

436 N.
ROXBURY
DRIVE
BEVERLY HILLS

FOR LEASE
GOLDEN TRIANGLE
MEDICAL OFFICES

LEASE DETAILS

436 N ROXBURY DRIVE
BEVERLY HILLS, CA 90212

AVAILABILITIES

SUITE 110 - 1,405 SF - **\$7.25/SF**

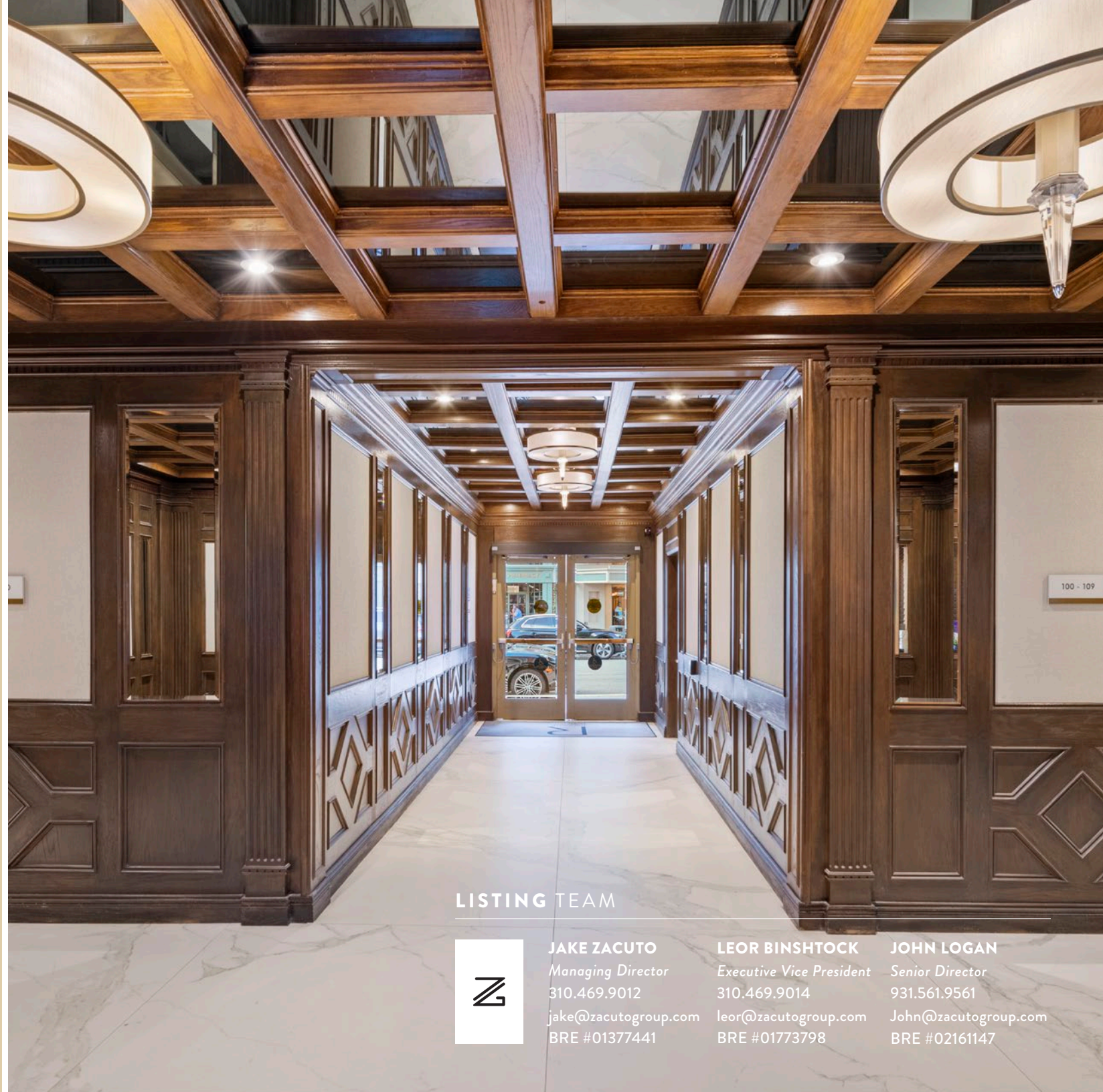
SUITE 113 - 1,868 SF - **Call**

SUITE 201 - 2,695 - **Call**

SUITE 211 - 1,080 SF - **\$6.75/SF**

SUITE 222 - 1,350 SF - **Call**

- 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



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LEOR BINSHTOCK

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436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



ROXBURY MEDICAL BUILDING

436

GIGIS HAIR SALON

ONE WAY
←

ULTRA PRIME GOLDENTRIANGLE LOCATION



436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212

PRIVATE
COURTYARD
EASY ACCESS
TO PUBLIC PARKING



436 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90212



NORTH ELEVATOR



REFINED COMMON AREA DESIGN



AVAILABILITIES

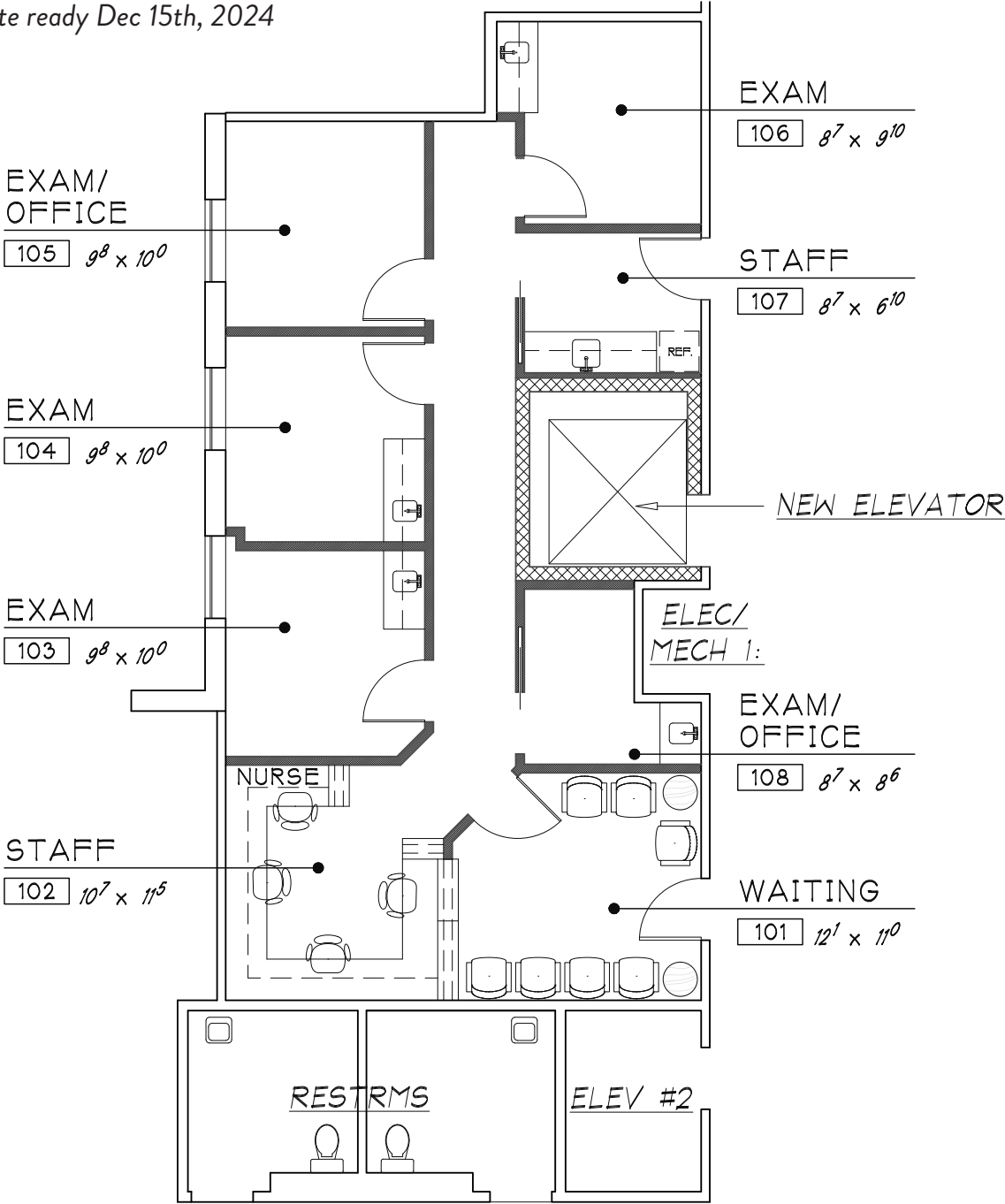
SUITE 110 1,405 SF



SUITE 110

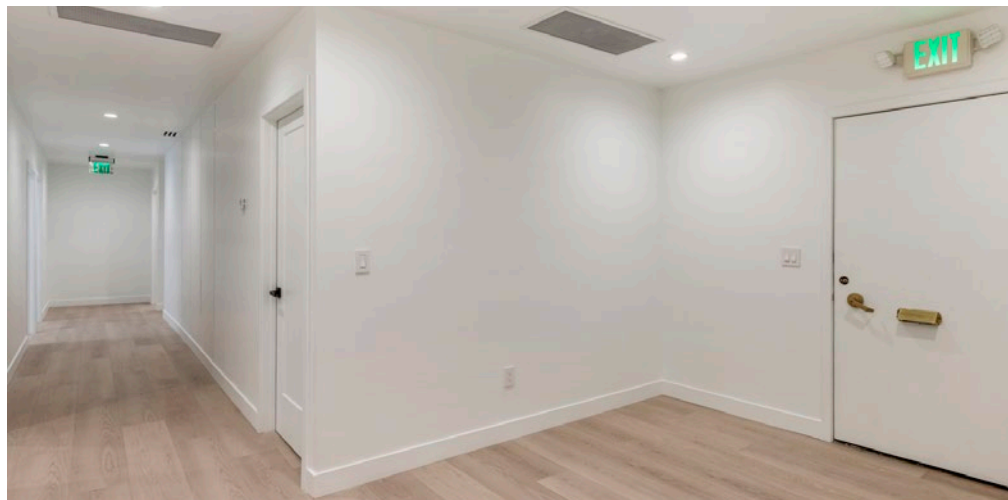
Spec suite ready Dec 15th, 2024

1,405 SF



SUITE 110 1,405 SF

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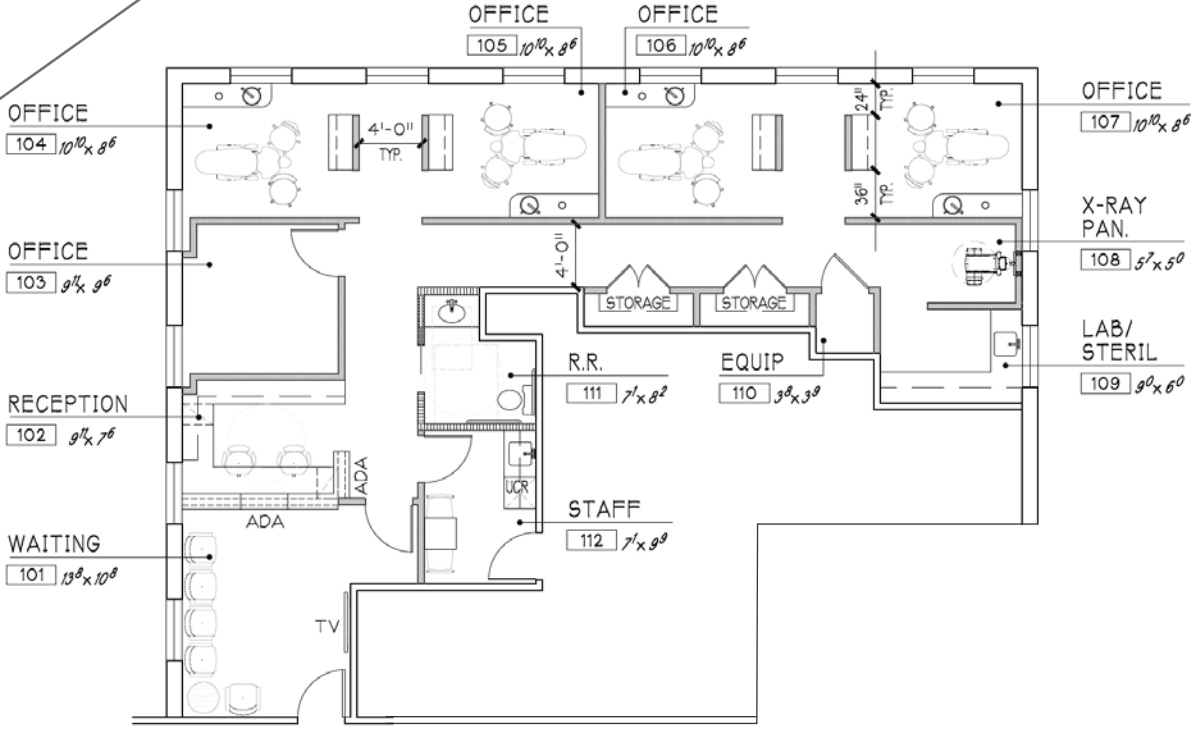
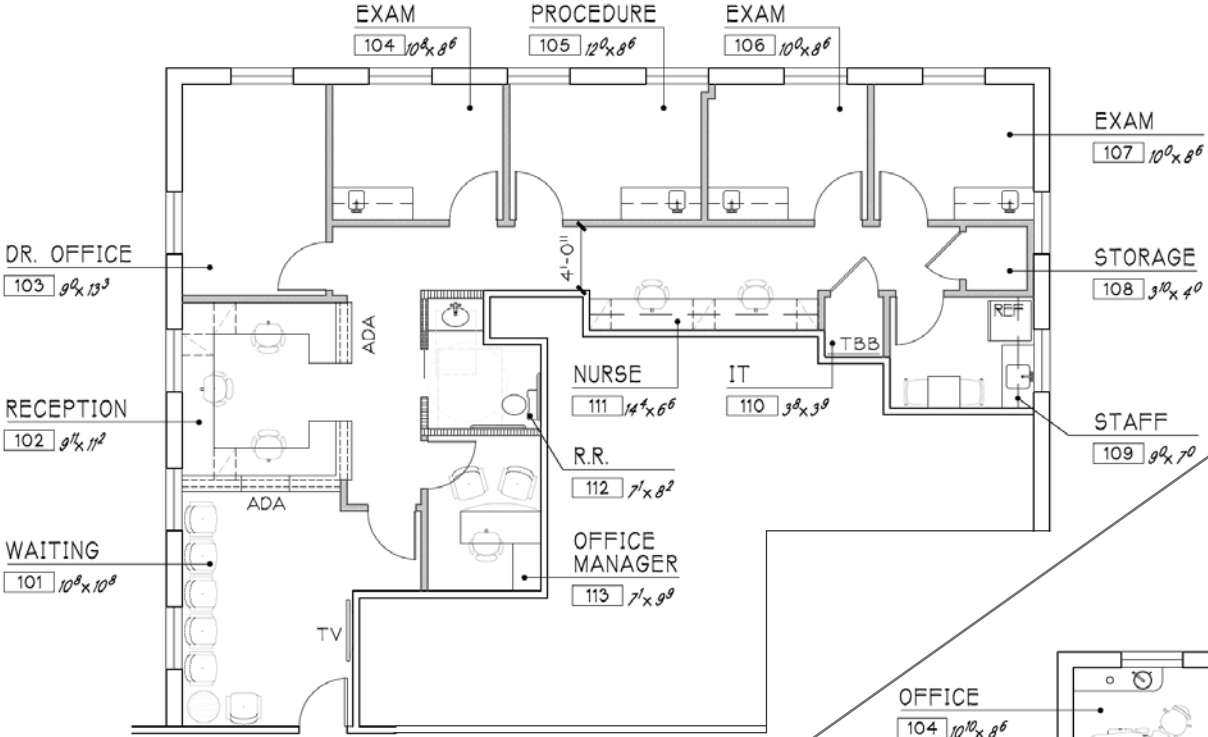


SUITE 113 1,868 SF

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Hypothetical floor plan configuration

OPTION A



OPTION B

SUITE 113 1,868 SF

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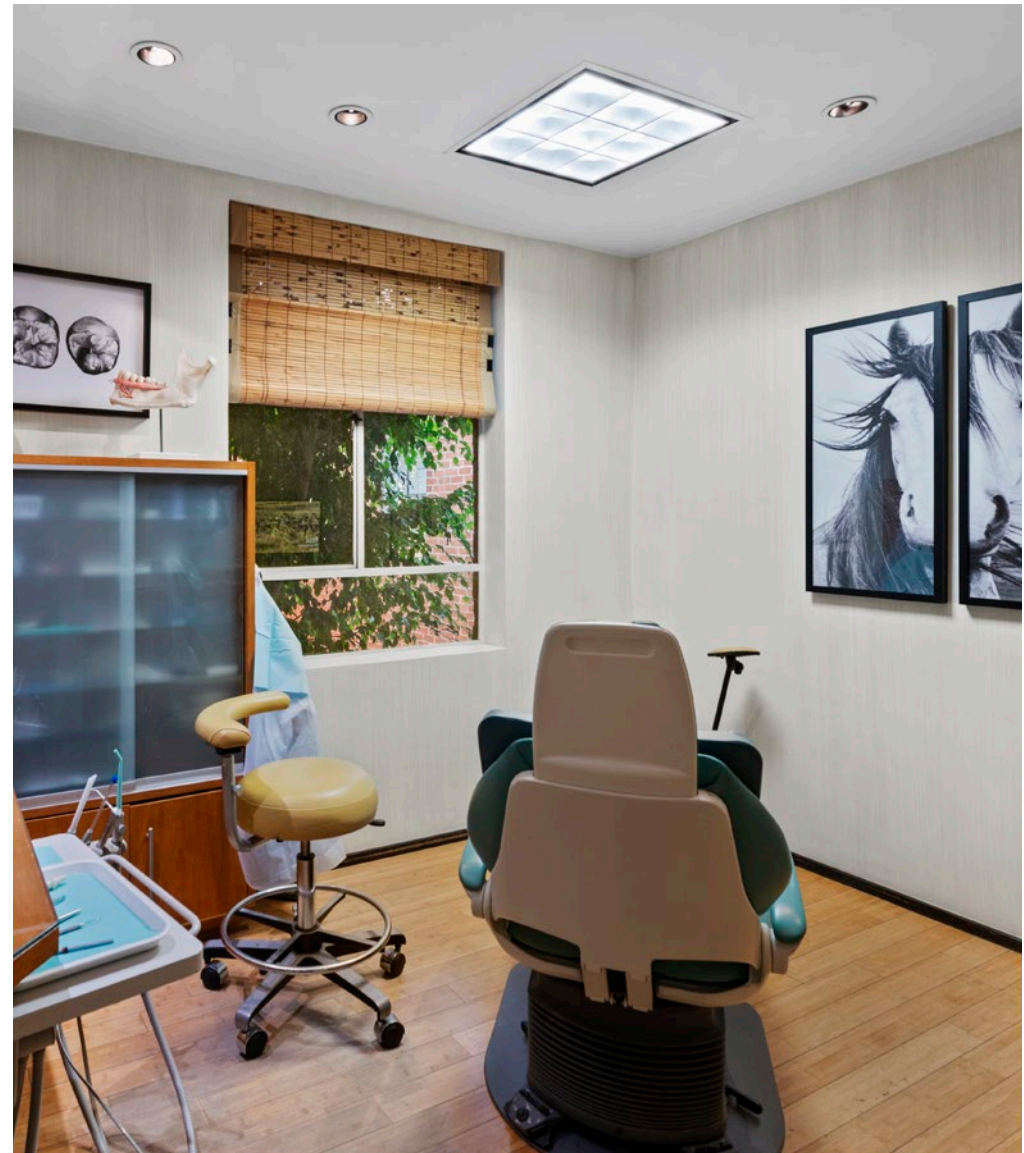


SUITE 211 1,080 SF



SUITE 211 1,080 SF

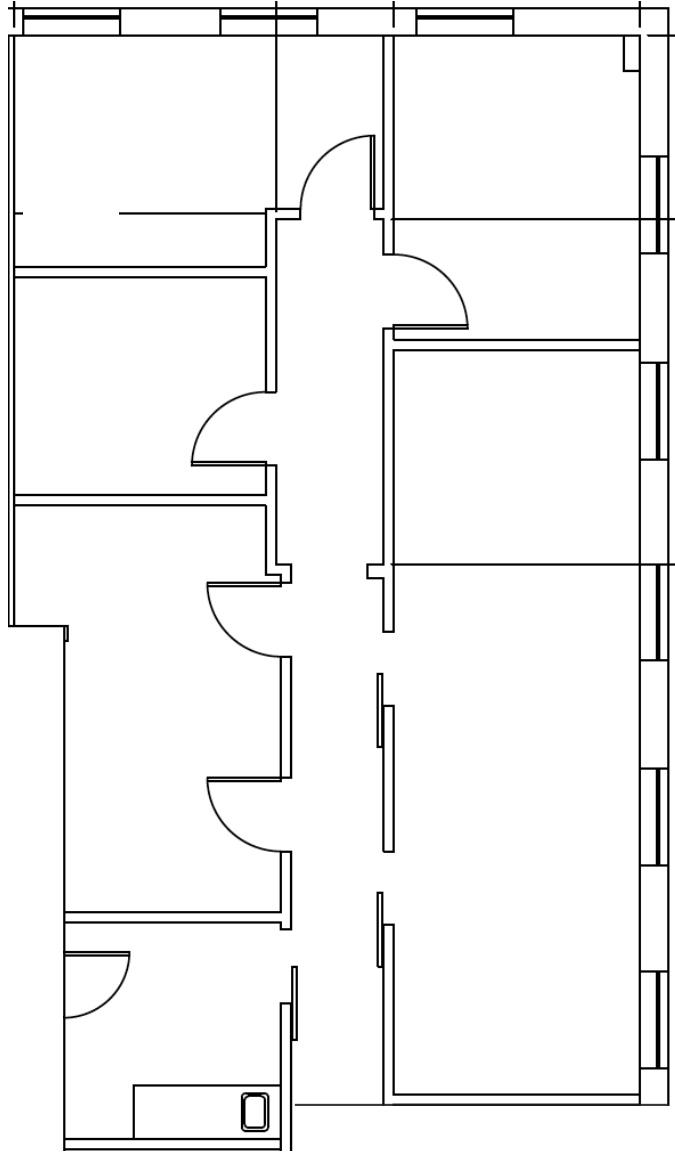
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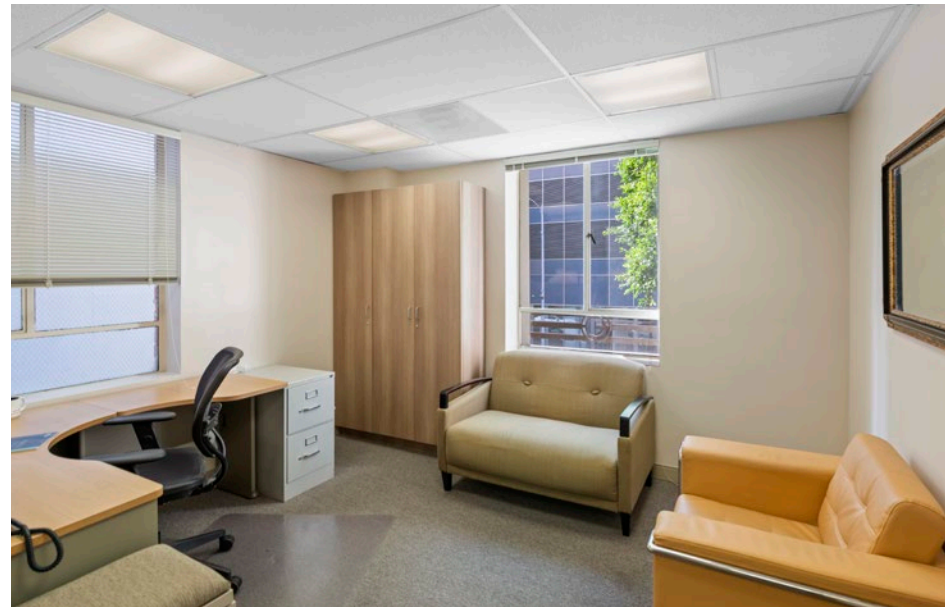
SUITE 222 1,350 SF



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**
- Chaumont Bakery**
- Beverly Wilshire Hotel**
- Cheesecake Factory**
- Lululemon**
- Avra**
- Spago**
- 60 Hotel BH**
- South Beverly Grill**
- Blue Bottle Coffee**
- Piccolo Paradiso**
- Starbucks**
- Chin Chin**
- Frida Mexican**
- Pinkberry**

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

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📍 IL PASTAIO - CANON DRIVE



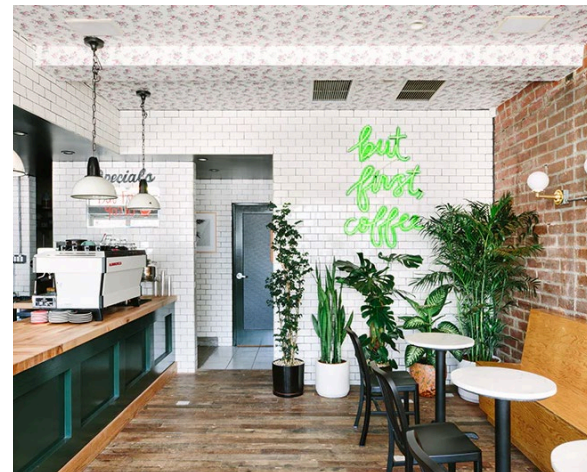
📍 CRUSTACEAN - N. BEDFORD DRIVE



📍 AVRA - N. BEVERLY DRIVE



📍 EREWHON MARKET - N. BEVERLY DRIVE



📍 ALFRED COFFEE - SANTA MONICA BLVD



📍 BEVERLY WILSHIRE HOTEL



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Beverly Hills



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COMMERCIAL REAL ESTATE

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