

A BOUTIQUE BEVERLY HILLS OFFICE BUILDING
JUST NORTH OF WILSHIRE BOULEVARD

Marcus & Millichap
MOSSANEN COMMERCIAL REAL ESTATE

110 N. DOHENY DRIVE

BEVERLY HILLS, CALIFORNIA 90211

± 4,400 SF | BEVERLY HILLS C-3 | DEDICATED ON-SITE PARKING | FOR SALE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

EXCLUSIVELY LISTED BY

IMAN MOSSANEN

Director Investments

310.909.5422

Iman.Mossanen@marcusmillichap.com

CaIDRE #01978006

110 N. DOHENY DRIVE

BEVERLY HILLS, CALIFORNIA 90211

- 03 EXECUTIVE SUMMARY
- 04 INVESTMENT HIGHLIGHTS
- 05 PROPERTY OVERVIEW
- 06 SUITE CONFIGURATION & FLOOR PLAN
- 07 OWNER-USER & INVESTOR FLEXIBILITY
- 08 A QUIET BEVERLY HILLS SETTING
- 09 AMENITIES, EMPLOYERS & DEMAND DRIVERS
- 10 ACCESS, TRANSIT & DAILY FUNCTIONALITY
- 11 PROPERTY INTERIORS
- 12 FLOOR PLAN & UNIT CONFIGURATION
- 13 SALES COMPARABLES
- 14 SALES COMPARABLES – CONTINUED
- 15 PRICE PER FOOT COMPARISON
- 16 OFFERING PROCESS & CONTACT



110 N. DOHENY DRIVE

BEVERLY HILLS, CALIFORNIA 90211

EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present 110 N. Doheny Drive, a boutique multi-tenant office building in the heart of Beverly Hills, just one parcel north of Wilshire Boulevard and moments from the Golden Triangle. The property comprises approximately 4,400 square feet of improvements on an approximately 5,757-square-foot parcel – a rare small-format commercial asset with on-site parking, a flexible suite configuration, and one of the most desirable addresses on the Westside.

The building is currently arranged as a collection of private office suites and professional service spaces, supported by a shared entry, full kitchen, multiple bathrooms, ten-foot ceilings, and skylights that introduce strong natural light throughout. The layout suits a wide range of professional, advisory, creative, wellness, and medical-adjacent users seeking a private Beverly Hills presence with identity and control.

The tenancy structure creates a compelling dual path. With a majority of tenants on shorter-term or month-to-month leases, a buyer may preserve existing income while gradually repositioning the building, or pursue partial owner-user occupancy as suites roll. The combination of location, scale, parking, and lease flexibility is genuinely difficult to replicate within Beverly Hills.

OFFERED AT \$3,995,000 – APPROXIMATELY \$908 PER SQUARE FOOT

ADDRESS

110 N DOHENY DRIVE
BEVERLY HILLS, CA 90211

BUILDING SIZE

± 4,400 SF

LAND AREA

± 5,757 SF

APN

4335-028-048

YEAR BUILT / RENOVATED

1952 / 2008

ZONING

BEVERLY HILLS C-3

STORIES

SINGLE STORY

CURRENT USE

MULTI-TENANT OFFICE

PARKING

DEDICATED ON-SITE
SURFACE PARKING

TENANCY

PREDOMINANTLY SHORT-TERM /
MONTH-TO-MONTH

PRICE

\$3,995,000

PRICE PER SF

\$908 PER SF

INVESTMENT HIGHLIGHTS

01

A BOUTIQUE BEVERLY HILLS OFFICE ASSET

A rare small-format commercial building positioned just north of Wilshire Boulevard in one of the most prestigious office, retail, medical, and professional service markets in Los Angeles.

02

OWNER-USER OR INVESTOR FLEXIBILITY

The shorter-term tenancy profile gives a buyer the ability to preserve income, occupy space over time, or reposition the building as a private Beverly Hills headquarters.

03

DEDICATED ON-SITE PARKING

Private on-site surface parking with rear alley access – a meaningful operational advantage in a dense Beverly Hills setting where convenience remains highly valued.

04

A PRIVATE PROFESSIONAL ENVIRONMENT

The building's discreet frontage, private offices, ten-foot ceilings, skylights, full kitchen, and natural light create a refined alternative to larger, more anonymous multi-tenant office buildings.

05

STEPS FROM WILSHIRE & THE GOLDEN TRIANGLE

Located one parcel north of Wilshire Boulevard and within walking distance of Rodeo Drive, Beverly Drive, Canon Drive, and the city's premier retail, dining, and hospitality.

06

SURROUNDED BY MAJOR DEMAND DRIVERS

The property benefits from immediate proximity to Cedars-Sinai – one of the largest nonprofit academic medical centers in the country – alongside West Hollywood, Beverly Grove, Century City, and the broader Westside professional ecosystem.



PROPERTY OVERVIEW

110 N. Doheny Drive is a single-story boutique office building situated on a quiet Beverly Hills block immediately north of Wilshire Boulevard. The property offers approximately 4,400 square feet of improvements with a private, small-format layout well suited for professional office, creative, advisory, beauty, wellness, medical-adjacent, or family office use.

The current configuration includes multiple private offices, common work areas, multiple bathrooms, a full kitchen, ten-foot ceilings, skylights, and abundant natural light. Unlike larger and more institutional office buildings, the property offers a controlled, identity-driven environment – allowing a future owner or tenant to create a private Beverly Hills workplace with a strong sense of place.

ADDRESS

110 N. DOHENY DRIVE, BEVERLY HILLS, CA 90211

APN

4335-028-048

BUILDING SIZE

± 4,400 SF

LAND AREA

± 5,757 SF

YEAR BUILT / RENOVATED

1952 / 2008

ZONING

BEVERLY HILLS C-3

STORIES

SINGLE STORY

CURRENT USE

MULTI-TENANT OFFICE

PARKING

DEDICATED ON-SITE SURFACE PARKING

SUBMARKET

BEVERLY HILLS / WEST LOS ANGELES

TENANCY

PREDOMINANTLY SHORT-TERM

DELIVERY

SUBJECT TO EXISTING TENANCIES

110 N. DOHENY DRIVE

BEVERLY HILLS, CALIFORNIA 90211



SUITE CONFIGURATION & FLOOR PLAN

110 N. Doheny Drive is currently configured as a boutique multi-tenant office with a collection of private suites organized around a shared entry, central circulation, and common-area support space. The existing layout is well suited for executive-style office tenancy, partial owner-user occupancy, or a future single-user conversion – depending on the buyer's business plan.

The single-story configuration is especially functional. Unlike a multi-level boutique office, the property allows users, clients, and staff to move through the space easily while preserving the privacy and separation of individual suites.

ARCHITECTURAL FEATURES

PRIVATE OFFICE SUITES ORGANIZED
AROUND A SHARED ENTRY

COMMON RECEPTION & CIRCULATION

MULTIPLE BATHROOMS

FULL KITCHEN

TEN-FOOT CEILINGS WITH SKYLIGHTS &
ABUNDANT NATURAL LIGHT

SINGLE-STORY LAYOUT FOR
EASE OF MOVEMENT

FLEXIBLE MULTI-TENANT CONFIGURATION

POTENTIAL OWNER-USER CONVERSION



OWNER-USER OR INVESTOR. THE BUILDING ADAPTS.

110 N. DOHENY DRIVE
BEVERLY HILLS, CALIFORNIA 90211

The property's existing tenancy structure is one of its most important advantages. A majority of the tenants are on shorter-term or month-to-month leases, creating flexibility for a buyer to evaluate multiple paths after closing. The building may continue to operate as a multi-tenant professional office asset, or it may be gradually converted for partial or full owner-user occupancy as suites roll.

This flexibility carries particular weight in Beverly Hills, where small commercial buildings with on-site parking, identity, and control are limited. For an owner-user, the building offers the ability to establish a private headquarters while preserving income from remaining tenants. For an investor, the shorter-term lease profile creates the ability to thoughtfully curate tenancy and reposition the building over time.



01

THE OWNER-USER PATH

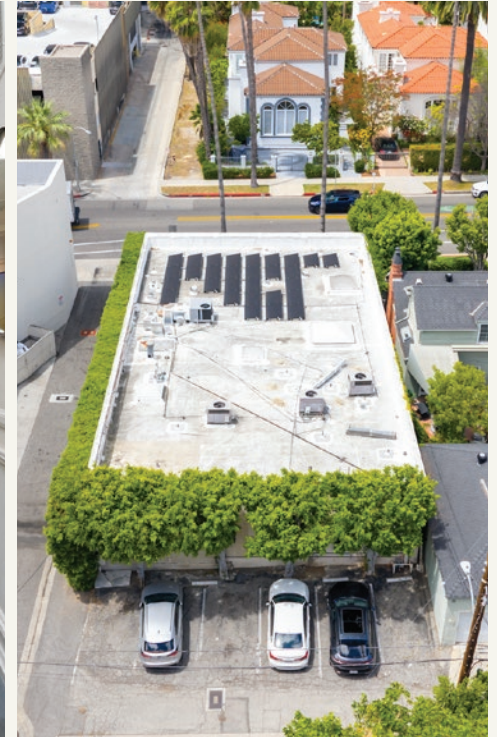
Occupy all or part of the building over time, using existing income to offset carrying costs while taking measured steps toward a private Beverly Hills headquarters.



02

THE INVESTOR PATH

Maintain the multi-tenant office configuration, refresh tenancy strategically as month-to-month suites roll, and operate the building as a stabilized boutique income asset.



03

THE REPOSITIONING PATH

Curate the building for a higher-image professional, wellness, creative, advisory, medical-adjacent, or boutique service user — leveraging the building's character to attract a new generation of Beverly Hills tenancy.

A QUIET BEVERLY HILLS SETTING

JUST NORTH OF
WILSHIRE BOULEVARD

110 N. Doheny Drive sits in a highly strategic Beverly Hills location, just north of Wilshire Boulevard and within close reach of the Golden Triangle, Rodeo Drive, Beverly Drive, Canon Drive, West Hollywood, Beverly Grove, and Century City. The property strikes a rare balance — a quiet boutique office environment with immediate access to some of the most internationally recognized commercial, retail, medical, dining, and hospitality destinations in Los Angeles.

The Golden Triangle remains one of Southern California's most globally recognized luxury districts, with Rodeo Drive alone hosting more than one hundred boutiques across its three palm-lined blocks.

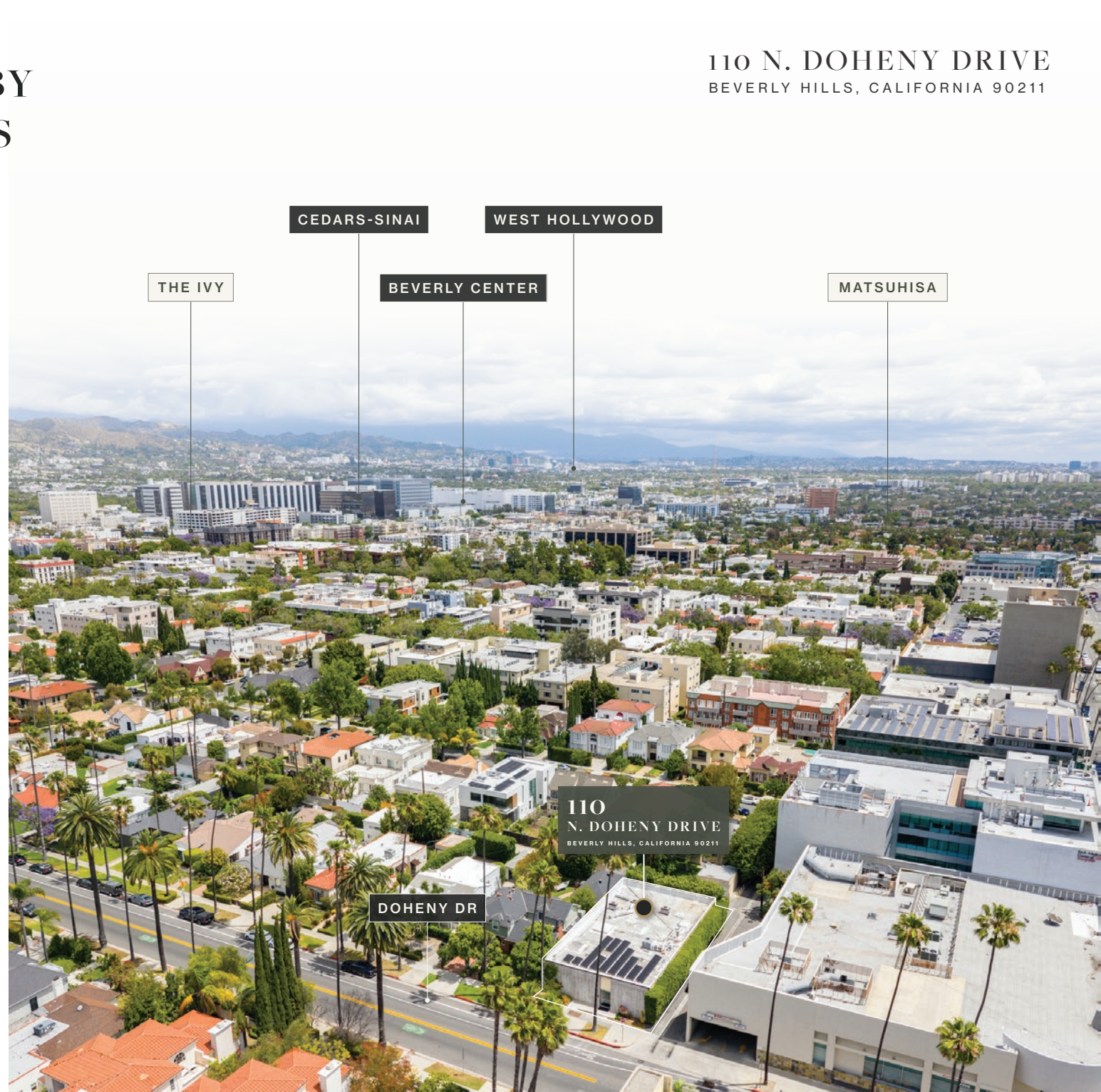


SURROUNDED BY BEVERLY HILLS

AMENITIES, HEALTHCARE,
HOSPITALITY & WESTSIDE
EMPLOYMENT

The property is set within a dense, affluent amenity base serving executives, clients, medical professionals, hospitality visitors, luxury shoppers, and Westside residents. Cedars-Sinai, the Golden Triangle, Beverly Grove, West Hollywood, Robertson Boulevard, and Century City all sit within minutes – a concentration of demand drivers difficult to match anywhere else in Los Angeles.

The area is also benefiting from continued luxury reinvestment. One Beverly Hills, currently rising near the Beverly Hilton, will deliver a major mixed-use development anchored by Aman Beverly Hills – a forthcoming hotel and residences project, alongside additional residences, hospitality, retail, and extensive landscaped open space – expected to open in 2028.





ACCESS, TRANSIT & DAILY FUNCTIONALITY

110 N. Doheny Drive offers convenient access to Wilshire Boulevard, the Beverly Hills Golden Triangle, West Hollywood, Beverly Grove, Century City, and the broader Westside. Dedicated on-site parking and rear alley access enhance the building's daily functionality for professional users, clients, and service-oriented tenants.

Transit access along Wilshire is also entering a new chapter. Metro's D Line Extension Section 1 is scheduled to open on May 8, 2026, adding stations at Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega – the latter approximately half a mile from the property. The future Beverly Drive Station at Wilshire and Reeves, expected to open with Section 2 in Spring 2027, will deliver direct rail access to the Golden Triangle and Rodeo Drive.



POPULATION &
HOUSEHOLDS

40,130
1-MILE POPULATION
19,797
1-MILE HOUSEHOLDS



DAYTIME
EMPLOYEES

95,221
1-MILE
276,704
3-MILE

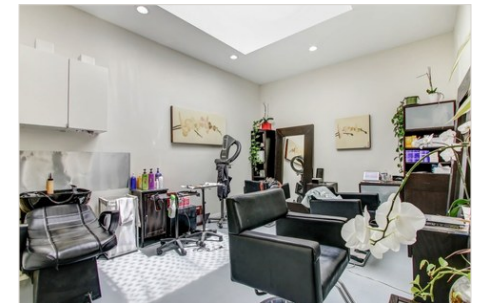


TRAFFIC
EXPOSURE

43,389 VPD
WILSHIRE BLVD
28,274 VPD
ROBERTSON BLVD

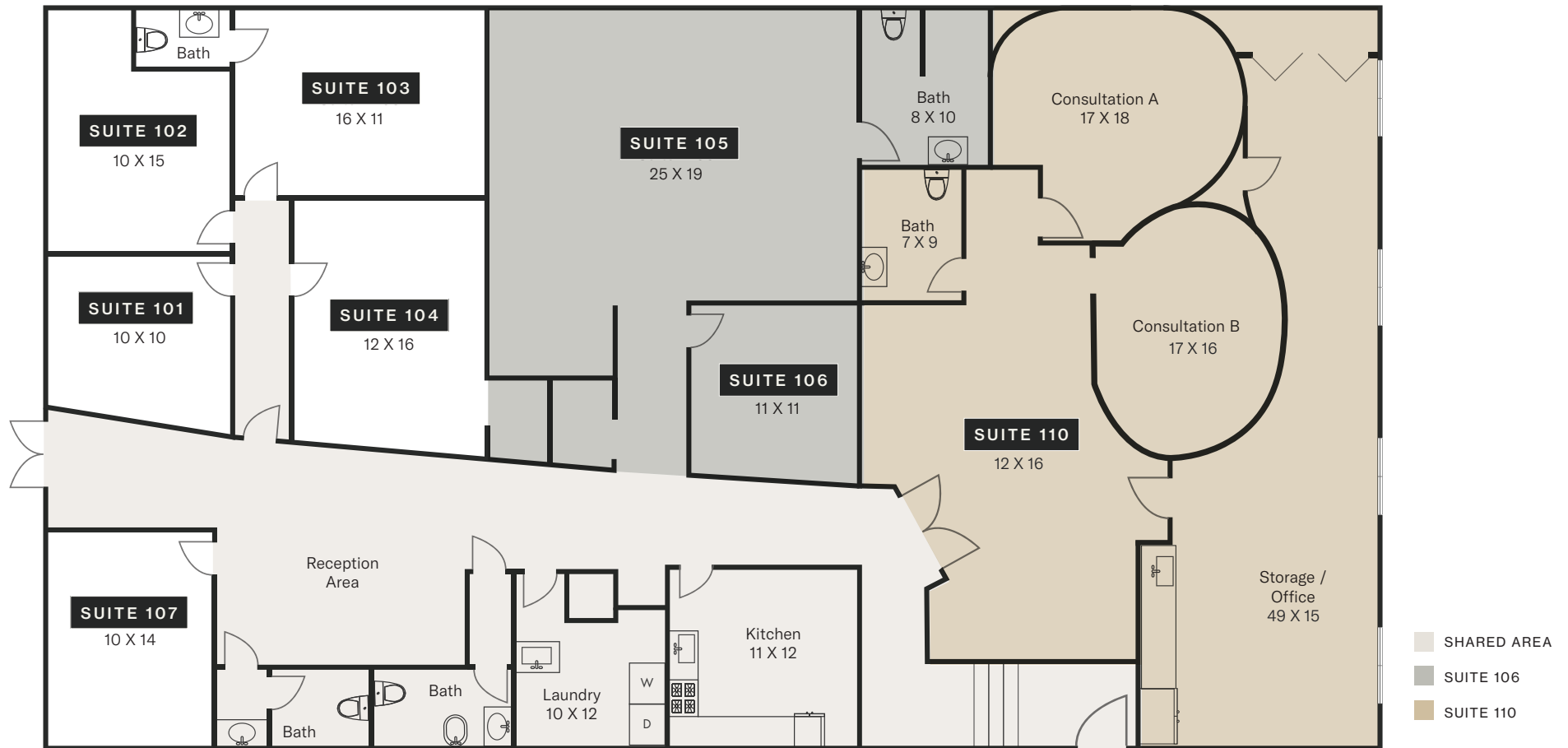
PROPERTY INTERIORS

The building is finished for professional use throughout — private suites arranged around a shared entry and common reception, a full kitchen, multiple bathrooms, ten-foot ceilings, and skylights that carry natural light deep into the plan.



FLOOR PLAN & UNIT CONFIGURATION

The building is organized as a single-story boutique office layout with a collection of private suites surrounding a shared entry, central circulation, full kitchen, and multiple bathrooms. The plan below illustrates the existing unit configuration and supports a clear understanding of the building's flexibility for executive-style tenancy, partial owner-user occupancy, or single-user conversion.



PRIVATE OFFICE SUITES
SHARED ENTRY & RECEPTION

COMMON CIRCULATION
FULL KITCHEN

MULTIPLE BATHROOMS
SKYLIGHTS ABOVE

REAR ACCESS
ON-SITE PARKING

SALES COMPARABLES

The sales below reflect recent boutique office, medical and small-format commercial transactions across Beverly Hills, West Hollywood and the broader Westside. Measured against that set, 110 N. Doheny Drive is offered beneath all but one comparable sale on a price per square foot basis.



SUBJECT PROPERTY

110 N. DOHENY DRIVE

Beverly Hills, CA 90211 – Boutique Multi-Tenant Office

BUILDING SIZE	± 4,400 SF	LAND AREA	± 5,757 SF
YEAR BUILT / RENOVATED	1952 / 2008	PARKING	6 On-Site Spaces

LIST PRICE

\$3,995,000

PRICE PER SF

\$907.95

RECENT COMPARABLE SALES



1 261 S Robertson Blvd

Beverly Hills, CA 90211 – Retail

SALE PRICE	\$4,205,500
BUILDING SIZE	5,000 SF
SALE DATE	Feb 9, 2026
PRICE PER SF	\$841.10



2 651-653 N La Cienega Blvd

West Hollywood, CA 90069 – Retail

SALE PRICE	\$6,125,000
BUILDING SIZE	6,439 SF
SALE DATE	Feb 6, 2026
PRICE PER SF	\$951.23



3 409 N Camden Dr

Beverly Hills, CA 90210 – Office

SALE PRICE	\$12,550,000
BUILDING SIZE	9,796 SF
SALE DATE	Jan 5, 2026
PRICE PER SF	\$1,281.14



4 287-297 S Robertson Blvd

Beverly Hills, CA 90211 – Retail

SALE PRICE	\$7,850,000
BUILDING SIZE	7,972 SF
SALE DATE	Dec 23, 2025
PRICE PER SF	\$984.70

SALES COMPARABLES

CONTINUED

110 N. DOHENY DRIVE
BEVERLY HILLS, CALIFORNIA 90211



5 645 N Robertson Blvd
West Hollywood, CA 90069 – Retail

SALE PRICE	\$4,200,000
BUILDING SIZE	3,695 SF
SALE DATE	Dec 17, 2025
PRICE PER SF	\$1,136.67



6 9024 W Olympic Blvd
Beverly Hills, CA 90211 – Office

SALE PRICE	\$6,750,000
BUILDING SIZE	6,589 SF
SALE DATE	Nov 3, 2025
PRICE PER SF	\$1,024.43



7 8656-8658 W Pico Blvd
Los Angeles, CA 90035 – Retail

SALE PRICE	\$2,800,000
BUILDING SIZE	2,597 SF
SALE DATE	Oct 7, 2025
PRICE PER SF	\$1,078.17



8 9111-9113 W Sunset Blvd
West Hollywood, CA 90069 – Office

SALE PRICE	\$7,263,500
BUILDING SIZE	4,700 SF
SALE DATE	Oct 30, 2024
PRICE PER SF	\$1,545.43



9 1150-1154 S Robertson Blvd
Los Angeles, CA 90035 – Office

SALE PRICE	\$6,300,000
BUILDING SIZE	5,221 SF
SALE DATE	Sep 5, 2024
PRICE PER SF	\$1,206.67



10 420-422 N Camden Dr
Beverly Hills, CA 90210 – Retail

SALE PRICE	\$13,500,000
BUILDING SIZE	12,000 SF
SALE DATE	Jan 31, 2024
PRICE PER SF	\$1,125.00



11 9230 W Olympic Blvd
Beverly Hills, CA 90212 – Office

SALE PRICE	\$9,500,000
BUILDING SIZE	8,211 SF
SALE DATE	Jan 26, 2024
PRICE PER SF	\$1,156.98

THE COMPARABLE SET	
PRICE PER SQUARE FOOT	
LOW	\$841.10
HIGH	\$1,545.43
AVERAGE	\$1,121.05
MEDIAN	\$1,125.00
SUBJECT	\$907.95

PRICE PER FOOT COMPARISON

Plotted against the comparable set, the subject's asking price per square foot sits below ten of the eleven sales shown, and roughly 19 percent beneath the set average. The eleven sales range from \$841.10 to \$1,545.43 per foot.



Numbers correspond to the comparable sales on the preceding pages. Price per square foot is rounded to the nearest dollar for display. The subject is priced on ± 4,400 square feet of improvements; buyers should independently verify square footage, income, expenses and all other information in due diligence.

OFFERING PROCESS

110 N. Doheny Drive is being offered on an as-is, where-is basis. Property tours and access to due diligence materials will be coordinated through Marcus & Millichap. Prospective purchasers should rely on their own investigations regarding physical condition, zoning, square footage, leases, income, expenses, parking, occupancy, and permitted uses.

EXCLUSIVELY LISTED BY

IMAN MOSSANEN

Director Investments

310.909.5422

Iman.Mossanen@marcusmillichap.com

CaDRE #01978006

110 N. DOHENY DRIVE

BEVERLY HILLS, CALIFORNIA 90211

Marcus & Millichap
MOSSANEN COMMERCIAL REAL ESTATE