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SOUTH SAN VICENTE

THE BOUTIQUE OFFICE BUILDING

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South San Vicente is the West-side's premiere boutique office building offering luxury Beverly Hills-quality space for rent.

Located on a non-crowded access road on South San Vicente Boulevard just north of Wilshire Boulevard and across the street from Beverly Hills, this intimate five-story building enjoys easy access to a Metro station and professional services such as banks, accountants, attorneys, and notaries public.

The office complex features a sophisticated, newly redesigned interior and recently refurbished lobbies, restrooms, and exercise room.



Verdant displays of carefully chosen plantings and museum-quality art make for dramatic walkways at the building's two-story entrance atrium.



Embassy-level decor is found throughout the building's common areas.



Creative offices spaces are built to suit.

A unique blend of furnished and unfurnished suites available for short-term and long-term leases offer major benefits in cost, efficiency, flexibility, and convenience.

The suites range in size from a single 130-square-foot office to an entire 15,000-square-foot floor.

Suites are provided fully furnished, unfurnished, carpeted and painted, or built to suit.

Window offices, interior offices, bullpens, cubicle spaces, and conference rooms are available singly or in combination.



An intimate yet spacious main lobby greets tenants and visitors alike.



Under construction is the "Garden in the Sky," which includes a pool, spa, jogging track, community deck, and open-air theater.



Modern, elegant conference rooms are available for use by tenants.



Fifth-floor elevator lobby

With carefully chosen, museum-quality art a standard throughout the building, no two elevator lobbies are alike.



Fourth-floor elevator lobby



Third-floor elevator lobby



Window offices, interior offices, cubicle spaces, and bullpens are some of the available options.



The building offers spectacular views of Beverly Hills, the Hollywood Hills, the Hollywood sign, Downtown Los Angeles, and the Baldwin Hills.



High-tech screening rooms, sound stages, and post-production facilities are also available.



A unique feature allows tenants to drive directly to their floor without having to walk to a bottom-floor elevator lobby.

Attention to detail is constant throughout the office complex.



What do the standpipes look like in your previous building?



Unusual offices with adjacent flower balconies enhance work/life quality.



Manicured trees and flowers enhance the building's street-level approach.



Carpeted stairwells for comfort and silence.



Distinctive restroom signs.



Building award bestowed by the Beverly Hills Times magazine.

Unexpected, museum-quality art rotates throughout the office complex, even in the elevators and parking structure.



Amusing and clean floor mats that change every day of the week.



The best Beverly Hills office building
is not in Beverly Hills!

—*Beverly Hills Times*

For seven years, Jose Nazar, the
owner and building manager, has
been a pleasure to work with. His
crew takes meticulous care of us
and keeps a standard of answering
within one hour. Emergencies bring
an instant response.

—*Jennie Levin, Esq.*

I don't care about the rates; I want
my building full of happy tenants.
Their happiness is my happiness.

—*Jose Nazar*
Building Owner

I have never been happier in my
work space and office building
as I have for the past year and a
half. The Building Staff is extremely
attentive and responsive to my every
need. Jose Nazar, head of the team,
is a true gem who makes everyone
feel special and glad to be a tenant
in his beautiful building. Art is moved
about routinely so you never get
used to looking at the same thing in
the same place for long. I especially
love the daily parables printed
on the rugs at the entrance and
staircase landings that get changed
out every day! This is a great
building to be officed!

—*Claire Carafello*
HOA Management

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