

139 S. BEVERLY DRIVE

Beverly Hills

CREATIVE OFFICE | SHOWROOM | ROOFTOP

LEASE DETAILS

139 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

Incredible opportunity to lease a
Beverly Hills penthouse on one
of the most sought after streets
in Los Angeles.

*Brand new common area
renovations*

SIZE

Up to 10,000 SF
(DIVISIBLE)

PRICE

Call!

TERM

5 YEARS

PARKING

3/1,000

USES

- OFFICE
- CREATIVE
- PRIVATE CLUB
- RESTAURANT / ROOF BAR

139 S.
BEVERLY
DRIVE
BEVERLY HILLS

LISTING TEAM



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BEVERLY HILLS GOLDEN TRIANGLE

ALFRED COFFEE

WALLY'S

NATE N AL'S

NESPRESSO

TATEL

THE FARM

LULULEMON

IL PASTAIO

MASTROS

E. BALDI

SUGARFISH

WHOLE FOODS

CARTIER

EREWHON

GAGOSIAN

GUCCI

BALENCIAGA

SAINT LAURENT

SPAGO

BURBERRY

KITH

AVRA

DANTE

WME

CIPRIANI

TIFFANY & CO.

CUT STEAK

MARU COFFEE

MAYBOURNE HOTEL

EQUINOX

FOUR SEASONS HOTEL

60 HOTEL BH

TOMOKO SPA

SOUTH BEVERLY GRILL

CHAUMONT BAKERY

BLUE BOTTLE COFFEE

AHARON COFFEE ROASTER

PICCOLO PARADISO

CALIFORNIA PIZZA KITCHEN

STARBUCKS

MATU

MAUDE

FRIDA MEXICAN

URTH CAFFE

PINKBERRY

139
SOUTH
BEVERLY
DRIVE



SPACE DETAILS

139 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

- An unparalleled opportunity to occupy space with a prime Beverly Hills address.
- The 3rd floor build-to-suit space encompasses the entire top floor at approx. 10,000 SF.
- The space can be divided into 2 separate units, allowing for multiple configurations.

**PENTHOUSE LEVEL
FULL FLOOR SUITE**

HIGH VISIBILITY

SIGNAGE OPPORTUNITY

*Rare on-building signage along
prime Beverly Hills thoroughfare*

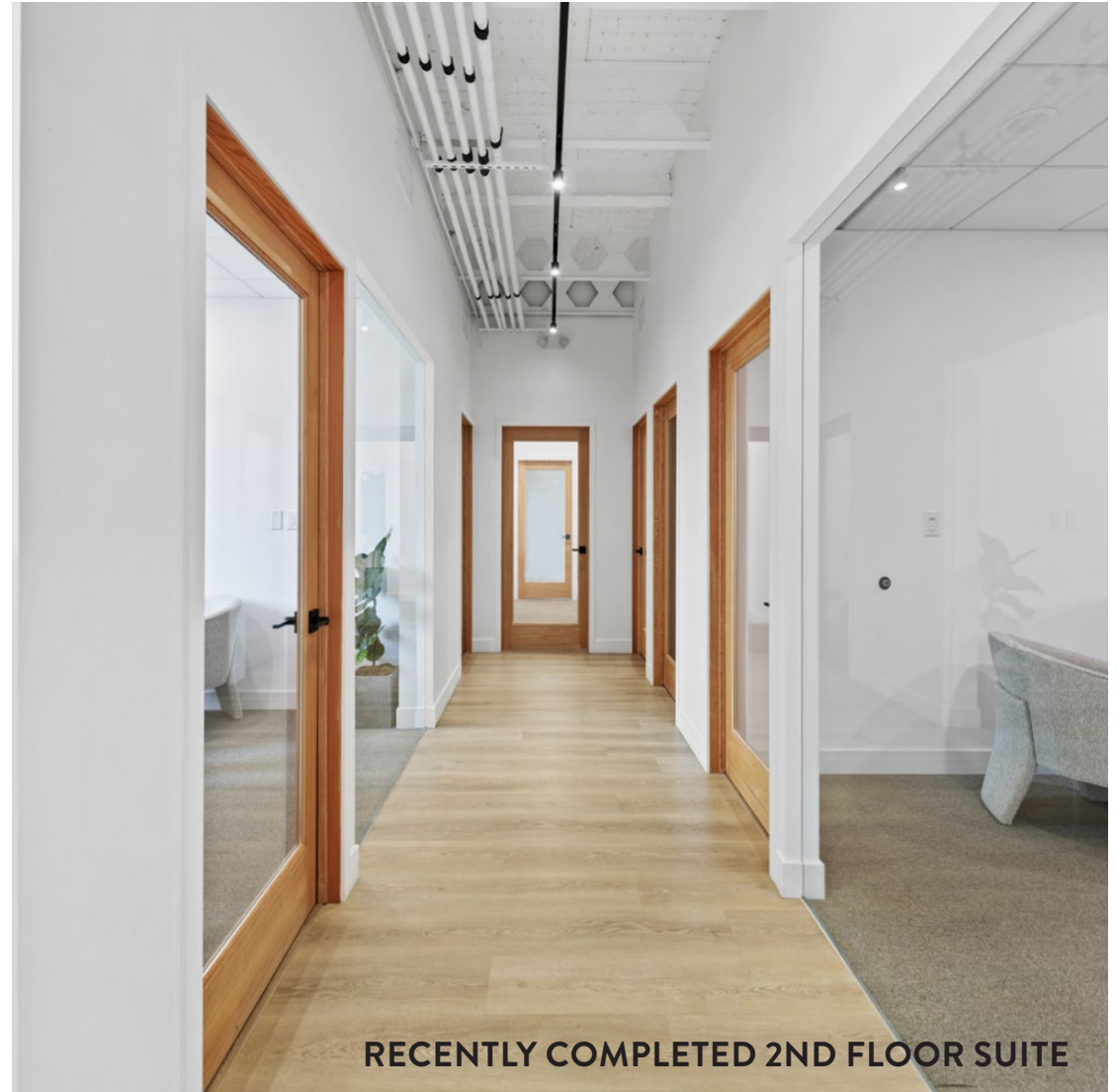
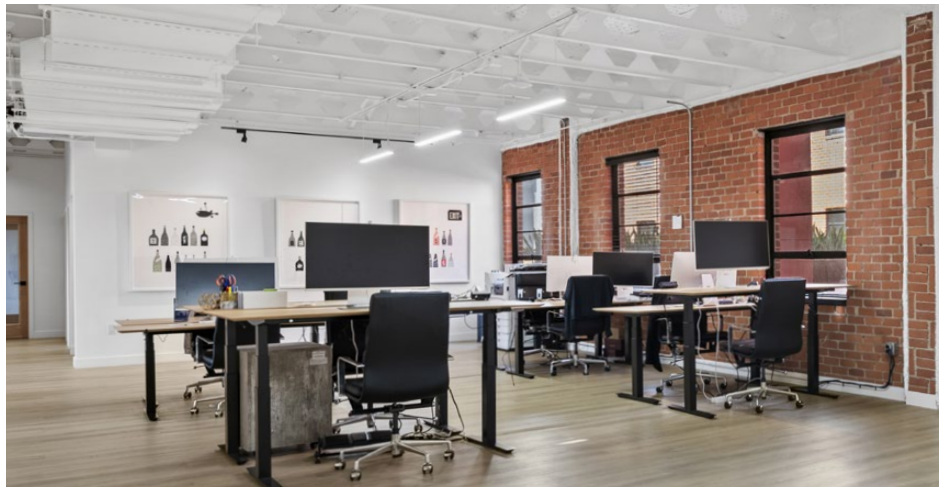
**BRAND NEW LOBBY
& COMMON AREAS**

PRIVATE ROOFTOP DECK
BUILD-TO-SUIT FOR A 5 YEAR LEASE

HYPOTHETICAL 3RD FLOOR PLAN



**139 S.
BEVERLY
DRIVE**
BEVERLY HILLS



RECENTLY COMPLETED 2ND FLOOR SUITE

139 S.
BEVERLY
DRIVE
BEVERLY
HILLS

FLEXIBLE
CONFIGURATION
FOR A MULTI-USE
SPACE PLAN

RECENTLY COMPLETED 2ND FLOOR SUITE



139 S.
BEVERLY
DRIVE
BEVERLY HILLS

ABILITY TO CREATE
A PRIVATE ROOFTOP
SETTING IN A COVETED
BEVERLY HILLS
LOCATION

2ND FLOOR ROOF DECK

Beverly Hills

139 S. Beverly Drive offers a unique advantage to other office suites, in part to its exclusive 3rd floor setting. The full floor spec suite is accessible through a private entrance with minimal interaction with other tenants. in one of Beverly Hills most coveted locations at the intersection of Wilshire Boulevard, one block from Rodeo Drive.



ICONIC BEVERLY HILLS ADDRESS



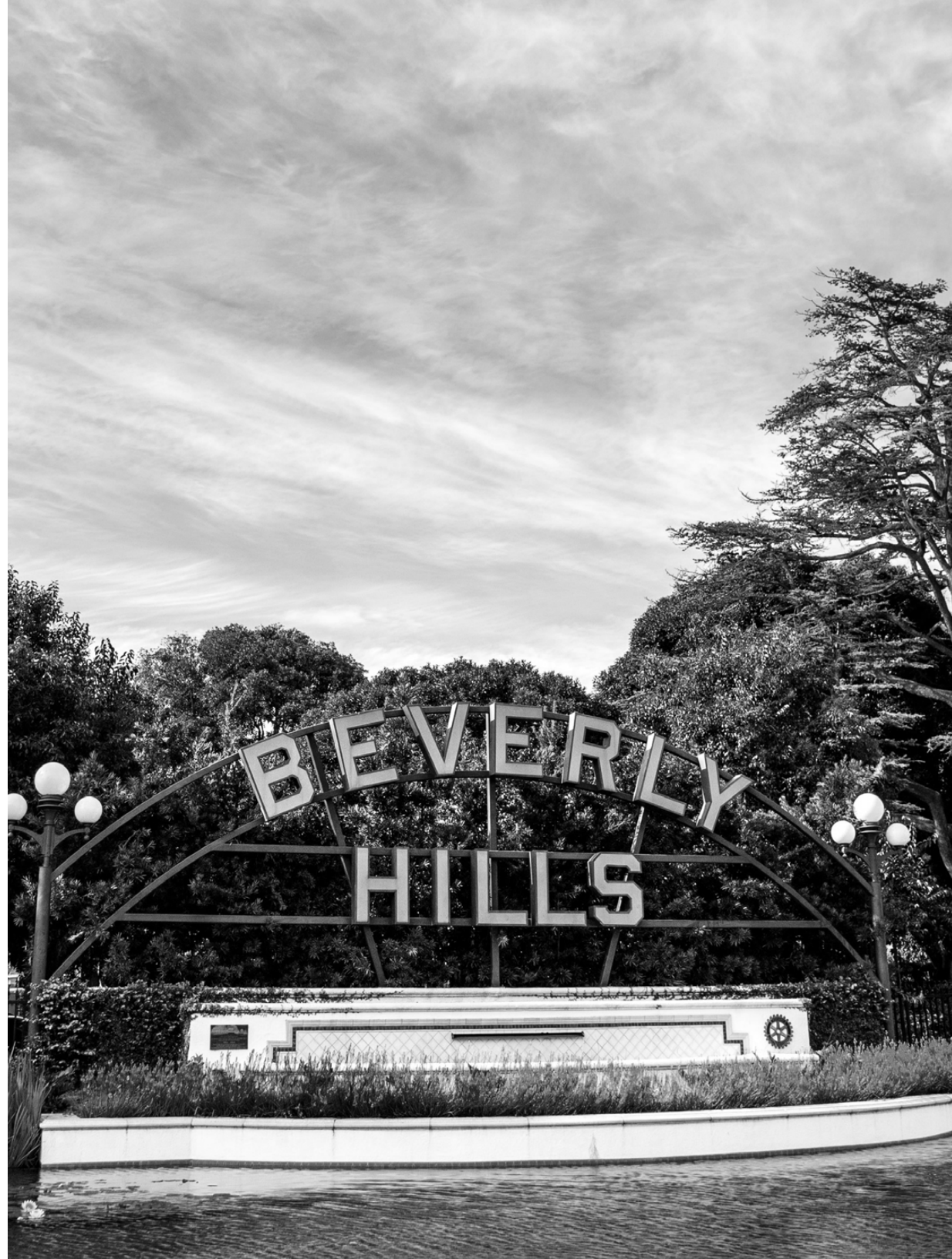
**PRIME LOCATION STEPS TO RETAIL,
RESTAURANTS AND ABUNDANT
NEIGHBORHOOD AMENITIES**

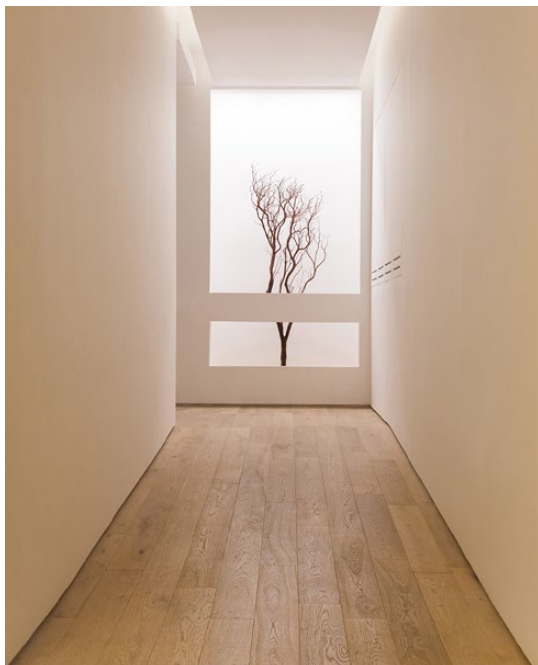


**CENTRAL ACCESSIBILITY TO THE 10
FREEWAY & MAJOR THROUGH STREETS**



**LOCATED IN THE HEART OF LOS
ANGELES - THE ENTERTAINMENT
CAPITAL OF THE WORLD**





TOMOKO JAPANESE SPA

141 S. BEVERLY DRIVE

Tomoko Spa offers transformative spa services with a focus on ancient Japanese methods and treatments. The acclaimed spa has been praised by many experts as one of the best experiences on the West Coast.



CHAUMONT CAFE & BAKERY

145 S. BEVERLY DRIVE

Modern French cafe offering gourmet pastries, baked goods, coffees and sandwiches in a refined setting.



CHAUMONT VEGAN

145 S. BEVERLY DRIVE

Adjacent to its namesake bakery, Chaumont Vegan, offers food and coffee options geared towards vegan conscious customers.



STEPS TO THE BEST OF BEVERLY HILLS

GUCCI
OSTERIA
da Massimo Bottura



WOLFGANG PUCK



il Pastaio
Ristorante • Bar

EST. 1915
NEW YORK CITY
DANTE
Beverly Hills

SOUTH BEVERLY GRILL



AVRA
BEVERLY HILLS
estiatorio

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