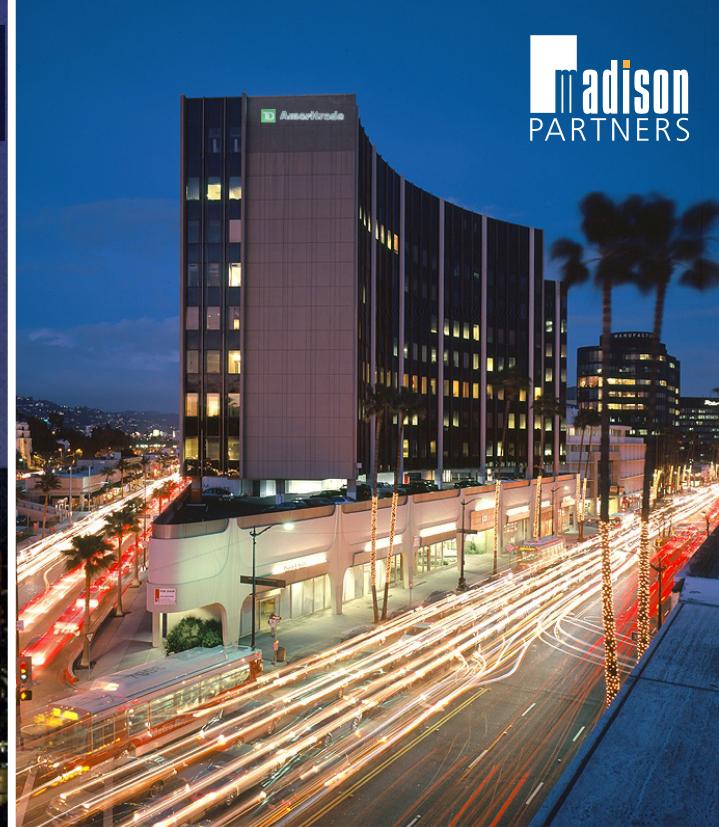


CLASS A OFFICE SPACE FOR LEASE

MEDICAL SPACES ALSO AVAILABLE



BEVERLY HILLS GATEWAY

**madison**  
PARTNERS



## Class A Office Space for Lease.

Beverly Hills Gateway is a 10-story, Class A Office building located at the most prominent intersection in the prestigious Beverly Hills Triangle.

### PROPERTY DETAILS

Address	9777 Wilshire Boulevard Beverly Hills, CA 90210
Office Asking Rate	\$6.85 to \$7.65 per SF (FSG)
Square Footage	1,434 to 7,000 SF
Lease Term	5 - 10 years
Tenant Improvements	Negotiable allowance available
Parking Ratio	2.8 / 1,000 SF Available
Parking Rates	\$185 - Single Unreserved \$260 - Single Reserved \$350 - Tandem (2 Cars)

### PROPERTY HIGHLIGHTS

- » Unobstructed 360-degree views of the Santa Monica Mountains and Century City
- » Excellent ingress / egress at the corner of Wilshire and Santa Monica Boulevards
- » On-site Amenities include on-site property management, valet parking, executive car wash service, on-site financial institutions and Executive Suites
- » Prime location on the corner of Wilshire Boulevard and Santa Monica Boulevard - the Gateway to the Beverly Hills Triangle.
- » Walking distance to the amenities of the Beverly Hills Triangle including the Peninsula, Beverly Hilton, and Waldorf Astoria Hotels.

BEVERLY HILLS GATEWAY

# BEVERLY HILLS GATEWAY

AVAILABLE NOW

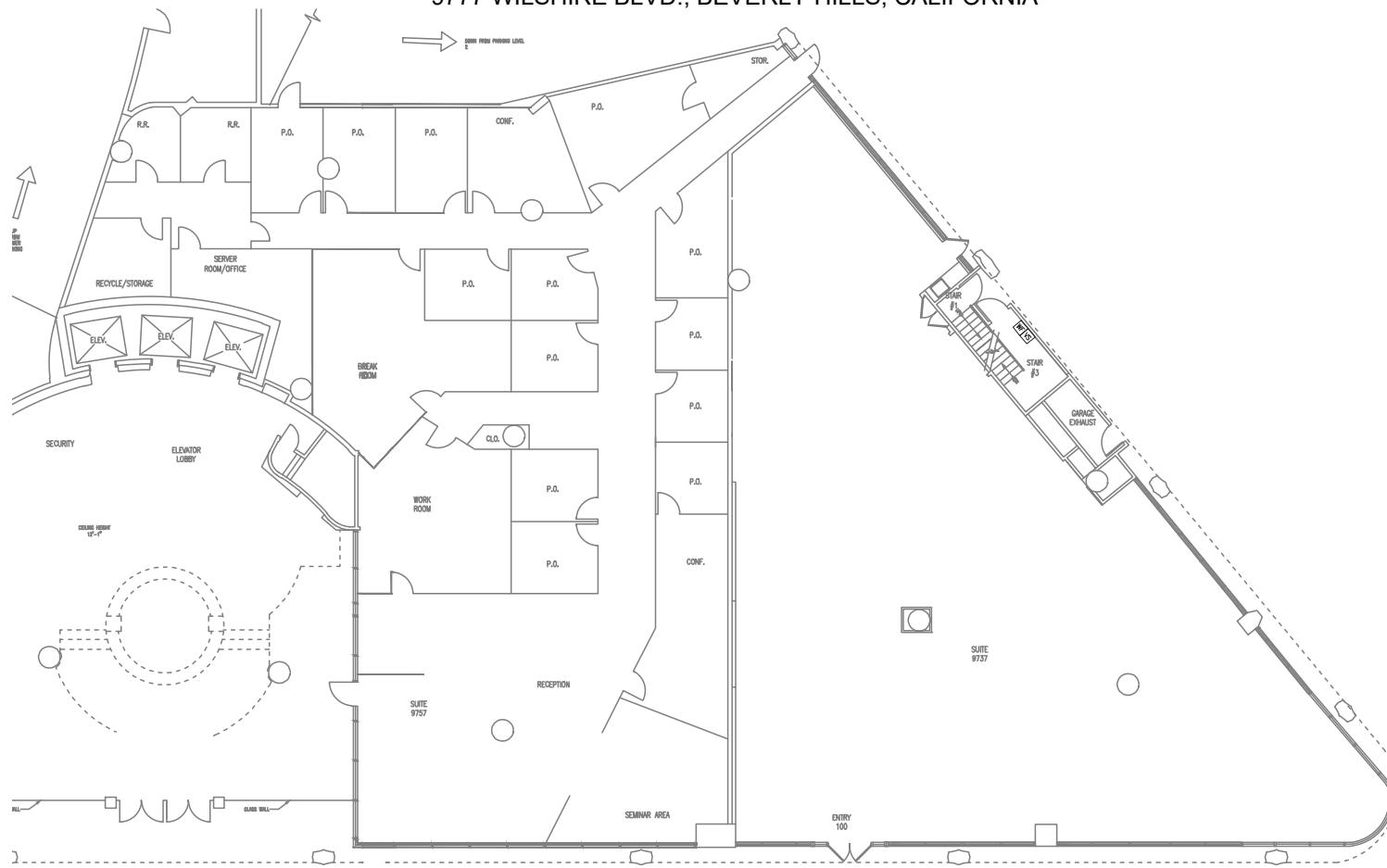
Suite	<u>RSF</u>	Comments
Ground Floor	<b>7,000</b>	Wilshire frontage – Entry off the main Lobby, featuring high-end finishes with a 15-foot-high ceiling. Glass front offices and conference rooms.
460 Office	<b>1,973</b>	Move-in ready. Glass and open high ceilings
502 Office / Med	<b>1,434</b>	3 private glass front offices and open area—Move in ready !
1000 Office	<b>3,170</b>	Penthouse views, private bathroom/shower, polished concrete floors, high exposed ceilings.

[Inquire About Medical Availability & Rates](#)



# BEVERLY HILLS GATEWAY

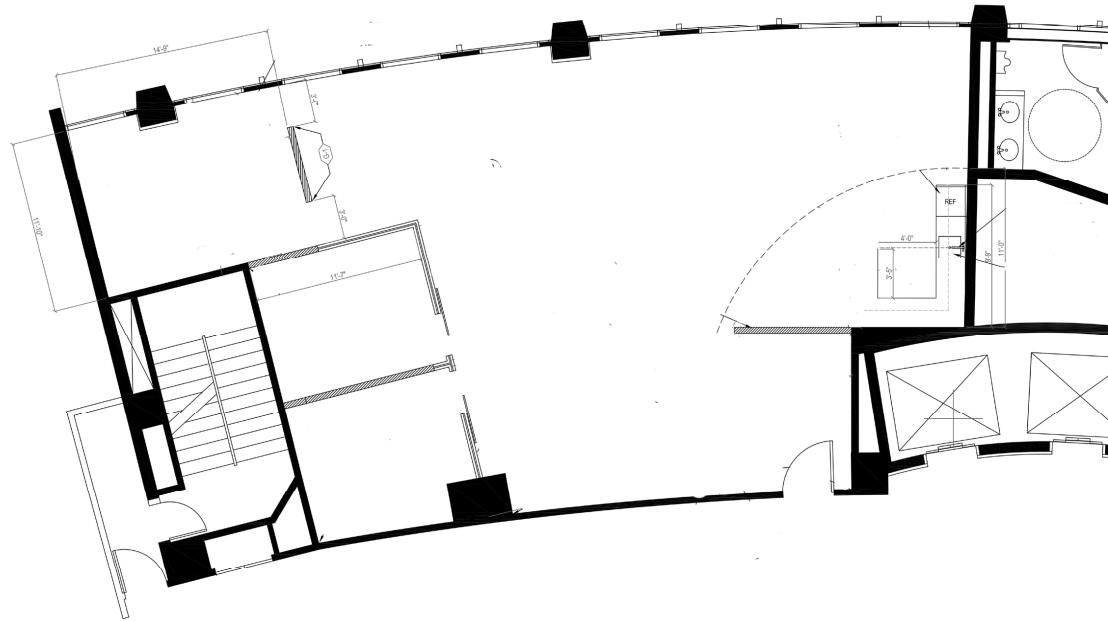
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Ground Floor  
7,000 RSF

# BEVERLY HILLS GATEWAY

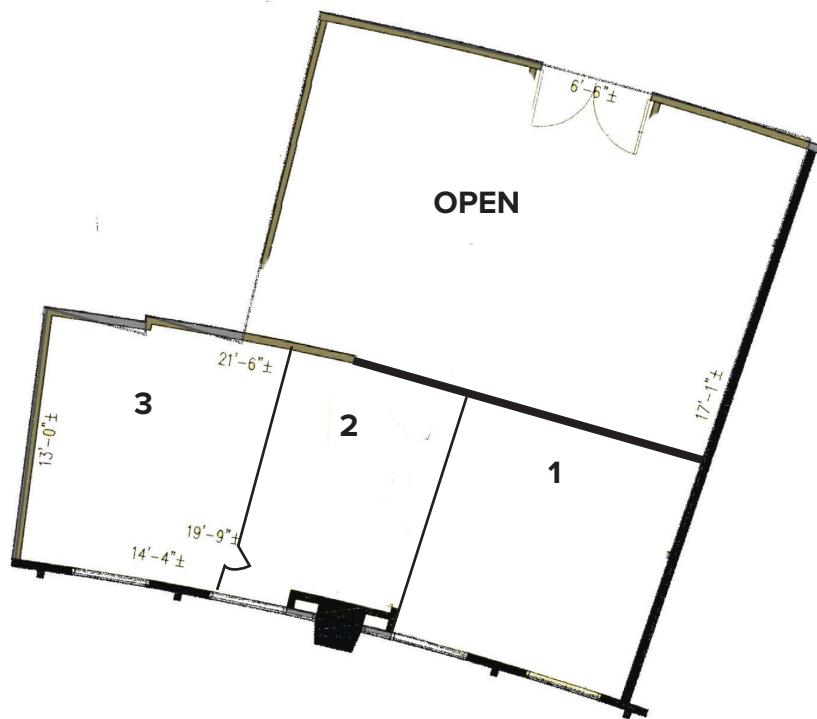
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



**Suite 460**  
**1,973 RSF**

# BEVERLY HILLS GATEWAY

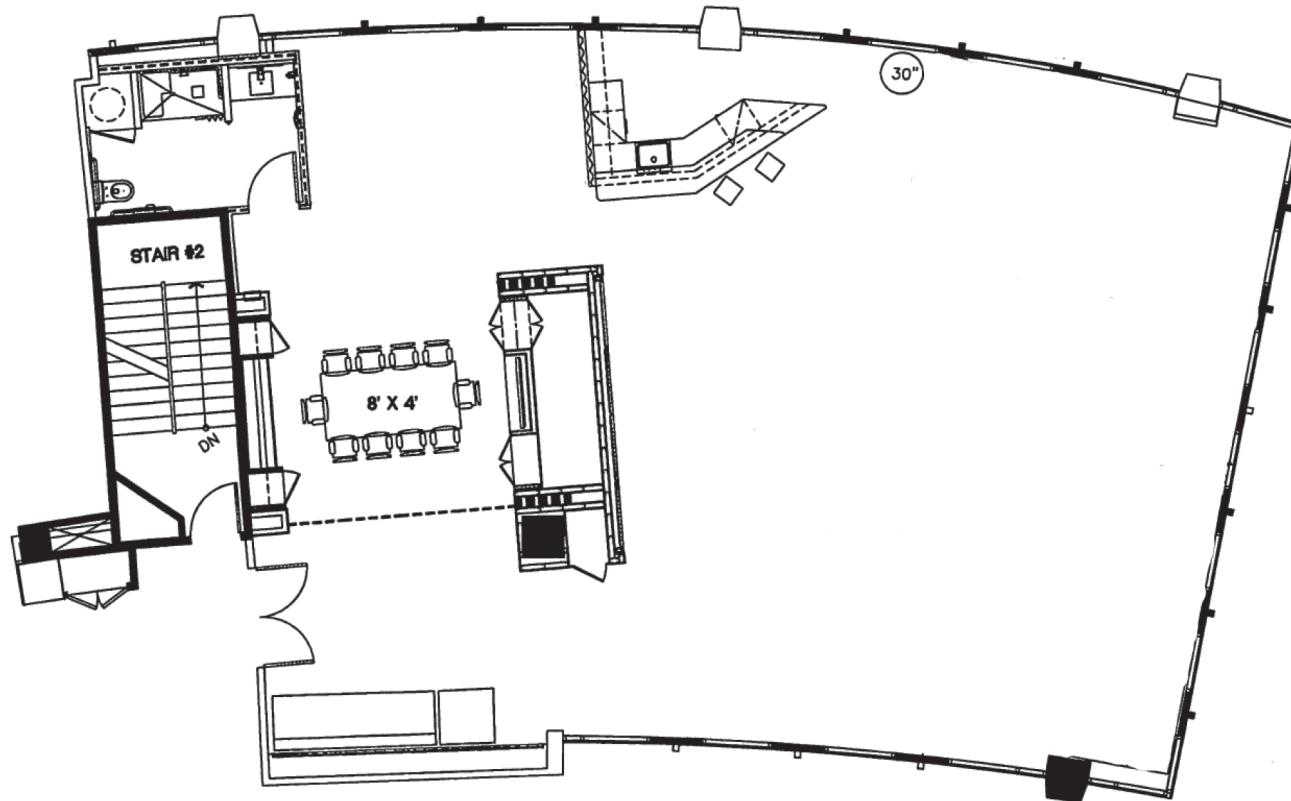
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



**Suite 502**  
**1,434 RSF**

# BEVERLY HILLS GATEWAY

9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



**Suite 1000**  
**3,170 RSF**



DOWNTOWN LA

WEST HOLLYWOOD

BEVERLY HILLS  
GOLDEN TRIANGLE

BEVERLY HILLS GATEWAY

CENTURY CITY



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