

Signage Here

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

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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

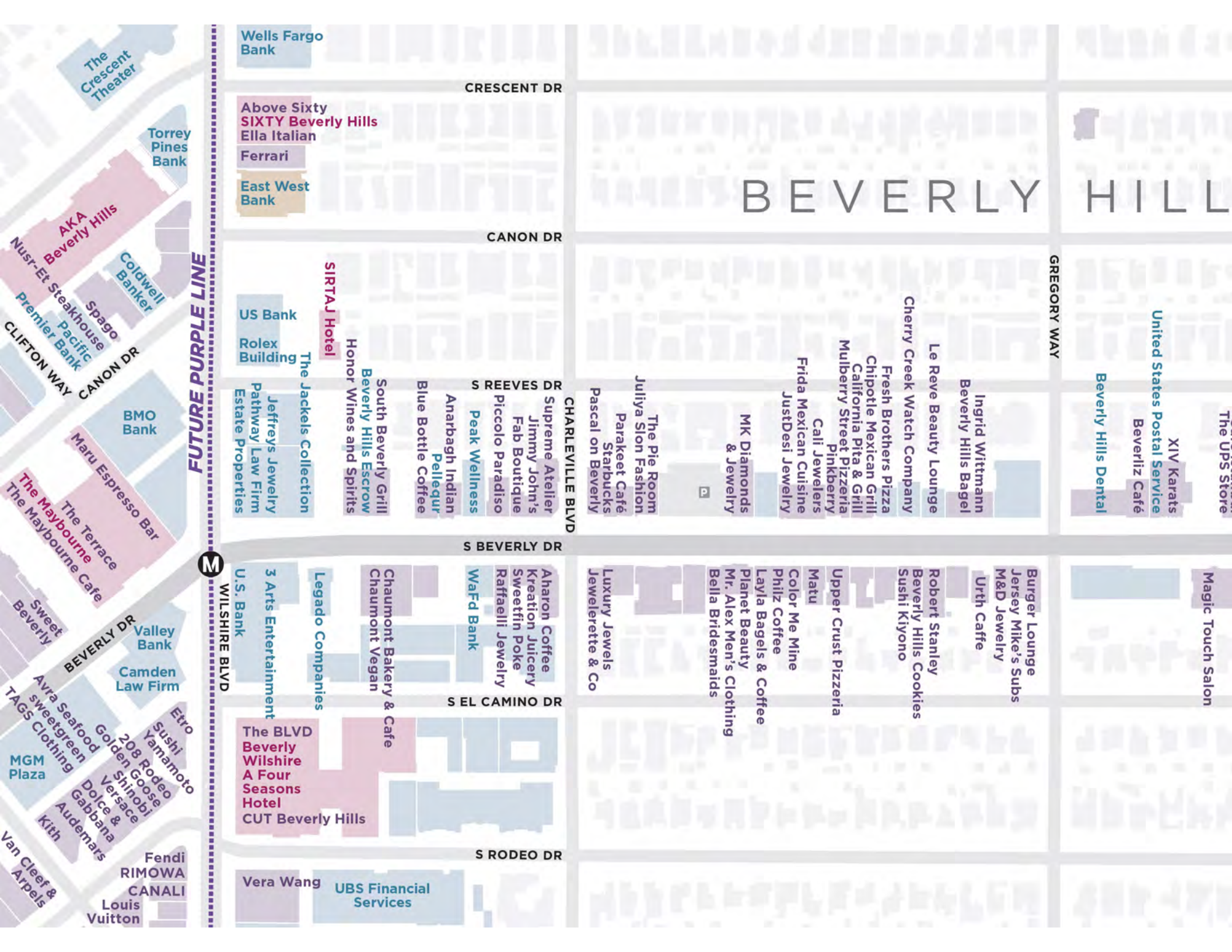
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# BEVERLY HILLS

GREGORY WAY

The UPS Store

XIV Karats  
United States Postal Service  
Beverlyz Café

Beverly Hills Dental

Magic Touch Salon

Burger Lounge  
Jersey Mike's Subs  
M&D Jewellery  
Urth Caffé

Robert Stanley  
Beverly Hills Cookies  
Sushi Kiyono

Upper Crust Pizzeria

Matu

Color Me Mine  
Philz Coffee  
Layla Bagels & Coffee

Planet Beauty  
Mr. Alex Men's Clothing  
Bella Bridesmaids

Luxury Jewels  
Jewelerette & Co

S BEVERLY DR

S EL CAMINO DR

S RODEO DR

CHARLEVILLE BLVD

CRESCENT DR

CANON DR

Wells Fargo Bank

Above Sixty  
SIXTY Beverly Hills  
Ella Italian

Ferrari

East West Bank

US Bank  
Rolex Building

SIRTAJ Hotel

Honor Wines and Spirits  
South Beverly Grill  
Beverly Hills Escrow

Supreme Atelier  
Jimmy John's  
Fab Boutique  
Piccolo Paradiso  
Peak Wellness  
Anarbagh Indian  
Pellegrin  
Blue Bottle Coffee

The Jackels Collection  
Jeffreys Jewelry  
Pathway Law Firm  
Estate Properties

WILSHIRE BLVD

3 Arts Entertainment  
U.S. Bank

Legado Companies

Chaumont Bakery & Cafe  
Chaumont Vegan

Aharon Coffee  
Kreation Juicery  
Sweetfin Poke  
Raffaelli Jewelry  
WaFd Bank

The BLVD  
Beverly Wilshire  
A Four Seasons Hotel  
CUT Beverly Hills

Vera Wang

UBS Financial Services

FUTURE PURPLE LINE

M

The Crescent Theater

Torrey Pines Bank

AKA Beverly Hills

Nusr-Et Steakhouse  
Premier Bank  
Coldwell Banker  
Spago  
Pacific

Coldwell Banker

BMO Bank

Maru Espresso Bar  
The Terrace  
The Maybourne Cafe

Valley Bank  
Camden Law Firm

Sweet Beverly  
Avra Seafood  
Golden Goose  
Shinobi  
Versace  
Dolce & Gabbana  
Audemars  
Kith  
Fendi  
RIMOWA  
CANALI  
Louis Vuitton  
Van Cleef & Arpels



## 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

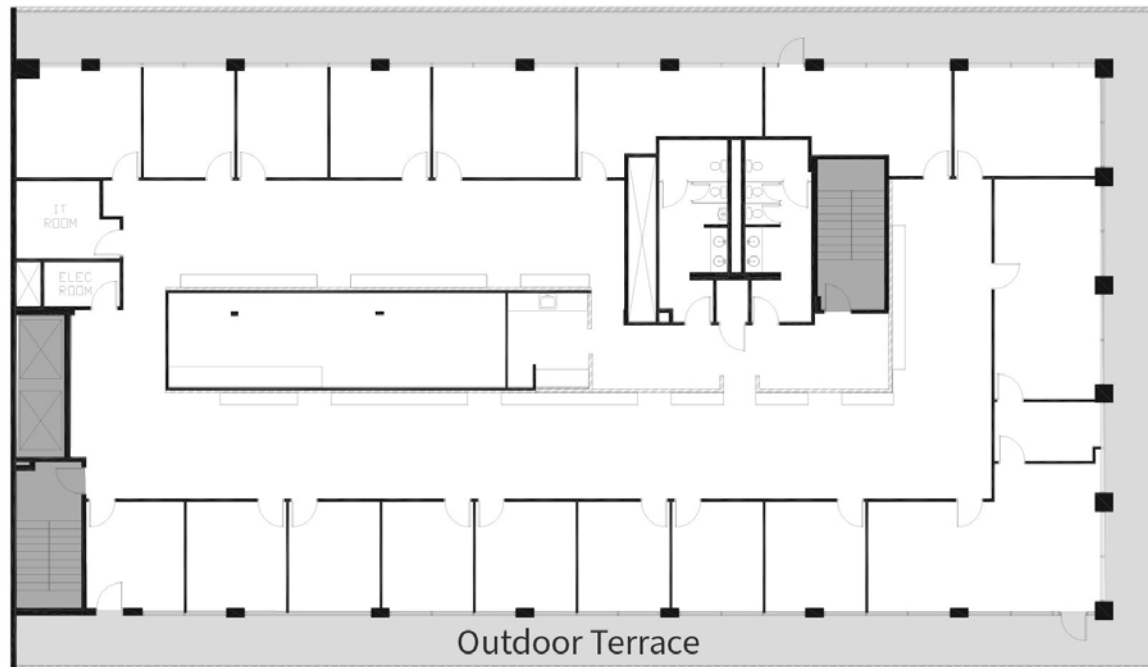






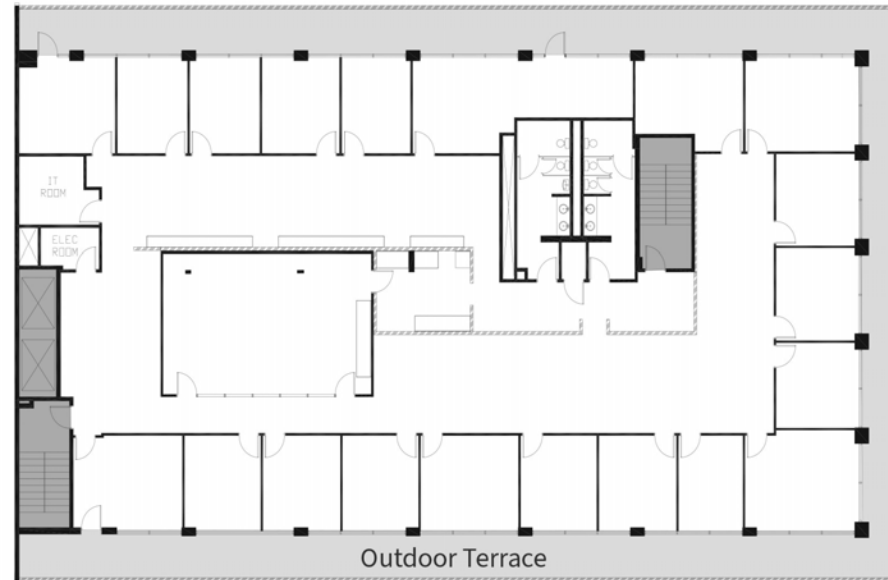


5TH FLOOR: 10,858 RSF

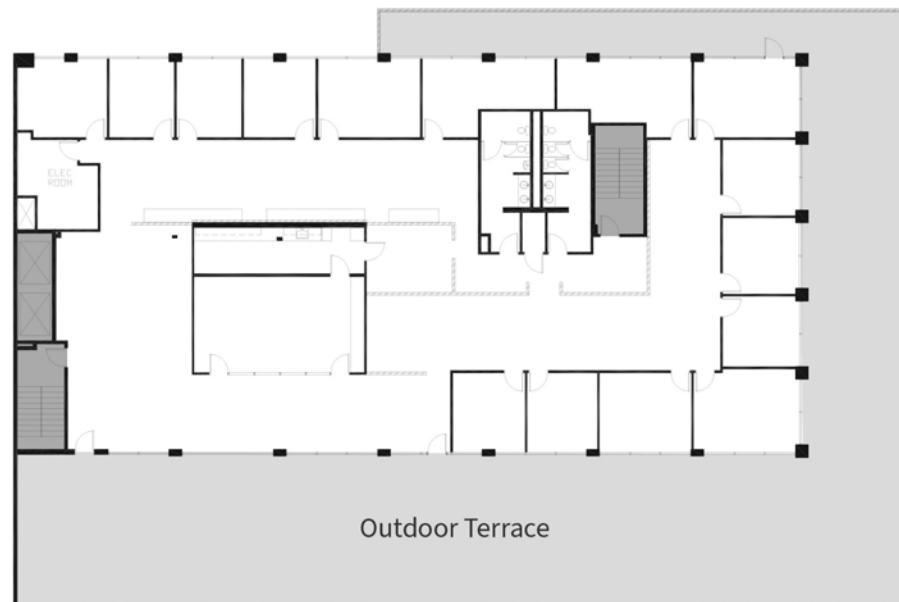




**4TH FLOOR: 10,891 RSF**



**3RD FLOOR: 14,774 RSF**



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**FOR MORE INFORMATION:**

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