

The Bubble

8840 WILSHIRE BOULEVARD
BEVERLY HILLS, CA



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**PROPERTY
VIDEO**

**±1,800 - ±26,263 SF 2ND & 3RD FLOOR SPACE AVAILABLE
FOR OFFICE/MEDICAL**

***SUITES DIVISIBLE DOWN TO ±1,800 RSF
IDEAL FOR MENTAL HEALTH/THERAPY USE!***

**±1,800 - ±7,581 SF GROUND FLOOR SPACE AVAILABLE
FOR RETAIL/OFFICE**

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The Bubble

8840 WILSHIRE BOULEVARD
BEVERLY HILLS, CA

AVAILABLE SPACE

SUITE

1st Floor: ±1,800 - ±7,581 RSF
2nd Floor: ±1,800 - ±13,670 RSF
3rd Floor: ±1,800 - ±12,593 RSF

SIZE

ENTIRE BUILDING AVAILABLE
APPROXIMATELY 33,844 RSF

ASKING RENT

Negotiable

Ownership will offer aggressive terms for the right tenant

USE

1st Floor: Office/Retail
2nd & 3rd Floors: Office/Medical

TERM

One (1) - Ten (10) years

AVAILABILITY

Immediate

PARKING

3.0/1,000 SF

Unreserved: \$190.00/month
Tandem: \$110.00/month
Reserved: \$300.00/month

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BUILDING HIGHLIGHTS

- Prestigious Beverly Hills address in close proximity to dining, hotels and shopping. Variety of excellent amenities within walking distance
- Suites divisible down to \pm 1,800 RSF - ideal for mental health/therapy use
- Convenient access to Freeways
- Major building systems have been consistently upgraded to the highest standards, including HVAC, elevators, and Myers Emergency Inverter backup generator to service the common areas
- Heavily powered building, including 2500 amps and 120/208 volts
- Building top signage available
- Highly visible trophy location
- Ideal floor plates for a variety of uses
- Large balconies on 2nd and 3rd floors
- Medical use can be approved via the City of Beverly Hills Medical Use Ordinance
- Excellent parking with over 120 spaces available
- High ceilings throughout with abundant natural light

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AMENITY MAP



AREA NEIGHBORS



Tagine



Laisy Daisy



SLS Hotel



Prospect Gourmand



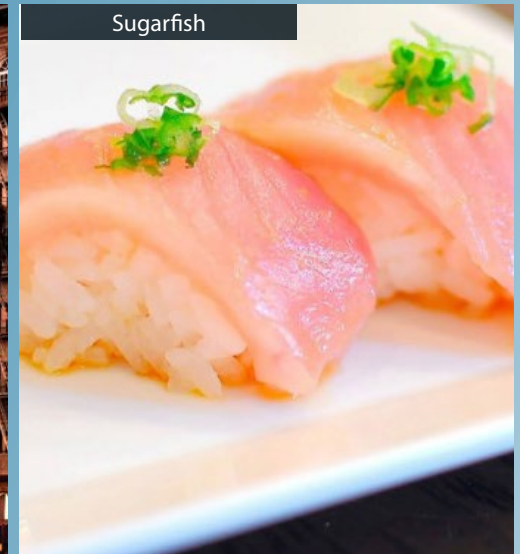
Beverly Center



Alfred Coffee



Beverly Wilshire

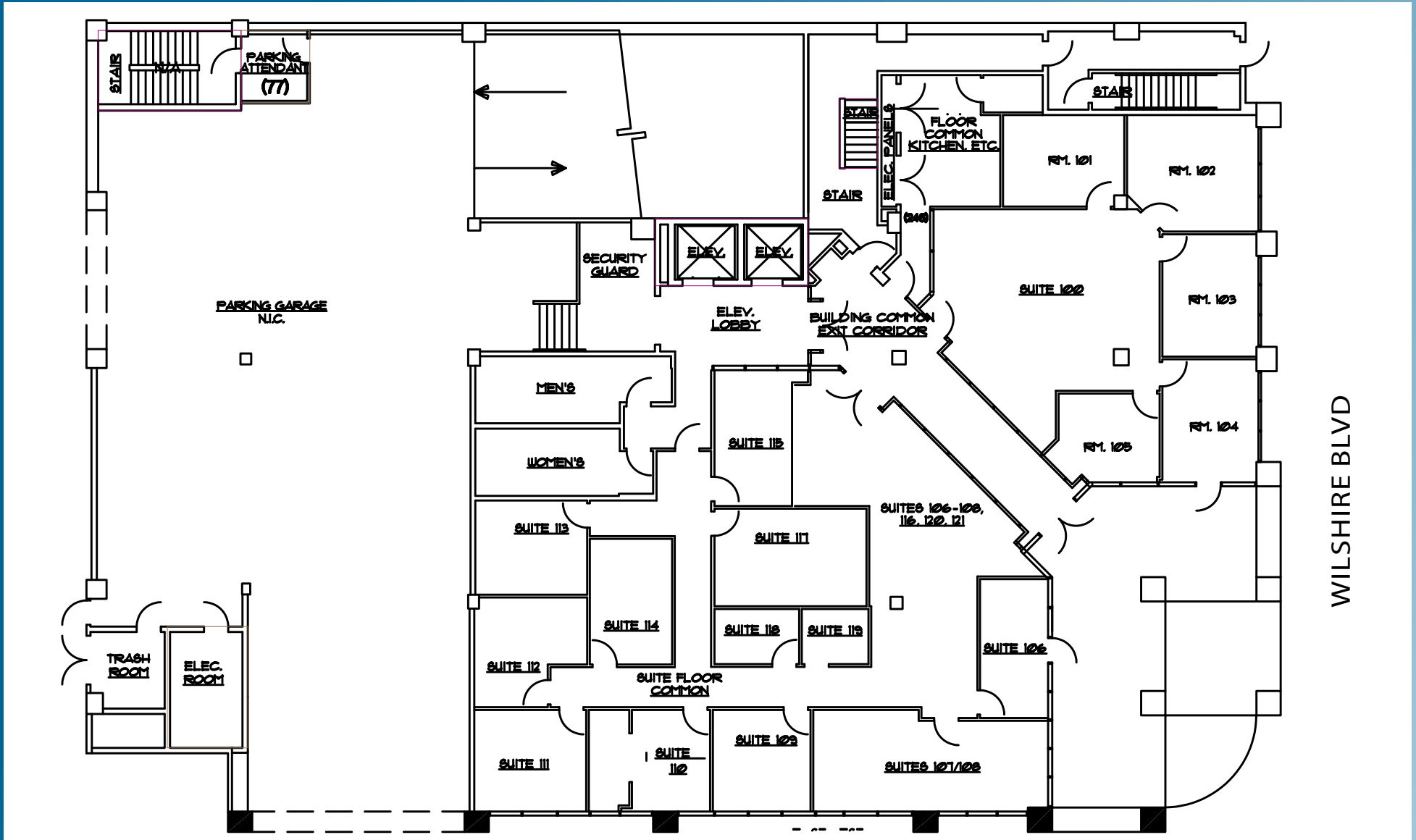


Sugarfish

FLOOR PLAN

FLOOR 1

±1,800 - ±7,382 RSF

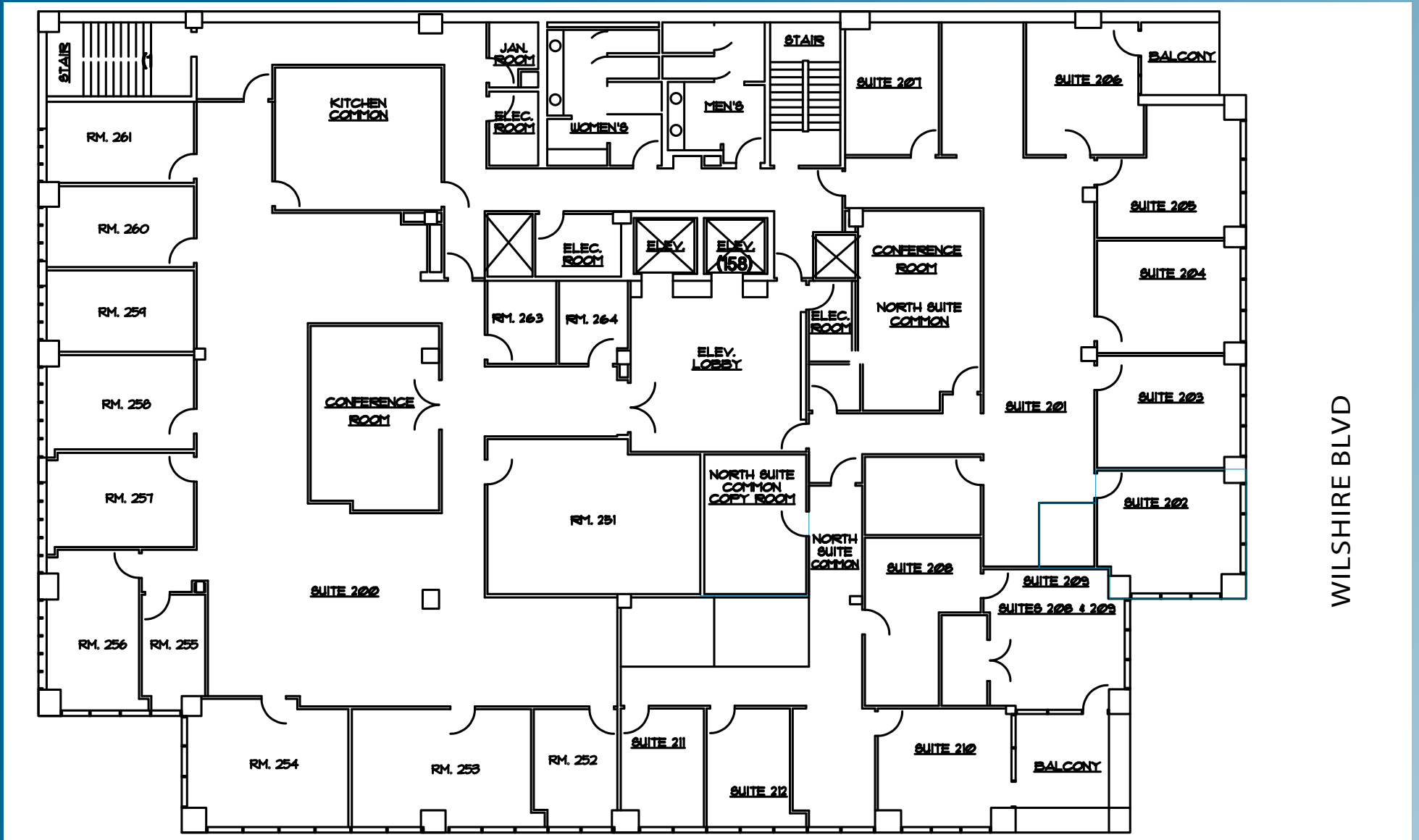


WILSHIRE BLVD

FLOOR PLAN

FLOOR 2

±1,800 - ±13,670 RSF



WILSHIRE BLVD

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