

8840 Wilshire Blvd



2nd Floor
Office/Medical
&
Ground Floor
Retail/Office
Spaces Available

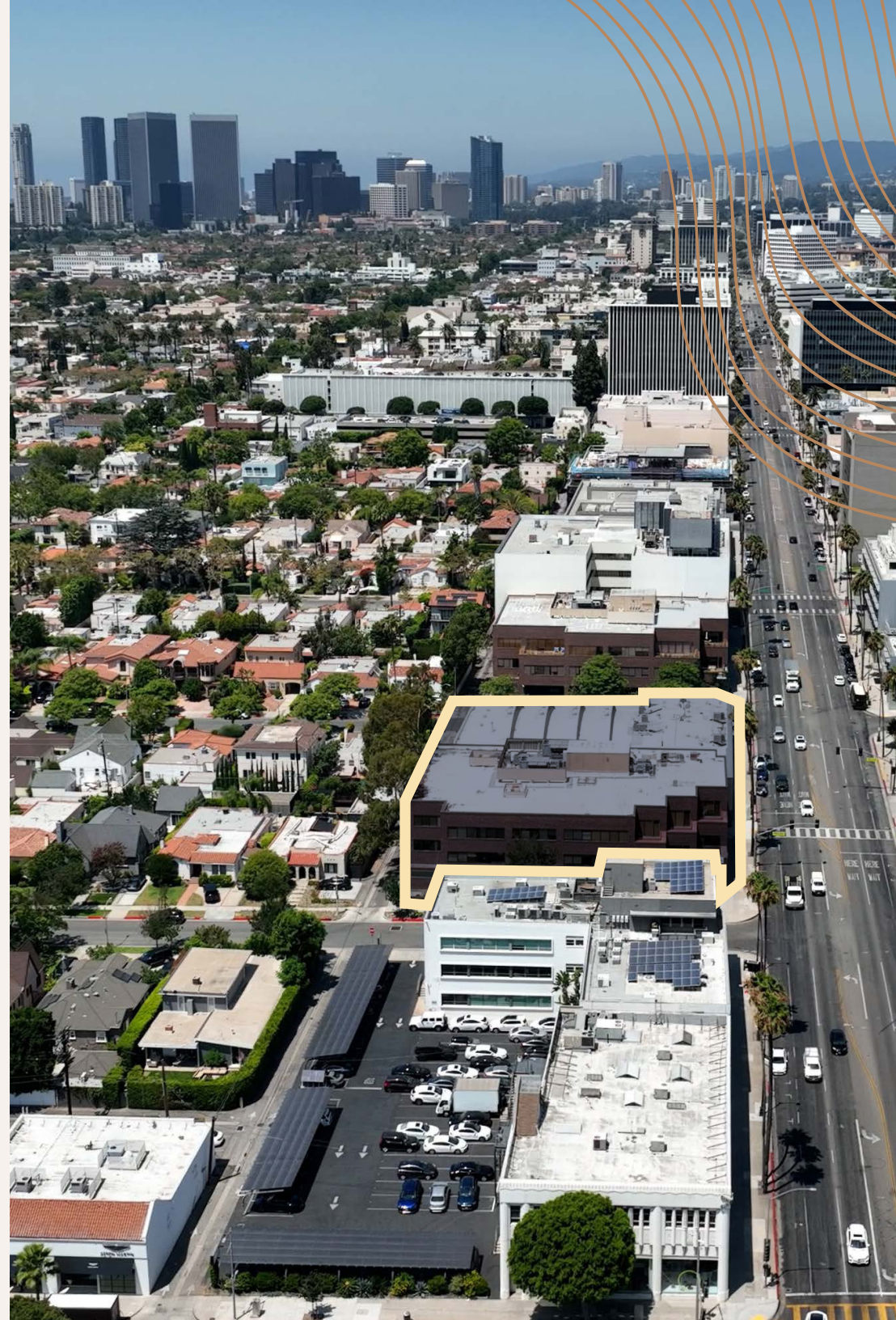
CBRE

8840 Wilshire Blvd

Prime Beverly Hills Opportunity

This office building is situated in a prestigious location in Beverly Hills, surrounded by a vibrant mix of dining, hotels, and shopping, making it an attractive destination for both businesses and clients. The area boasts a variety of excellent amenities within walking distance, enhancing the convenience and appeal of the property. The building offers flexible suite sizes, making it suitable for various uses, including mental health and therapy practices.

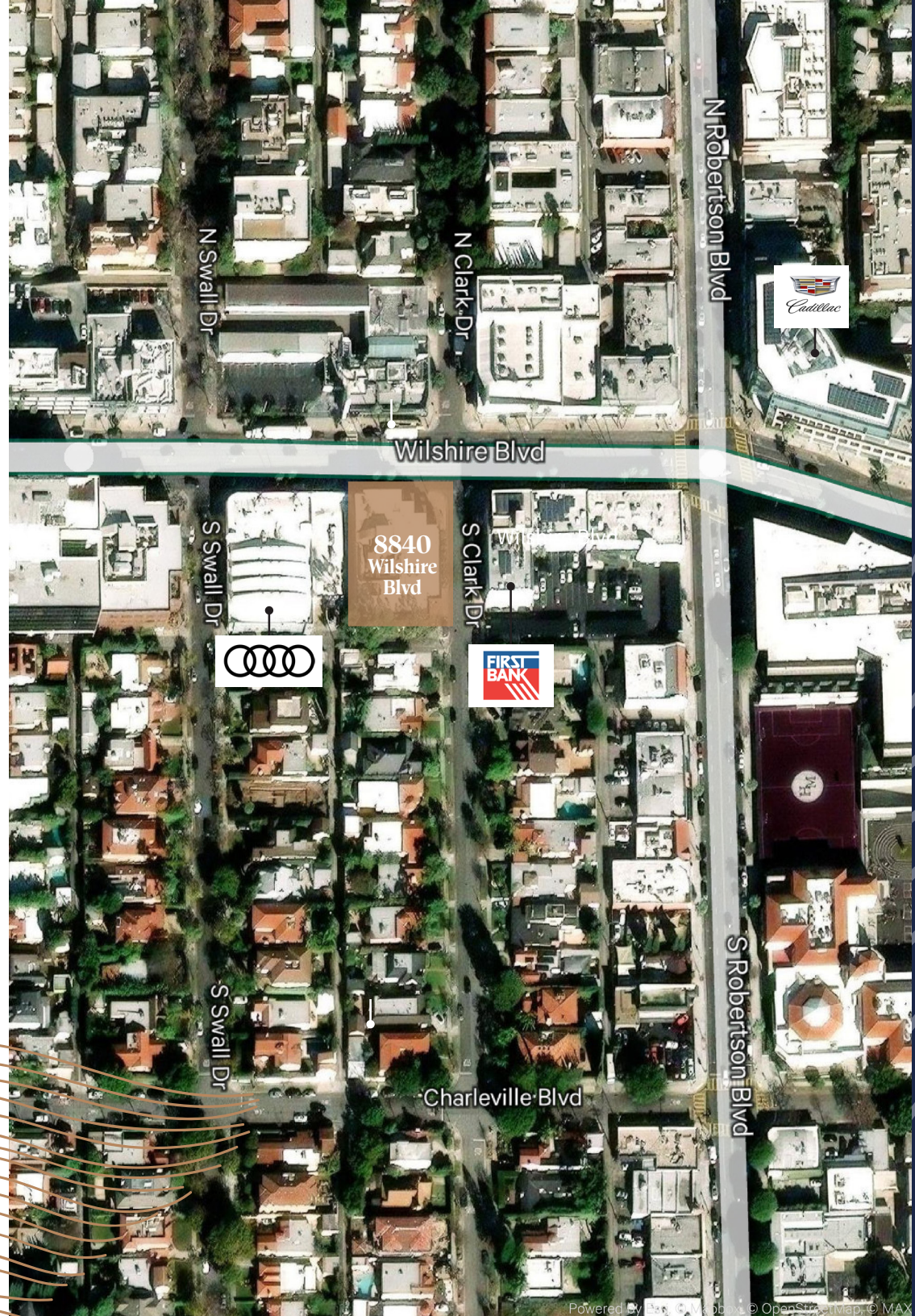
- Prime location with excellent visibility
- Convenient freeway access for easy commuting
- High ceilings and ample natural light enhance the space
- Versatile suites can be divided down to $\pm 1,800$ RSF
- Significant power capacity with 2500 amps and 120/208 volts
- Prominent building signage available for visibility
- Generous parking options with over 120 spaces
- Upgraded major systems, including HVAC and elevators, plus a Myers Emergency Inverter for common areas
- 2nd & 3rd Floor Balconies



Features

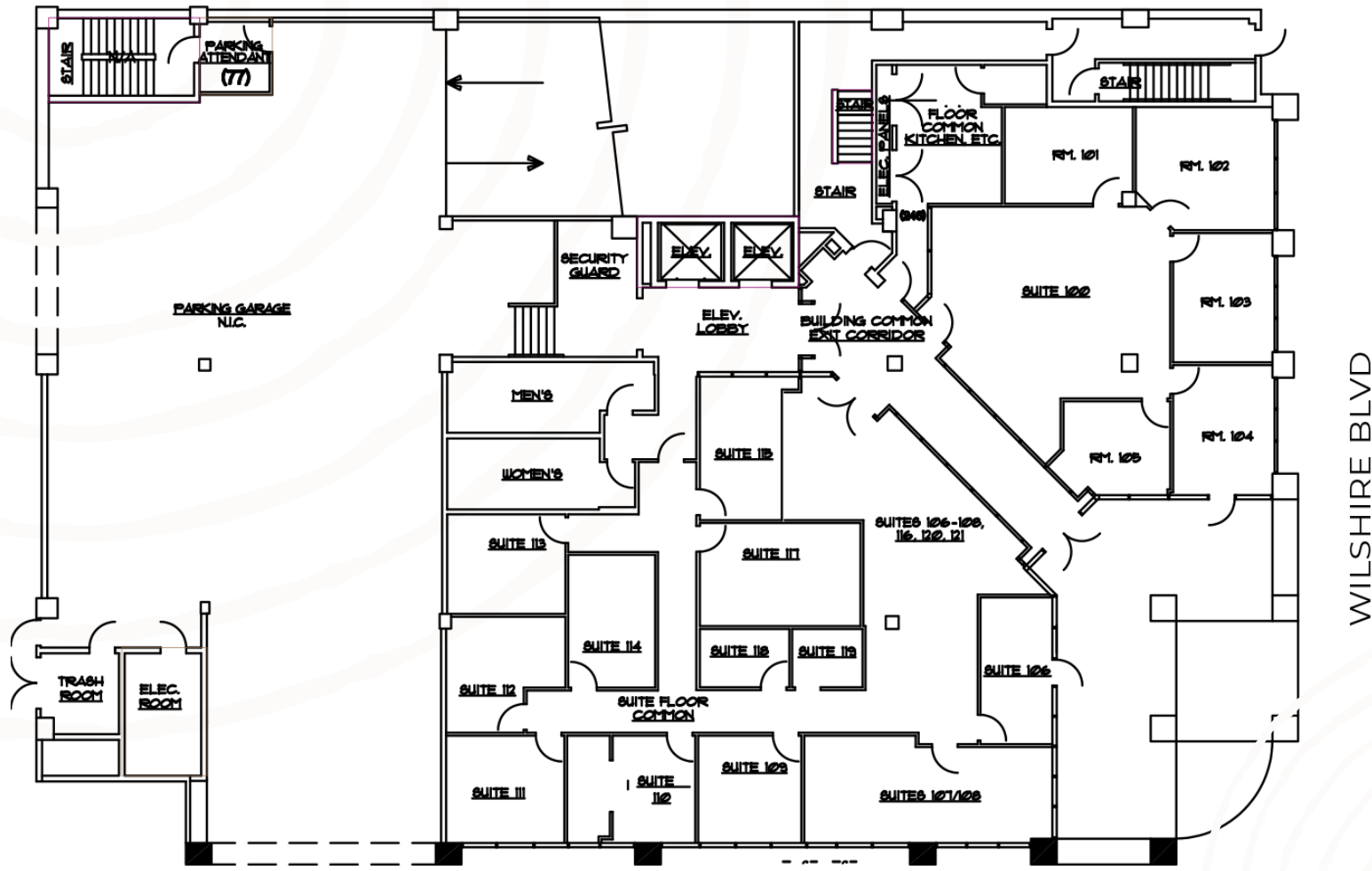
Description

| | |
|------------------------|----------------------------------|
| Available Space | 1st Floor - ±500 to ±7,581 |
| | 2nd Floor - ±500 to ±13,760 |
| | 3rd Floor - ±500 to ±12,593 |
| Asking Rent | Upon Request |
| Use | 1st Floor - Office/Retail |
| | 2nd & 3rd Floor - Office/Medical |
| Term | Negotiable |
| Availability | Immediate |
| Parking | 3.0/1,000 SF |
| | Unreserved: \$190.00/month |
| | Tandem: \$110.00/month |
| | Reserved: \$300.00/month |





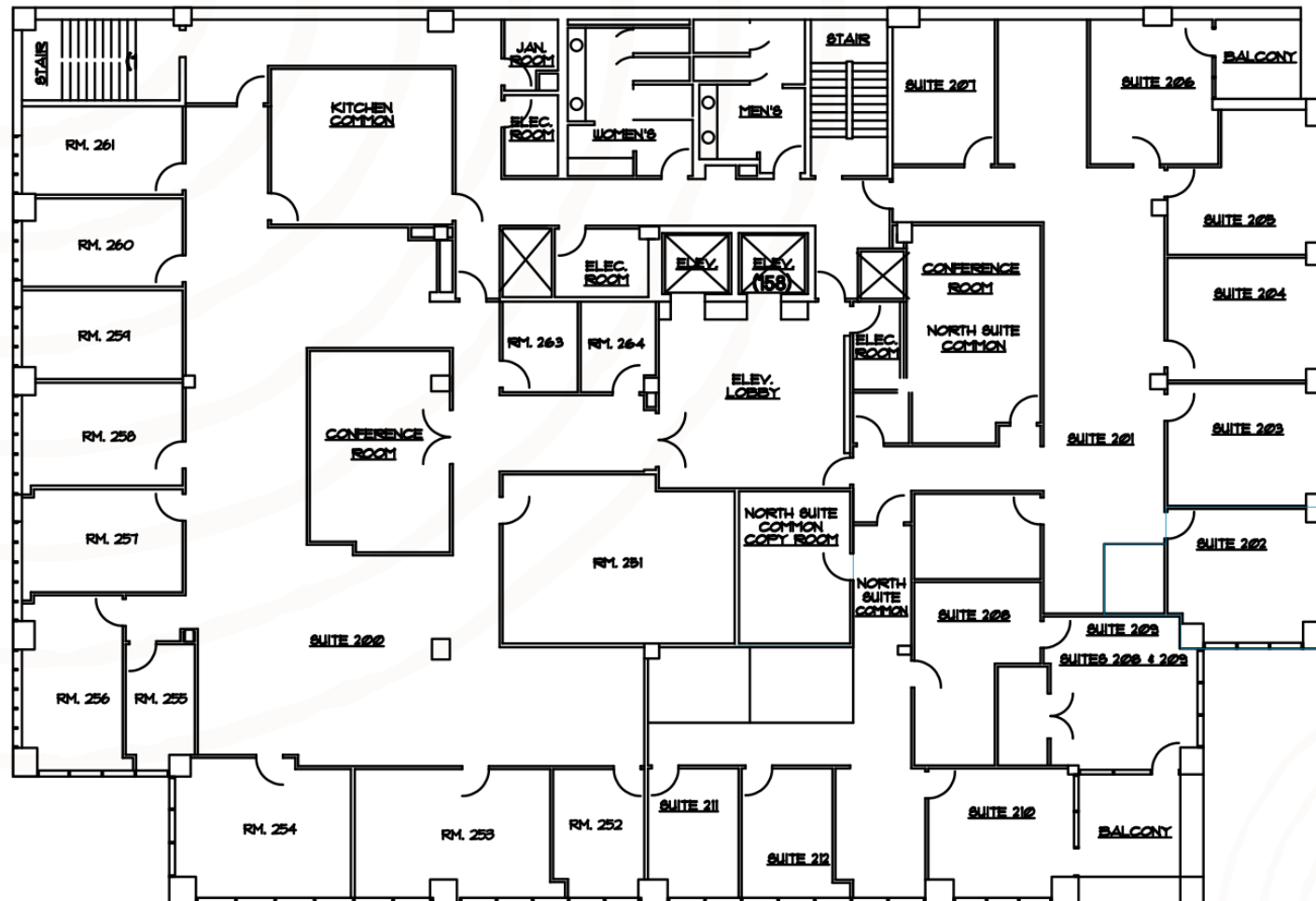
Floor Plan



First Floor

±500 - ±1,800 RSF

Floor Plan

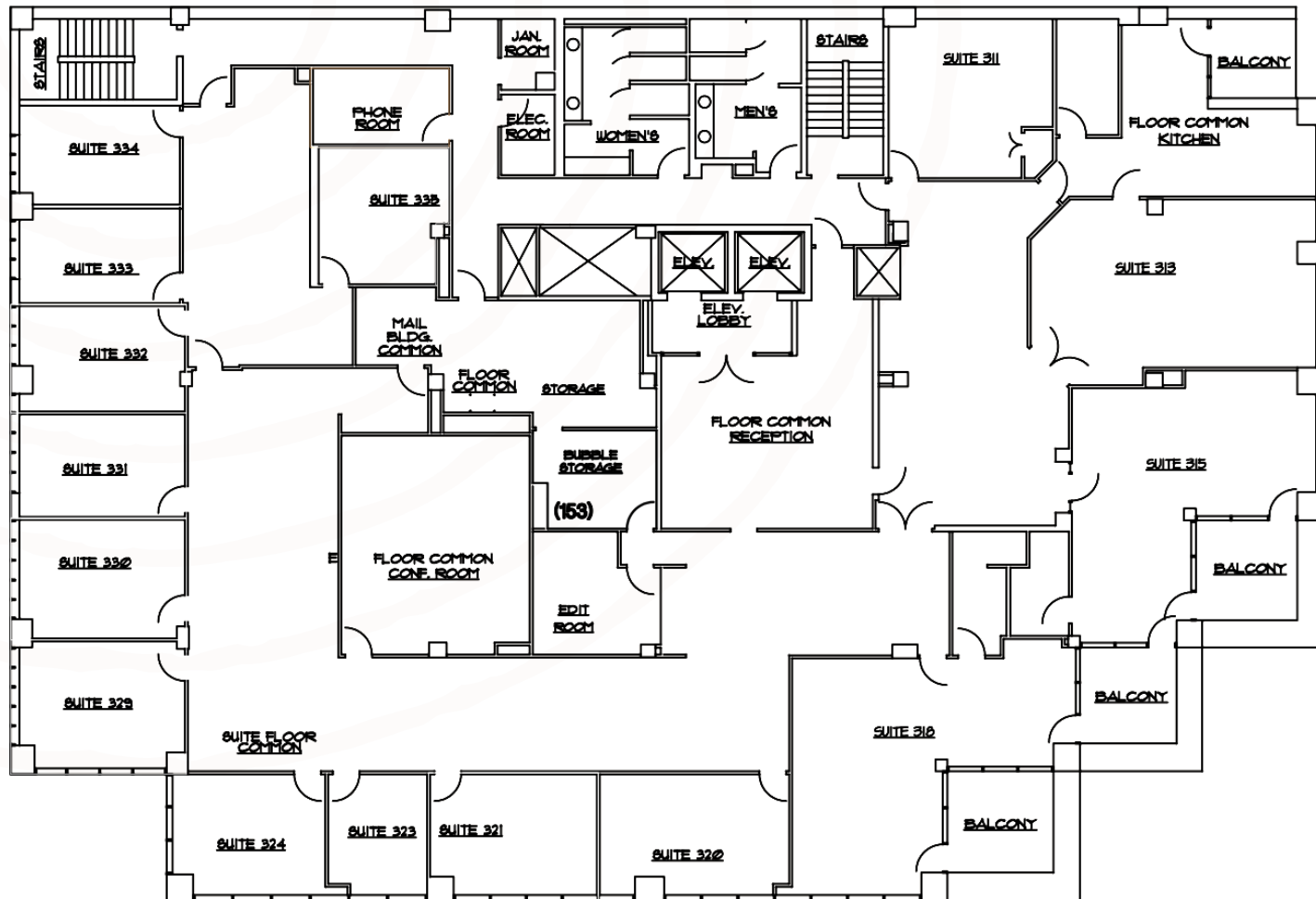


WILSHIRE BLVD

2nd Floor

±500 - ±13,670 RSF

Floor Plan



WILSHIRE BLVD.

3rd Floor

±500 - ±12,593 RSF

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