



COMMERCIAL  
ASSET GROUP

470 SAN VICENTE BOULEVARD  
LOS ANGELES, CA 90048



HIGH END CREATIVE OFFICE  
SPACE FOR LEASE

BEVERLY HILLS / LOS ANGELES BORDER



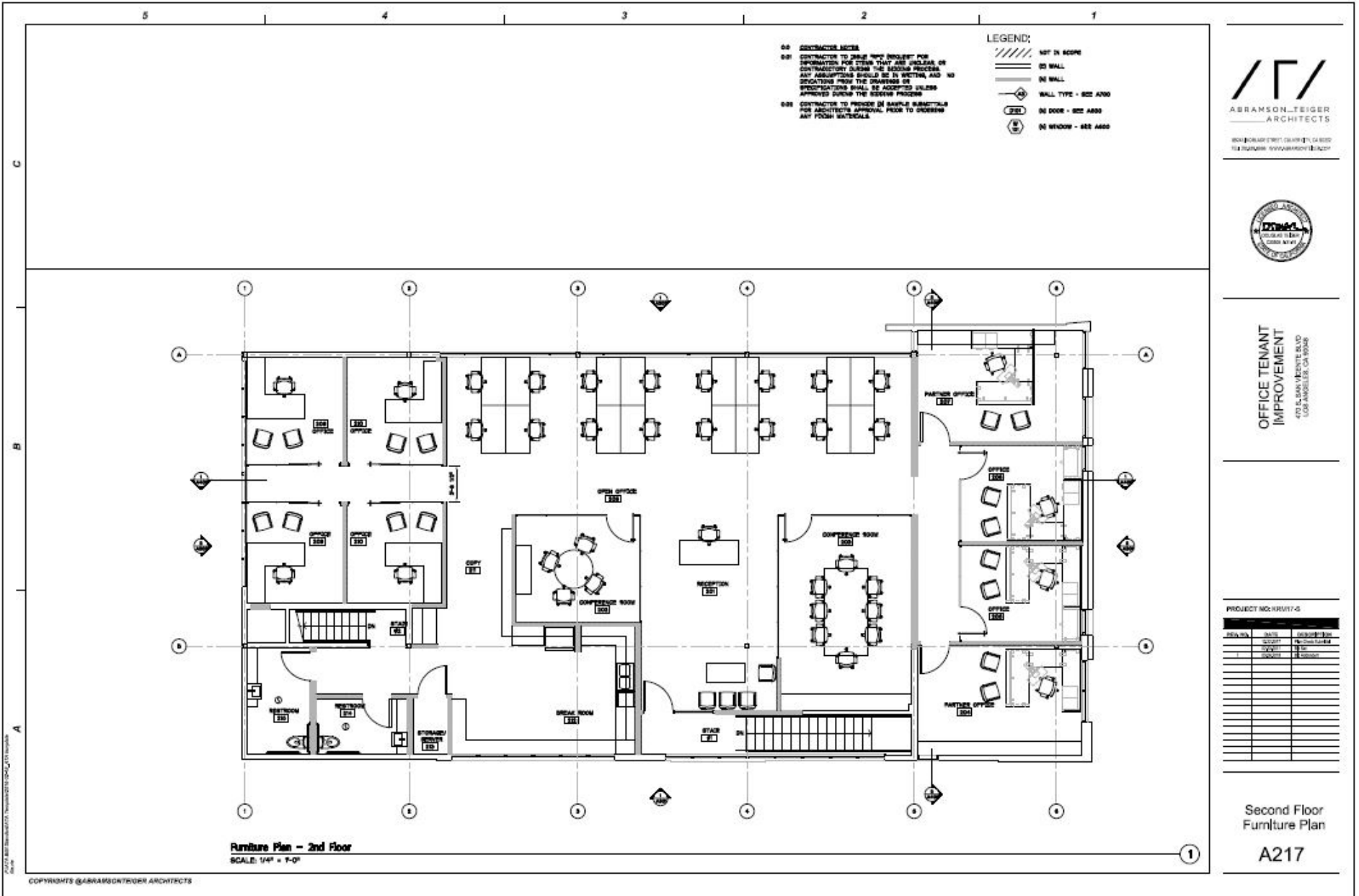
- CREATIVELY BUILT OUT SPACE WITH EXPOSED CEILINGS, 4 EXECUTIVE OFFICES, 8 TOTAL OFFICES, 2 CONFERENCE ROOMS, BULLPEN SPACE & A HIGH END KITCHEN
- CURRENT OCCUPANT IS OWNER/USER MOVING TO BIGGER SPACE SO NO EXPENSE HAS BEEN SPARED - SPACE COMPLETELY RENOVATED IN 2018
- RARE 2 STORY CREATIVE OFFICE SPACE IN THIS NEIGHBORHOOD
- BUILDING TOP SIGNAGE AVAILABLE
- CONVENIENTLY LOCATED ON THE BORDER OF BEVERLY HILLS AND BEVERLY GROVE
- WITHIN WALKING DISTANCE TO THE BEVERLY CENTER, CEDARS SINAI HOSPITAL, THE SLS HOTEL, BEVERLY CONNECTION, TRADER JOES, AND MANY MORE
- ABUNDANT PARKING HAS BEEN SECURED TO BE RENTED ON A MONTHLY BASIS. GREAT STREET PARKING AS WELL FOR GUESTS
- SPACE CAN BE LEASED FURNISHED

**SPACE**  
2ND FLOOR ±3,800 SF

**RATE**  
\$4.25 PSF/MO, MG

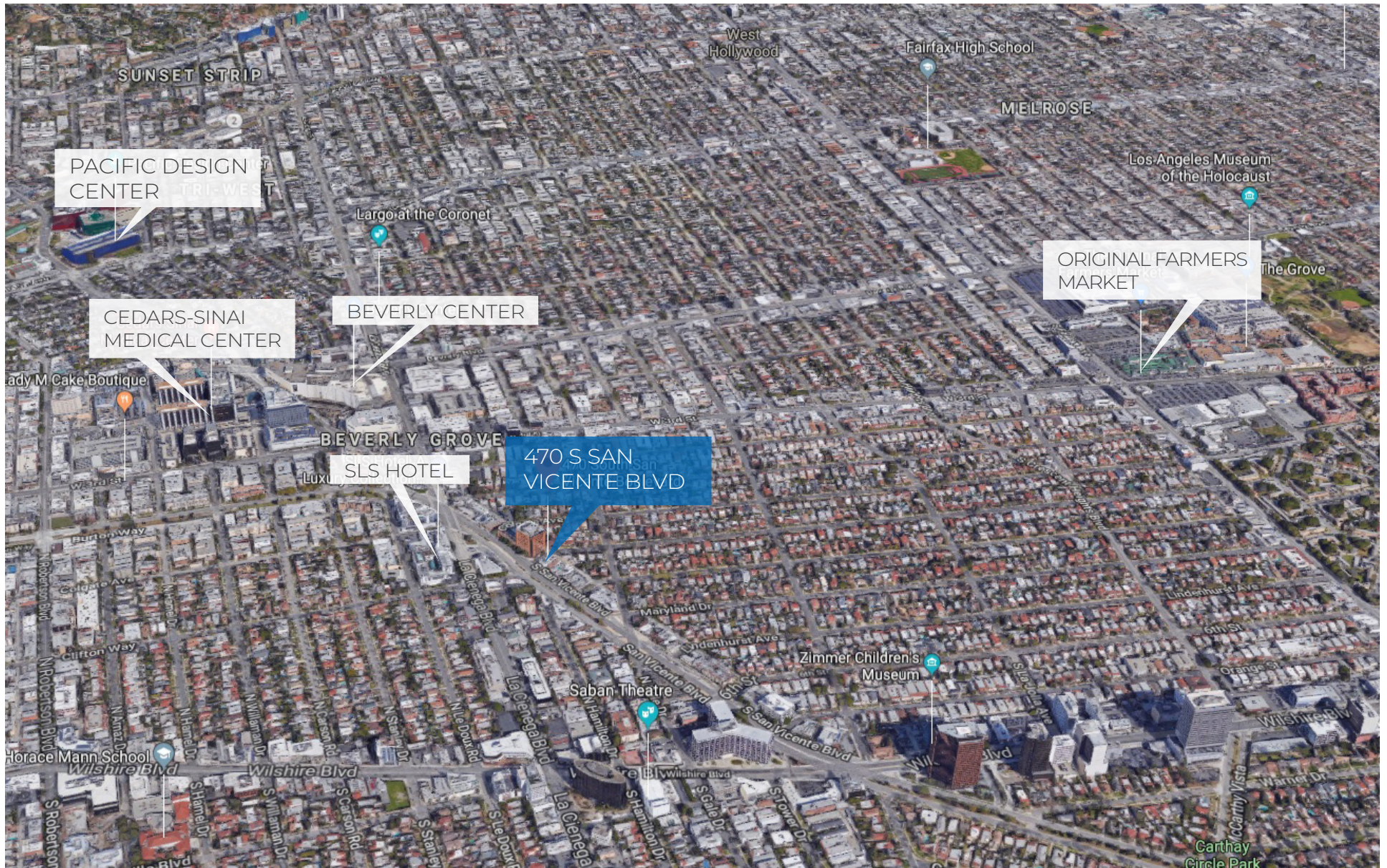
**DELIVERY**  
AUGUST 1, 2022

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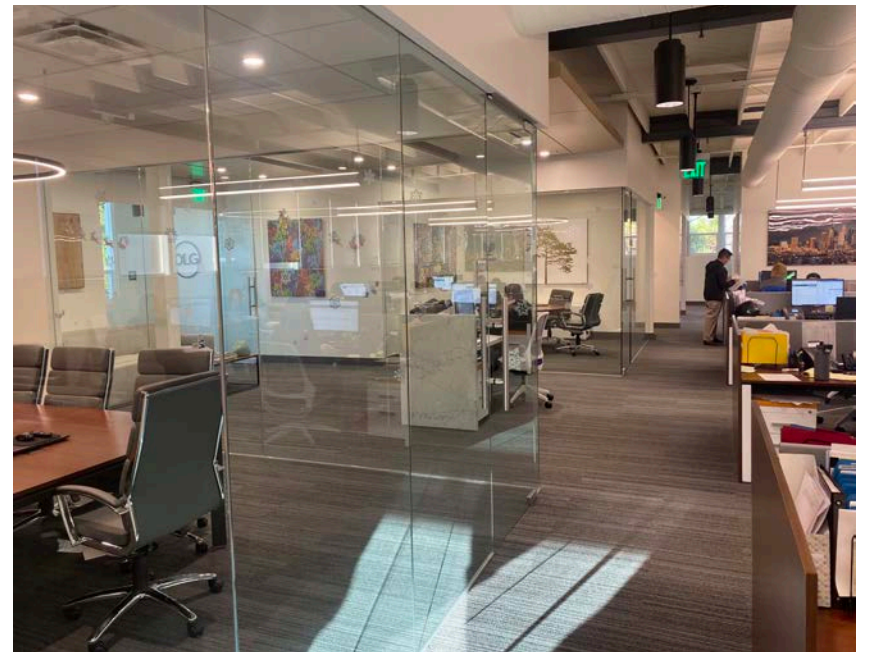
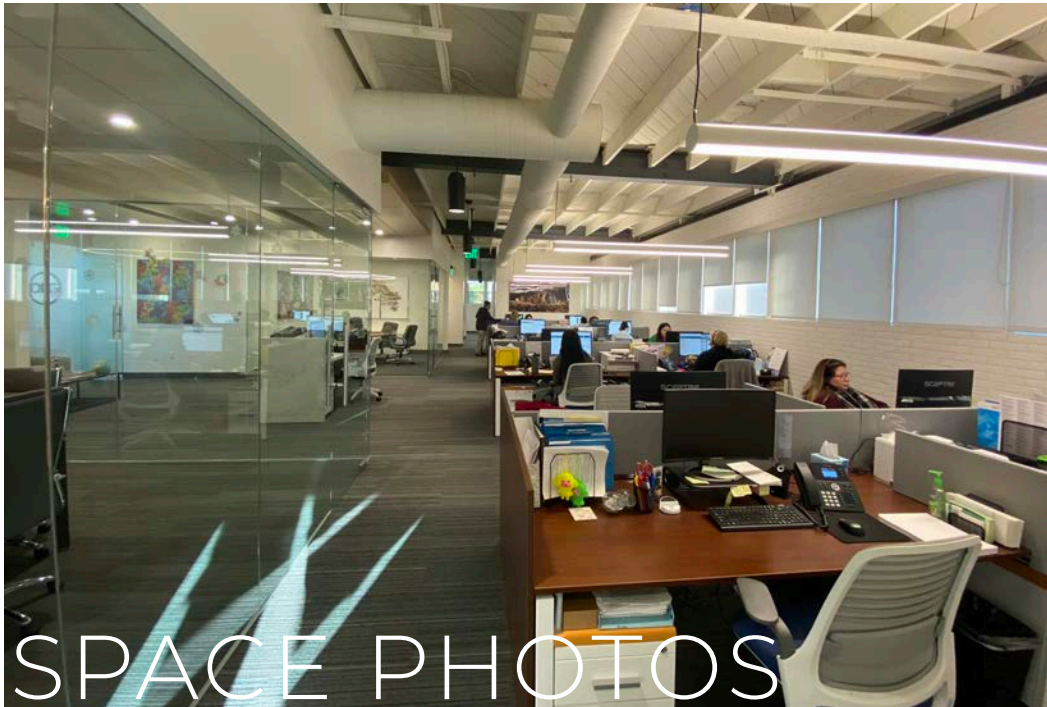
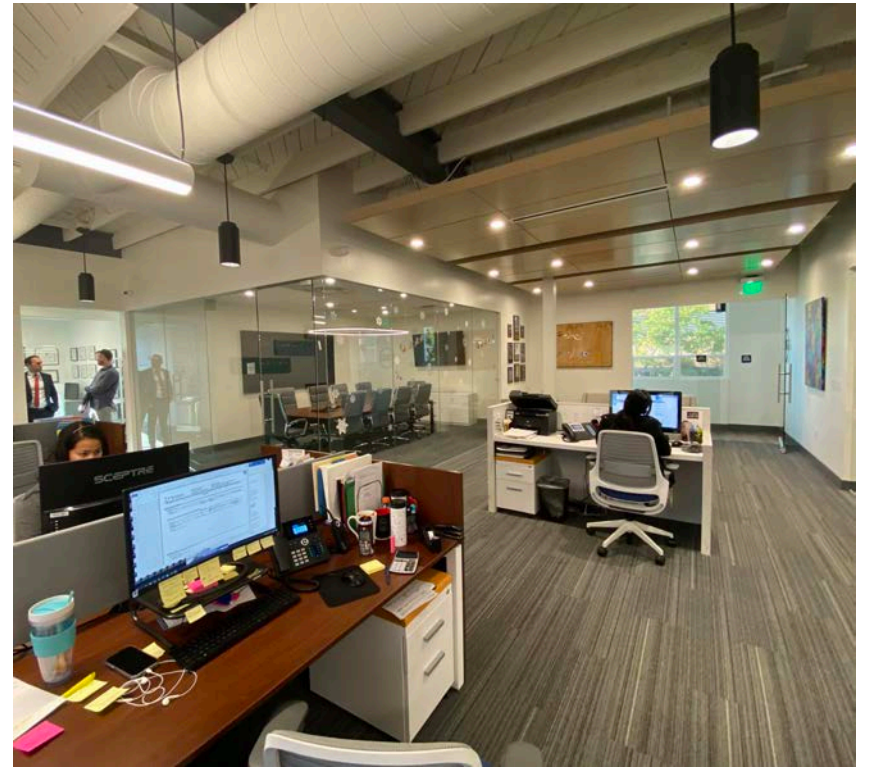
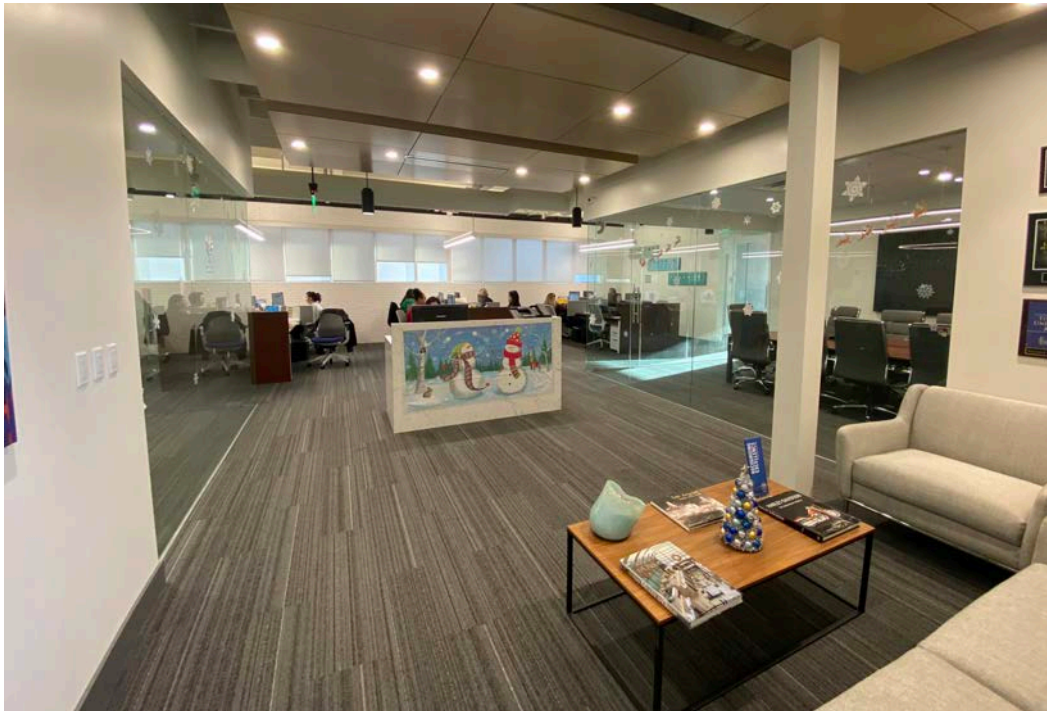
FLOOR PLAN





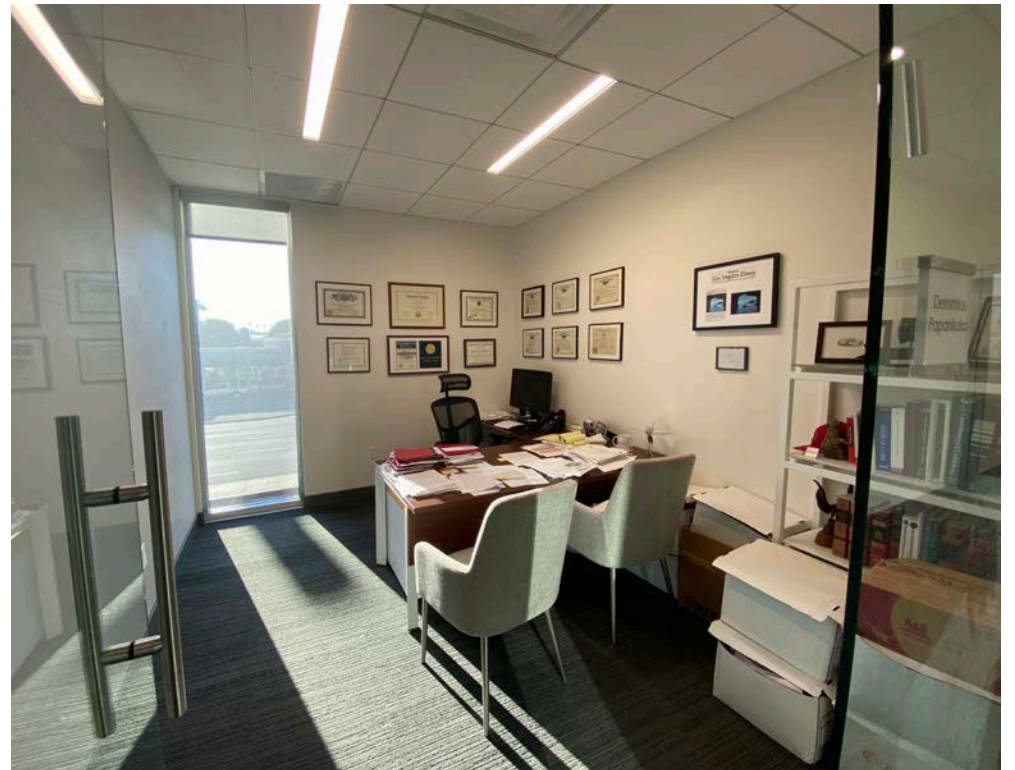
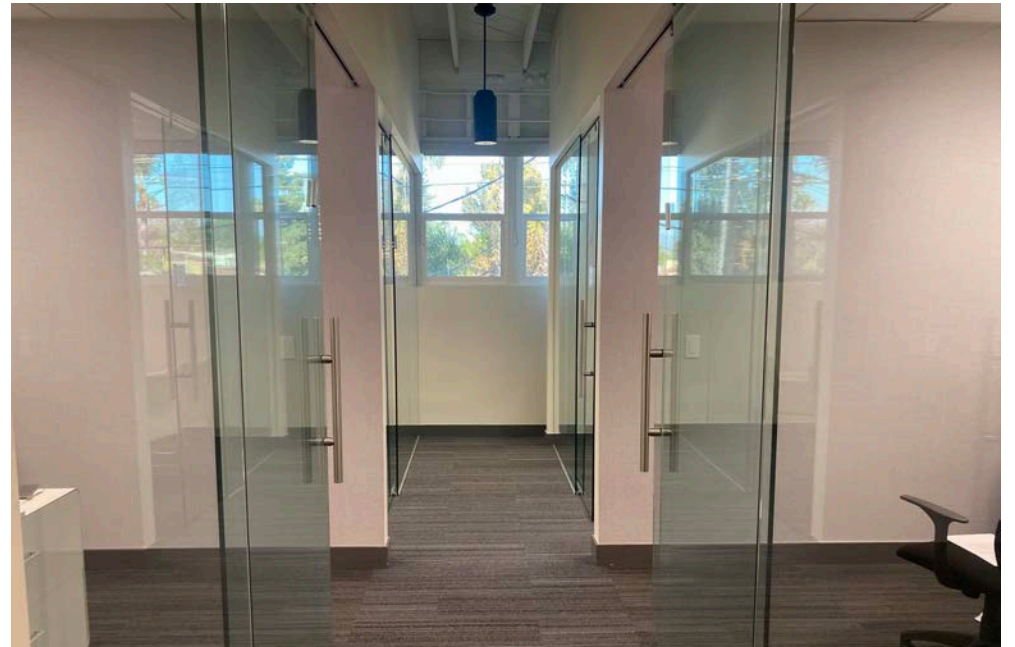
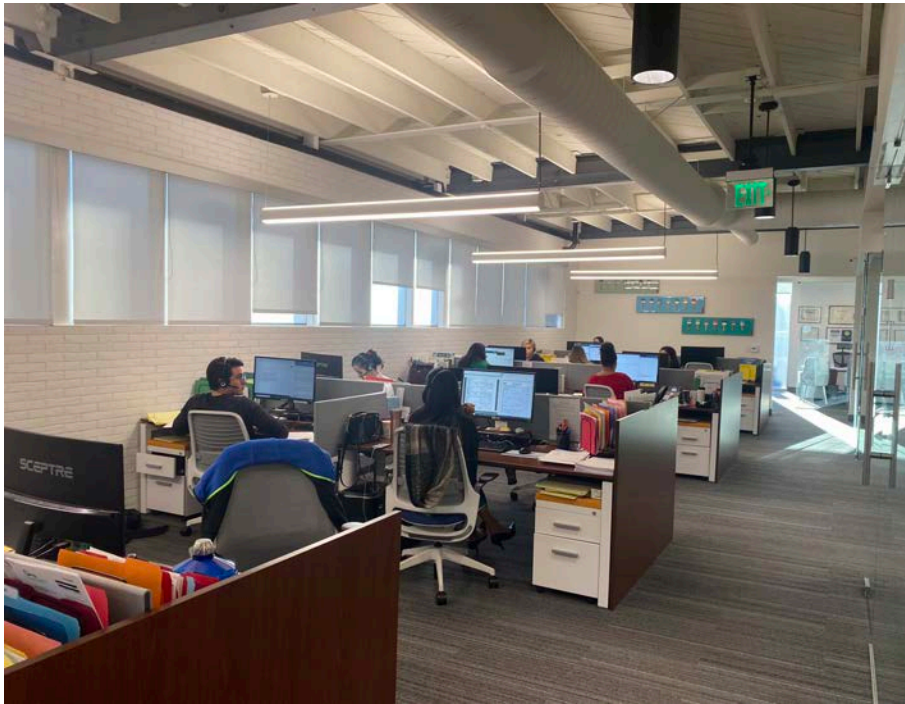
AERIAL





SPACE PHOTOS





SPACE PHOTOS









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