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405
SOUTH
BEVERLY
DRIVE

**BEVERLY HILLS BUILDING
AVAILABLE
FOR SALE OR LEASE**



405 S. Beverly is a three-story jewel box building with approximately 36,000 square feet of office space and two levels of parking.

PROPERTY DETAILS

Premises	36,552 SF
Rent	Call Broker for details
Parking	2.0 / 1,000 at \$200 per space
Term	Negotiable
Sale Price:	\$28,000,000







UNMATCHED SURROUNDING AMENITY BASE

405 S. Beverly is exceptionally well-located on Beverly Drive and directly adjacent to the Beverly Hills Golden Triangle, boasting a coveted “Walker’s Paradise” designation (Walkscore.com – 93 out of 100). Not only does the amenity-rich location offer a prestigious Beverly Hills address, but it provides occupants and visitors with direct access to world-class hotels and shopping, highly-acclaimed restaurants, and prime residential communities.

The Property’s premium location and immediate access to amenities provides for a solid, long-term tenant base and strong demand.

The Property enjoys easy access to first-class restaurants such as Matu, South Beverly Grill, Matsuhisa, Mastro’s, Sugarfish, Urasawa, Spago, Funke, Crustacean, Gucci Osteria da Massimo Bottura, Danta, La Scala, Il Pastaio, Cipriani, Cut, Porta Via, Avra and more.

405 S. Beverly is walking distance to world-renowned hotels including The Maybourne, L’Ermitage, The Peninsula Beverly Hills, The Avalon, The Beverly Wilshire, The Beverly Hills Hotel, and The Waldorf Astoria.

World-class retailers such as Saks Fifth Avenue, Neiman Marcus, Gucci, Louis Vuitton, Tiffany’s, Cartier, and many more, are all just steps from the Property.



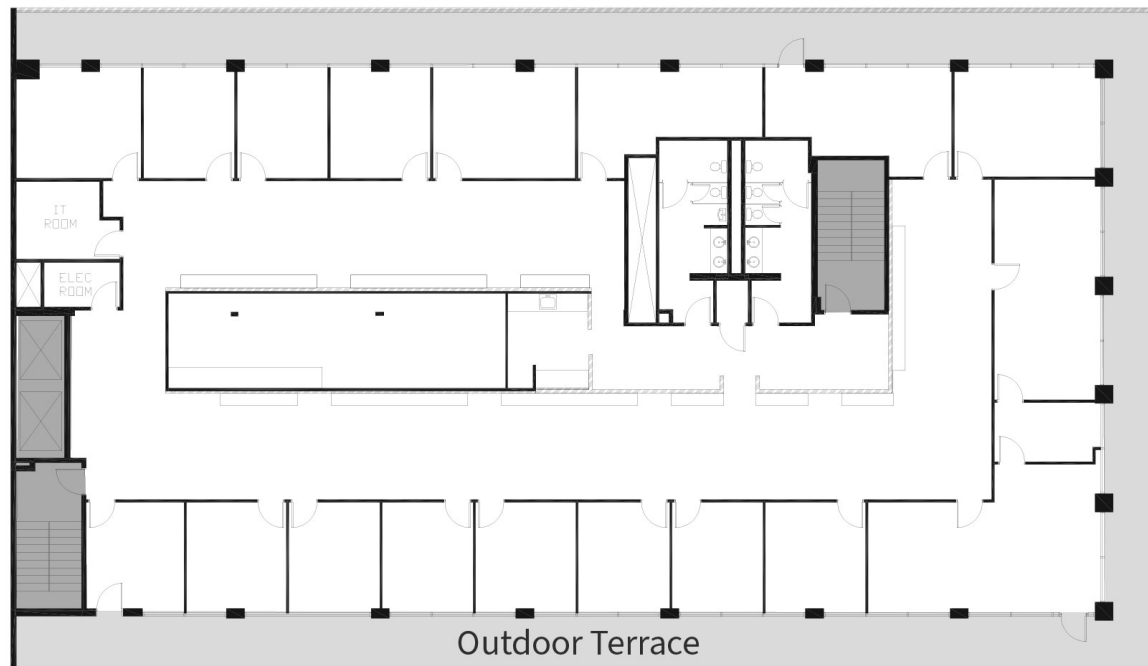
5th Floor	10,858 RSF
4th Floor	10,890 RSF
3rd Floor	14,773 RSF
TOTAL	36,521 RSF



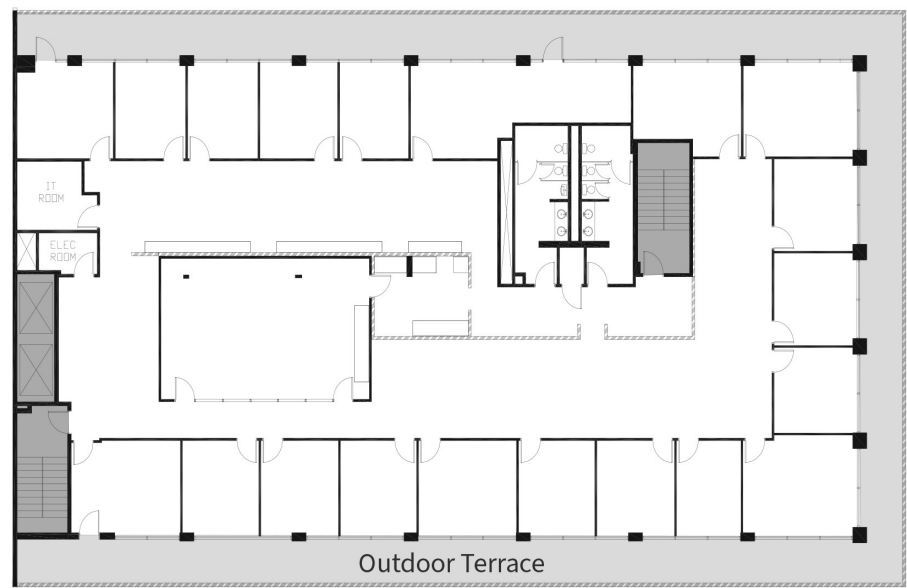




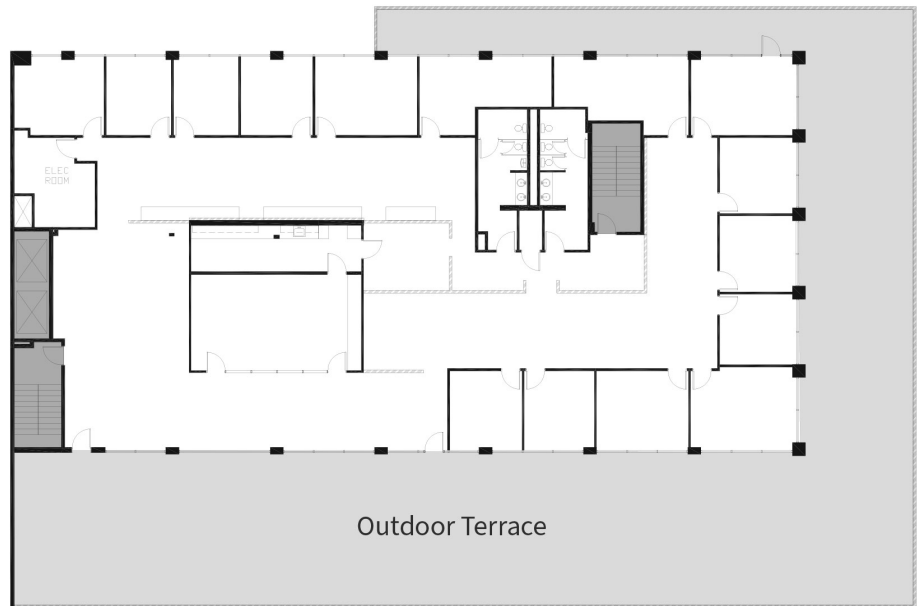
5TH FLOOR: 10,858 RSF



4TH FLOOR: 10,891 RSF



3RD FLOOR: 14,774 RSF



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FOR MORE INFORMATION:

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