

113 N SAN VICENTE BOULEVARD BEVERLY HILLS, CA 90211

FOR SALE

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BRANDON COHAN
REAL ESTATE // BCRE.LA

OFFICE BUILDING FOR SALE

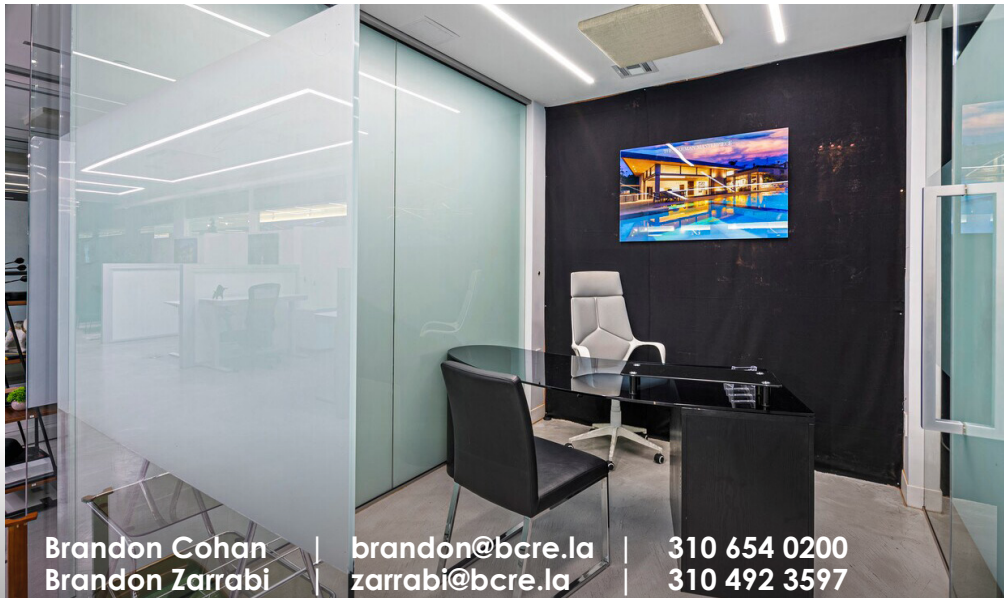
113 N San Vicente Boulevard presents a rare opportunity to acquire a 15,033-square-foot office building located in the heart of Beverly Hills, California. Delivered 100% vacant, the property offers exceptional flexibility for an owner-user, medical conversion, or value-add investor seeking to reposition a well-located Beverly Hills asset.

Situated just north of Wilshire Boulevard and adjacent to Cedars-Sinai Medical Center, the property benefits from outstanding visibility, strong daytime population, and immediate access to world-class retail, dining, and hospitality amenities. The site's strategic position between Beverly Hills, West Hollywood, and the Beverly Grove district places it at the nexus of some of Los Angeles' most affluent neighborhoods and dynamic commercial corridors.

**± 15,000 SF of Second Generation
Office Space in Prime Beverly Hills**

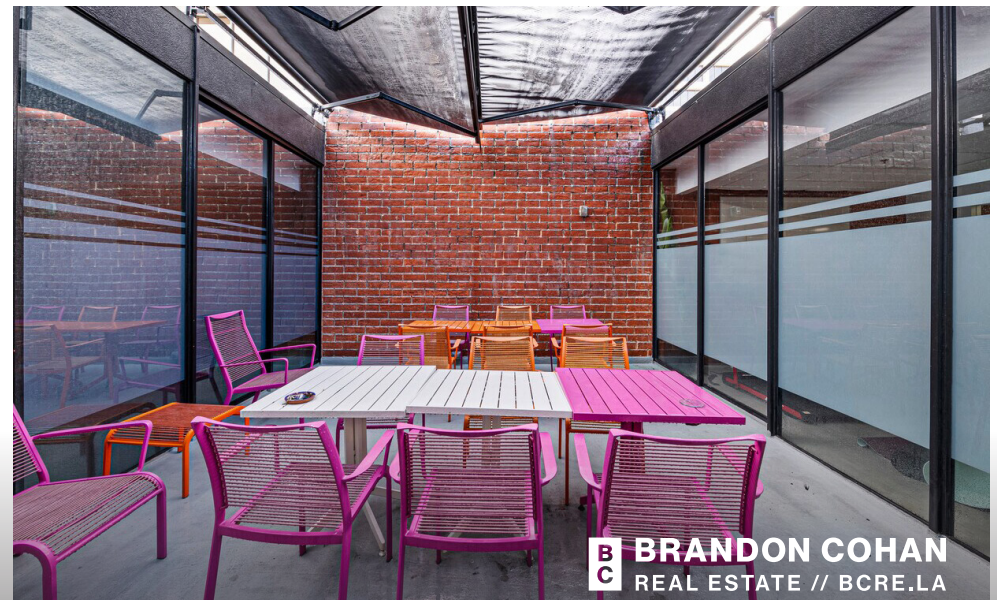
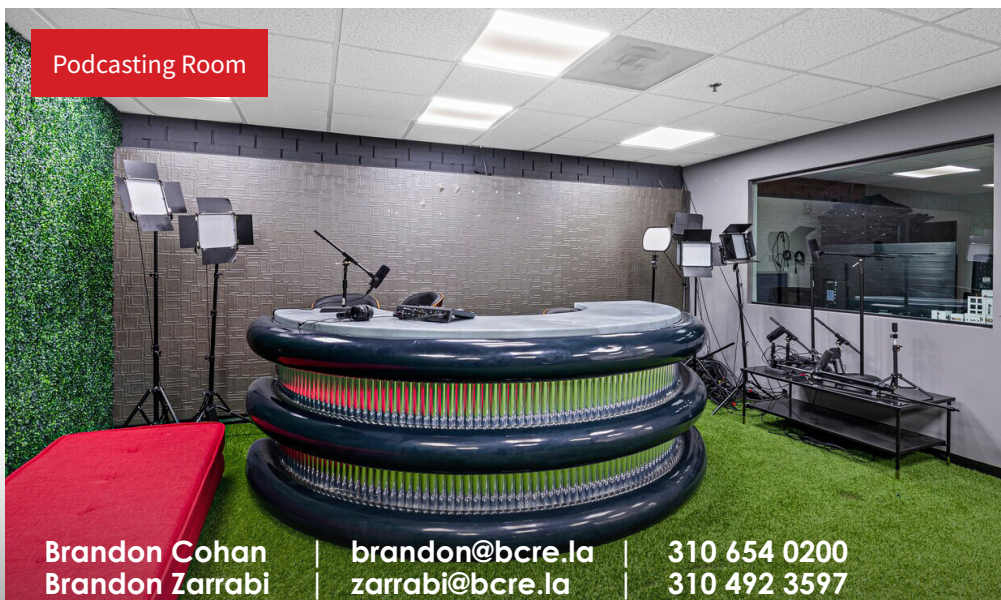
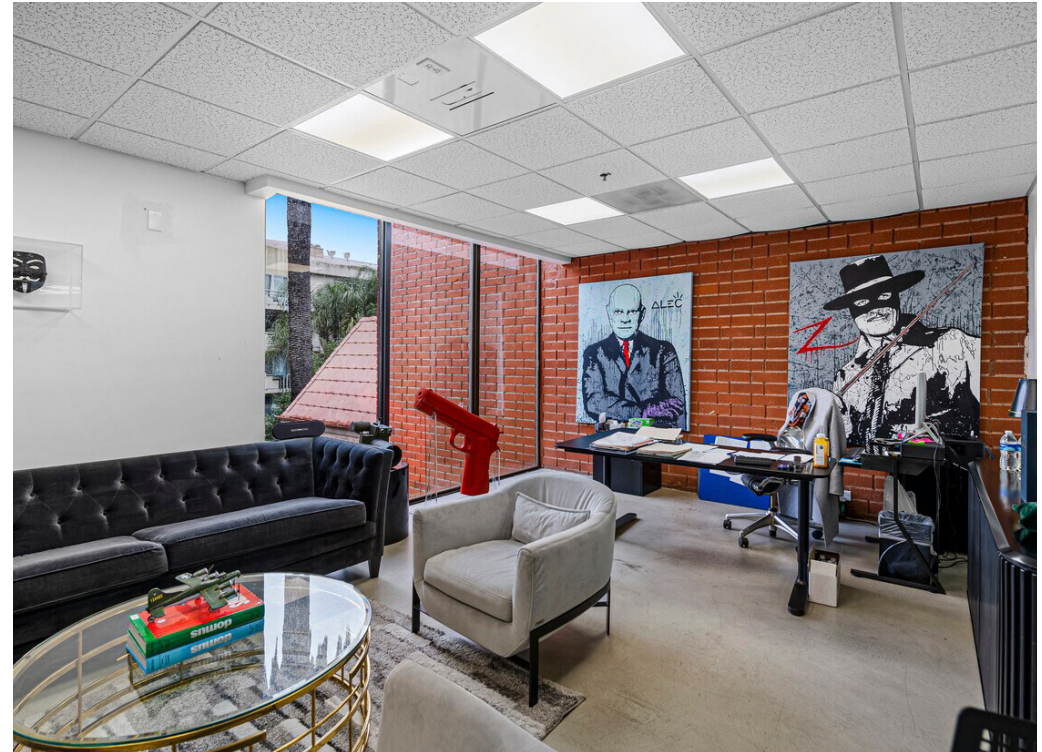
113 N SAN VICENTE BOULEVARD

15,000 SF AVAILABLE



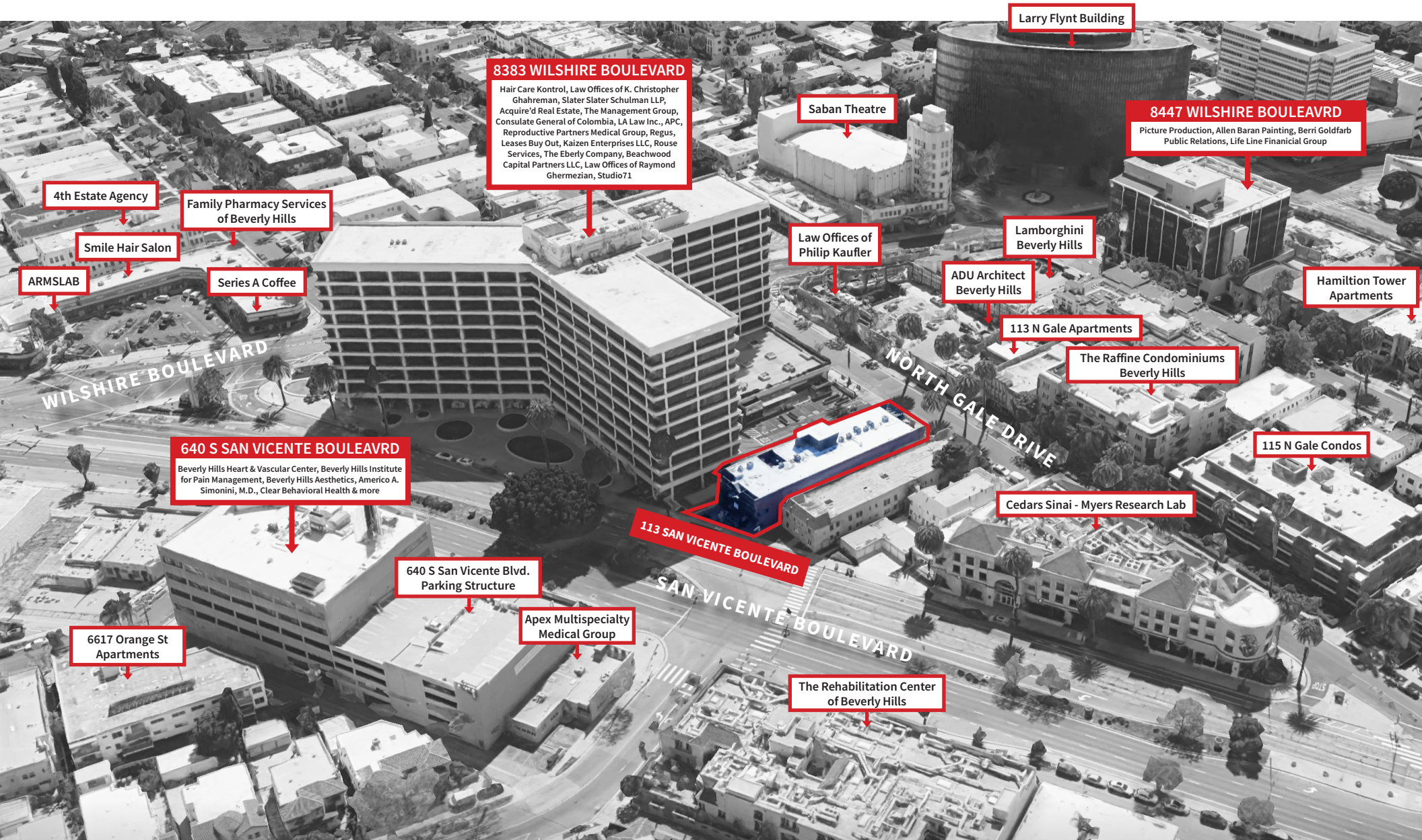
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15,000 SF AVAILABLE



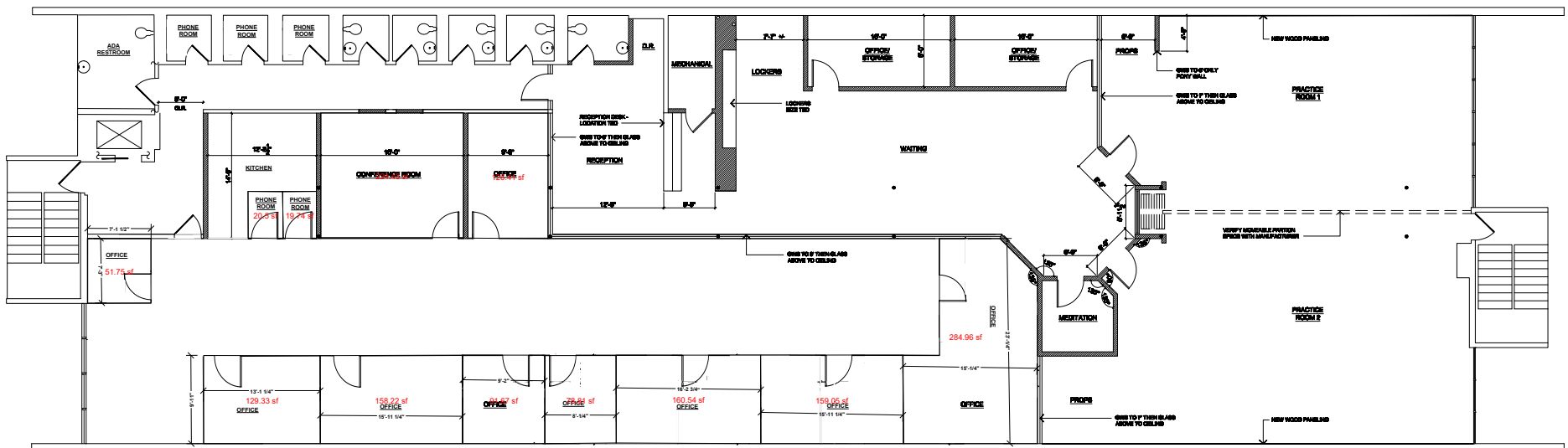
LOCATION

15,000 SF AVAILABLE



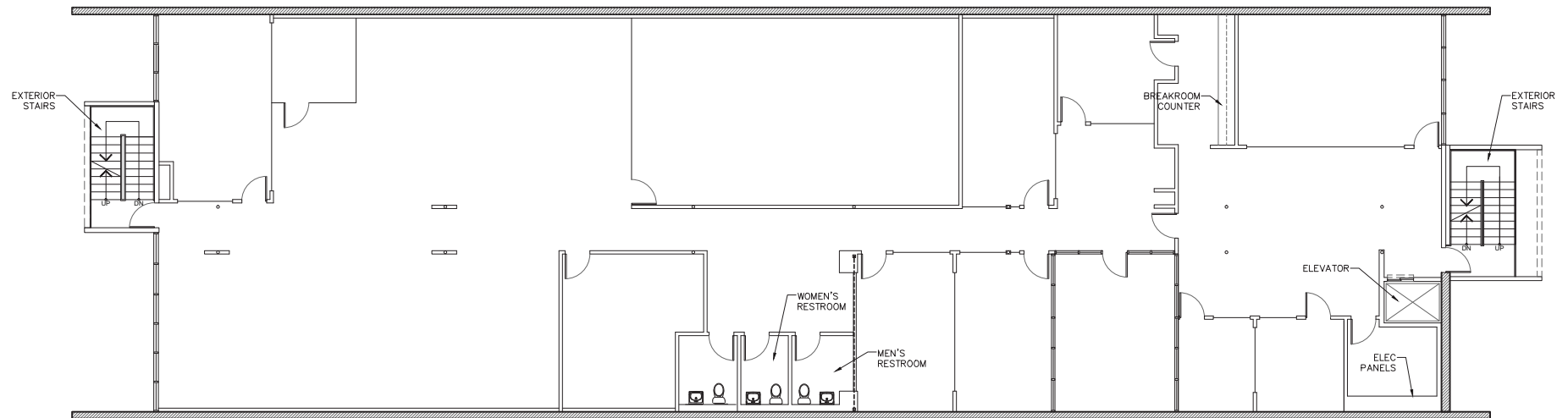
FLOOR PLAN - SECOND FLOOR

15,000 SF AVAILABLE



FLOOR PLAN - THIRD FLOOR

15,000 SF AVAILABLE



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