

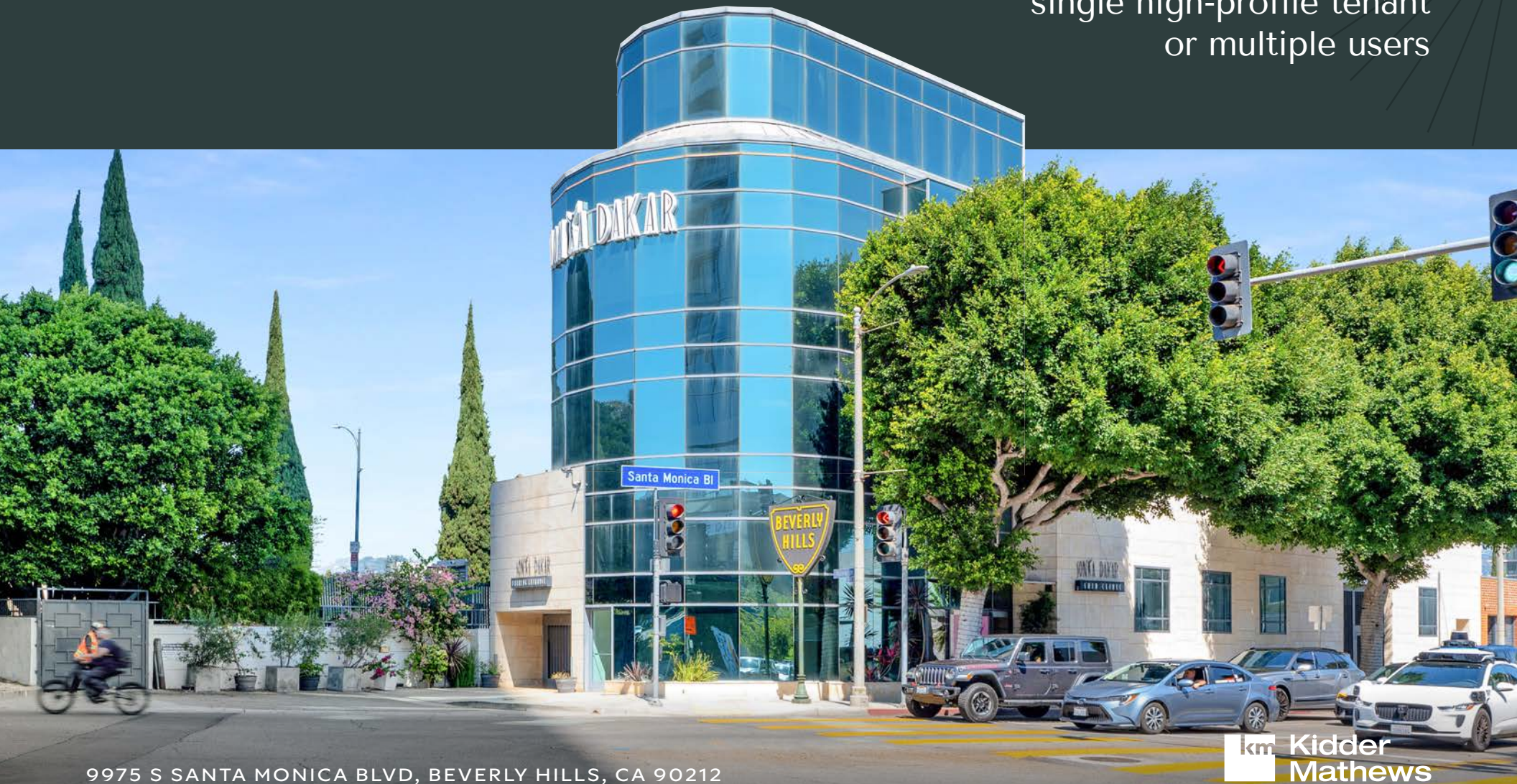


SONYA DAKAR

BUILDING

Rare Beverly Hills Trophy Property

Premier leasing opportunity
offering flexible space for a
single high-profile tenant
or multiple users



9975 S SANTA MONICA BLVD, BEVERLY HILLS, CA 90212

 **Kidder
Mathews**

An iconic property at the gateway to Beverly Hills, the Sonya Dakar Building offers an unparalleled leasing opportunity in one of the most prestigious corridors in Los Angeles.

Positioned directly across from One Beverly Hills, a \$10 billion ultra-luxury development featuring the Aman Hotel, ultra-high-end residences, and 8 acres of botanical gardens, this property sits at the nexus of Beverly Hills and Century City, surrounded by world-class dining, boutiques, and entertainment.





PROPERTY HIGHLIGHTS



Secure gated parking available at building standard rates with two private garages — one per floor or both for a single tenant



Panoramic views of LA Country Club, Century City, and the Beverly Hills skyline



Prominent Beverly Hills address with exceptional branding opportunity

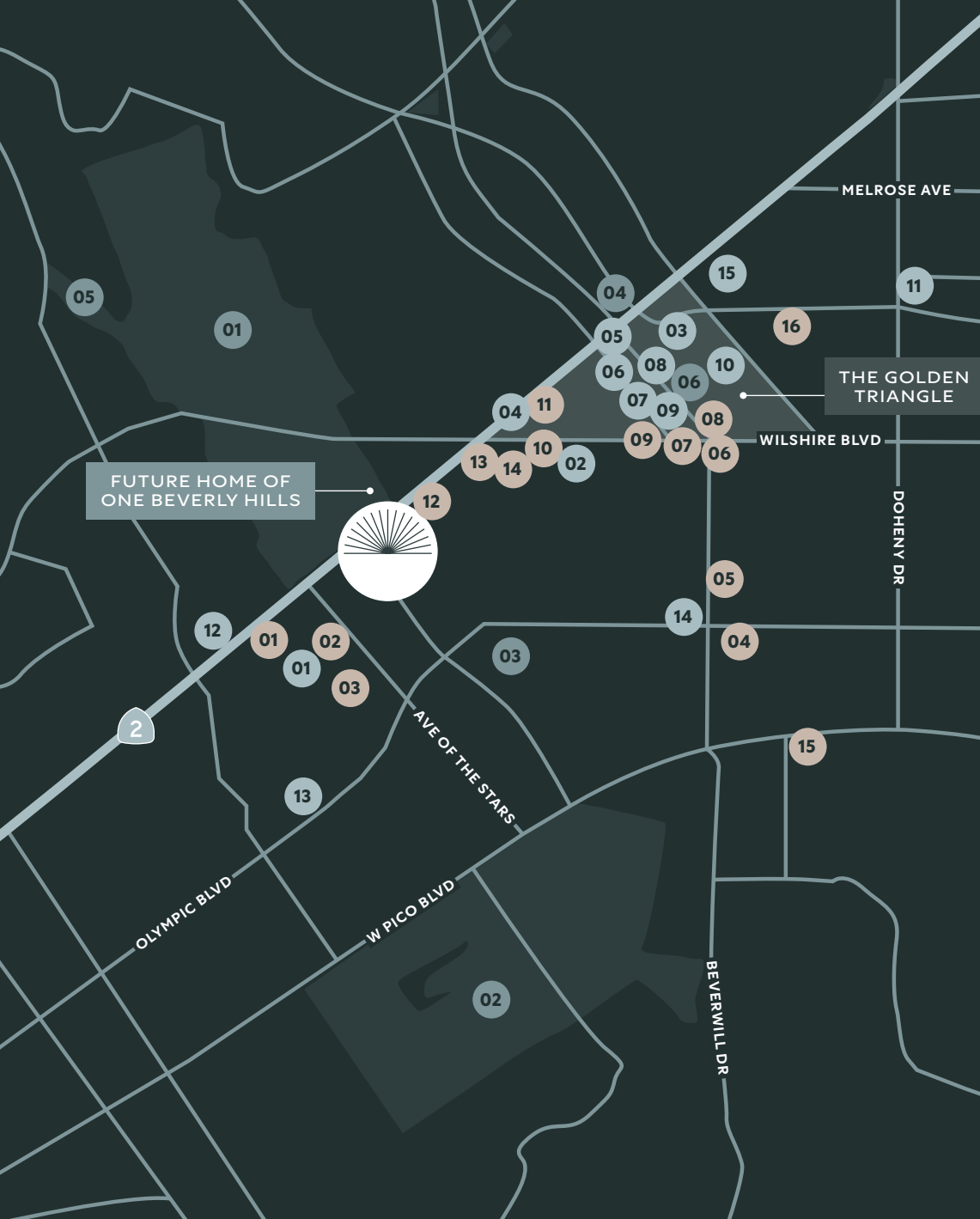
Nearly the entire building is available for lease — deliverable as a single tenant space or divisible into two distinct units

2nd Floor	±5,200 RSF	\$5.95/SF
3rd Floor	±5,600 RSF	\$5.95/SF
Penthouse	±1,200 RSF	Negotiable

AN ICONIC LOCATION

Directly across from One Beverly Hills — a transformative \$10B ultra-luxury mixed-use development featuring residences, hotel, and 8 acres of public gardens





Walking distance to Rodeo Drive, Beverly Hills Triangle, and world-class restaurants and boutiques with quick access to Century City, Westwood, and West Hollywood

RESTAURANTS & BARS

- | | |
|--------------------------------|--------------------------|
| 1 Javier's | 9 The Grill on the Alley |
| 2 Din Tai Fung | 10 Guisados |
| 3 Hinoki & the Bird | 11 Faregrounds |
| 4 Viviane | 12 Nerano |
| 5 Beverlizz Cafe | 13 The Belvedere |
| 6 Honor Bar | 14 Bar Noir |
| 7 THE Blvd Restaurant & Lounge | 15 Factor's Famous Deli |
| 8 Avra Beverly Hills | 16 goop Kitchen |

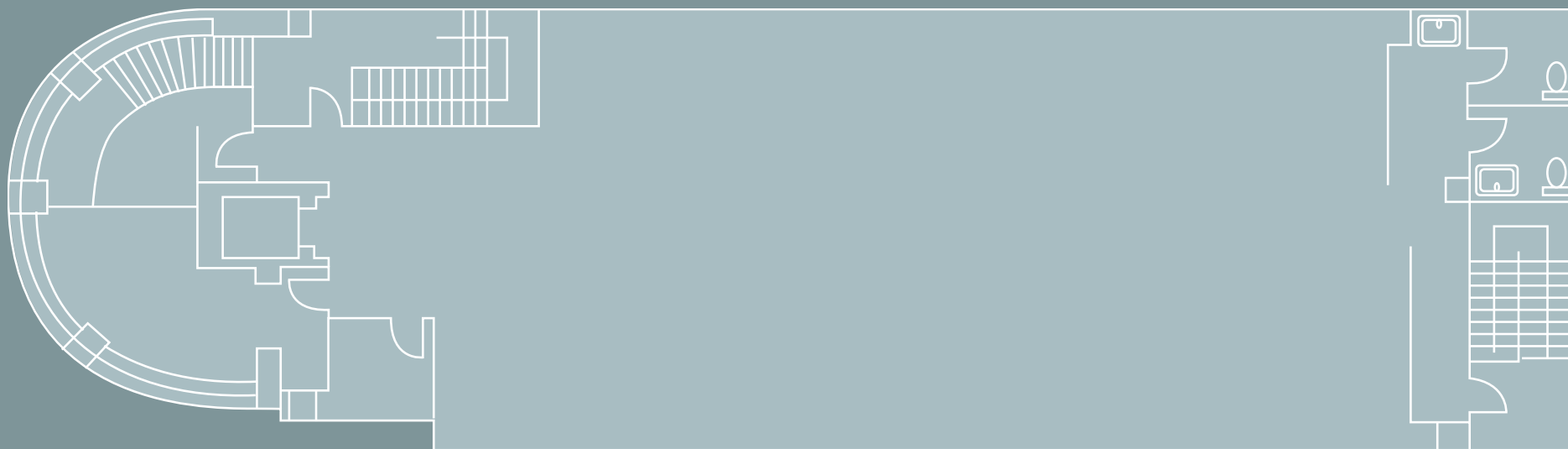
SHOPPING

- | | |
|--------------------------|--------------------------------|
| 1 Westfield Century City | 9 Two Rodeo |
| 2 Neiman Marcus | 10 Beverly Hills Market & Deli |
| 3 Alo | 11 Bristol Farms |
| 4 The Cheese Store | 12 Pirelli P ZERO World |
| 5 Hermes | 13 Ralphs Fresh Fare |
| 6 Cartier | 14 Pavillions |
| 7 Gucci | 15 Mercedes-Benz of BH |
| 8 Erewhon | |

RECREATION

- | | |
|--------------------------------|-----------------------------|
| 1 The Los Angeles Country Club | 4 Beverly Hills Garden Park |
| 2 Rancho Park Golf Course | 5 Holmby Park |
| 3 Roxbury Park | 6 Beverly Canon Gardens |

SECOND FLOOR



±5,200 RSF

AVAILABLE SPACE

\$5.95/SF

ASKING LEASE RATE

- Modern, open design with exposed ceilings and polished concrete floors
- 2 private offices + large open space
- 3 restrooms
- Ideal for creative office, medical, or showroom use



SECOND FLOOR



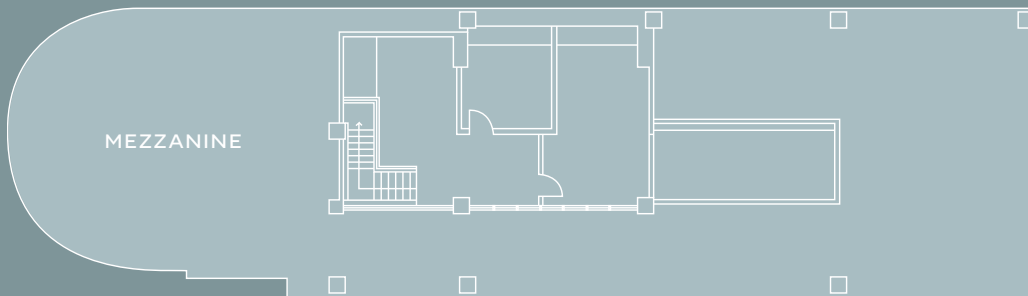
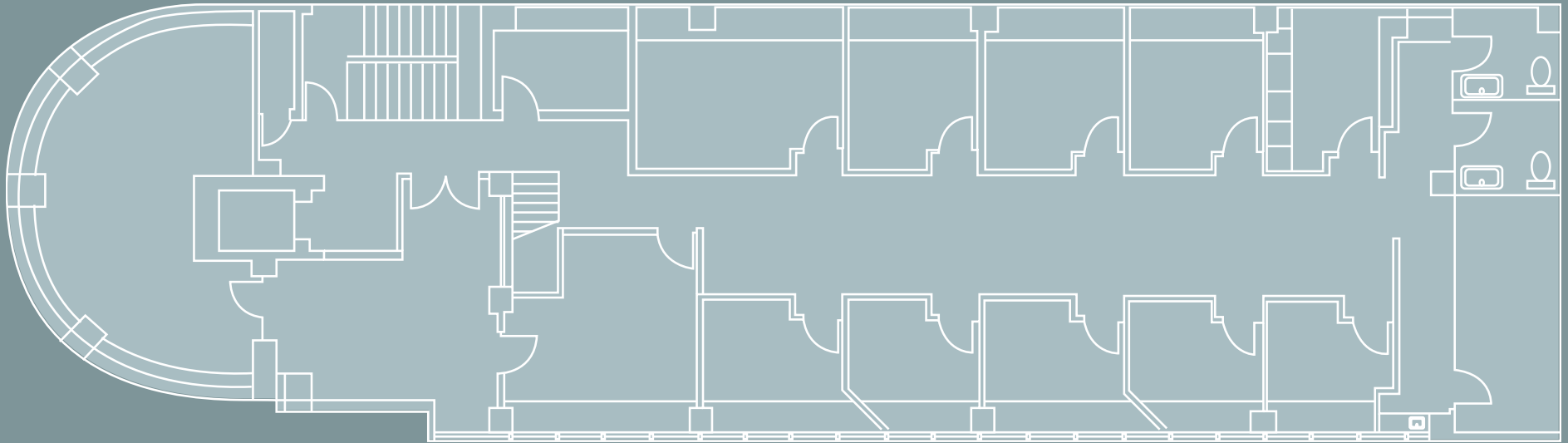
THIRD FLOOR

±5,600 RSF

AVAILABLE SPACE

\$5.95/SF

ASKING LEASE RATE



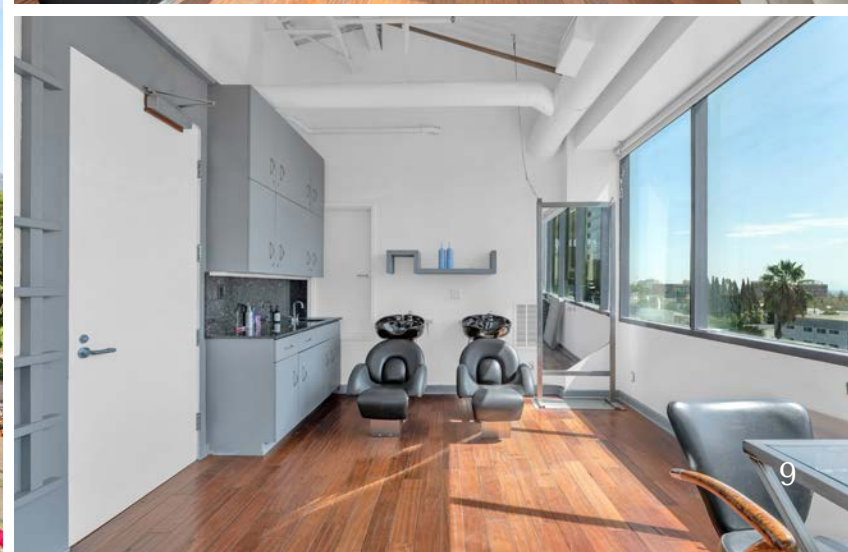
- 10 private offices / treatment / exam rooms with sinks throughout
- Reception area and 3 restrooms
- Mezzanine level and modern finishes throughout
- Perfect for medical, wellness, or executive office users



PENTHOUSE + ROOFTOP DECK



KIDDER MATHEWS • FOR LEASE • SONYA DAKAR BUILDING





SONYA DAKAR

BUILDING

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