

436 N.  
**ROXBURY**  
**DRIVE**  
*Beverly Hills*

**FOR LEASE**  
GOLDEN TRIANGLE  
MEDICAL OFFICES

# LEASE DETAILS

436 N ROXBURY DRIVE  
BEVERLY HILLS, CA 90212

## **AVAILABILITIES**

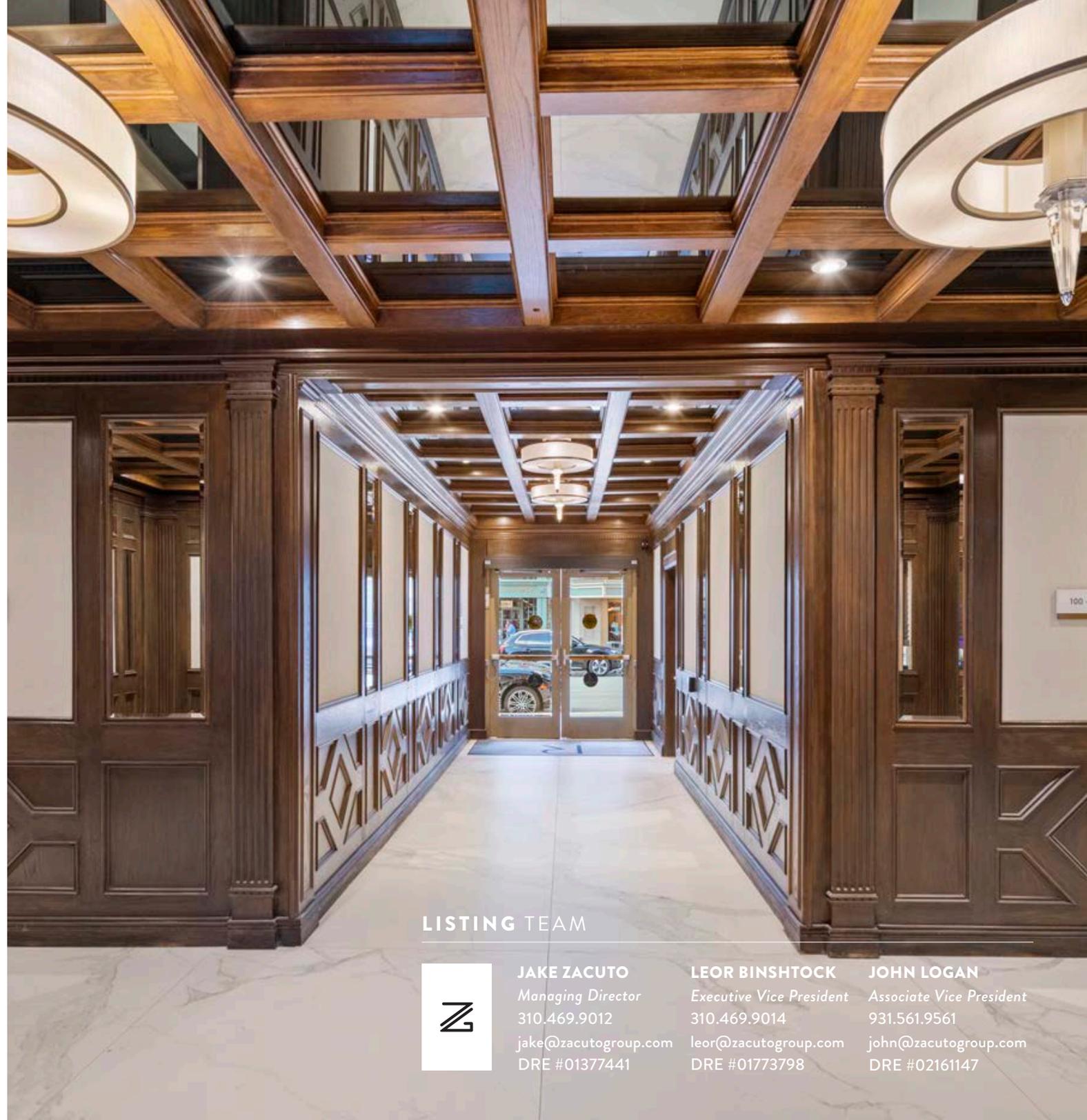
*Call for Pricing \$/FSG*

SUITE 117 - 1,910 SF  
*(Surgery Center)*

SUITE 202 - 1,000-2,695 SF  
*(Brand new spec suite in progress)*

SUITE 222 - 1,795 SF  
*(Brand new spec suite in progress)*

- High-end, boutique medical offices
- *Ultra prime Beverly Hills Golden Triangle location*
- Newly remodeled common areas
- Private courtyard with alley access
- Walking distance to the best of Beverly Hills amenities



## LISTING TEAM



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436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



REFINED  
COMMON AREA  
DESIGN



436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212

PRIVATE  
COURTYARD  
EASY ACCESS  
TO PUBLIC PARKING

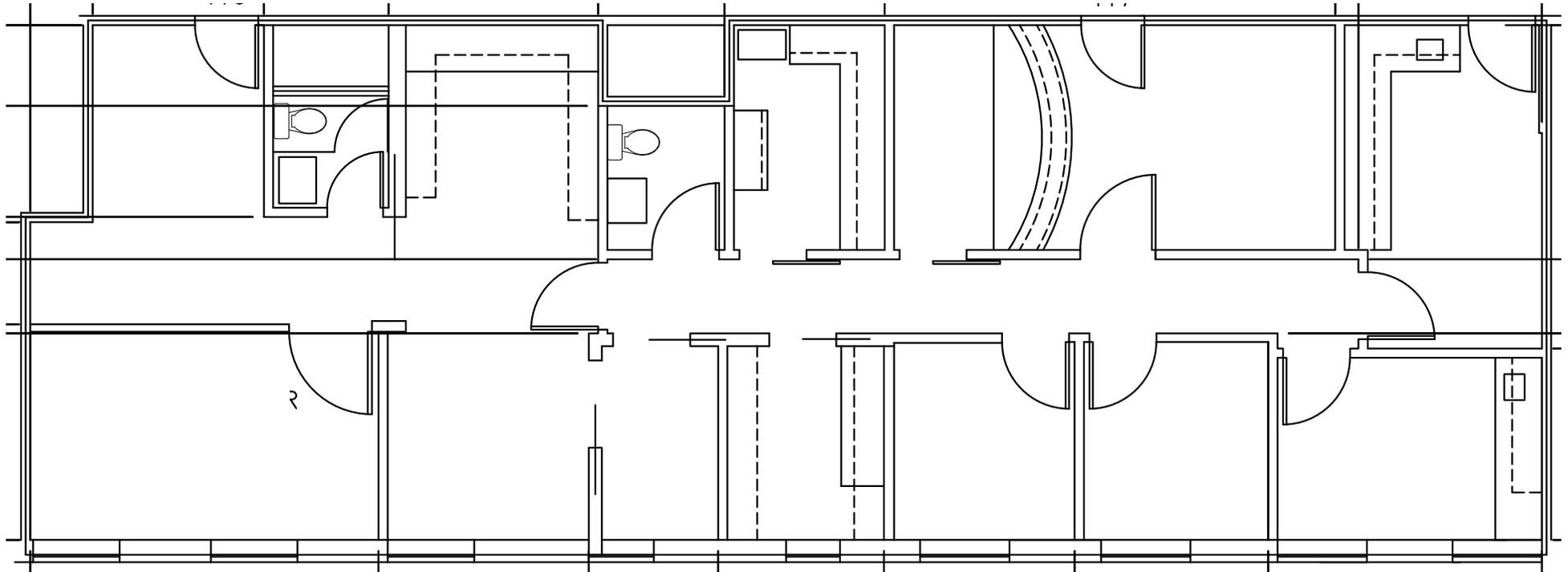


# AVAILABILITIES

# SUITE 117 1,910 SF

(Surgery Center)

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# SUITE 117 1,910 SF

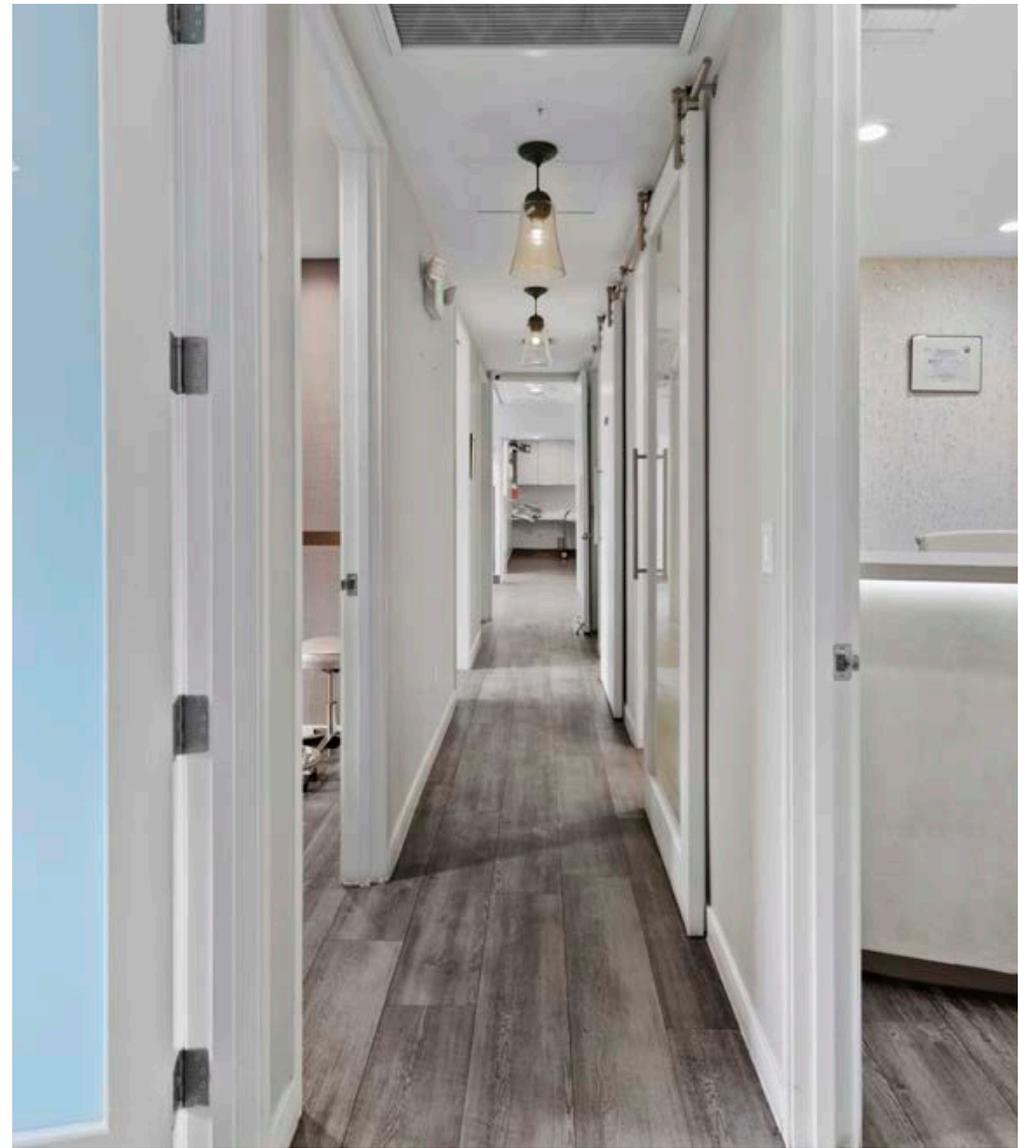
(Surgery Center)



# SUITE 117 1,910 SF

(Surgery Center)

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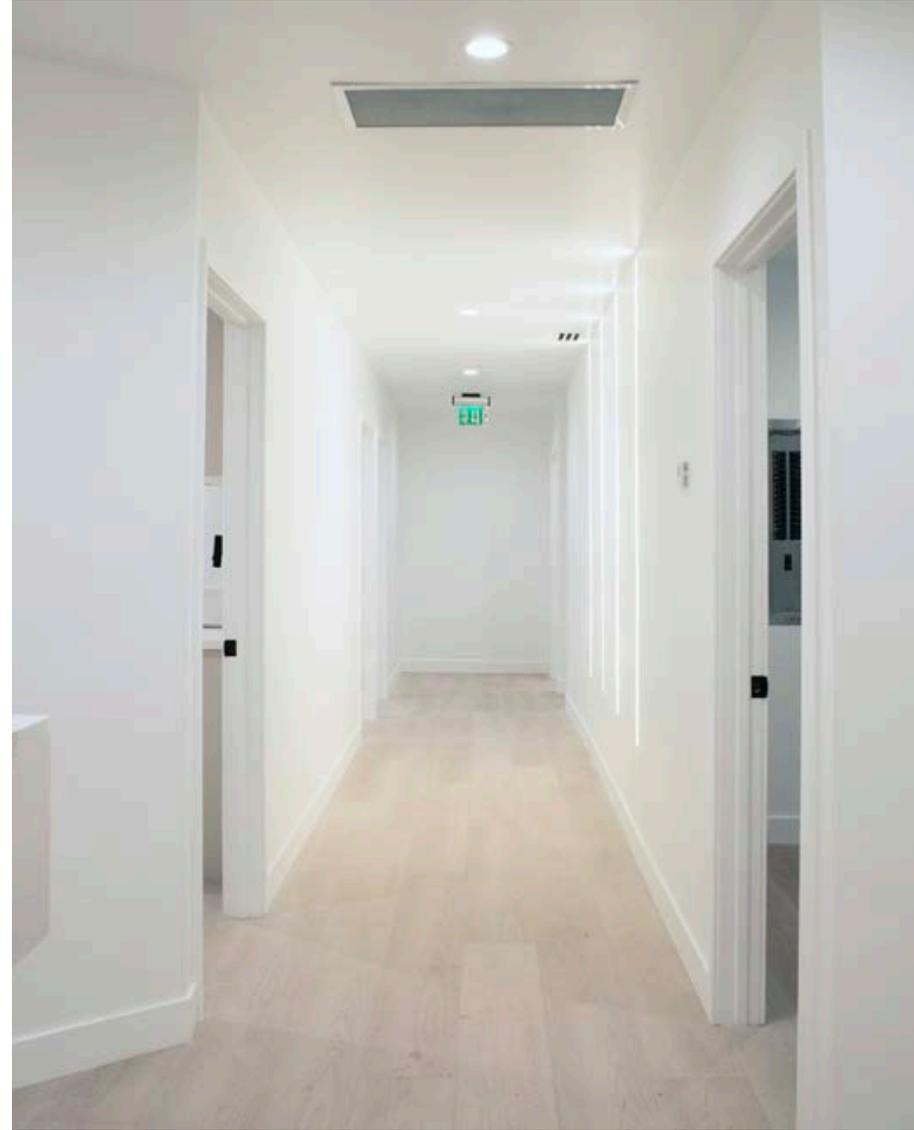
# SUITE 222 1,795 SF

*(Spec Suite - Representative photo)*



# SUITE 222 Representative photos

436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212

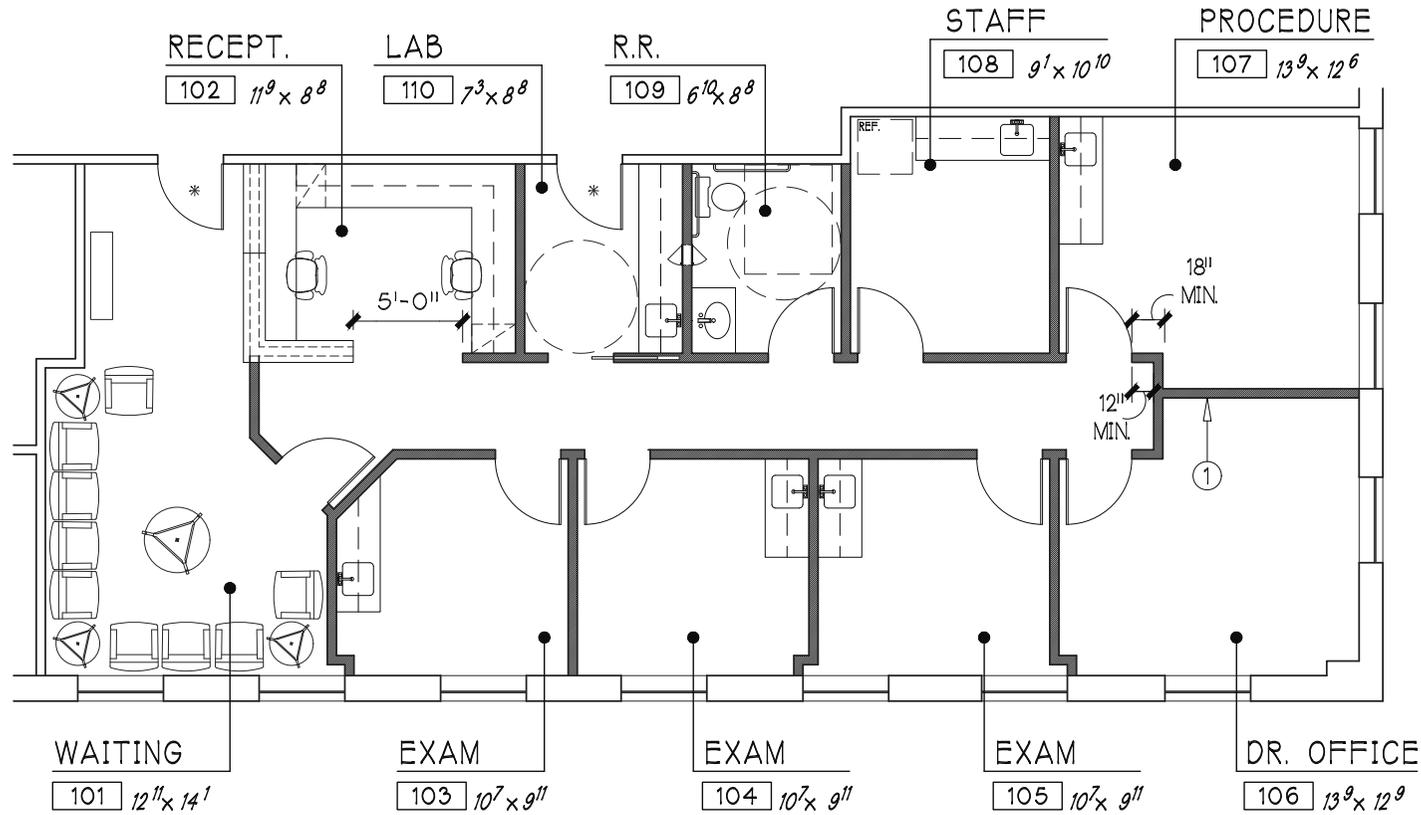


# SUITE 222 1,795 SF

436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212

Brand New Spec Suite in progress with front-facing views of Roxbury Drive.

Light and bright space with great window line.



# A+ LOCATION AT THE CENTER OF IT ALL

WALKING DISTANCE TO SOME OF THE BEST RESTAURANTS, RETAIL & AMENITIES IN THE CITY

436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



📍 IL PASTAIO - CANON DRIVE



📍 CRUSTACEAN - N. BEDFORD DRIVE



📍 AVRA - N. BEVERLY DRIVE



📍 EREWHON MARKET - N. BEVERLY DRIVE



📍 ALFRED COFFEE - SANTA MONICA BLVD



📍 BEVERLY WILSHIRE HOTEL



**BEVERLY HILLS  
GOLDEN TRIANGLE**

**436  
ROXBURY  
DRIVE**  
*Beverly Hills*



- Wally's**
- Nespresso**
- La Colombe**
- The Nosh**
- Crustacean**
- Equinox**
- Avra**
- Spago**
- 60 Hotel BH**
- South Beverly Grill**
- Blue Bottle Coffee**
- Piccolo Paradiso**
- Starbucks**
- Chin Chin**
- Frida Mexican**
- Pinkberry**
- Hansen Cakes**
- Kreation Organic**
- California Pizza Kitchen**
- Beverly Wilshire Hotel**
- Chaumont Bakery**

**Metro Line**  
Future location



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