

**114- 122 S. BEVERLY DRIVE**  
**THE SIMON BUILDING**

**FOR LEASE**  
**BEVERLY HILLS, CA**

**NEW SPEC SUITE**



**WESTMAC**  
Commercial Brokerage Company

**WESTMAC Commercial Brokerage Company**  
1515 S. Sepulveda Boulevard, Los Angeles, CA 90025  
TEL: 310-478-7700 | FAX: 310-479-3989  
Company DRE# 01096973 | [www.westmac.com](http://www.westmac.com)

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# PROPERTY OVERVIEW

## AVAILABILITY

### NEW SPEC SUITE

<b>Suite 217</b>	<b>±1,112 SF</b>	Two (2) Windowed Offices, One (1) Interior Office, Conference room, reception and partial skylight
<b>Suite 209</b>	<b>±522 SF</b>	Open Space with Two (2) "grandfathered" salon bowls/sinks

## ASKING RATE

Suite 217: \$5.50/SF/Month, MG  
Suite 209: \$3.50/SF/Month, MG

## LEASE TERM

3 - 10 years

## TENANT IMPROVEMENTS

Negotiable

## FEATURES

- Prominent office space above the Honor Bar and South Beverly Grill
- Prominent location between Wilshire and Olympic Boulevard
- Excellent exposure to South Beverly Drive
- Generous window-line
- Within walking distance to many restaurants, coffee shops, financial institutions and other retail amenities



# SUITE PHOTOS: SUITE 217

## NEW SPEC SUITE



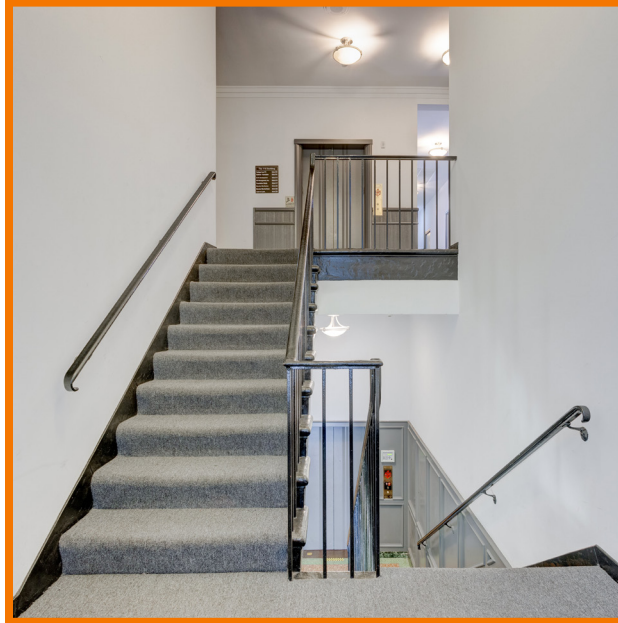


# PROPERTY PHOTOS: SUITE 209



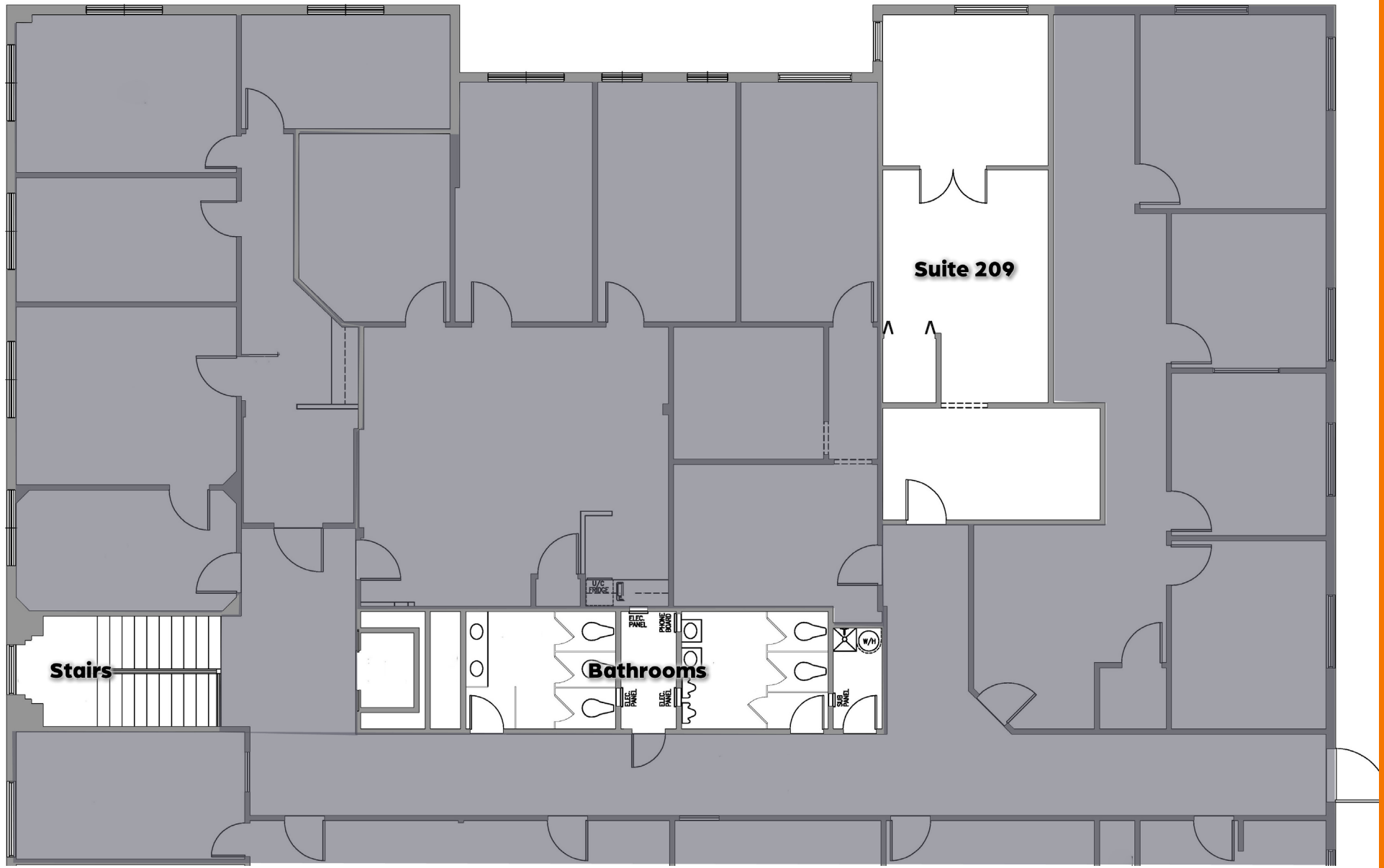


# PROPERTY PHOTOS



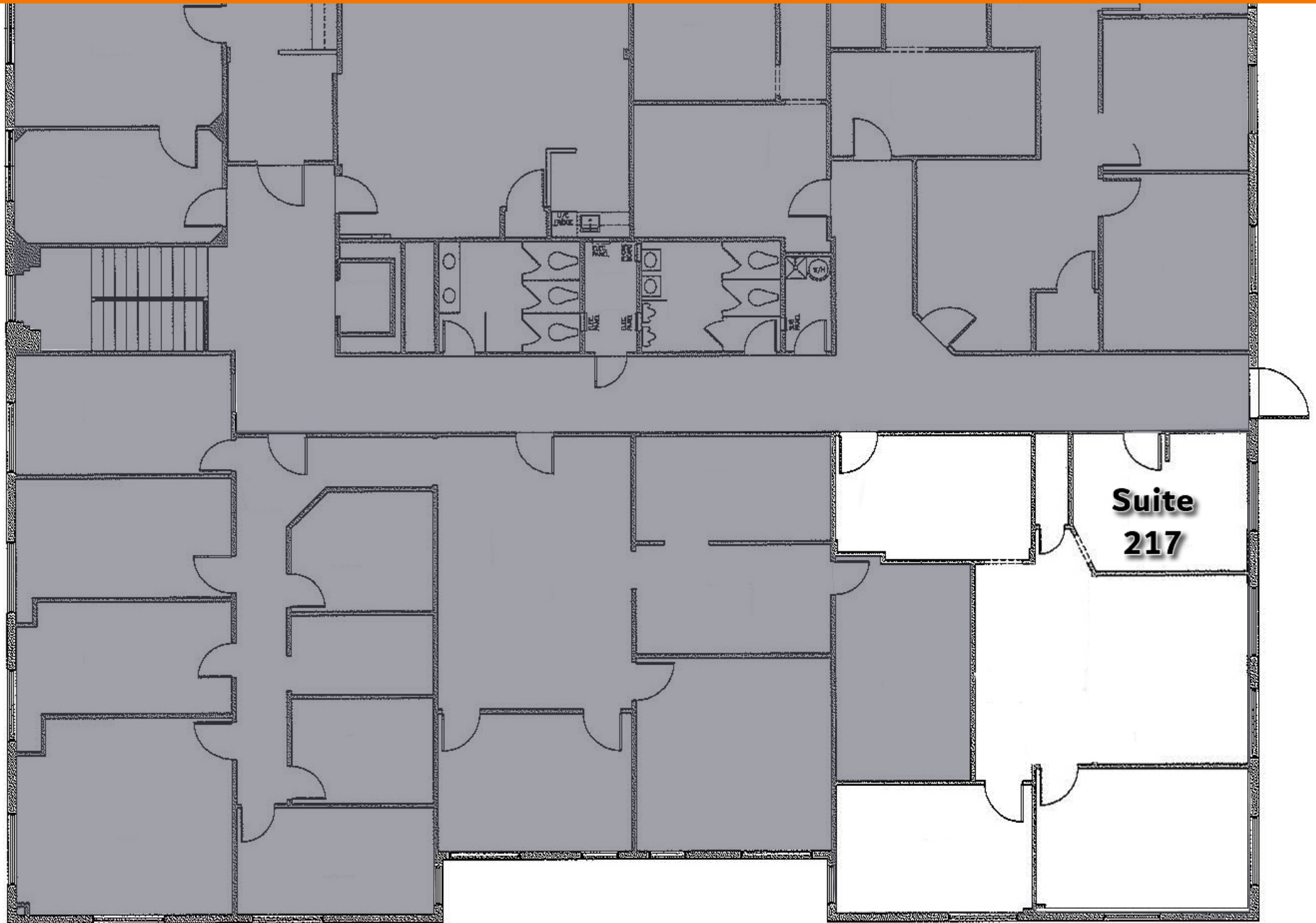


# FLOOR PLAN - 209



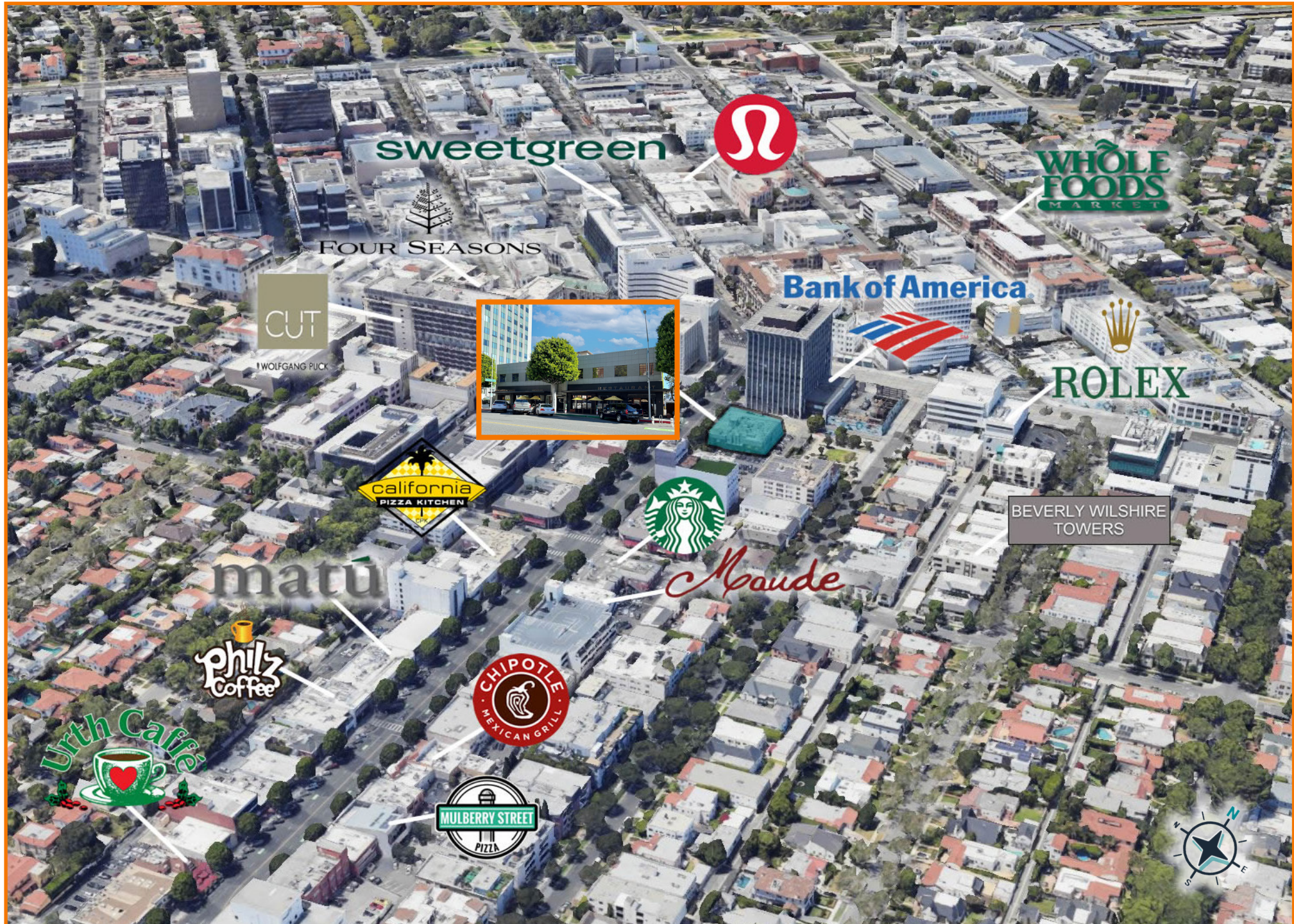


# FLOOR PLAN - 217





# LOCAL AMENITIES MAP







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