



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

SEP 14, 2024 -
JAN 5, 2025



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



PROPERTY FEATURES

8240 Beverly Blvd., Los Angeles, CA 90048







APPROX. 196 - 1,002 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

8240 Beverly Blvd., Los Angeles, CA 90048



OFFICE SPACES
LOS ANGELES, CA

INTERIOR PHOTOS

8240 Beverly Blvd., Los Angeles, CA 90048



DENTISTRY

8240

Petal
WEDDINGS

EVENTS

FRESH

BREATH(E)
TOWARD CLIMATE
AND SOCIAL JUSTICE
SEP 14, 2024
JAN 5, 2025
HAMMER
MUSEUM



**COMMERCIAL
REAL ESTATE**

BRANDON PARTIELI
ASSOCIATE

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

GREG OFFSAY, CCIM
EXECUTIVE VICE PRESIDENT

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

DEAN CUTLER

EXECUTIVE VICE PRESIDENT

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



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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.