



ZACUTO GROUP
COMMERCIAL REAL ESTATE

7966 BEVERLY BOULEVARD

CREATIVE OFFICE
WEST HOLLYWOOD

*A 3 story HQ building
at the intersection of
Fairfax+ Beverly Grove*

FULL BUILDING OPPORTUNITY

digital rendering



- Rare 3-story full-building opportunity. A standalone, highly recognizable asset along one of the most desirable corridors in Los Angeles.
- Landlord planning a redesign of the building and will work with tenants to deliver customized build-to-suit spaces tailored to their specific needs.
- Surrounded by landmark destinations including The Grove, Fairfax District, Beverly Hills, & West Hollywood
- Onsite parking garage \$200/mo.

AVAILABILITIES

FULL BUILDING

24,215 SF

FULL FLOORS

Ground - 8,065 SF

2nd - 7,650 SF

3rd - 8,500 SF

INDIVIDUAL SUITES

101 - 3,150 SF

102 - 3,150 SF

103 - 1,550 SF

110 - 215 SF

RATE

Year 1: \$2.95/SF MG

Year 2: \$3.75/SF MG

+3% increases thereafter

**7966
BEVERLY
BOULEVARD**

LISTING TEAM

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EREWHON
ORGANIC GROCER & CAFE

CBS

PAN PACIFIC PARK



THE
BAGEL
BROKER

FAIRFAX AVENUE

GALLERY
DEPT.

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BEVERLY
BOULEVARD

BEVERLY BOULEVARD

PAMPA
FURNITURE



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BOULEVARD

WHERE CREATIVE. FASHION. TECH. CONVERGE

7966 Beverly sits at the crossroads of Los Angeles' creative economy — connecting fashion, entertainment, design, media and technology from one highly visible Beverly Boulevard address.

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DIGITAL RENDERING

BUILD-TO-SUIT

Large open space with good bones throughout, terrazzo floors, high ceilings and incredible light and volume.



SUITE 320 REIMAGINED

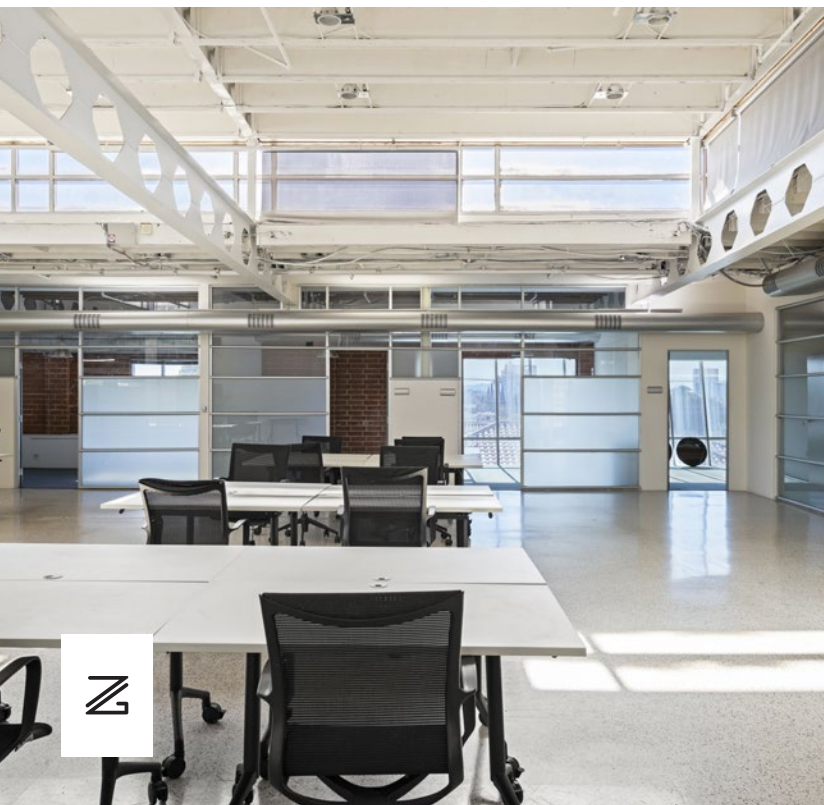
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SUITE 300 - 8,500 SF - EXISTING BUILD-OUT



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8,500 SF - EXISTING BUILD-OUT



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ONE BUILDING

endless opportunities

One-of-a-kind opportunity to reshape a Los Angeles creative corridor

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DIGITAL RENDERING

COMPANY
NAME HERE

RARE BRANDING OPPORTUNITY

A unique opportunity for a flagship tenant to create
a branded headquarters with a true sense of place.



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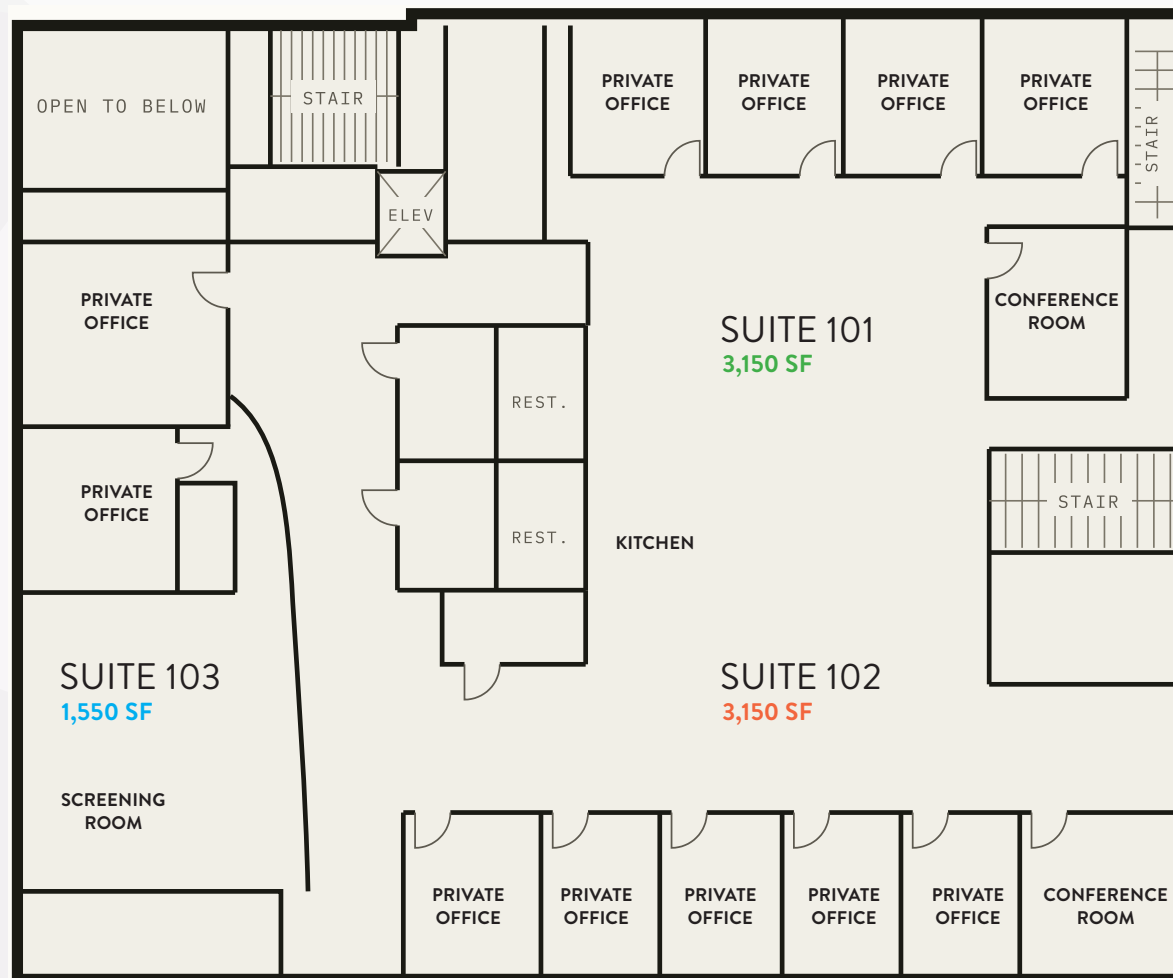
SUITE 320 REIMAGINED

Hypothetical Redesign - Digital rendering

FIRST FLOOR

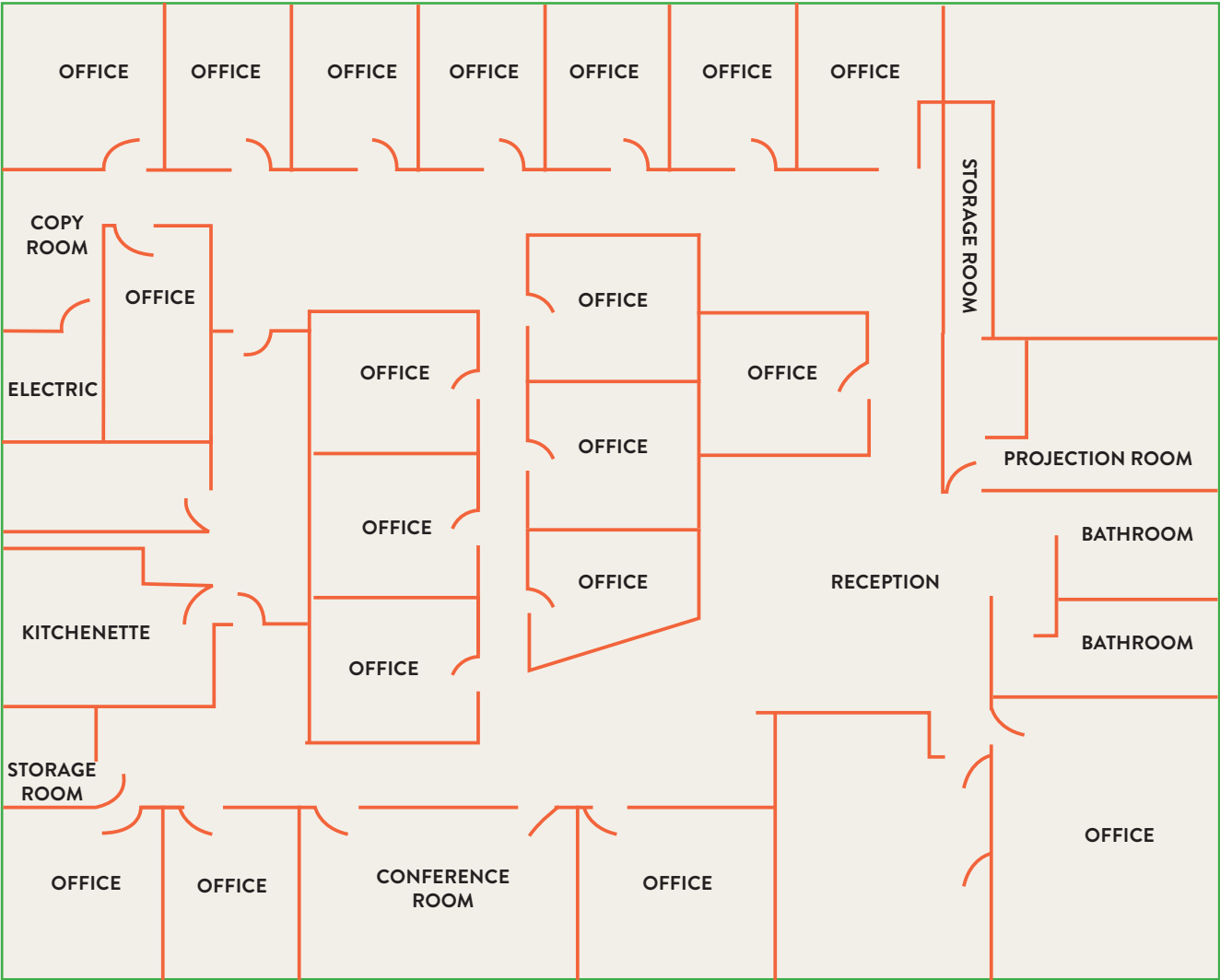
8,065 SF

Proposed Full Floor Plan with Screening Room



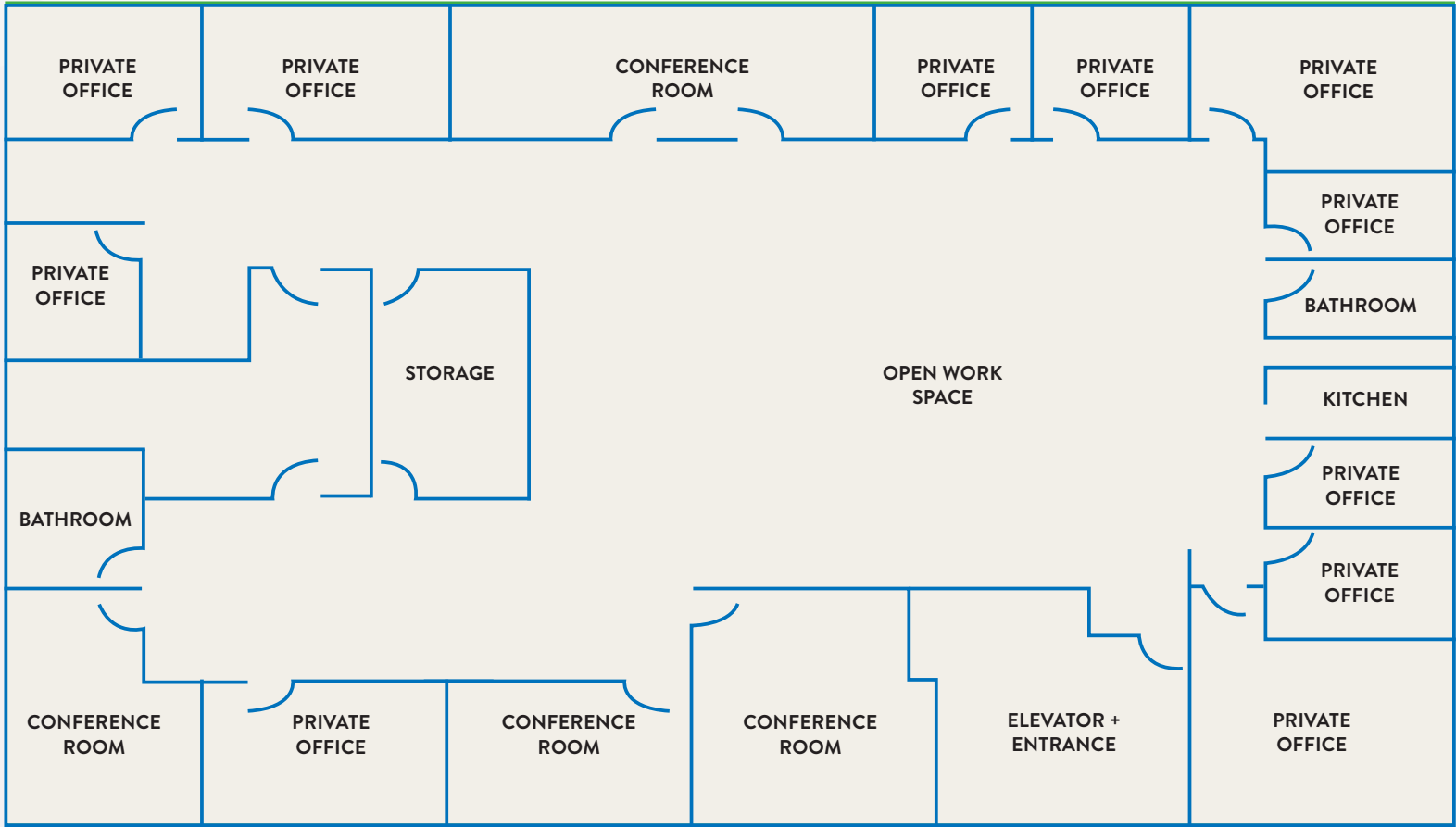
SECOND FLOOR
7,650 SF
Proposed Full Floor Plan

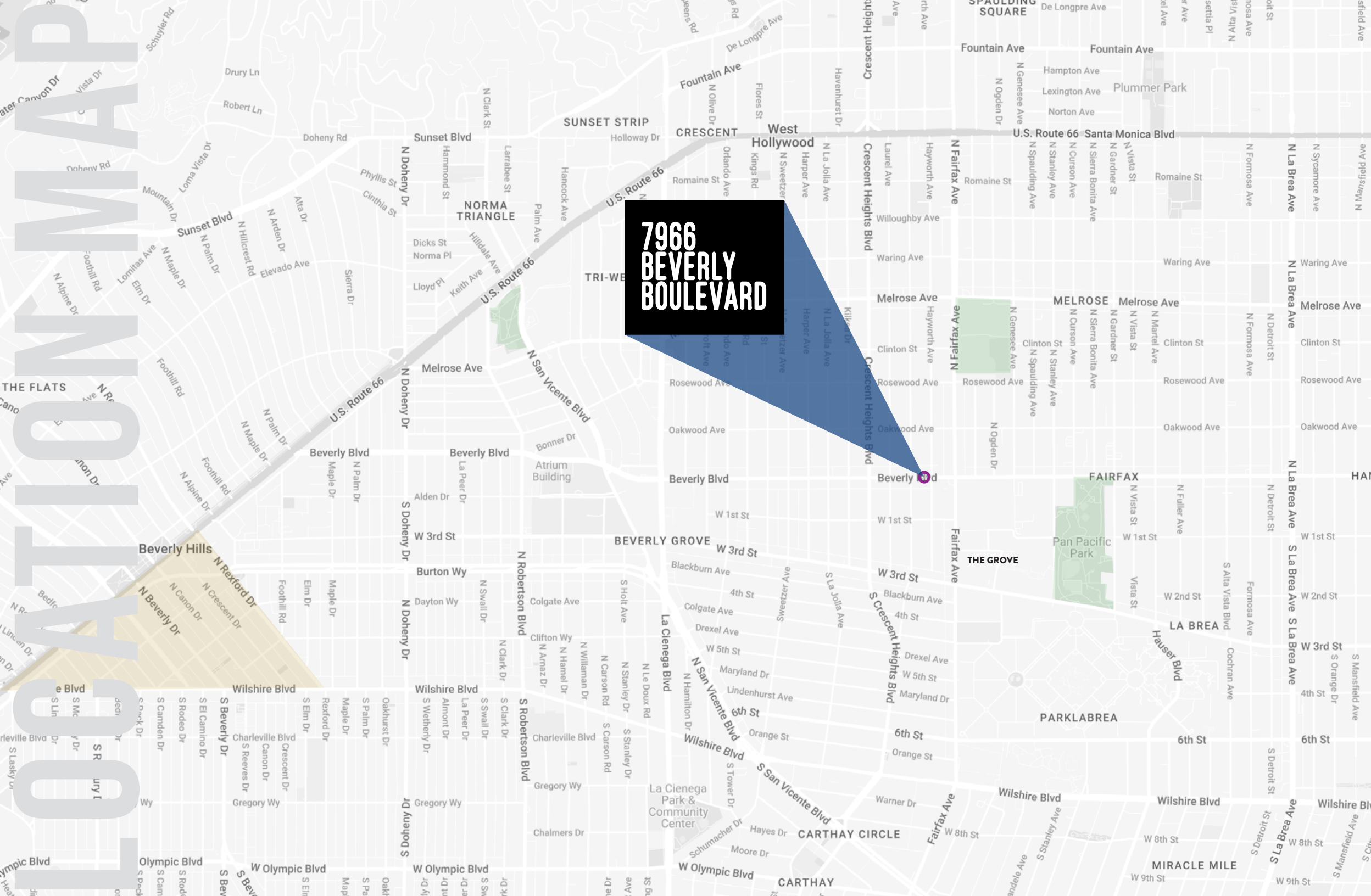
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THIRD FLOOR
8,500 SF
Proposed Full Floor Plan

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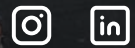
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