



CREATIVE OFFICE SPACES FOR LEASE

IN THE HEART OF BEVERLY GROVE

8300 BEVERLY BLVD
LOS ANGELES, CA 90048



COMMERCIAL
ASSET GROUP

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

SPACE SIZE

SUITE 200: ±2,000 SF

RENTAL RATE

\$3.50 PSF/MO, MG

PARKING

UP TO 6 SPACES AT \$150/SPACE
ADDITIONAL OFF SITE
PARKING AVAILABLE

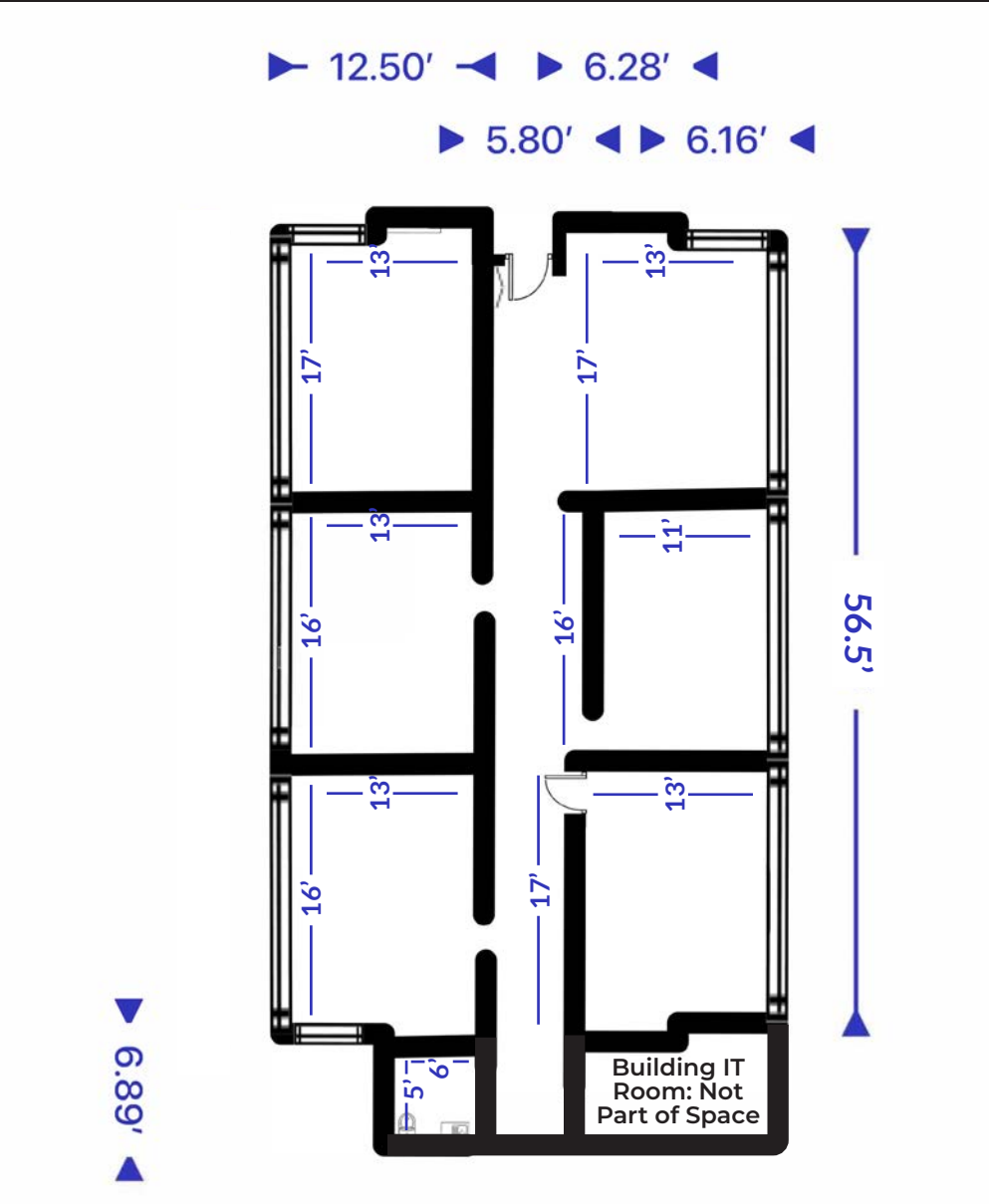
DELIVERY

AVAILABLE NOW

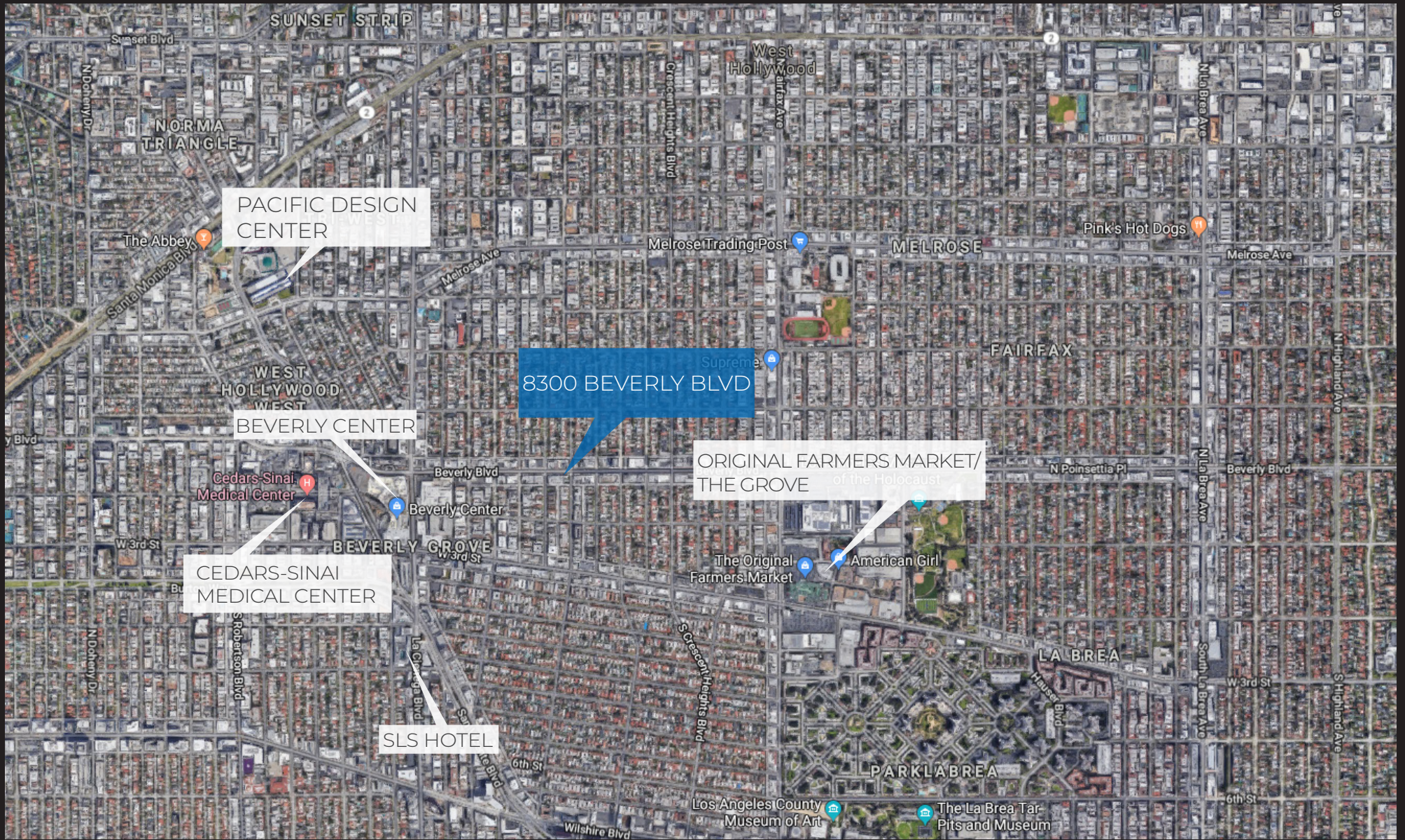
- **2 Story attractive corner office building covered in ivy in the heart of Beverly Grove**
- **Available space is on the 2nd floor in the front of the building consisting of 6 large private offices, a bullpen area that can be converted into a conference room and a dedicated restroom**
- **Space has a dedicated entrance on the ground floor and a small outdoor area**
- **Spaces have been completely renovated with laminate wood flooring and new lighting**
- **Possible signage opportunity**



ADDITIONAL PHOTOS



FLOOR PLAN



AERIAL



COMMERCIAL
ASSET GROUP



DAVID ASCHKENASY
EXECUTIVE VICE PRESIDENT
P 310.272.7381
E DAVIDA@CAGRE.COM
LIC. 01714442

DAVID ICKOVICS
PRINCIPAL
P 310.272.7380
E DJI@CAGRE.COM
LIC. 01315424

COMMERCIAL ASSET GROUP
1801 CENTURY PARK EAST, STE 1550
LOS ANGELES, CA 90067
P 310.275.8222 F 310.275.8223
WWW.CAGRE.COM LIC. 01876070