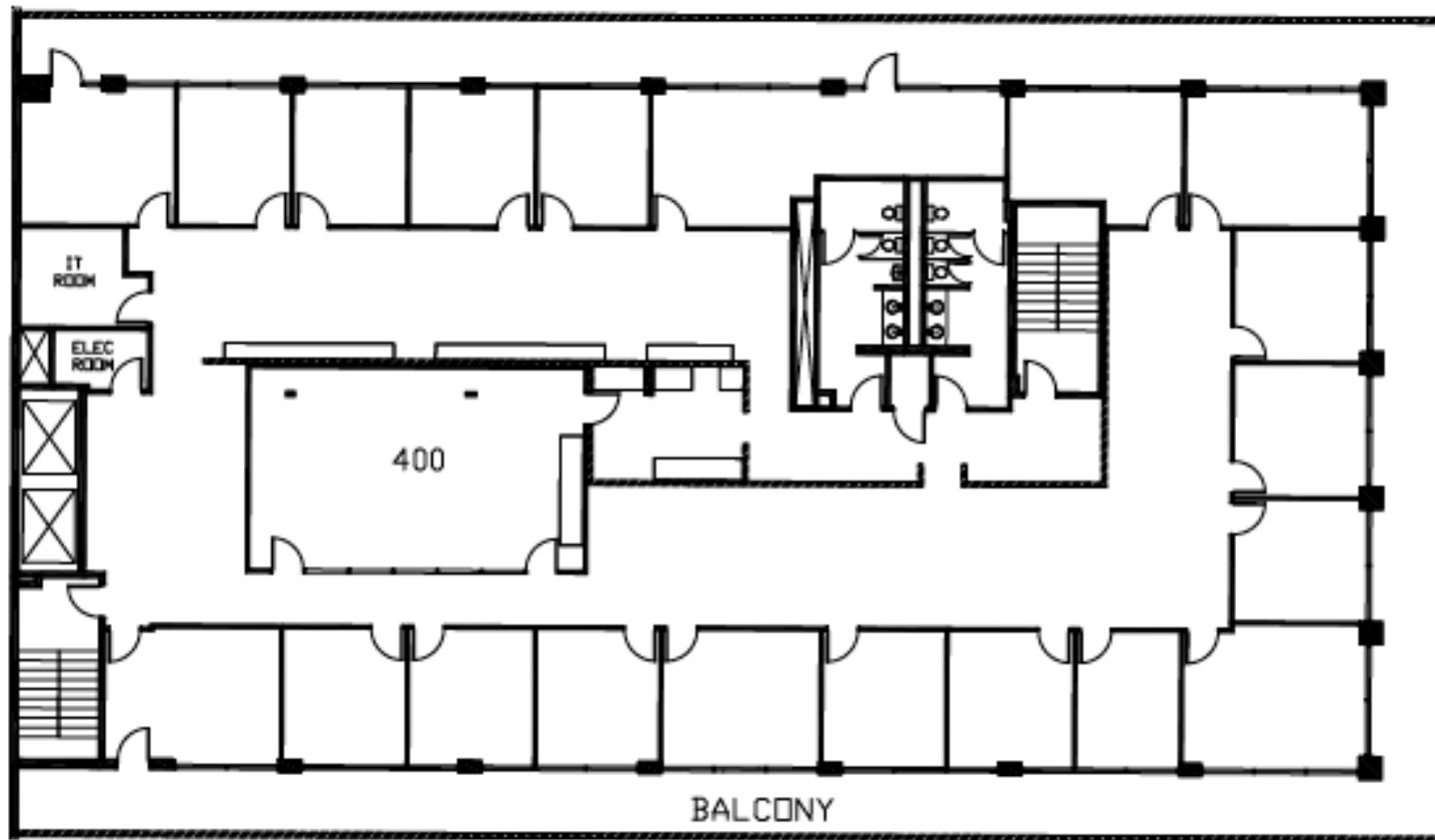


4TH STORY FLOOR PLAN

FOURTH FLOOR

405 S Beverly Drive

10,891 RSF
(DIVISIBLE)

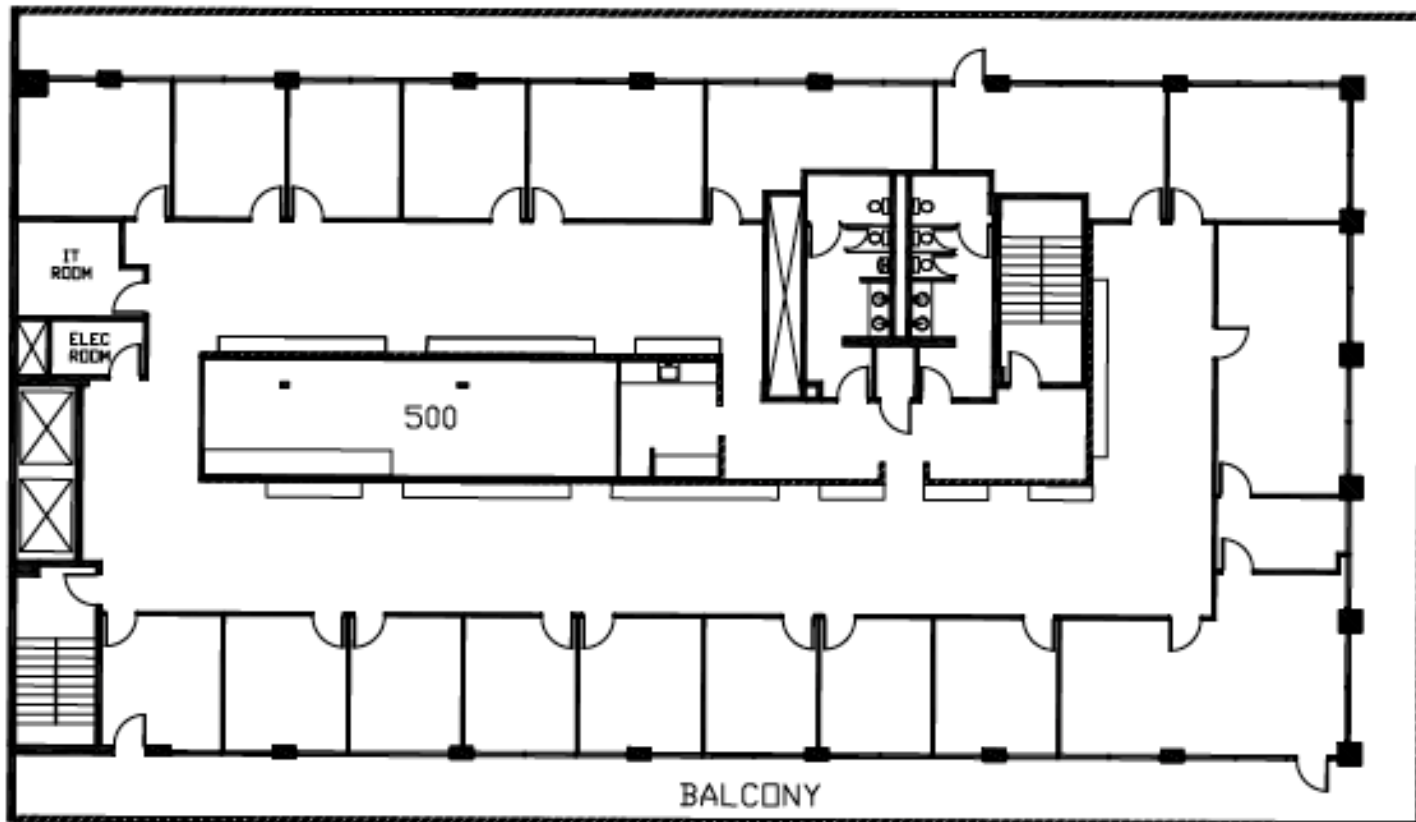


5TH STORY FLOOR PLAN

FIFTH FLOOR

405 S Beverly Drive

10,858 RSF
(DIVISIBLE)



ADDITIONAL PHOTOS



NEARBY AMENITIES



FRIDA
MEXICAN CUISINE



Annebngh




Luther Burbank[™]
Savings

SOUTH BEVERLY GRILL

SUGARED
+
BRONZED



MK
DIAMONDS & JEWELRY

matú



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