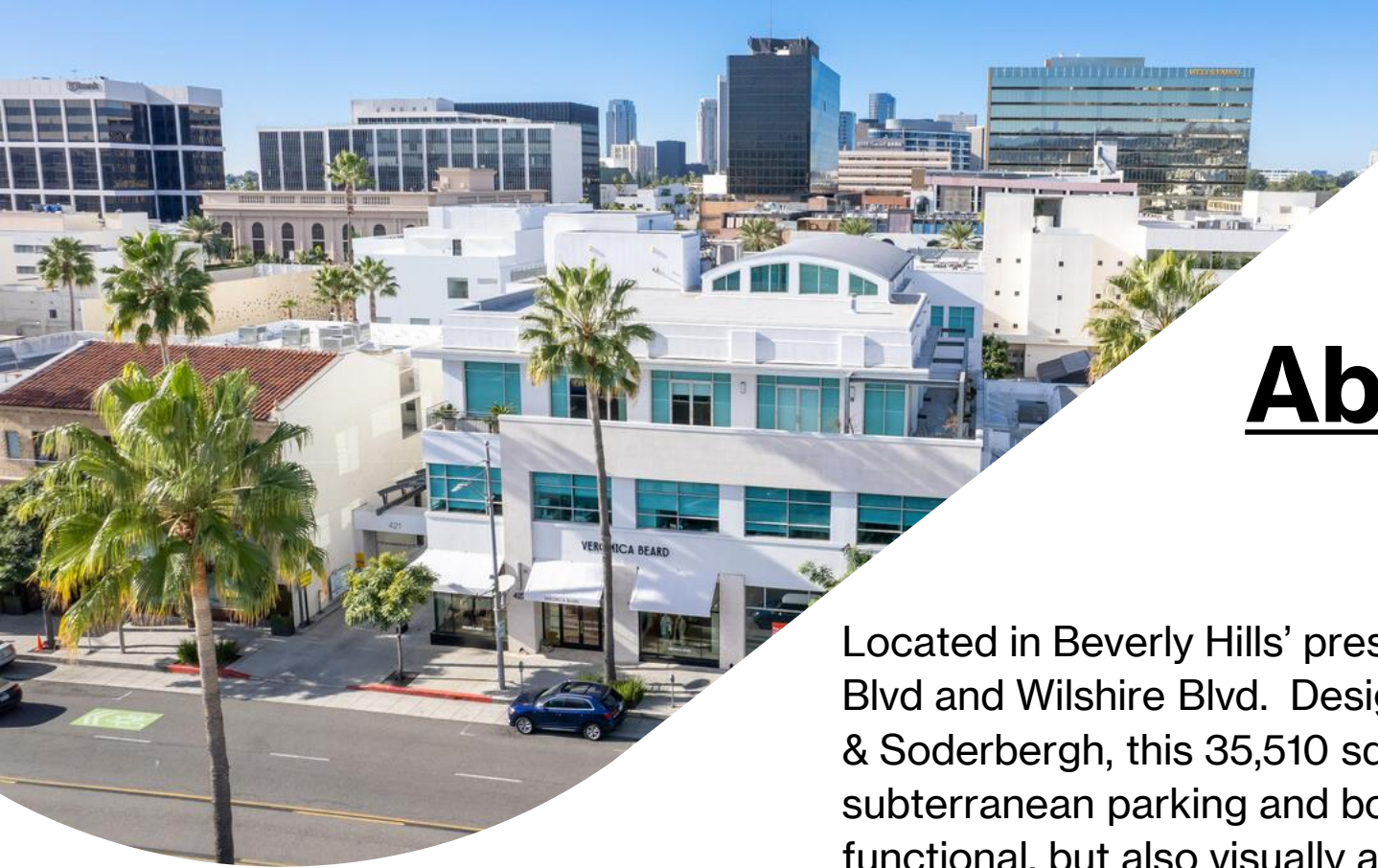




**Now Available**

**Class A Office or Medical Use**

**421 North Beverly Drive  
Beverly Hills, CA 90210**



# About the Building

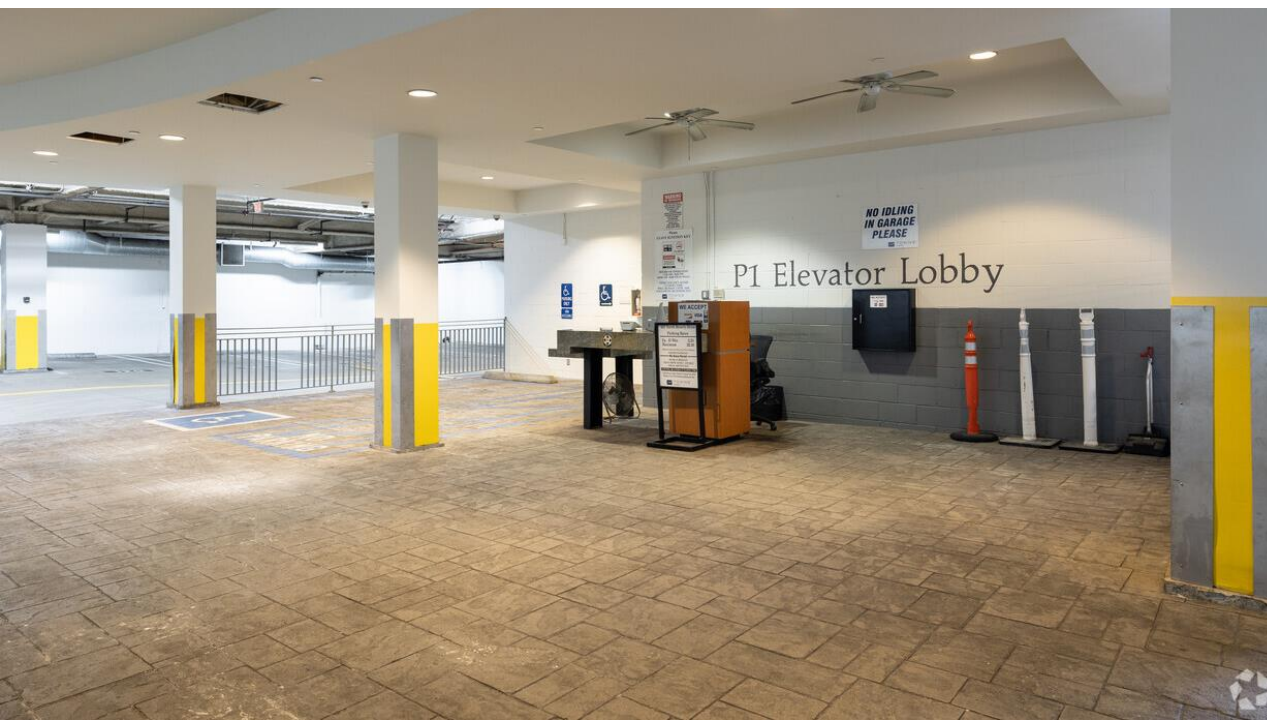
Located in Beverly Hills' prestigious "Golden Triangle," between Santa Monica Blvd and Wilshire Blvd. Designed by renowned architects Van Tilburg, Banvard & Soderbergh, this 35,510 square foot building features three levels of subterranean parking and boasts impressive lobby terraces, making it not only functional, but also visually appealing.

This prime location is directly adjacent to the infamous Rodeo Drive, surrounded by a plethora of shops, restaurants, and world-renowned hotels such as the Peninsula Beverly Hills and the Four Seasons Wilshire Hotel. The accessibility and prestige of the location are ideal for a small team of 1-3 professionals in the financial services, legal, psychiatry, or medical industries.



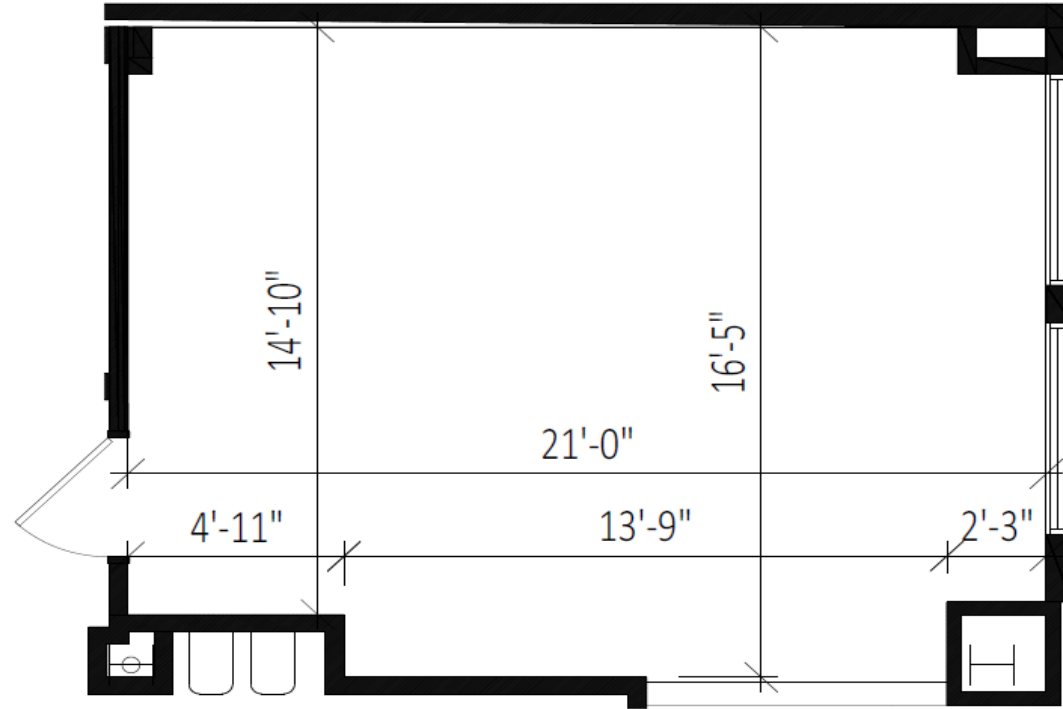
## Details:

- Location:** 2<sup>nd</sup> Floor; Suite 205
- Size:** ± 342 USF / 429 RSF
- Asking:** \$3,200/month full-service
- Term:** Negotiable
- Parking:** 3 levels of subterranean parking (3.13/1,000 SF)



# Floor Plan

± 429 Rentable Square Feet



421 N. BEVERLY DRIVE | BEVERLY HILLS, CA 90210



FLOOR PLAN LOCATION



2nd FLOOR | SUITE 205  
342 USFI429 RSF

CENTURY CITY

WESTWOOD

BRIGHTONWAY

RODEO DRIVE



421  
N Beverly Dr



THE  
MAYBOURNE  
BEVERLY HILLS

SEPHORA

sweetgreen

Louis Vuitton logo  
LOUIS VUITTON

EQUINOX

GUCCI

CHANEL

SUGARFISH  
BY SUSHI NOZAWA

MASTRO'S  
STEAKHOUSE

EREWHON

WHOLE  
FOODS  
MARKET

il Pastaio  
Ristorante · Bar

Wally's

Nate'n Al's

HERMÈS  
PARIS

421  
N Beverly Dr

Rodeo Drive  
Walk Of Style

Beverly Hills City Hall  
1930s landmark with  
notable architecture

# Amenity Map



**For Lease by Owner  
Broker Cooperation Welcome**

**PLEASE CONTACT:**

**Kevin Mirand, Project Manager  
O: 310-888-1882 C: 714-488-7484  
kmirand@probitryinternational.com**

**421 North Beverly Drive  
Beverly Hills, CA 90210**