

# 499 N CANON

BEVERLY HILLS, CA 90210

**FOR LEASE**

OFFICE



**CBRE**

Houman Mahboubi | Marisa Renfro | Greg Briest



# WELCOME TO BEVERLY HILLS

499 N Canon (Office) is strategically located in the prestigious and highly sought-after business district of Beverly Hills, making it an ideal choice for professionals in the office space sector. Its proximity to affluent consumers and the strong real estate environment in Beverly Hills ensures that this space is tailored to meet the expectations of top-tier office professionals and related occupants.

**\$2.03B**  
CONSUMER  
SPENDING

**33,599**  
TOTAL  
POPULATION

**\$2.08M**  
AVG. HH.  
NET WORTH

**1,237**  
LOCAL BUSINESS

# PROPERTY FEATURES



TOTAL SIZE  
3,400 SF

CBRE is pleased to present two unique office space opportunities at 499 N Canon Drive, in the heart of the Beverly Hills Triangle. These fully built-out spaces feature hardwood floors, conference rooms/private offices, a kitchen, and panoramic views extending from the Westside to downtown Los Angeles. A rare opportunity to occupy a space just steps from some of LA's most coveted shopping and dining.

## ADDITIONAL HIGHLIGHTS INCLUDE:



LOCATION  
**SANTA MONICA  
& N CANON**



SUITE 400  
**3,400 SF**



SUITE 405/406  
**585 SF**



RENT  
**AVAILABLE  
UPON REQUEST**



AVAILABILITY  
**IMMEDIATE**



PARKING  
**ON-SITE PARKING, VALET  
AND CLOSE PROXIMITY  
TO CITY OF BEVERLY  
HILLS PARKING**

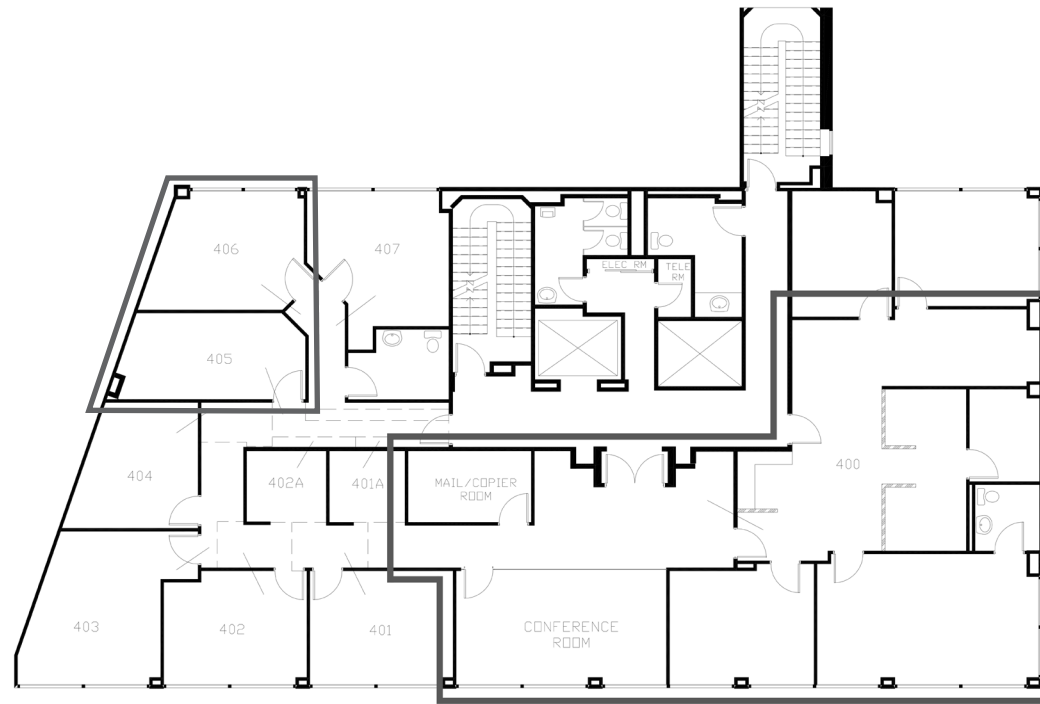
# NEARBY TENANTS



LA DOLCE VITA



# SITE PLAN



\*site plan does not reflect current build-out

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