

BC **BRANDON COHAN**
REAL ESTATE // BCRE.LA

SECOND FLOOR OFFICE AVAILABLE

257 N CANON

BEVERLY HILLS, CA 90210

BEVERLY HILLS GOLDEN TRIANGLE



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POSITIONED IN THE MIDDLE OF

WORLD CLASS RETAIL & RESTAURANTS

257 N CANON

18,456 SF

TOTAL SQUARE FOOTAGE



NOVIKOV
RESTAURANT & BAR

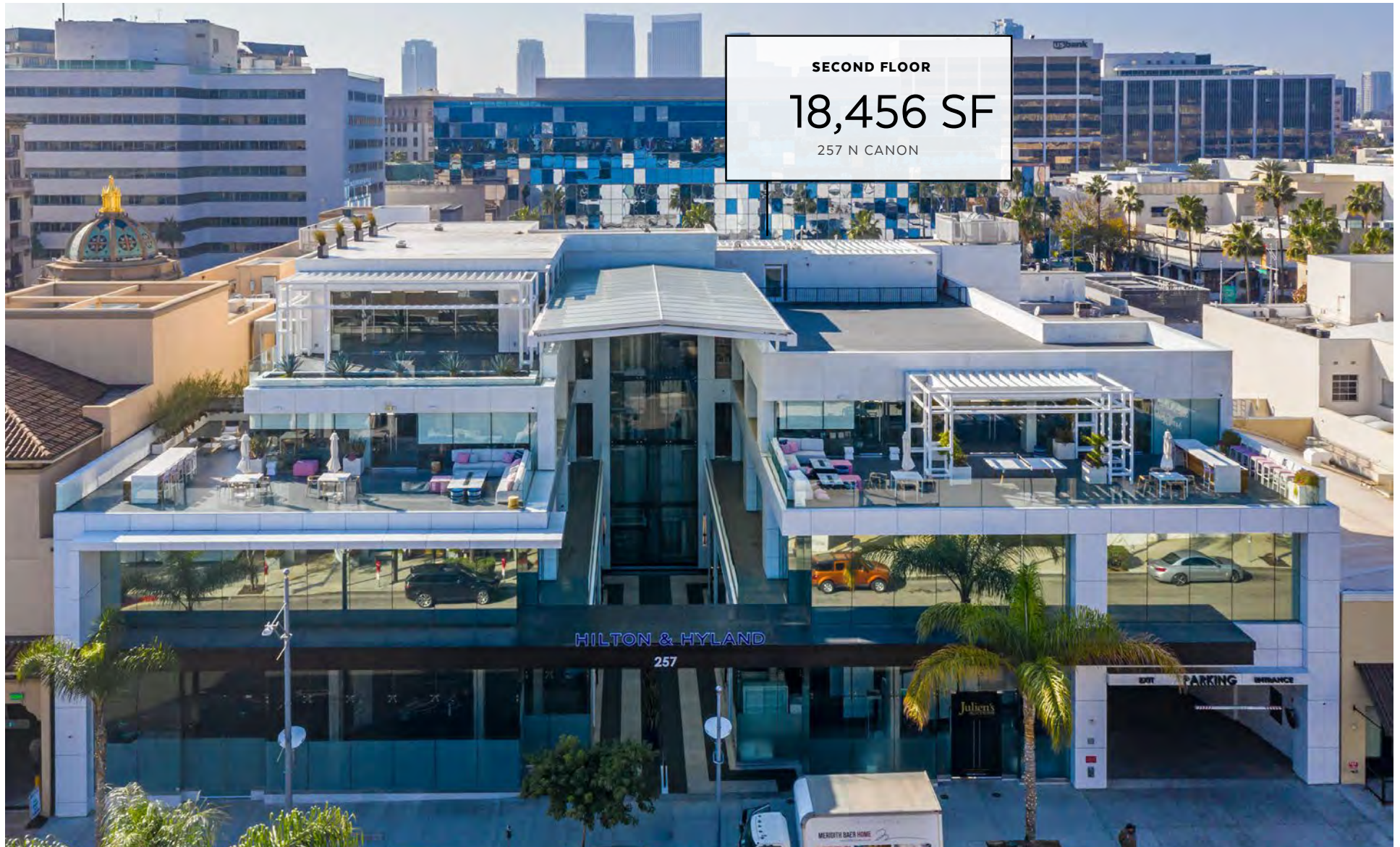
BOSH / THERMADOR / GAGGENAU
FLAGSHIP SHOWROOM

257 N CANON

BEVERLY HILLS, CA

IN THE HEART OF THE BEVERLY HILLS

AVAILABLE NOW



ANCHORING OFFICE SPACE IN THE GOLDEN TRIANGLE

Centrally located on North Canon Drive, this brand new three story building features 27,000 SF of Office space anchored by Discovery Land Company, Novikov Restaurant Group, & Bosh Thermador Gaggenau showroom. Serving as a global headquarters, this space spans the entire second floor with a stunning build. This floor is move - in ready for any and all fields. 136 subterranean parking spaces available. Monument building signage available as well.

136

On-Site
Parking Spots

VALET

Parking On-Site

640

City Parking

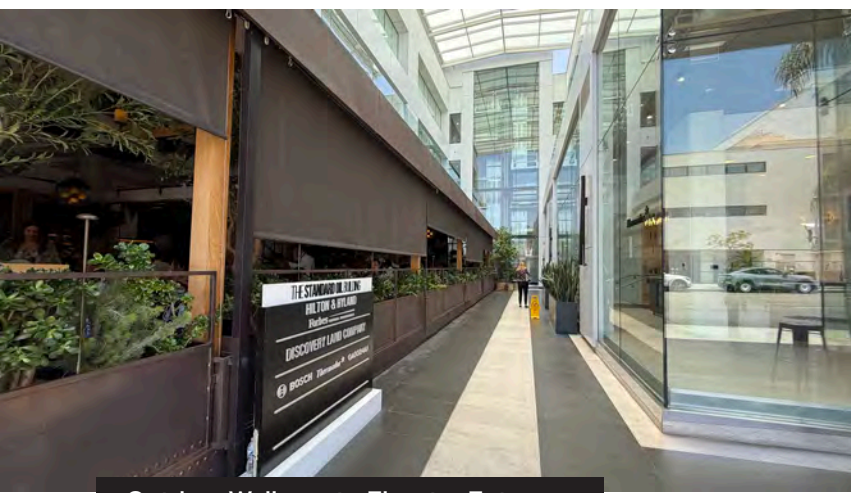
18,456

Total Square Footage

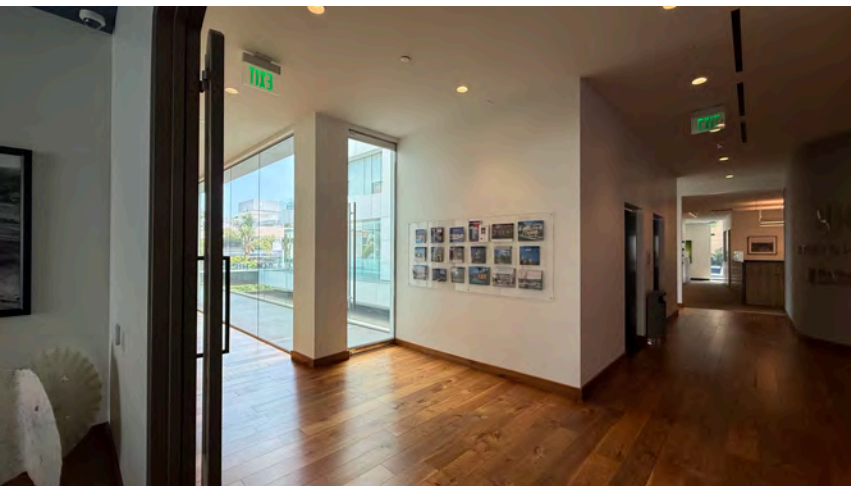
GOLDEN TRIANGLE

In the Heart of Beverly Hills

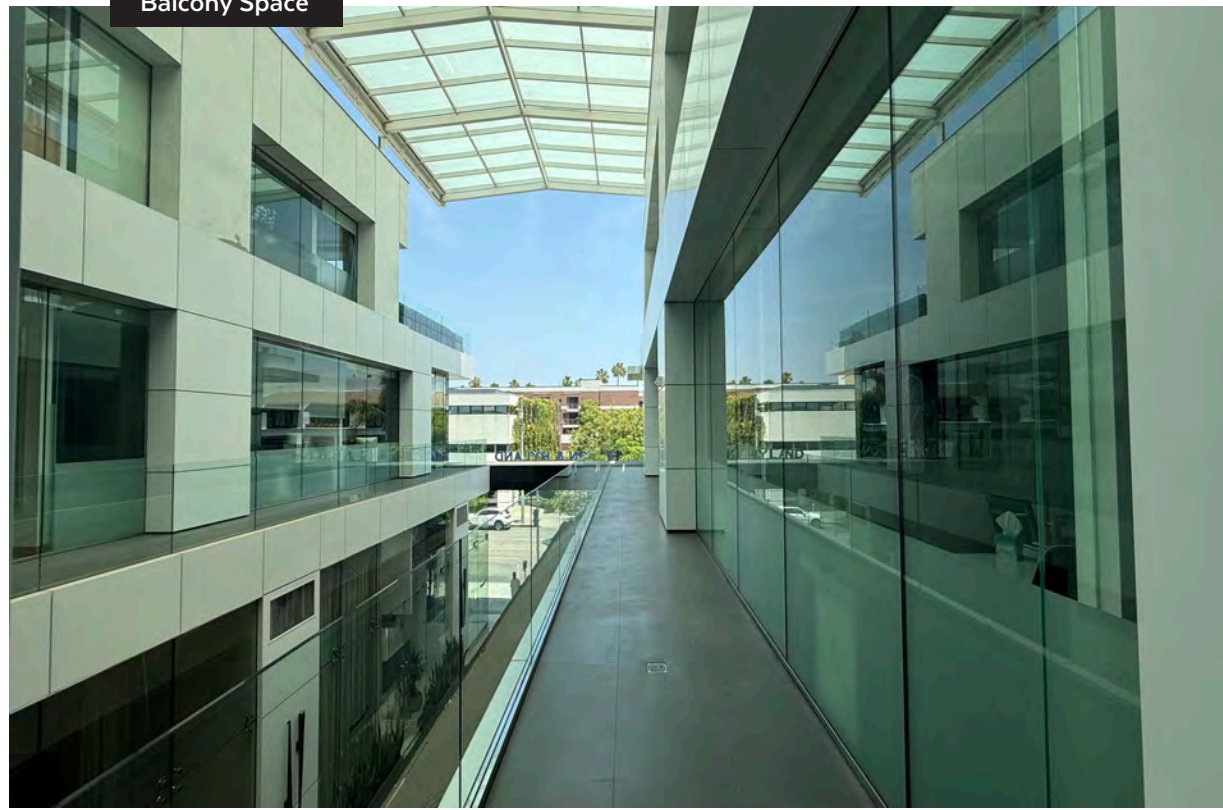




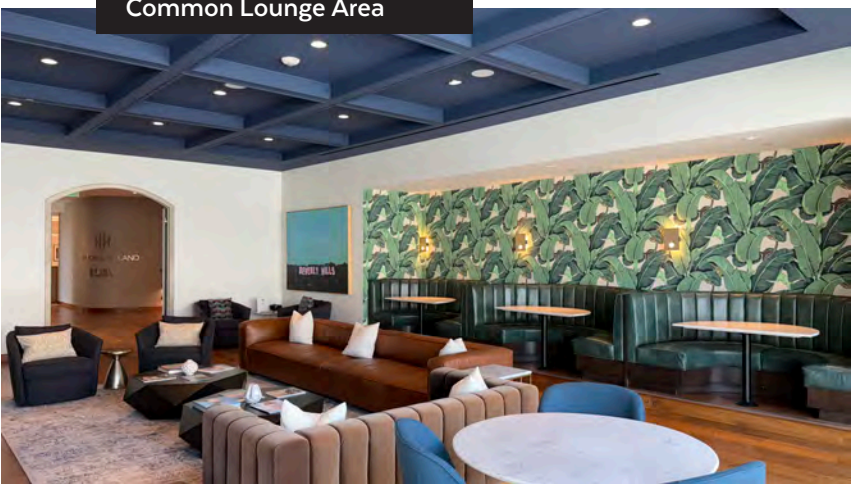
Outdoor Walkway to Elevator Entrance



Balcony Space



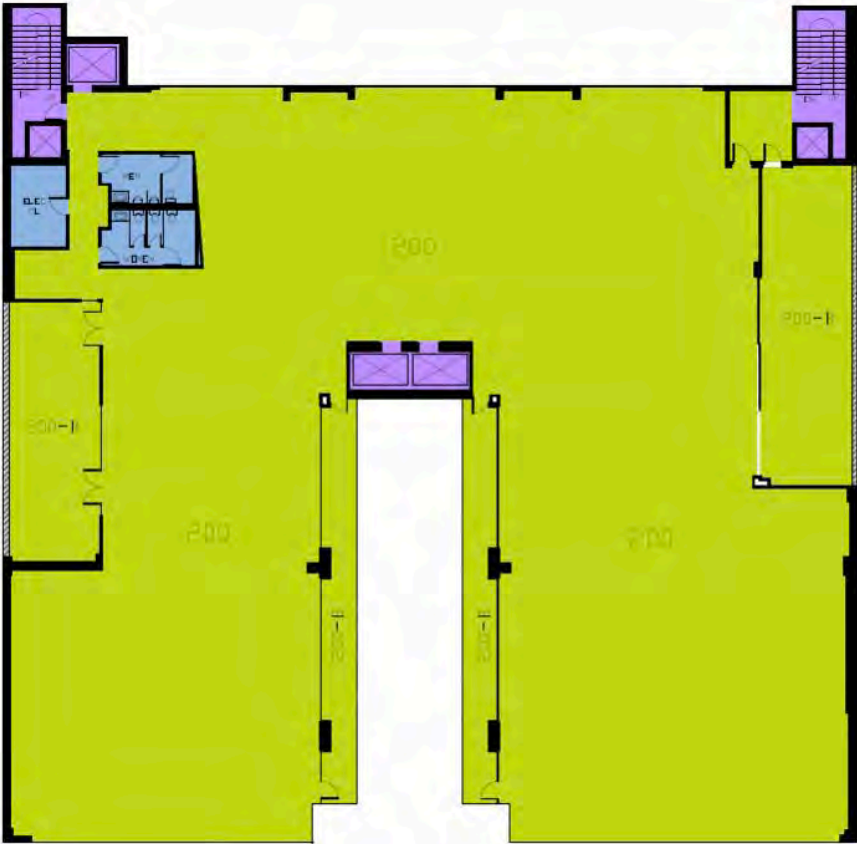
Common Lounge Area



OFFICE SPACE

SECOND FLOOR

Second Floor	Frontage	Ceiling Height
±18,456 SF (divisible)	±60'	±18'



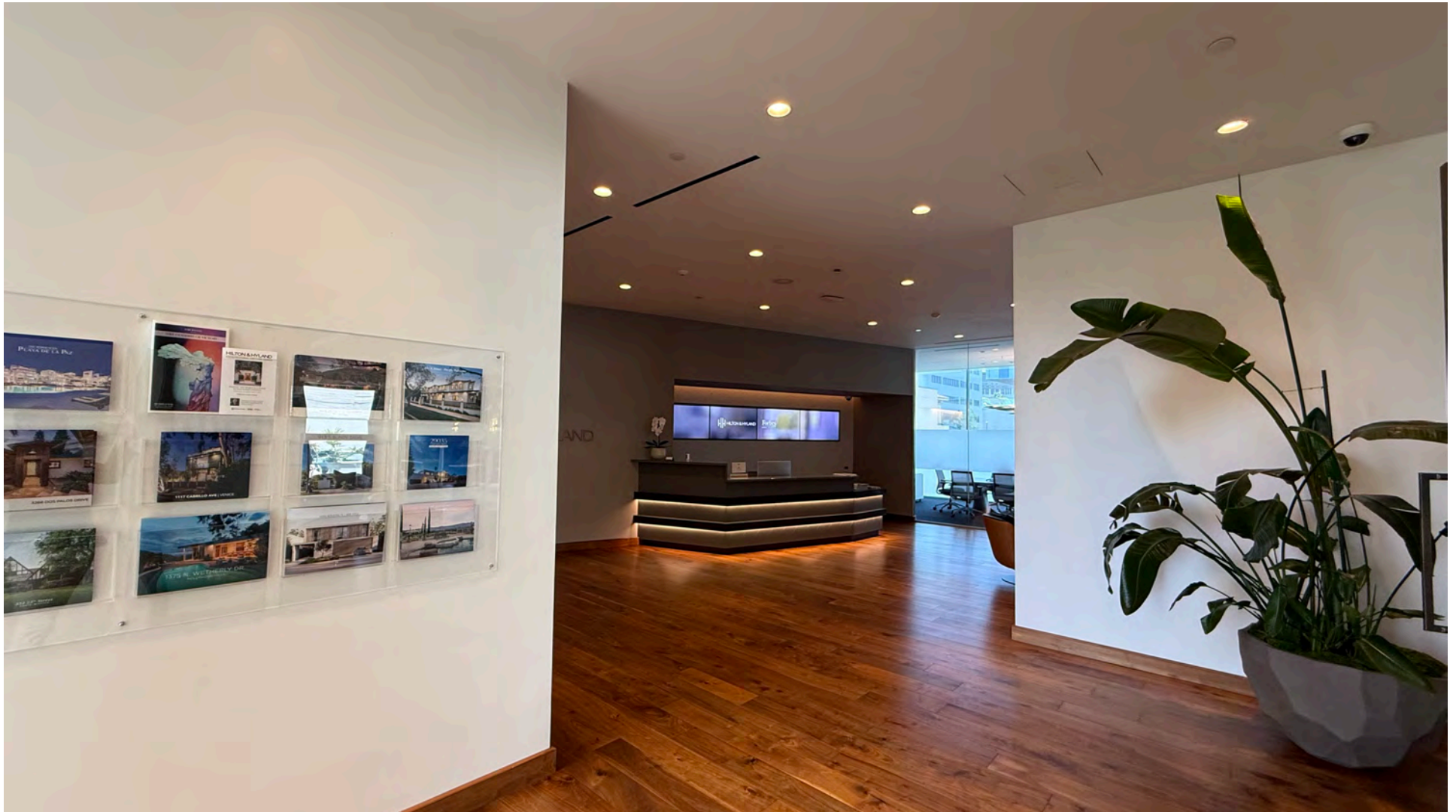
MODERN AND COLLABORATIVE

CLASS A OFFICE SPACE



CLASS A BEVERLY HILLS OFFICE

FRONT DESK LOBBY



WORLD CLASS

CO-TENANCY

● RETAIL

- 01 & Other Stories
- 02 AG Jeans
- 03 Alice and Olivia
- 04 AllSaints
- 05 Bvlgari
- 06 Burberry
- 07 Céline
- 08 Chanel
- 09 Club Monaco
- 10 COS
- 11 Crate & Barrel
- 12 David Yurman
- 13 Dolce & Gabbana
- 14 Fendi
- 15 Gagosian Gallery
- 16 Gucci
- 17 Harry Winston
- 18 Hermès
- 19 James Perse
- 20 Lacoste
- 21 Louis Vuitton
- 22 Lululemon
- 23 Moncler
- 24 Pottery Barn
- 25 Prada
- 26 Sephora
- 27 Tiffany
- 28 Tom Ford
- 29 Valentino
- 30 Erewhon
- 31 Yves Saint Laurent

● FOOD & BEVERAGE

- 32 Avra Beverly Hills
- 33 Future Development
- 34 Caulfield's Bar & Dining
- 35 Comoncy
- 36 Crustacean Beverly Hills
- 37 CUT
- 38 Il Fornaio

- 39 Il Pastaio
- 40 La Colombe Coffee
- 41 La Scala
- 42 Ladurée
- 43 Cipriani
- 44 Mastro's Steakhouse
- 45 Mr Chow
- 46 Nate'n Al Delicatessen
- 47 Nespresso
- 48 Nozawa Bar
- 49 Ocean Prime
- 50 Spago
- 51 Sprinkles
- 52 Starbucks
- 53 Sugarfish
- 54 Pura Vida
- 55 Quality Italian
- 56 Urban Fresh
- 57 Via Alloro
- 58 Wally's Beverly Hillst
- 59 YAZAWA

● HOTELS

- 60 Beverly Wilshire Four Seasons
- 61 Crescent Hotel Beverly Hills
- 62 Montage Beverly Hills
- 63 SIRTAJ Hotel
- 64 Viceroy L'Ermitage Beverly Hills

○ FITNESS & BEAUTY

- 65 Alo Yoga
- 66 Anastasia Beverly Hills Salon
- 67 Cristophe Beverly Hills Salon
- 68 Equinox
- 69 José Eber
- 70 Obagi Skin
- 71 Rite Aid (2)
- 72 SKN Bar
- 73 The Spa on Rodeo
- 74 Umberto Salon



BEVERLY HILLS DEMOGRAPHICS

\$2.7BN yearly total spending in City of Beverly Hills	
7.4MM yearly visitors to City of Beverly Hills	
\$161K average household income	
35,848 RESIDENTS	54.3% FEMALE
44.8 MEDIAN AGE	45.7% MALE
53.6% RENT A HOUSE	38.9% OWN A HOUSE
70.1% COMPLETED 4 YEARS OF COLLEGE+	
95.8% EMPLOYED 86% WHITE COLLAR WORKERS	
31% GRADUATE OR PROFESSIONAL DEGREE	



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