



COMMERCIAL  
ASSET GROUP

# THE PINNACLE OF BEVERLY HILLS

ONCE IN A GENERATION BEVERLY HILLS  
JEWEL BOX OPPORTUNITY



9975 S. SANTA MONICA BLVD

BEVERLY HILLS GATEWAY FLAGSHIP CREATIVE / MEDICAL /  
SHOWROOM OFFICE OPPORTUNITY

# PROPERTY HIGHLIGHTS

Sitting at the junction of Beverly Hills and Century City, this instantly recognizable landmark marks the gateway to the Golden Triangle and represents a rare leasing opportunity on one of Los Angeles's most esteemed corridors. Surrounded by high-end dining, designer boutiques, and premier entertainment, the property neighbors One Beverly Hills - the approximately \$10 billion ultra-luxury redevelopment anchored by Aman Beverly Hills.

One Beverly Hills will feature roughly 200,000 SF of curated retail and dining alongside 10 acres of botanical gardens and open space. Confirmed retail and restaurant partners include Dolce & Gabbana, Casa Tua Cucina, Cartier, Gucci, and Los Mochis.

The building offers secure, gated parking at standard rates, including two private garages. Tenants may lease one garage per floor or both garages for a single-tenant occupant. Enjoy sweeping views of the Los Angeles Country Club, Century City, and the Beverly Hills skyline.

SPACE	SPACE SIZE	RENTAL RATE
2nd Floor	±5,200 RSF	\$5.50-6.00/SF, MG
3rd Floor	±5,600 RSF	\$5.50-6.00/SF, MG
Penthouse	±1,200 RSF	\$5.50-6.00/SF, MG



ONE BEVERLY HILLS

(CLICK FOR MORE INFO)



9975 S. Santa Monica Blvd, Beverly Hills, CA 90212

# 2ND FLOOR PLAN

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±5,200 RSF

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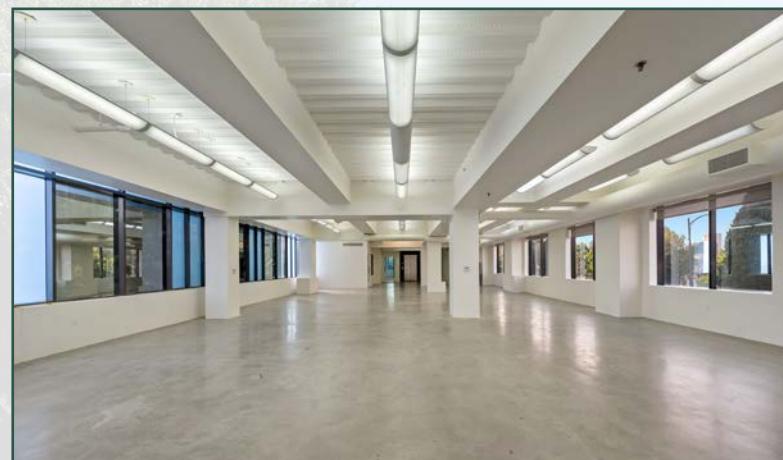
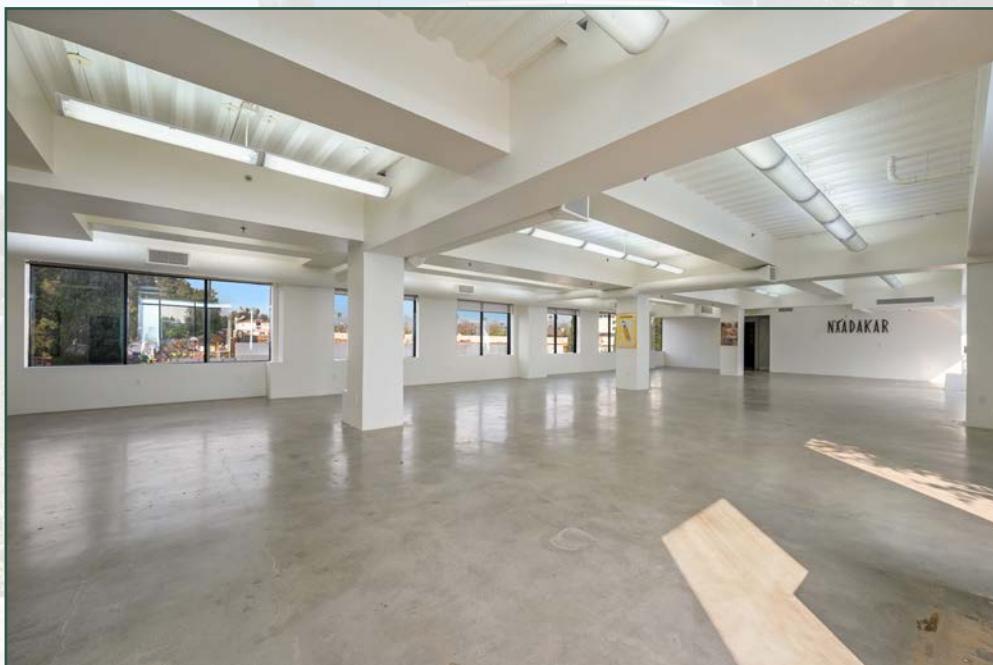
\$5.50-\$6.00 PSF/MO, MG

- Modern, open design with exposed ceilings and polished concrete floors
- 2 private offices + large open space
- 3 restrooms
- Ideal for creative office, medical, or showroom use

[CLICK FOR MORE PHOTOS](#)

## 2ND FLOOR PHOTOS

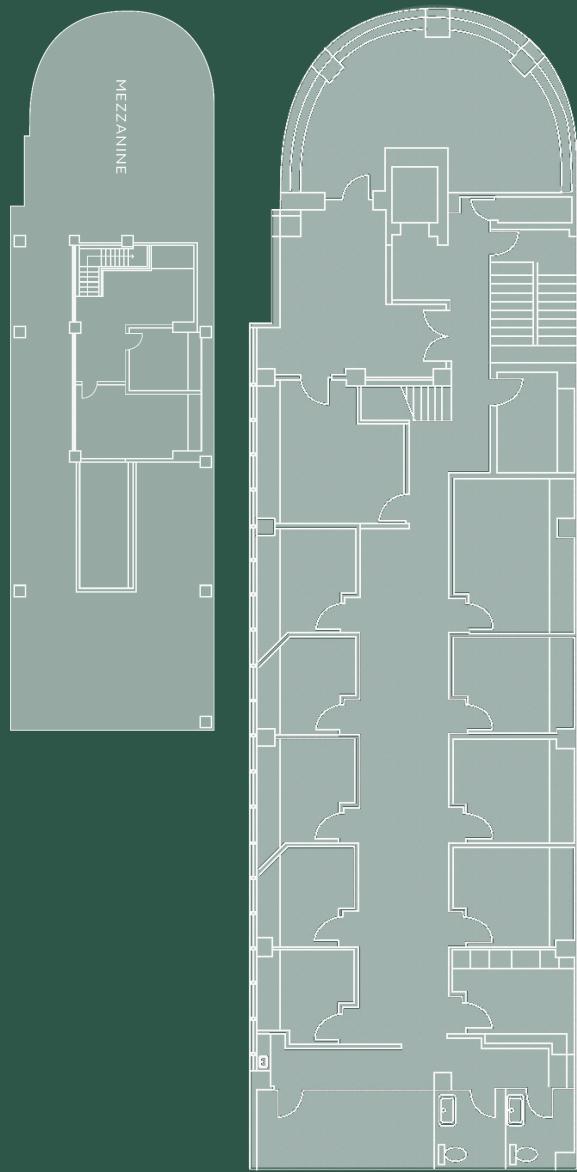
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# 3RD FLOOR/MEZZANINE FLOOR PLAN

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±5,600 RSF

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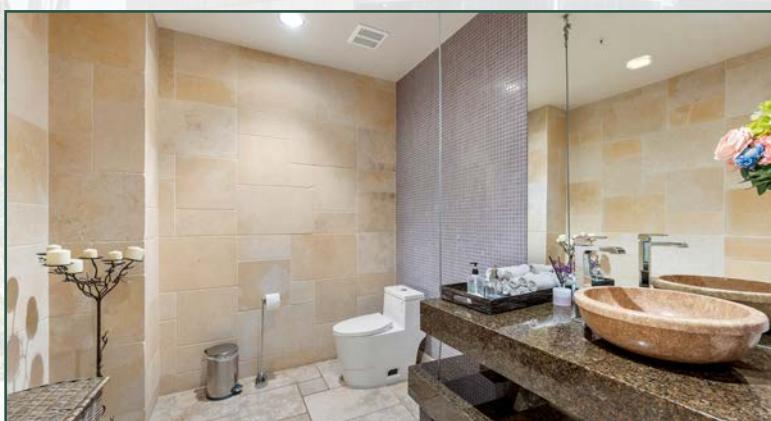
\$5.50-\$6.00 PSF/MO, MG

- 10 private offices / treatment / exam rooms with sinks throughout
- Reception area and 3 restrooms
- Mezzanine level and modern finishes throughout
- Perfect for medical, wellness, or executive office users

[CLICK FOR MORE PHOTOS](#)

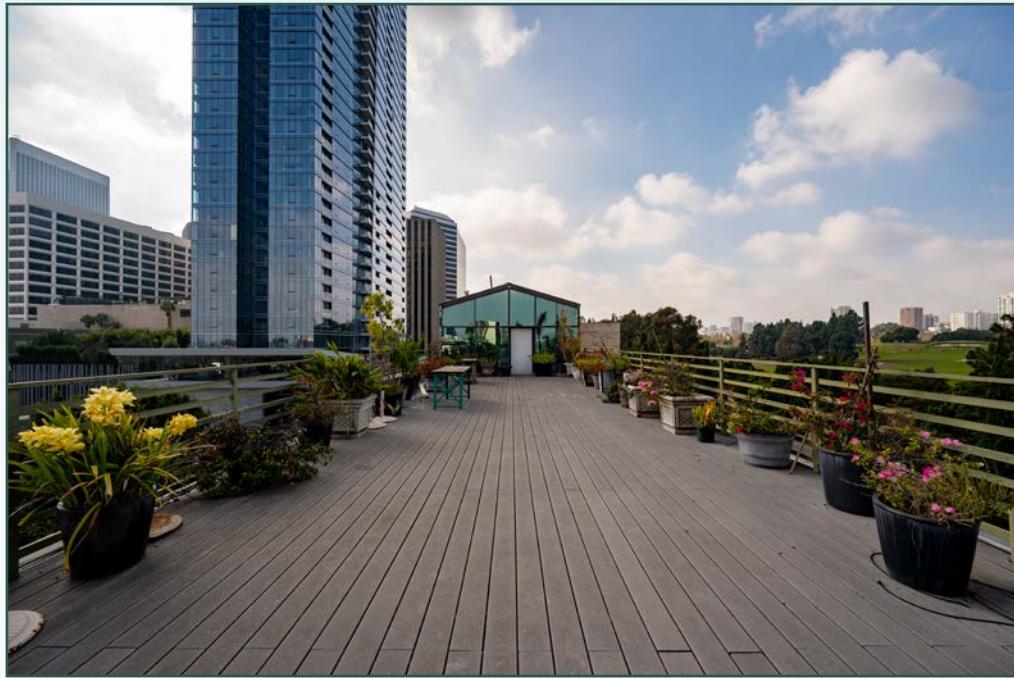
# 3RD FLOOR PHOTOS

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# PENTHOUSE/ROOFTOP PHOTOS



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# AERIAL

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