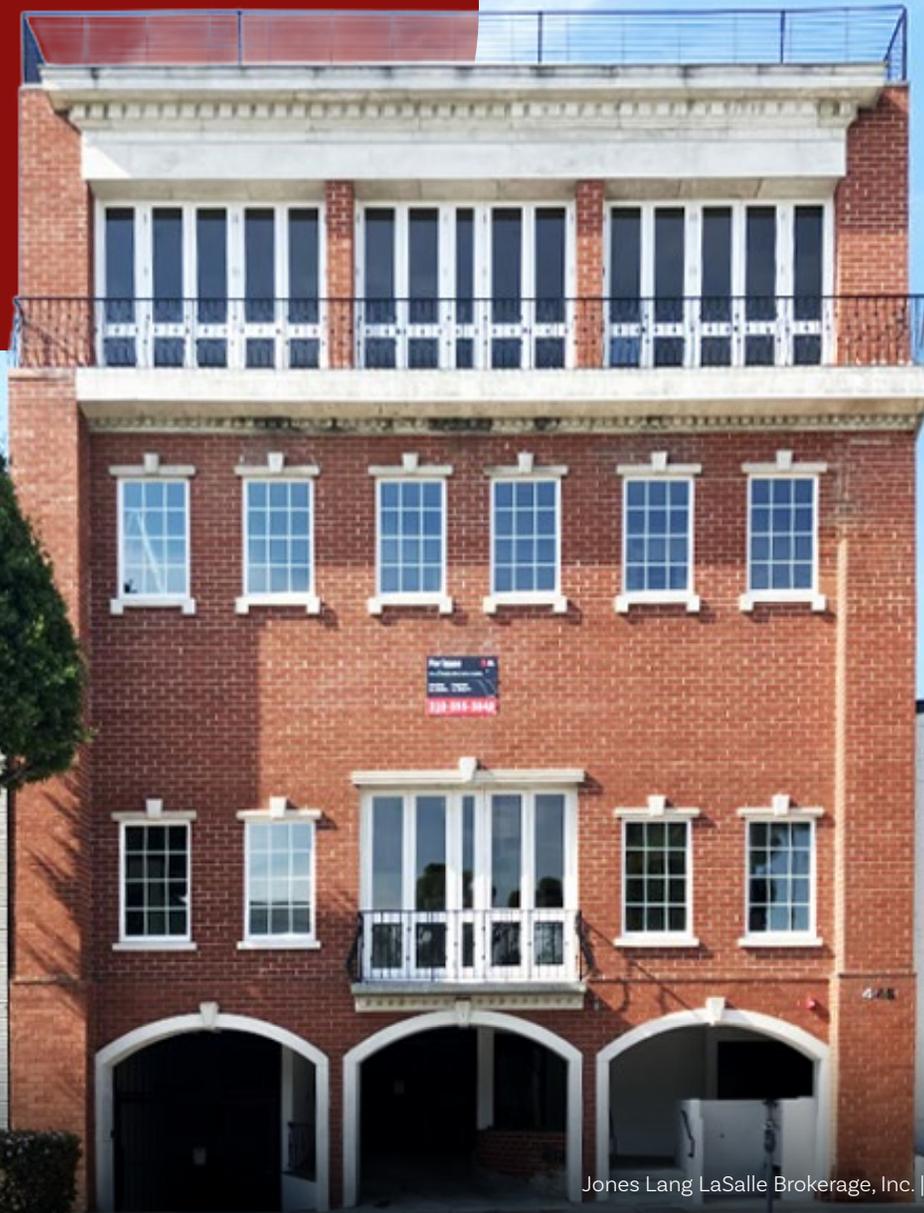


445 S

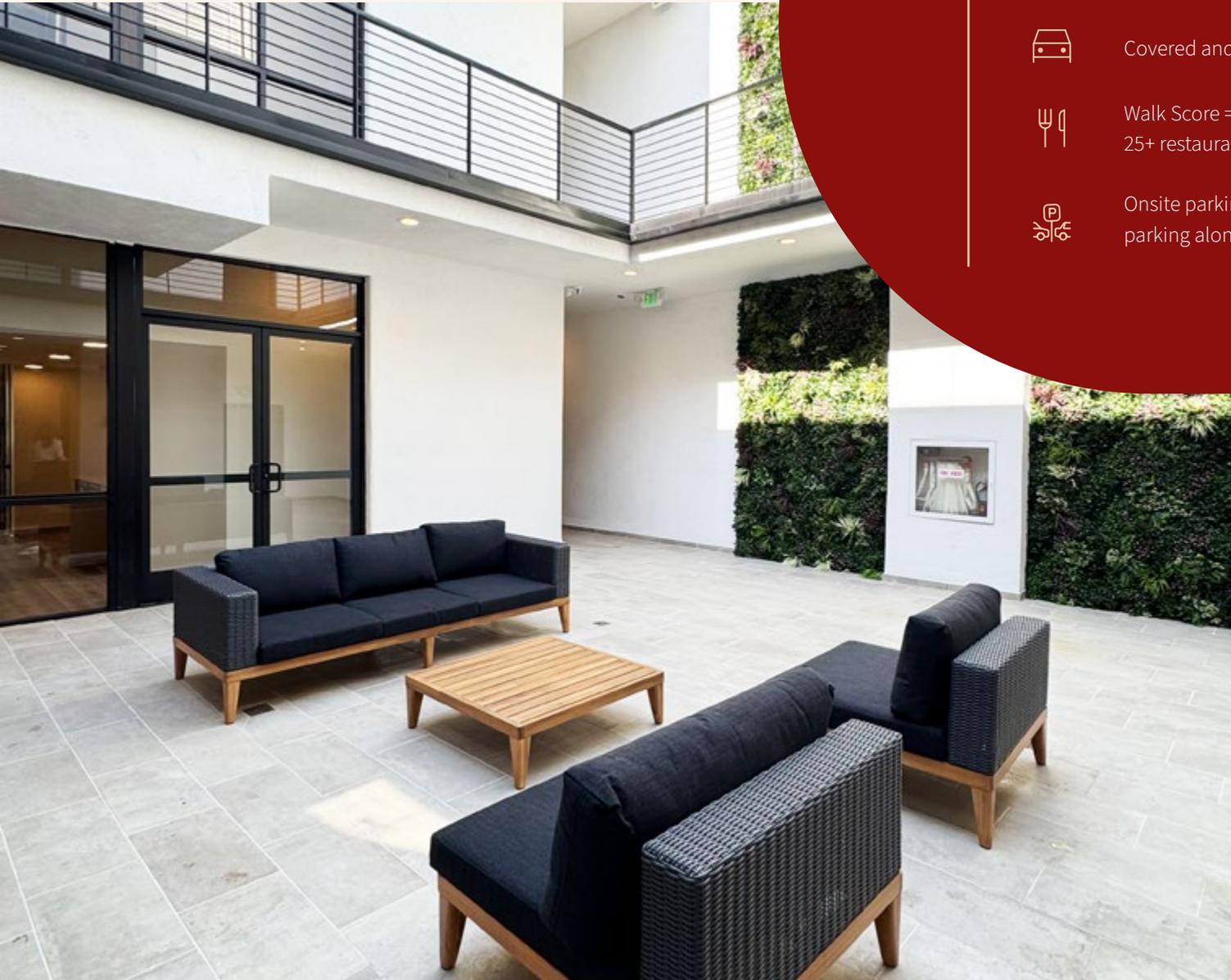
BEVERLY DR

BEVERLY HILLS

BRAND NEW HIGH-END FULL FLOOR
SPEC SUITES + FULL BUILDING
RENOVATION COMPLETED



MAKE AN IMPRESSION



Brand new high-end spec suites



Fully renovated boutique class A office



Large outdoor patio/ lounge + private balconies



Covered and secured onsite parking



Walk Score = 94 (Walkers Paradise).
25+ restaurants 1 block away



Onsite parking + 2-4 hour metered
parking along Beverly Drive

PARKING

Ratio: 2/1000

RATES:

Unreserved = \$200/space/month

Reserved = \$300/space/month

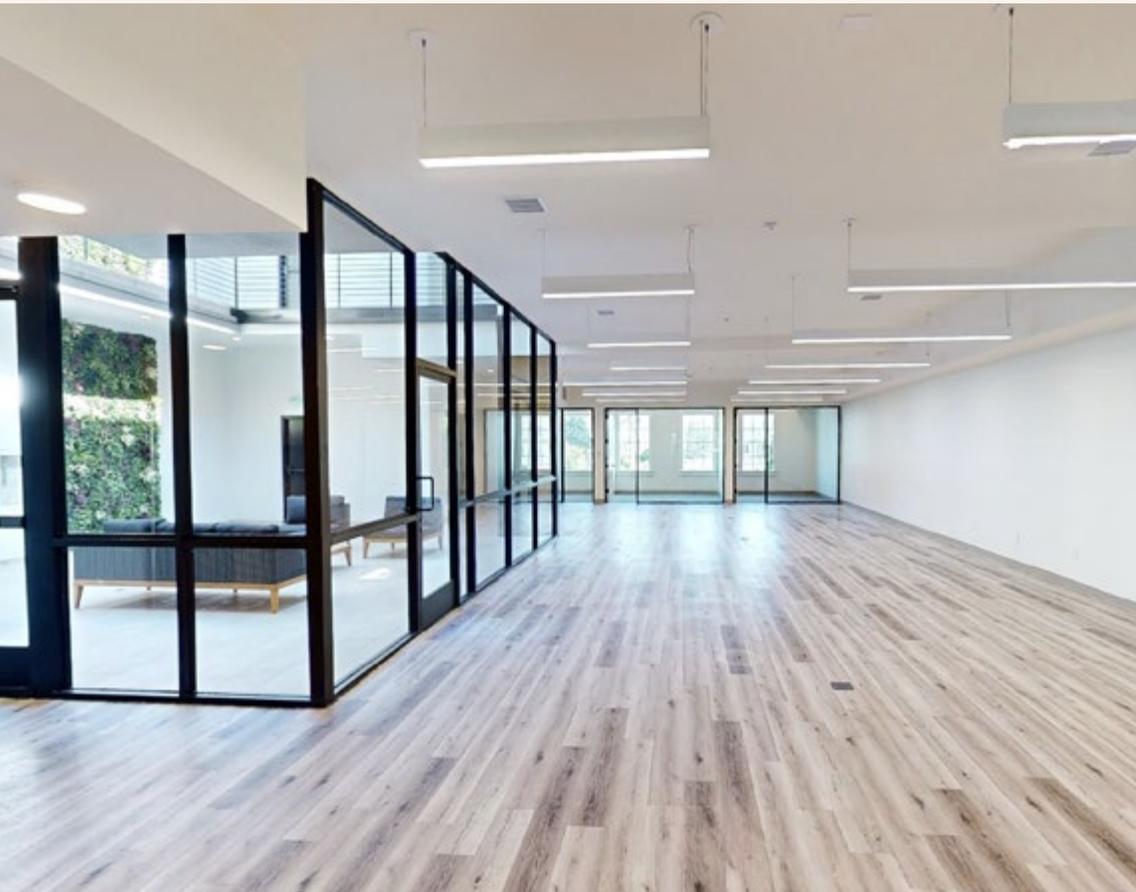
AVAILABILITY

**2nd
Floor** **4,276
RSF** **\$4.95
FSG**

Brand new high-end full floor office spec suite with upgraded flooring, hard lid ceiling, extensive use of glass, custom lighting package and upgraded kitchen including appliances. Private entry off the elevator, double door glass entry, 5 window offices, conference room, large open workspace, custom kitchen and large private balcony.

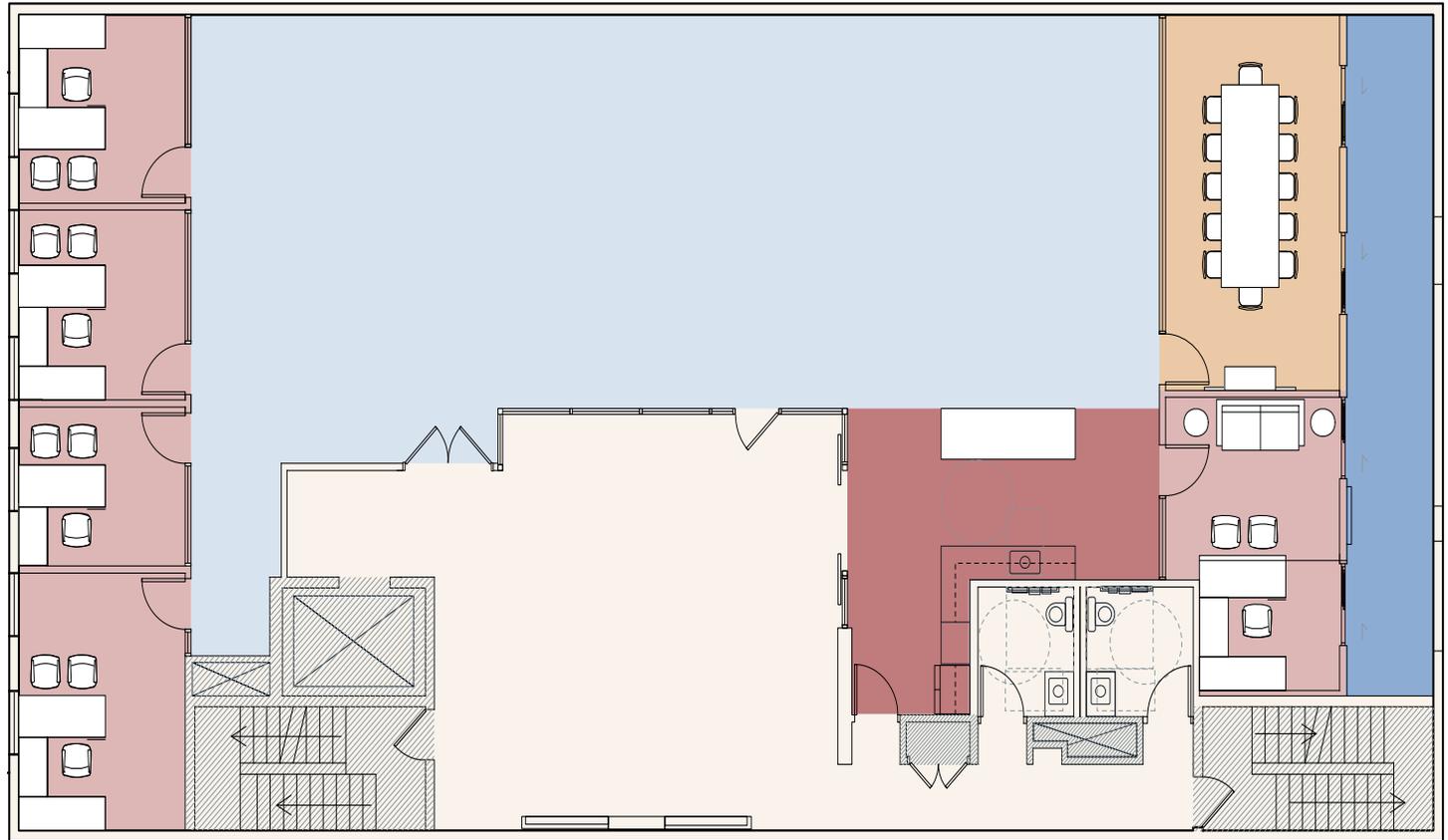
**3rd
Floor** **4,401
RSF** **\$5.25
FSG**

Brand new high-end full floor office spec suite with upgraded flooring, hard lid ceiling, extensive use of glass, custom lighting package and upgraded kitchen including appliances. Private entry off the elevator, double door glass entry, 5 window offices, conference room, large open workspace, custom kitchen and large private balcony.



SECOND FLOOR

- Balcony
- Open Workspaces
- Conference Rooms
- Private Offices
- Kitchen/Lounge



THIRD FLOOR

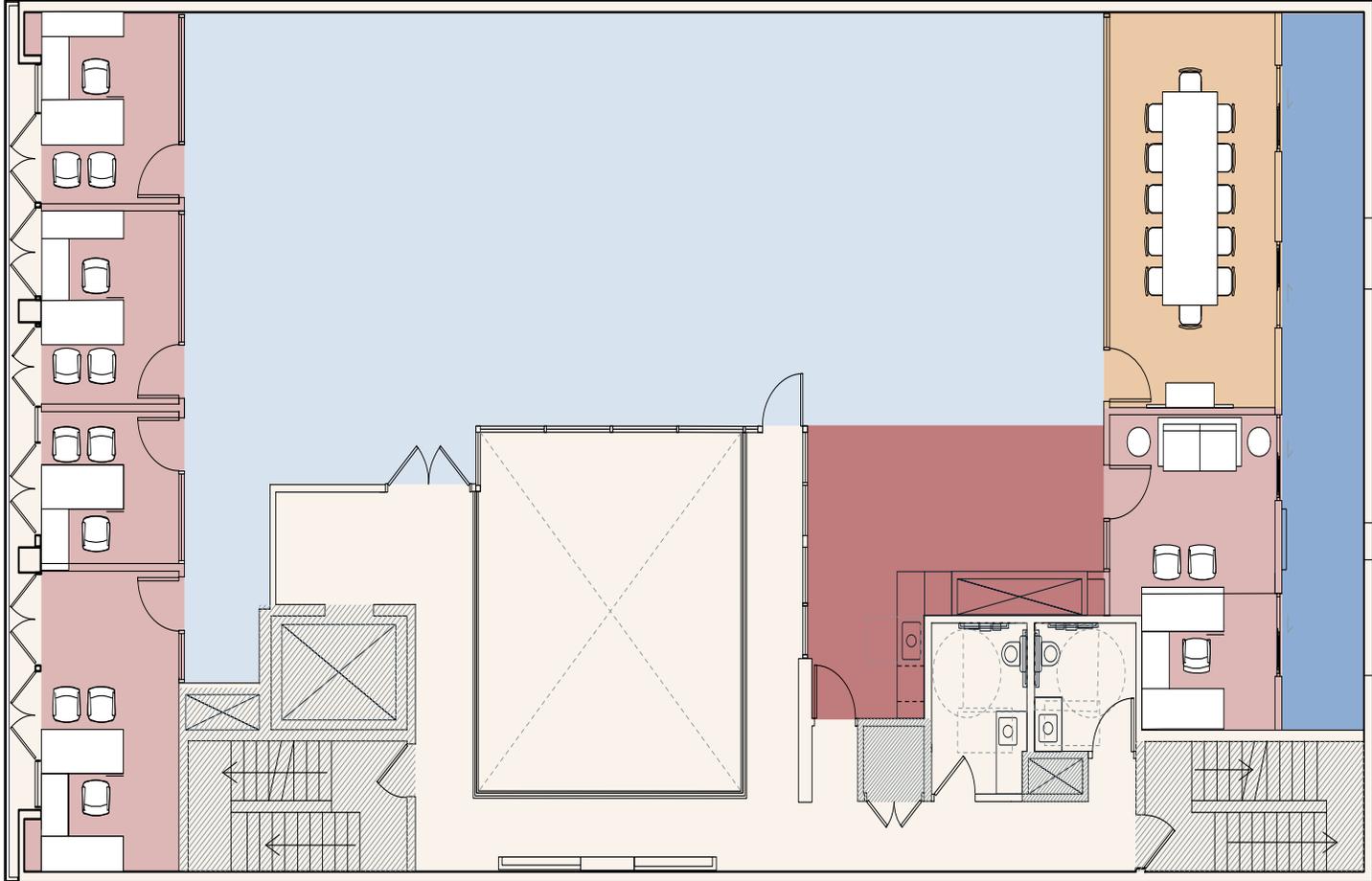
Balcony

Open Workspaces

Conference Rooms

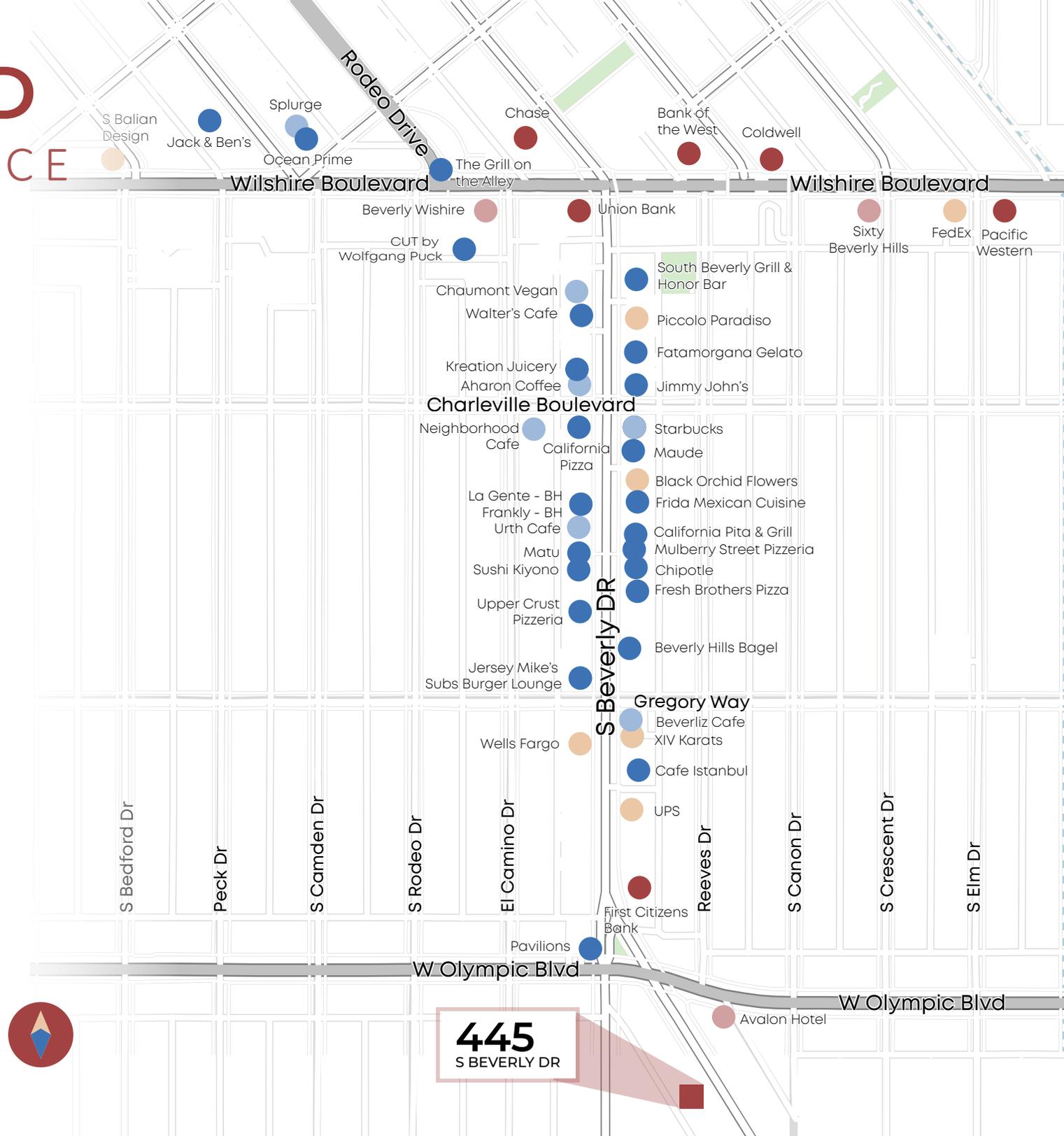
Private Offices

Kitchen/Lounge



CURATED CONVENIENCE

-  Hotels
-  Banking
-  Coffee Shop
-  Restaurant
-  Retail



445
S BEVERLY DR

FOR LEASING INFORMATION,
PLEASE CONTACT:

BEN SILVER

Lic. # 01818061

+1 310 883 4311

ben.silver@jll.com

GREG ASTOR

Lic. # 02021777

+1 818 317 4477

greg.astor@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.

