

FOR LEASE

± 500 - 630 SF, 2 PRIVATE OFFICES WITH OPEN SPACE
PERFECT TO MOVE OUT OF THE HOME OFFICE

8170 Beverly Boulevard

LOS ANGELES CA 90048



For more information contact:

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WESTMAC Commercial Brokerage Company

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

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Commercial Brokerage Company

Property Information

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LOCATION	8170 Beverly Boulevard Los Angeles, CA 90048
SIZE	± 500 - 630 square feet
LEASE RATE	\$3.50 , per Square foot, full service gross <i>(Contact broker for details regarding the price per suite)</i>
LEASE TERM	Two [2] to Three [3] years
PARKING	Subterranean parking; \$90 per space, per month
AVAILABLE	Immediately
ZONING	LAC-2
APN	5511-006-029

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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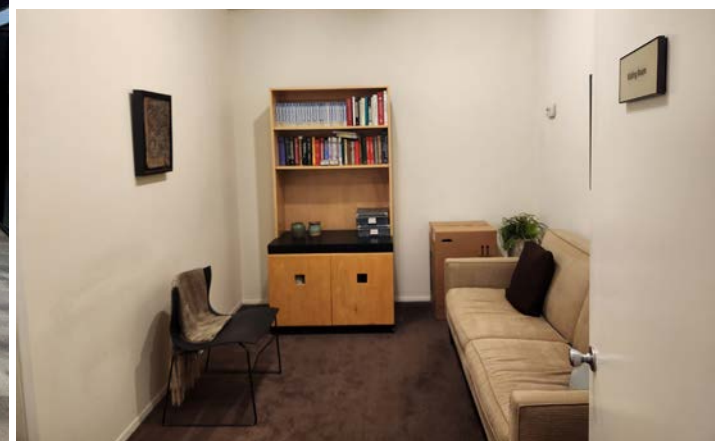
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Suite Information

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SUITE	LEVEL	SQUARE FOOTAGE	FEATURES
110	1	± 500	<ul style="list-style-type: none">• One (1) large office with a second room, currently used as a waiting room• Newly renovated office suites consisting of large reception leading into two separate offices
203	2	± 630	<ul style="list-style-type: none">• Great natural light, new flooring, suite comes with a sink• Ideal for therapists, smaller office users, any business desiring a creative airy suite



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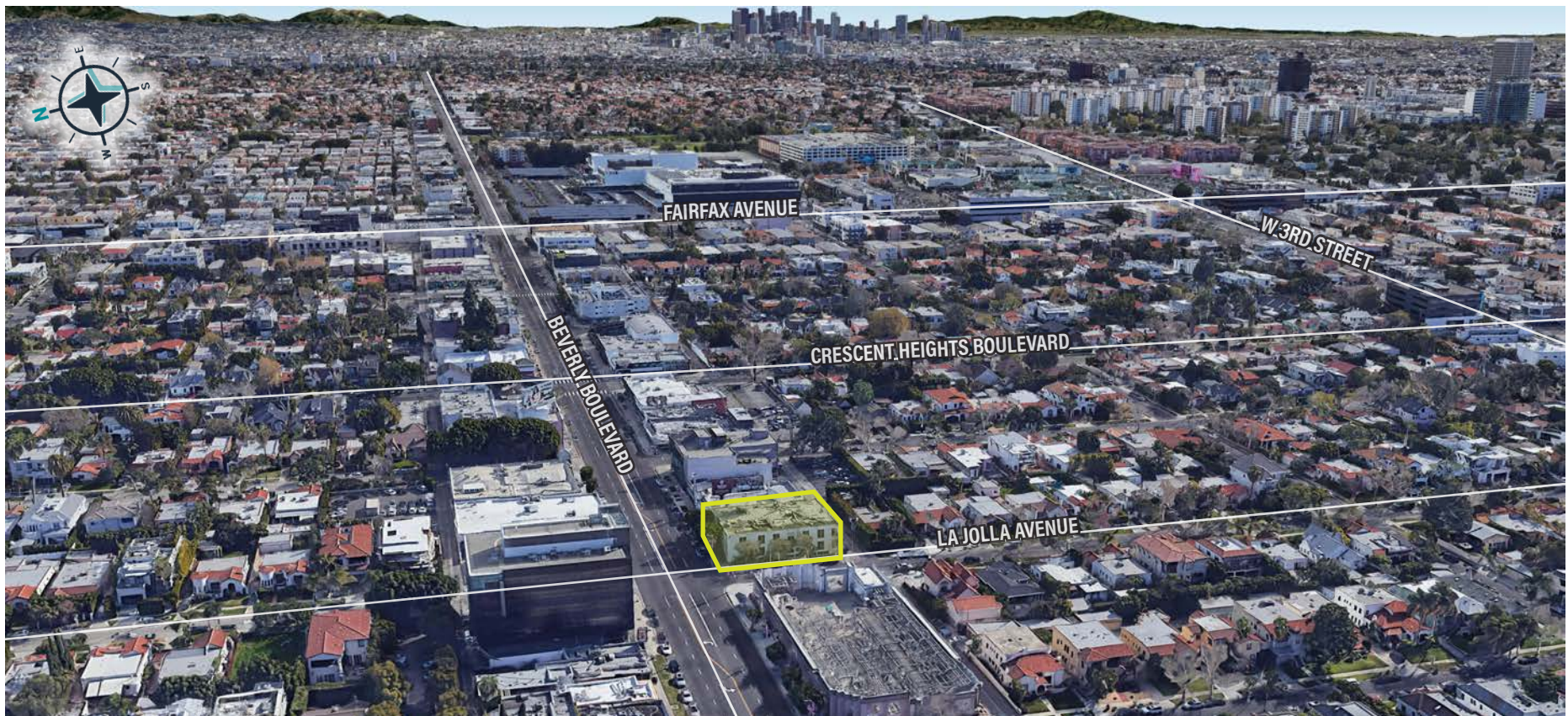
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Property Features

- » Centralized location in Los Angeles, adjacent to West Hollywood, Hollywood, and Beverly Hills.
- » Quiet, professional office building that caters to all businesses and types of tenants.
- » Current tenant mix of Therapists, Entertainment Companies, Clothing Designers, and Real Estate Offices.
- » A multitude of amenities including great restaurants within walking distance.
- » Small individual office suites are available as well as multi-office larger suites.
- » A number of the available suites come with an outdoor patio/balcony area.
- » Ideal opportunity to move your office out of your home. Ability to start small and expand later on.
- » Janitorial service empties trash cans in suites daily.



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Suite Pictures

Pictures taken from suites 110 and 203. Please contact the agent for more information or a tour.



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BEVERLY GROVE

The subject property, 8170 Beverly Boulevard, is located in the Beverly Grove neighborhood of Los Angeles. Just under one mile away from The Grove and the Original Farmer's Market, tenants based out of the subject property will enjoy ample amenities in an easily walkable area. The area offers many excellent public transit options – from bus to rail to rental bike or scooter. The property is approximately 1.2 miles away from the new Purple Line extension station set to open at Wilshire and Fairfax in 2024.

Beverly Grove is a hot-spot for commerce and small to mid-size office space that still offers close proximity to business centers in Beverly Hills and West Hollywood. The area is undergoing development and renovations. New apartments are mixed in with existing converted mansions from the 1920s. The subject property is close to The Grove, Cedars-Sinai Medical Center, the Pacific Design Center, Melrose Trading Post, and the Los Angeles County Museum of Art.

Potential tenants will enjoy many modern area amenities in a prime Beverly Grove location at 8170 Beverly Boulevard.



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