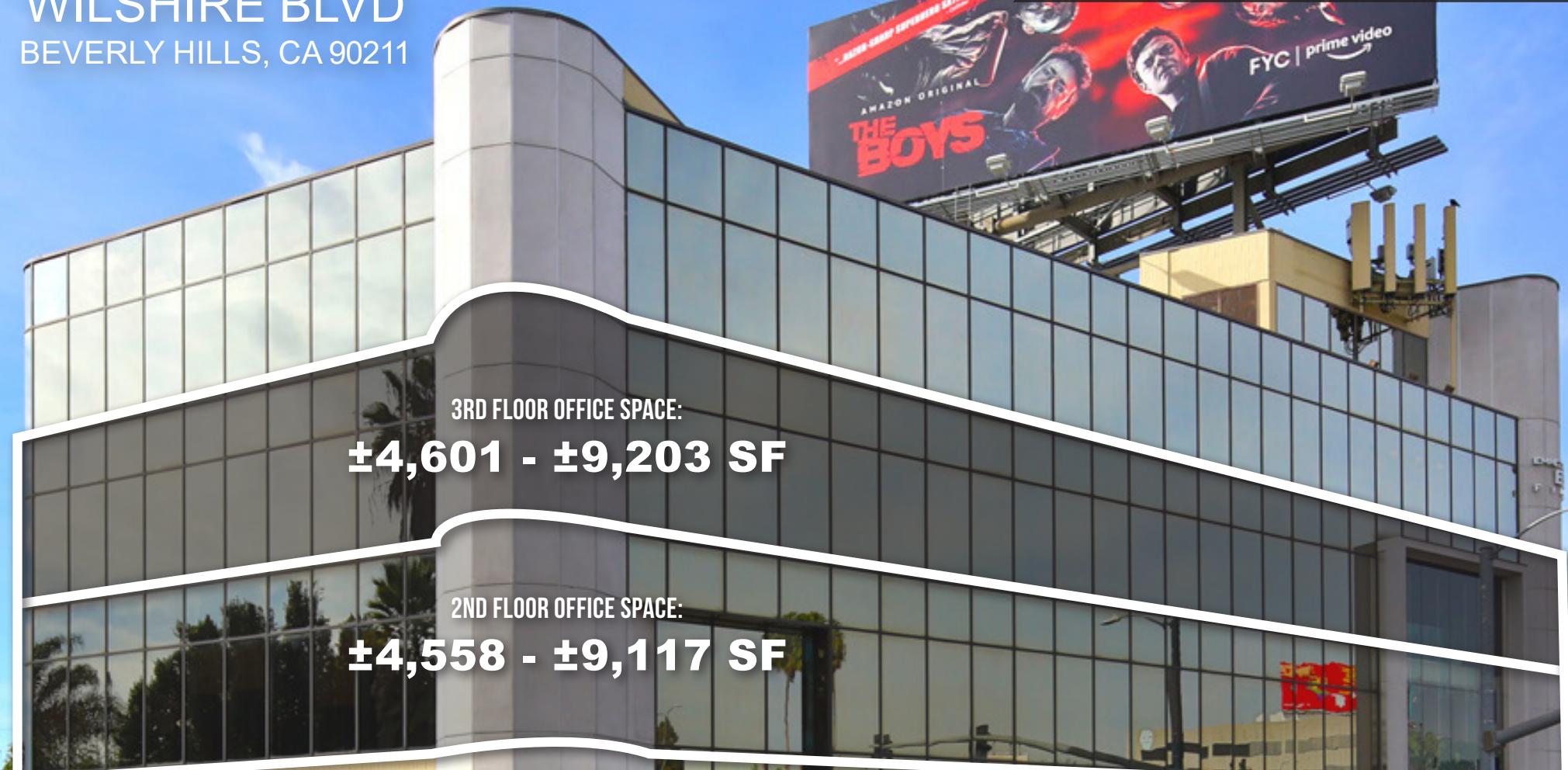


8200

WILSHIRE BLVD
BEVERLY HILLS, CA 90211

OFFICE / MEDICAL SPACES
FOR LEASE IN BEVERLY HILLS



3RD FLOOR OFFICE SPACE:

±4,601 - ±9,203 SF

2ND FLOOR OFFICE SPACE:

±4,558 - ±9,117 SF



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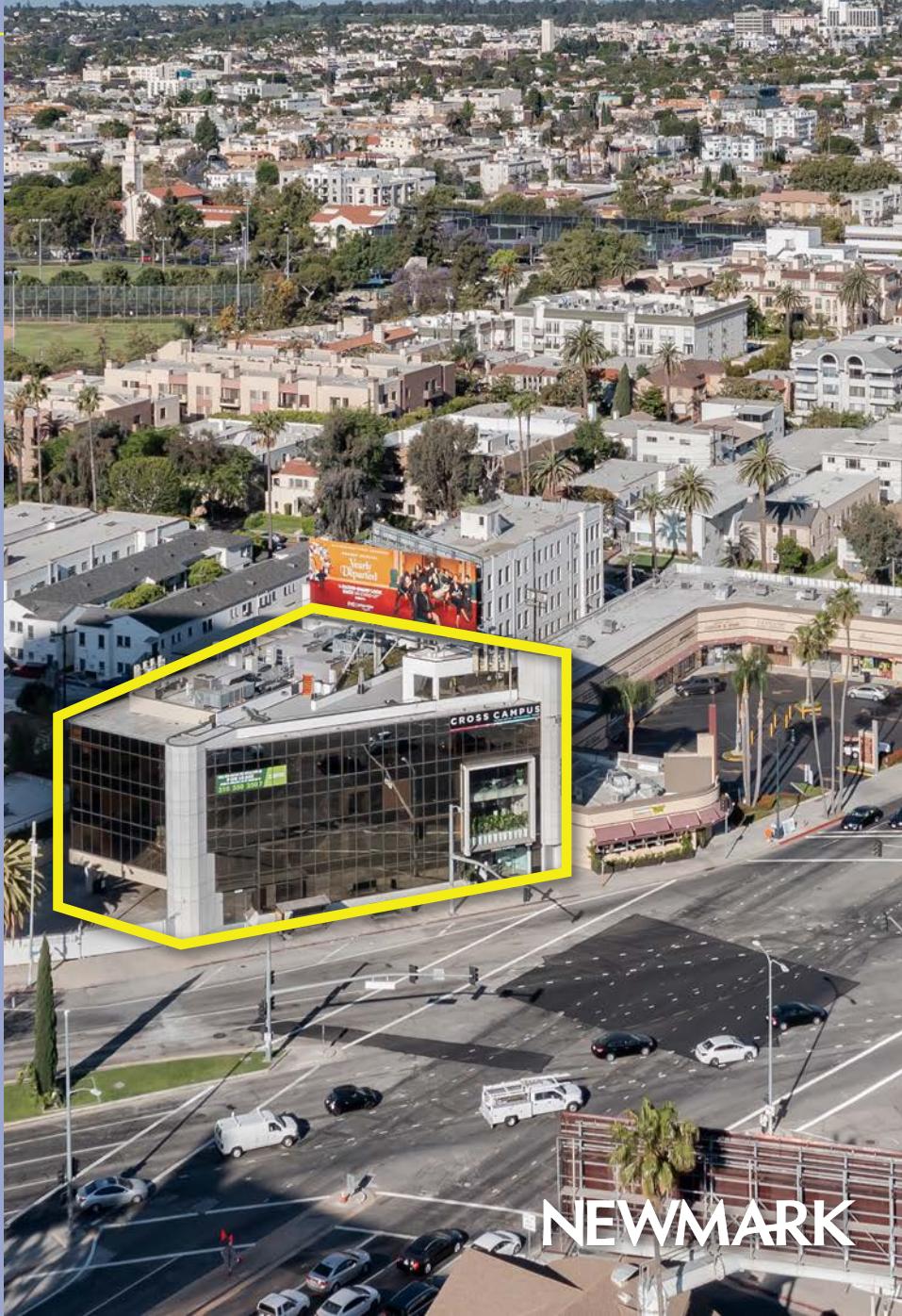
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PROPERTY INFORMATION

| AVAILABLE SPACE | FLOOR | SIZE (±) |
|-----------------|-------|--|
| | 2 | 4,601-9,177 SF |
| | 3 | 4,558-9,203 SF |
| ASKING RENT | | \$3.25 PSF/MO, MG |
| TERM | | ONE (1) - TEN (10) YEARS |
| USE | | OFFICE/MEDICAL |
| PARKING | | 2.6/1,000 UNRESERVED: \$190.00/MO TANDEM: \$110.00/MO RESERVED: \$300.00/MO |

8200 Wilshire is a 27,565 SF high identity designer modern office building offering the unique ability for a tenant to control their own building and/or individual floors. 8200 Wilshire boasts three stories of highly improved creative office space and a ±2,719 SF rooftop deck providing wrapping views of Beverly Hills, West Hollywood and Downtown Los Angeles.

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



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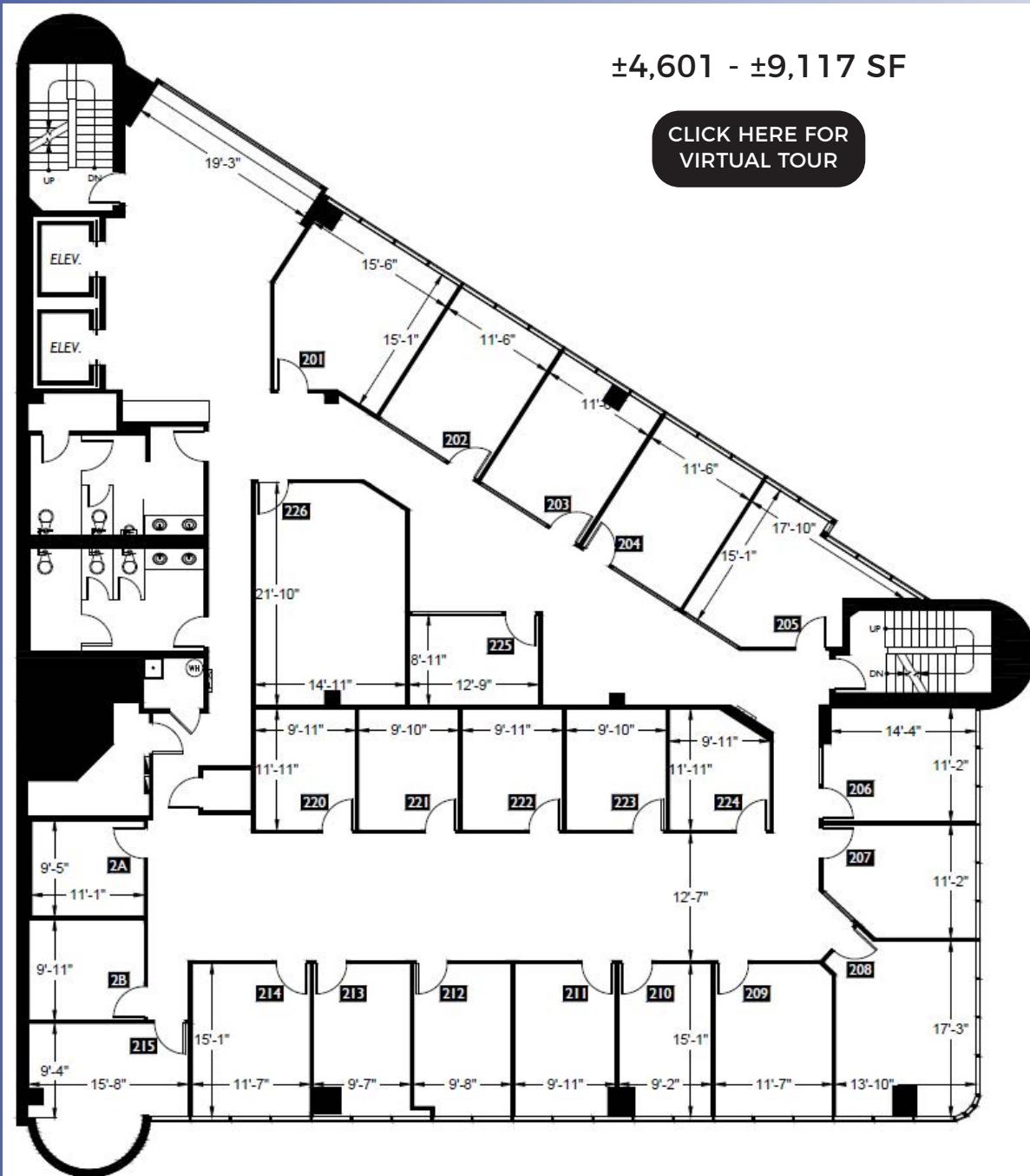
• NEWMARK

BUILDING HIGHLIGHTS

- Over \$1.3mm of capital improvements contributed in 2018
- Large, ±2,719 SF rooftop deck with wrapping views
- Expansive ceiling heights with exposed ducting throughout
- Floor to ceiling windows
- Immediate access to the forthcoming Metro Purple Line extension
- High identity location with building signage opportunities
- Boasting views of the Hollywood Hills, Beverly Hills, Miracle Mile and the Hollywood sign, 8200 Wilshire Blvd is proud to offer an exclusive ±2,719 SF rooftop deck as a tenant amenity
- Signage visible to over ±87,170 cars per day
- Two additional 20'x20' signs are also permitted by the city

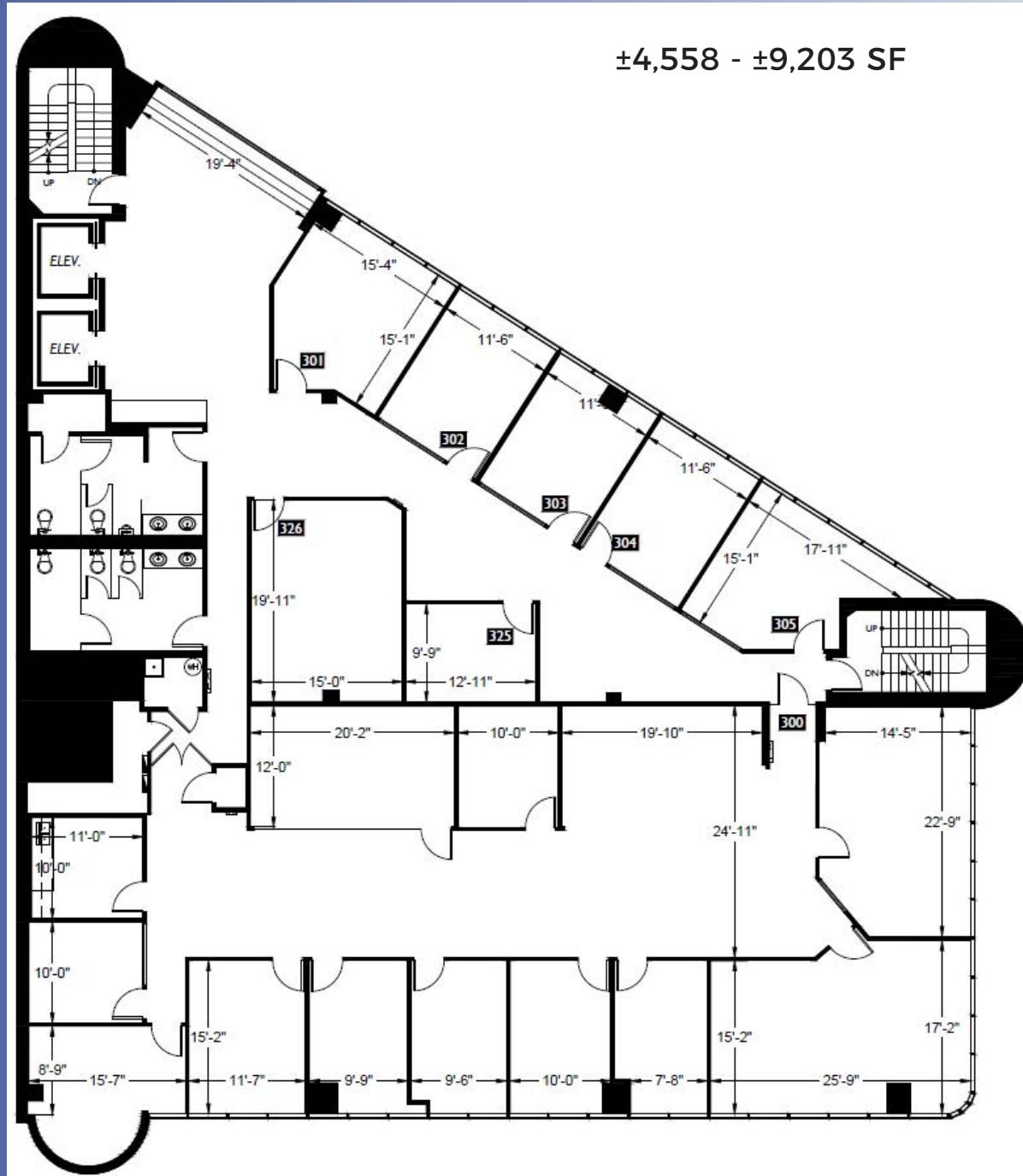


SECOND FLOOR PLAN



THIRD FLOOR PLAN

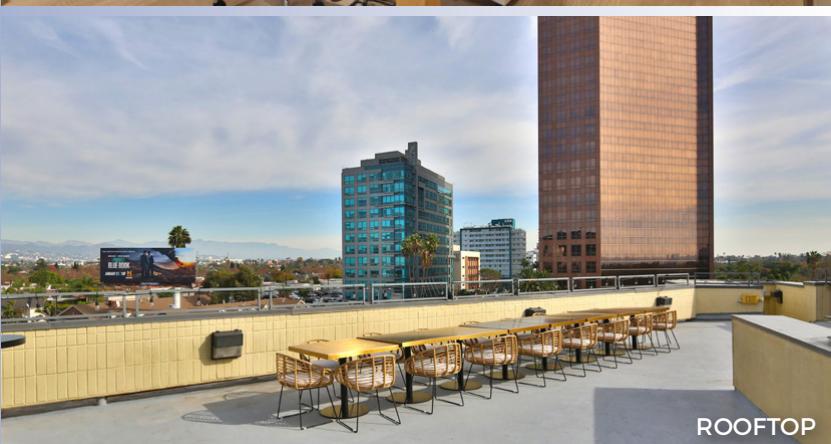
±4,558 - ±9,203 SF



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PHOTOS



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AMENITY MAP



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8200

WILSHIRE BLVD
BEVERLY HILLS, CA 90211

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