

436 NORTH ROXBURY DRIVE *Beverly Hills*

 ZACUTO GROUP
COMMERCIAL REAL ESTATE



FOR LEASE

GOLDEN TRIANGLE MEDICAL OFFICES

LEASE DETAILS

436 N ROXBURY DRIVE
BEVERLY HILLS, CA 90212

AVAILABILITIES

SUITE 110 - 1,405 SF

SUITE 113 - 1,868 SF

SUITE 211 - 1,080 SF

SUITE 222 - 1,350 SF

RATE

\$7.25/SF FSG

TERM

Negotiable

- High-end, boutique medical offices
- Ultra prime Beverly Hills Golden Triangle location
- Newly remodeled common areas
- Private courtyard with alley access
- Walking distance to the best of Beverly Hills including restaurants, retail and amenities



LISTING TEAM



JAKE ZACUTO

Managing Director
310.469.9012

jake@zacutogroup.com
BRE #01377441

LEOR BINSHTOCK

Executive Vice President
310.469.9014

leor@zacutogroup.com
BRE #01773798

JOHN LOGAN

Senior Director
931.561.9561

John@zacutogroup.com
BRE #02161147

PRIME LOCATION WITHIN THE GOLDENTRIANGLE

436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212

436
NORTH ROXBURY
BUILDING

PRIVATE
COURTYARD
EASY ACCESS
TO PUBLIC PARKING



436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



NORTH ELEVATOR

RODA VELA BRONCO



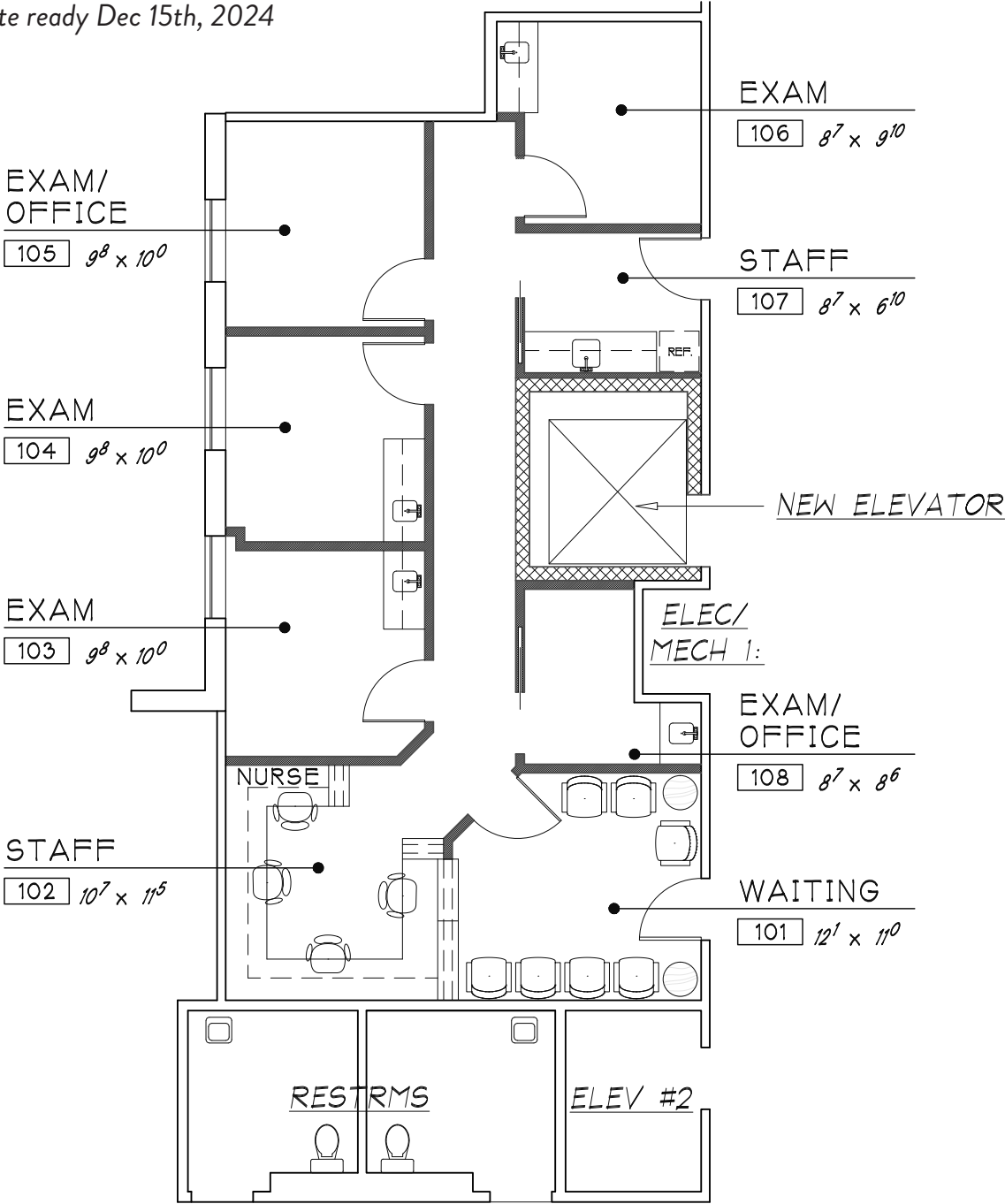
REFINED COMMON AREA DESIGN



SUITE 110

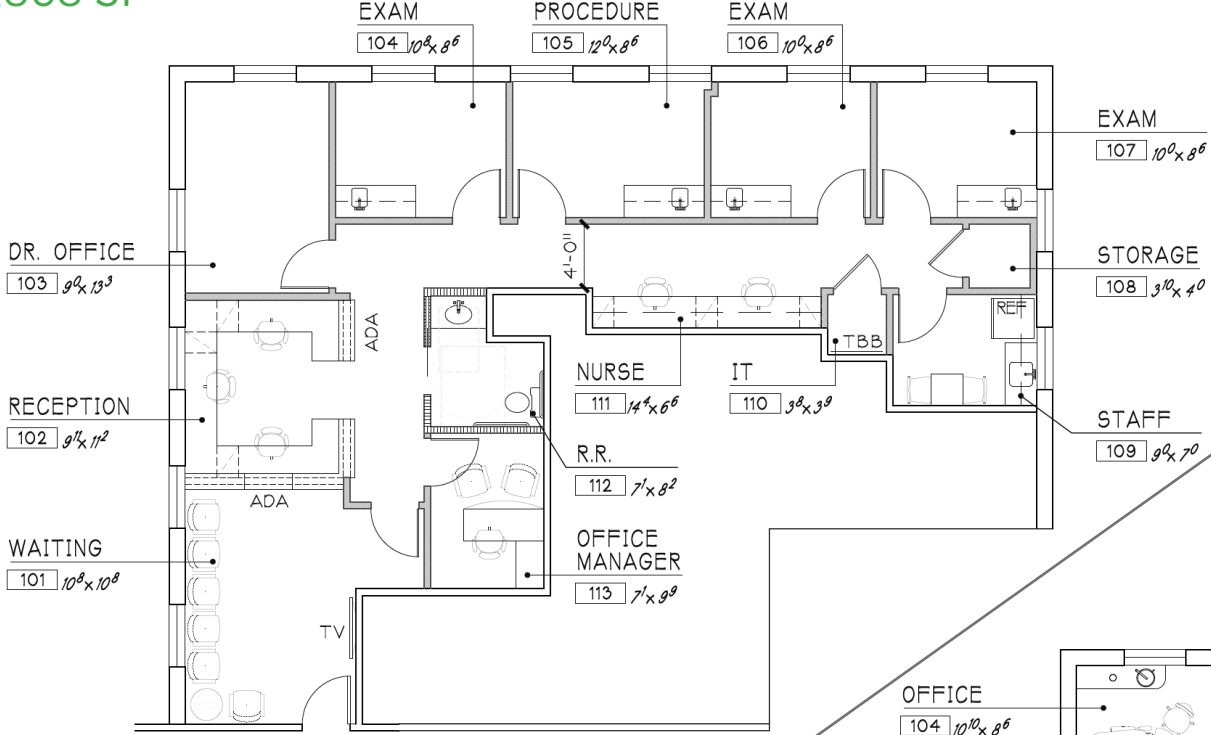
Spec suite ready Dec 15th, 2024

1,405 SF

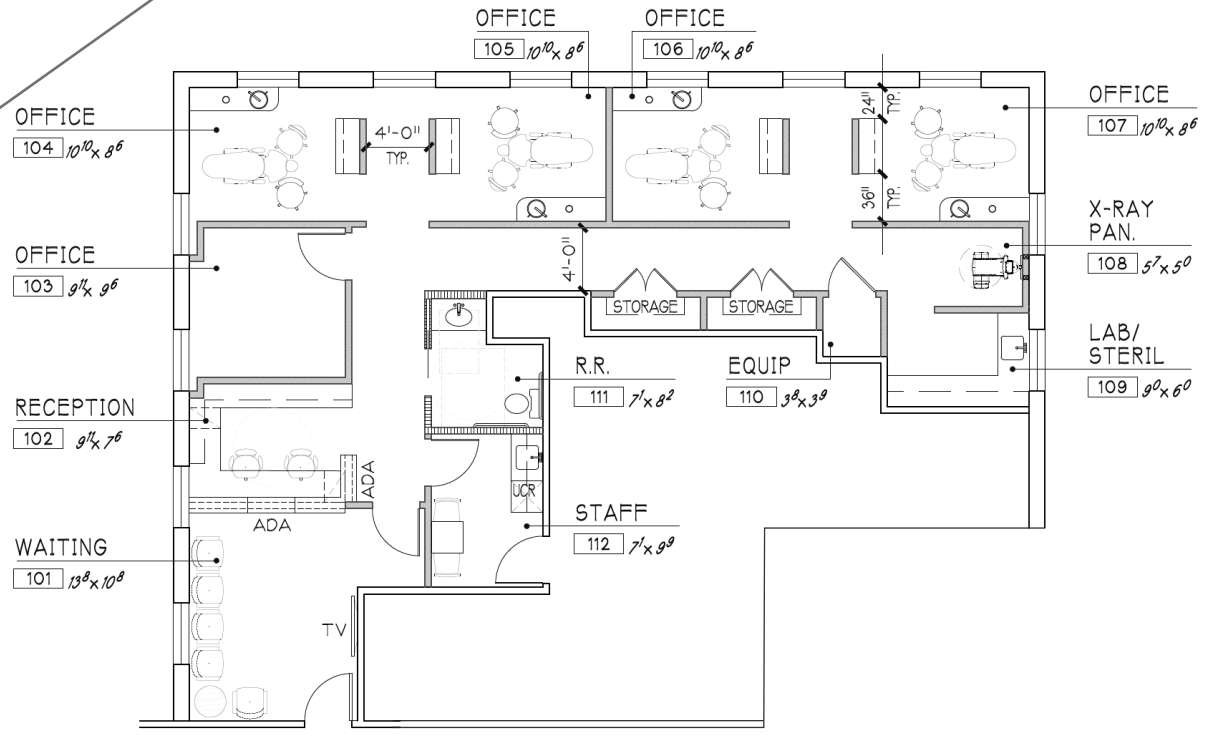


SUITE 113 *Hypothetical floor plan configuration*

1,868 SF



OPTION A



OPTION B

SUITE 113

1,868 SF

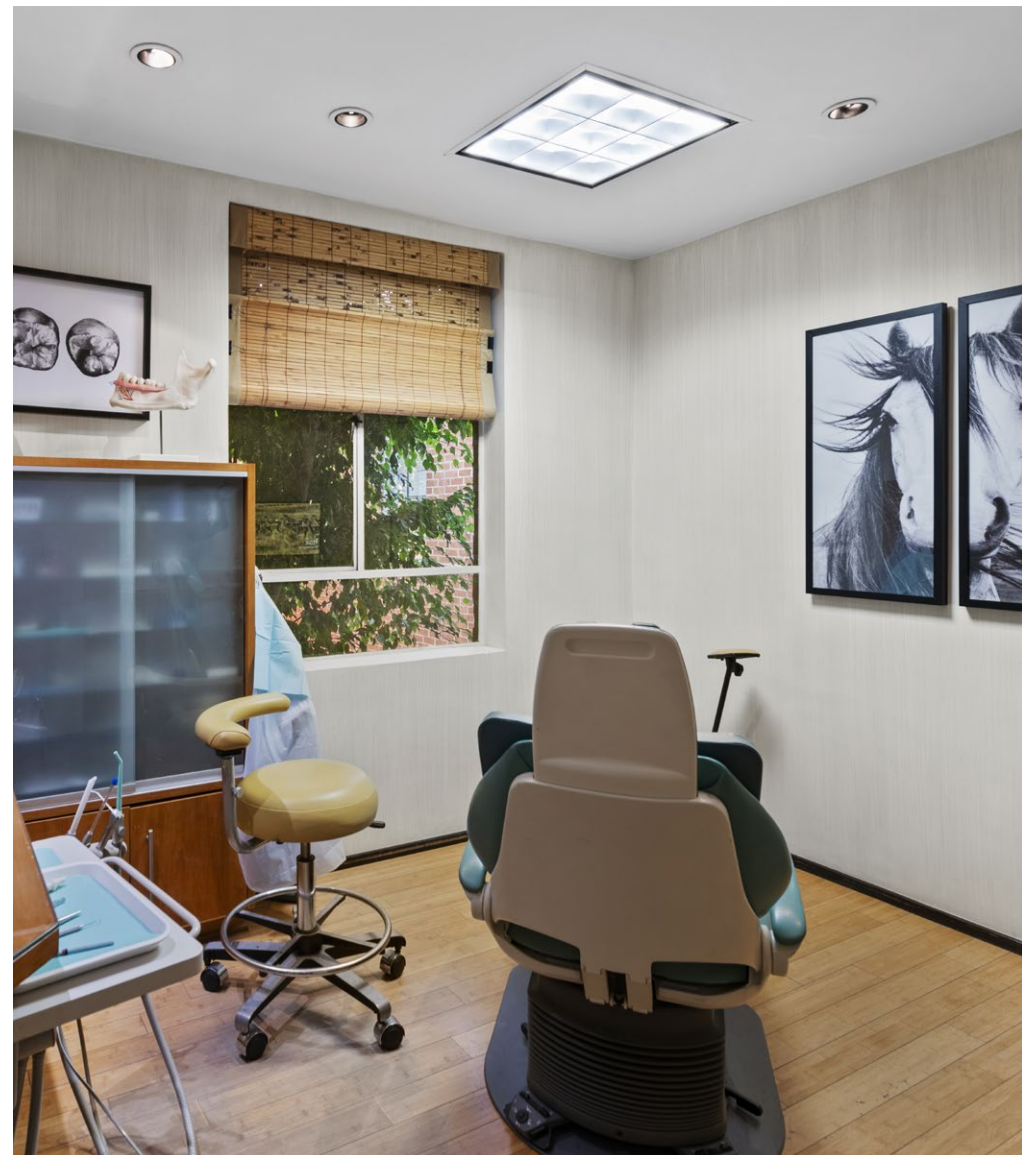
436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



SUITE 211

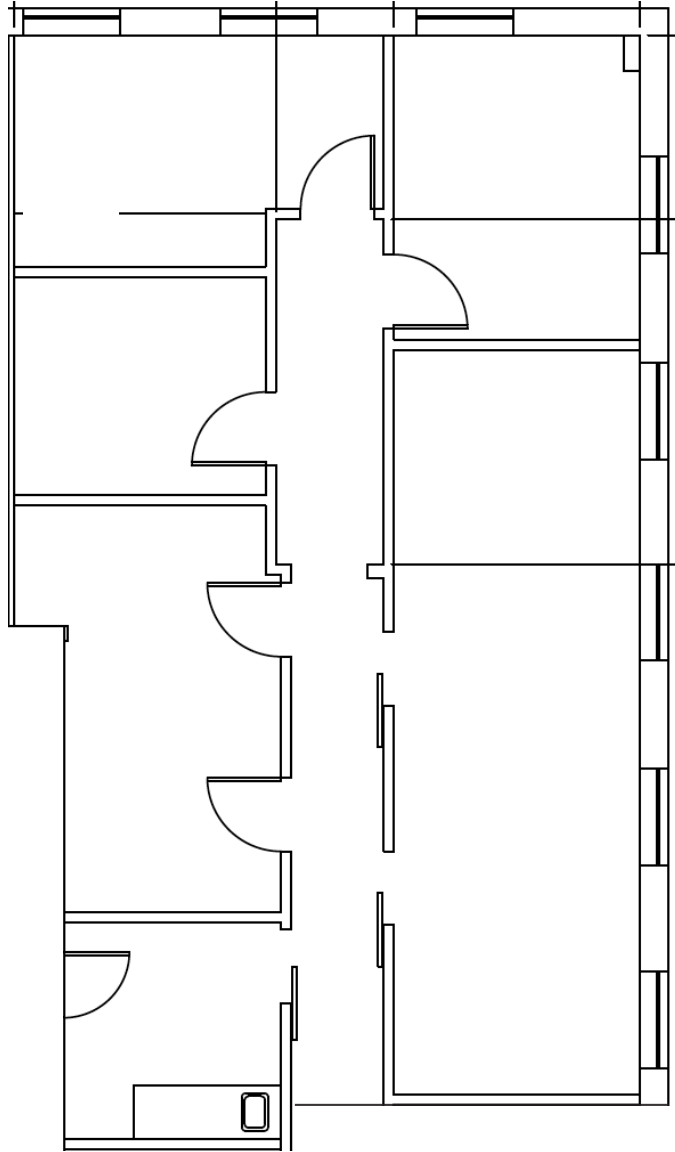
1,080 SF

436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



SUITE 222

1,350 SF



ROXBURY DRIVE



**BEVERLY HILLS
GOLDEN TRIANGLE**

**436
ROXBURY
DRIVE**
Beverly Hills



- Wally's**
- Nespresso**
- La Colombe**
- The Nosh**
- Crustacean**
- Equinox**
- Avra**
- Spago**
- 60 Hotel BH**
- South Beverly Grill**
- Blue Bottle Coffee**
- Piccolo Paradiso**
- Starbucks**
- Chin Chin**
- Frida Mexican**
- Pinkberry**
- Hansen Cakes**
- California Pizza Kitchen**
- Walters Cafe**
- Kreation Organic**
- Beverly Wilshire Hotel**
- Chaumont Bakery**

Metro Line
Future location



A+ LOCATION AT THE CENTER OF IT ALL

WALKING DISTANCE TO SOME OF THE BEST RESTAURANTS, RETAIL & AMENITIES IN THE CITY

436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



📍 IL PASTAIO - CANON DRIVE



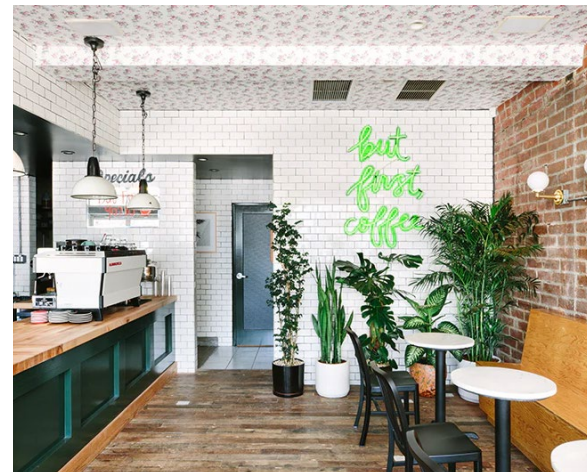
📍 CRUSTACEAN - N. BEDFORD DRIVE



📍 AVRA - N. BEVERLY DRIVE



📍 EREWHON MARKET - N. BEVERLY DRIVE



📍 ALFRED COFFEE - SANTA MONICA BLVD



📍 BEVERLY WILSHIRE HOTEL



436
N ROXBURY
DRIVE
Beverly Hills



ZACUTO GROUP
COMMERCIAL REAL ESTATE

JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

BRE #01377441

LEOR BINSHTOCK

Executive Vice President

310.469.9014

leor@zacutogroup.com

BRE #01773798

JOHN LOGAN

Senior Director

931.561.9561

john@zacutogroup.com

BRE# 02161147

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Leasee to verify. 5/2024

ZACUTOGROUP.COM | 310-469-9300

