



ZACUTO GROUP
COMMERCIAL REAL ESTATE

501
S. BEVERLY DRIVE
Beverly Hills

OFFICE / MEDICAL OFFICE
FOR LEASE

LEASE

501 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

AVAILABILITIES

Suite 200: 3,043 SF

RATE*

Office : *\$3.95/SF FSG

Medical : \$5.75/SF FSG

TERM

2-10 years

PARKING

Gated + secured
underground
garage

**\$3.95/SF Teaser Rate on a 3-year deal*

**Suite 200 is available as office or
medical office use*

DETAILS

- Recently renovated corner property at the crossroads of South Beverly and Canon Drive
- Medical tenants can take advantage of high-profile, state of the art surgery center to be completed Q1 2026
- Ownership to provide tenant improvements to convert suite to medical practice
- Currently built out as high-end office
- Highly stylized finishes throughout lobby and common areas



LISTING TEAM



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501 S. BEVERLY DRIVE, BEVERLY HILLS, CA 90212



SUITE 200

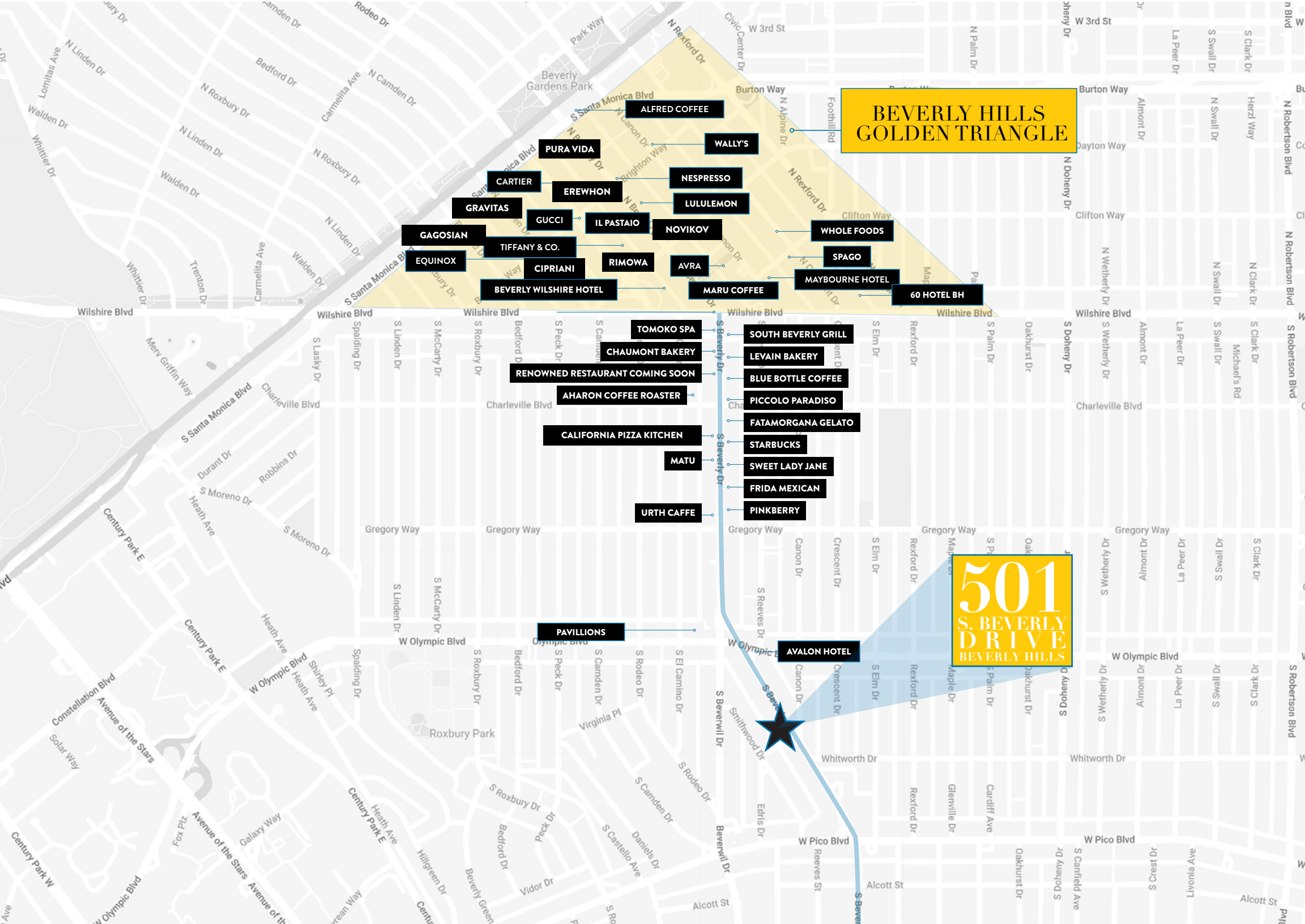
SUITE 200

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SUITE 200



**BEVERLY HILLS
GOLDEN TRIANGLE**

- ALFRED COFFEE
- WALLY'S
- PURA VIDA
- NESPRESSO
- CARTIER
- EREWHON
- LULULEMON
- GRAVITAS
- GUCCI
- IL PASTAIO
- NOVIKOV
- GAGOSIAN
- TIFFANY & CO.
- RIMOWA
- AVRA
- EQUINOX
- CIPRIANI
- BEVERLY WILSHIRE HOTEL
- MARU COFFEE
- MAYBOURNE HOTEL
- 60 HOTEL BH

- TOMOKO SPA
- SOUTH BEVERLY GRILL
- CHAUMONT BAKERY
- LEVIN BAKERY
- RENNOWN RESTAURANT COMING SOON
- BLUE BOTTLE COFFEE
- AHARON COFFEE ROASTER
- PICCOLO PARADISO
- CALIFORNIA PIZZA KITCHEN
- FATAMORGANA GELATO
- MATU
- STARBUCKS
- URTH CAFFE
- SWEET LADY JANE
- FRIDA MEXICAN
- PINKBERRY

- PAVILLIONS
- AVALON HOTEL

**501
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DRIVE
BEVERLY HILLS**

WALKING DISTANCE TO THE BEST OF BEVERLY HILLS



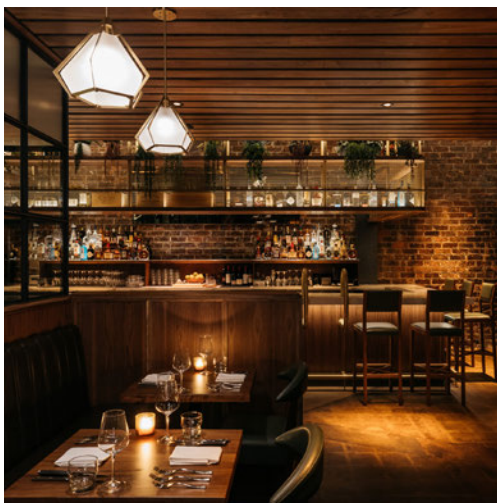
📍 **URTH CAFFÈ**



📍 **BLUE BOTTLE COFFEE**



📍 **AVRA**



📍 **MATU**



📍 **ALFRED COFFEE**



📍 **AVALON HOTEL**

**GUCCI
OSTERIA**
da Massimo Bottura

CUT
by WOLFGANG PUCK

SUGARFISH
BY SUSHI NOZAWA

il Pastaio
Ristorante • Bar

EST. 1915
NEW YORK CITY
DANTE
Beverly Hills

SOUTH BEVERLY GRILL

CIPRIANI

SUR LE VERT
WINE BAR

THE
MAYBOURNE
BEVERLY HILLS

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