



COMMERCIAL
REAL ESTATE

the sign of a profitable property



OFFICE SPACES AVAILABLE FOR LEASE IN BEVERLY GROVE

8240 Beverly Blvd., Los Angeles, CA 90048



BRANDON PARTIELI

(310) 697-5390 | brandon@illicre.com
DRE#02126338

GREG OFFSAY, CCIM

(818) 697-9387 | greg@illicre.com
DRE#01837719

DEAN CUTLER

(818) 514-0633 | dcutler@illicre.com
DRE#00907933



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

8240 Beverly Blvd., Los Angeles, CA 90048







APPROX. 350 - 474 SF

OFFICE SPACES AVAILABLE FOR LEASE

- ✓ Garden Style building with exterior stairs and walkways
- ✓ Parking in the rear
- ✓ Open floor plan
- ✓ Secure entry with 24-hour access
- ✓ Great natural Light
- ✓ Utilities included
- ✓ Individual HVAC controls in most suites
- ✓ Larger suites may be available

AREA AMENITIES

- ✓ Close proximity to Blue Bottle Cafe, Magnolia Bakery, Sweetgreen, La La Land Cafe, The Beverly Center, Cedars Sinai Medical Center, The Grove, and The Original Farmers Market
- ✓ Nearby popular dining includes Bacari, Oste, Joan's on Third, The Little Door, Bao Dim Sum House, and Swingers Diner

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	41,194	314,127	914,389
 Avg. HH Income	\$129,097	\$118,478	\$103,415
 Daytime Pop	47,476	345,718	974,328
 Traffic Count	± 47,414 CPD ON BEVERLY BLVD		

OFFICE SPACES
LOS ANGELES, CA

INTERIOR PHOTOS

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verizon



WORLD MARKET

veggiegrill

WHOLE FOODS

LACMA

LAIFITNESS

citi



amc



ACADEMY MUSEUM STORE



AERIAL MAP

CVS pharmacy

CHASE

BARNES & NOBLE

Mendocino Farms

The Cheesecake Factory

Staples

lululemon



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BRANDON PARTIELI
ASSOCIATE

(310) 697-5390 | brandon@illicre.com
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GREG OFFSAY, CCIM
EXECUTIVE VICE PRESIDENT

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