

9975 SANTA MONICA BOULEVARD

BEVERLY HILLS GATEWAY

FLAGSHIP CREATIVE/MEDICAL/SHOWROOM
OFFICE OPPORTUNITY



CREATION

AN ICONIC OFFICE OPPORTUNITY



AT THE GATEWAY OF BEVERLY HILLS & CENTURY CITY



PRIME BEVERLY HILLS MEDICAL/CREATIVE/SHOWROOM OFFICE OPPORTUNITY

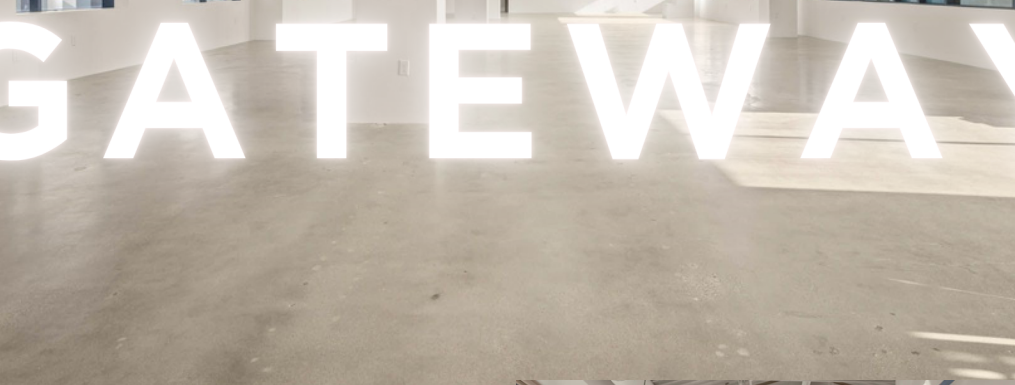
- Stunning and highly exclusive office space at the nexus of Beverly Hills and Century City, surrounded by world-class eateries and boutiques.
- Exclusive parking lot for the use of tenant with direct and discreet elevator access to the premises.
- Ideal for medical, creative, entertainment, corporate and showroom uses, and for virtually any other office or creative uses.
- Direct access to stunning roof deck for use by tenant, and opportunity for additional penthouse space of 1,200 space adjacent to the deck.
- Open floor plan conducive to multiple uses with private perimeter offices, kitchen area, and private executive restrooms.

APPROXIMATE SIZE: 5,200 SQUARE FEET + OPPORTUNITY FOR ADDITIONAL 1,200 SQUARE FOOT PENTHOUSE

LEASE TERM: FLEXIBLE - ALSO AVAILABLE AS POP-UP SPACE

LEASE RATE: \$78.00 PER SQUARE FOOT, PER ANNUM





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