



FOR LEASE

332 S BEVERLY, BEVERLY HILLS

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Beverly Drive
Promenade

A Modern Courtyard Campus for Retail or Creative Offices

Beverly Drive Promenade offers an exceptional campus experience, expertly reimaged by **architect Zoltan Pali**. The design boasts **high exposed truss ceilings**, operable casement windows on all sides, and a beautifully **landscaped courtyard**, blending elegance with functionality. Ideally located in the **highly walkable** and sought-after **South Beverly Drive Shopping District** in Beverly Hills, the property is just minutes from the iconic **Golden Triangle** and renowned boutiques, restaurants, and hospitality spots.

This 2075 square foot space in the heart of Beverly Hills features 50 feet of street frontage and **excellent signage potential**, Beverly Drive Promenade enjoys **high visibility** along one of the city's most popular pedestrian streets. Convenience is prioritized with **on-site parking** and plenty of metered street parking. The Promenade provides a unique campus experience, where a **serene courtyard**—set apart from the busy street—offers tenants and visitors a private retreat.



EXPOSURE

Prominent South Beverly Drive frontage offers tenants outstanding signage opportunities

CONVEINIENCE

On-site Parking and plenty of metered street parking

Pedestrian-oriented walking street



CONTEMPORARY

Expansive floor-to-ceiling glass facade creates a modern and welcoming ambiance

Exposed truss ceiling with skylights creates a visually captivating space

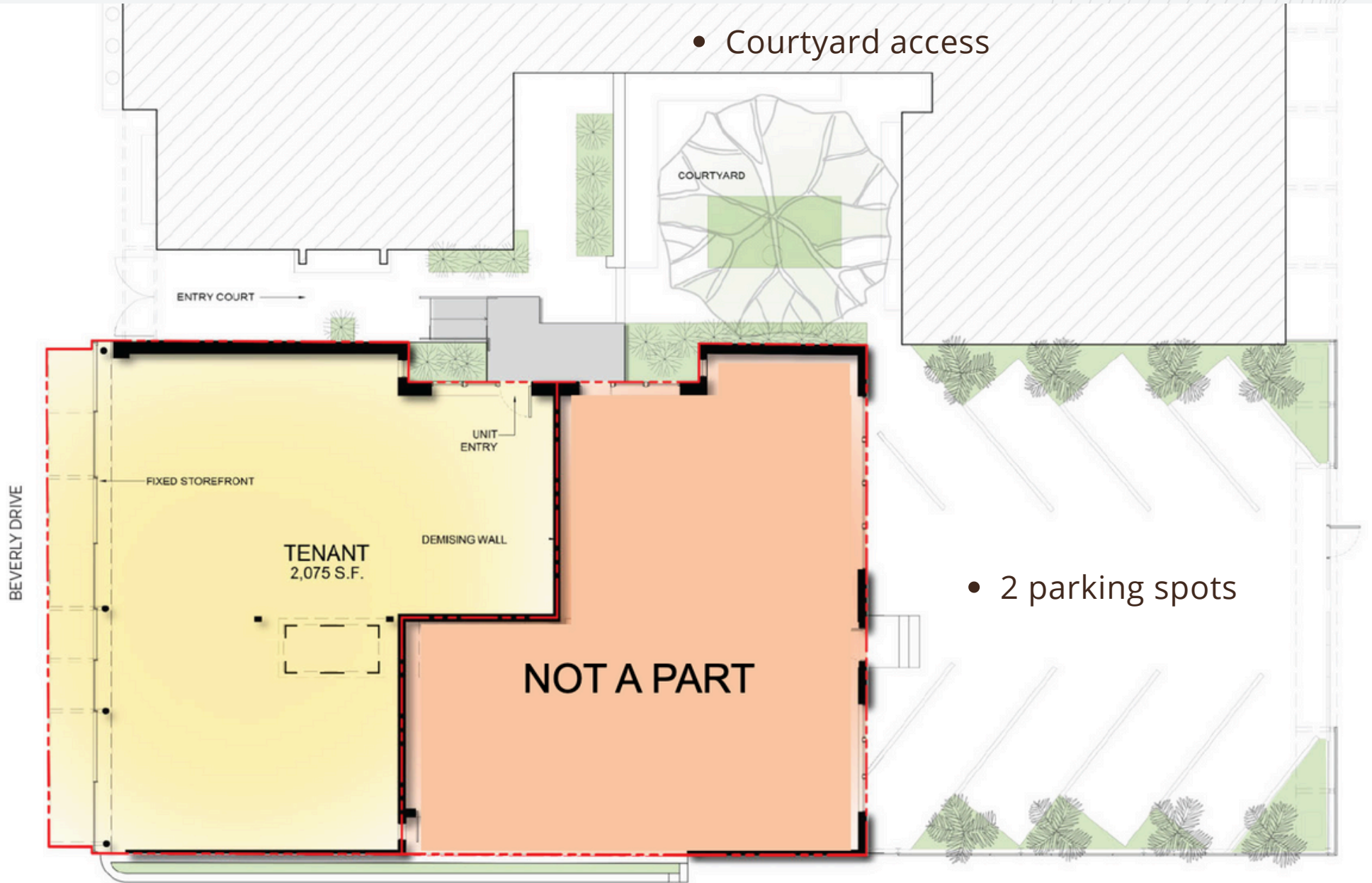


INTERIOR

- 14.9 FT ceiling with skylight
- Concrete flooring
- Resurfacing wall with new paint
- New A/C
- New electrical with outlets
- New plumbing & bathroom

FLOORPLAN - LEASEABLE AREA 2075 SF

- Courtyard access



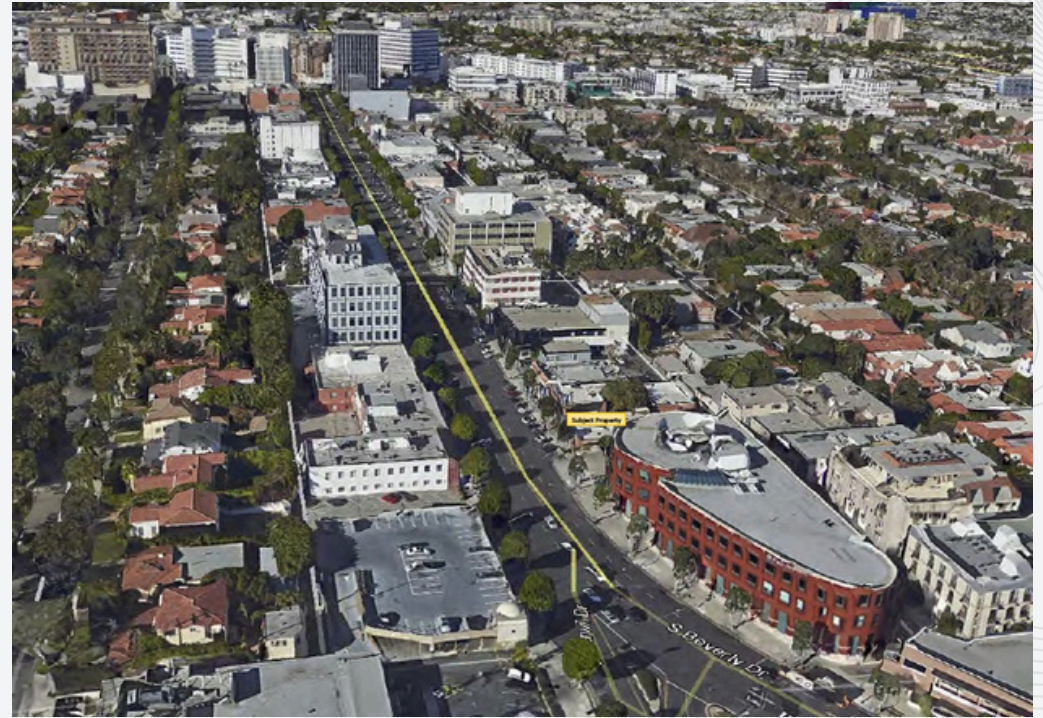
- 2 parking spots

COURTYARD ACCESS - LANDSCAPED & SHADED



BEVERLY HILLS

A world-renowned city celebrated for its luxury and glamour. It's home to the Golden Triangle, a prestigious shopping district featuring world-class boutiques, high-end restaurants, and luxury hotels. Beverly Hills' palm tree-lined streets and beautiful estates attract both celebrities and visitors from around the globe. The city's public spaces, like Beverly Gardens Park, offer scenic walking paths, rose gardens, and the famous Beverly Hills sign. Known for its mix of exclusivity and elegance, Beverly Hills remains a top destination for shopping, dining, and sightseeing in Southern California.



\$2.7BN

Yearly total spending in the city of Beverly Hills

\$161K

Average household income

\$179K

Average household income within a 1 mile radius

7.4MM

Yearly visitors to the city of Beverly Hills

South Beverly Drive Shopping District



**332 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CALIFORNIA**



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