

# SHARED MEDICAL SPACE FOR SUBLLEASE

IN THE BEVERLY HILLS GOLDEN TRIANGLE

421 N. BEVERLY DRIVE, BEVERLY HILLS, CA 90210

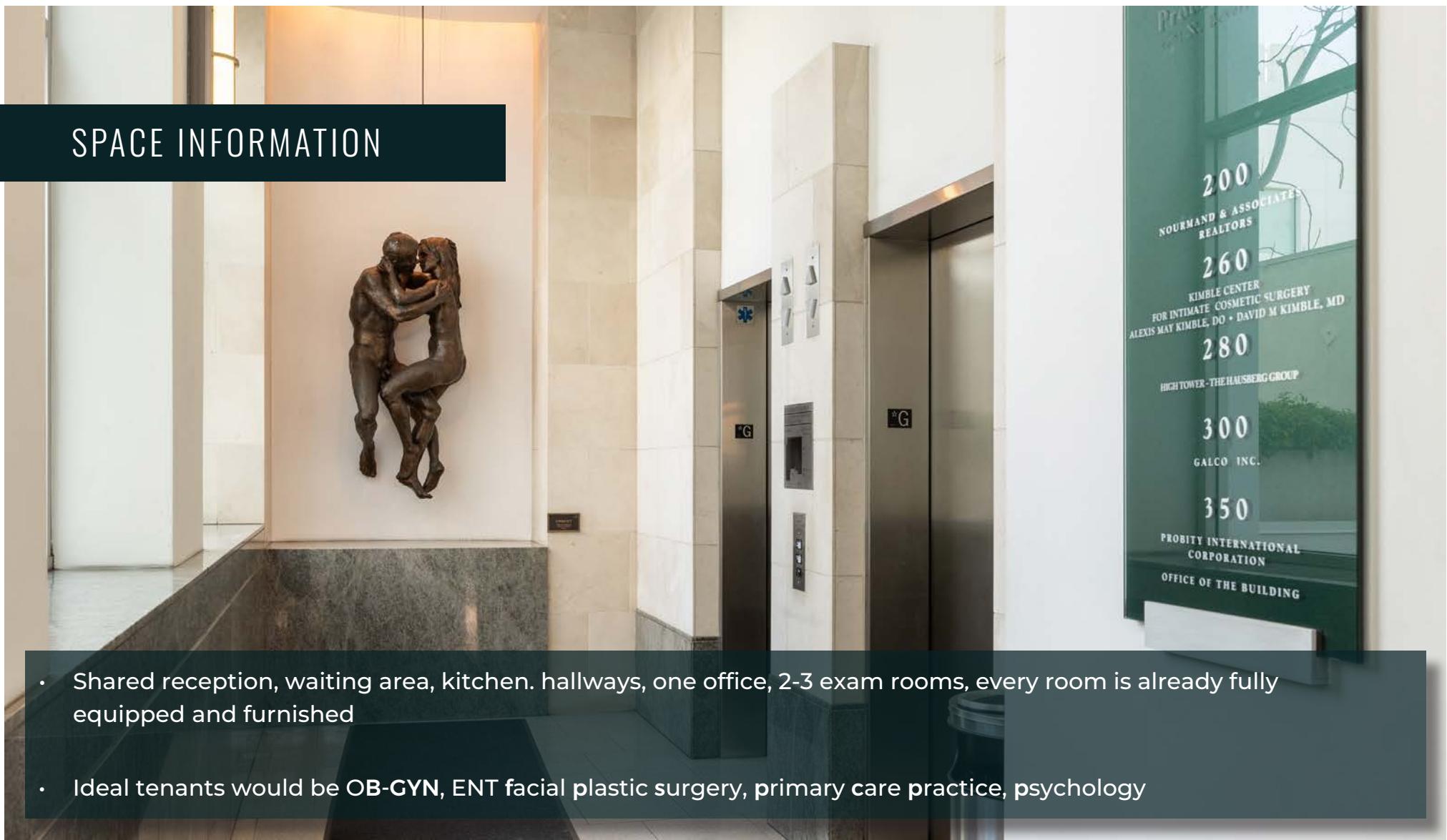
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## SPACE INFORMATION



- Shared reception, waiting area, kitchen, hallways, one office, 2-3 exam rooms, every room is already fully equipped and furnished
- Ideal tenants would be OB-GYN, ENT facial plastic surgery, primary care practice, psychology

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### SPACE SIZE

SUITE 260:  
±1,000 - 1,600 SF

### RENTAL RATE

\$5.50 PSF, FSG SUBLICENSE

### TERM

NEGOTIABLE

### AVAILABILITY

IMMEDIATELY

### PARKING

\$175 UNRESERVED

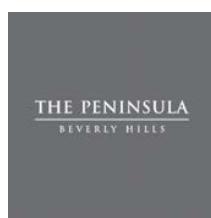
## NEARBY AMENITIES



CRUSTACEAN



Neiman Marcus



Saks  
Fifth  
Avenue

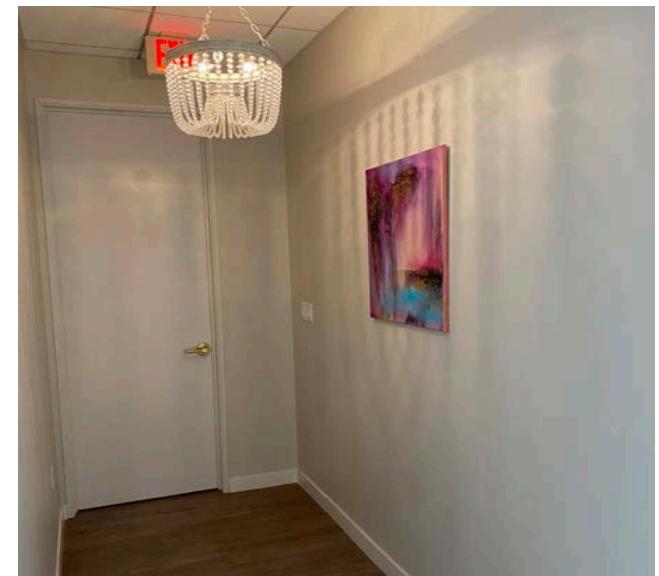
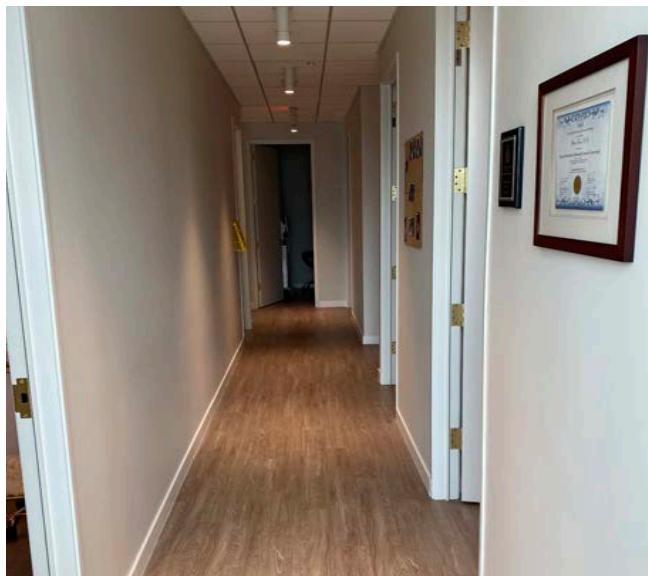
Spago  
Beverly Hills

Beverly Hills  
teuscher  
Chocolates of Switzerland

WALDORF ASTORIA<sup>®</sup>  
BEVERLY HILLS

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## INTERIOR PHOTOS

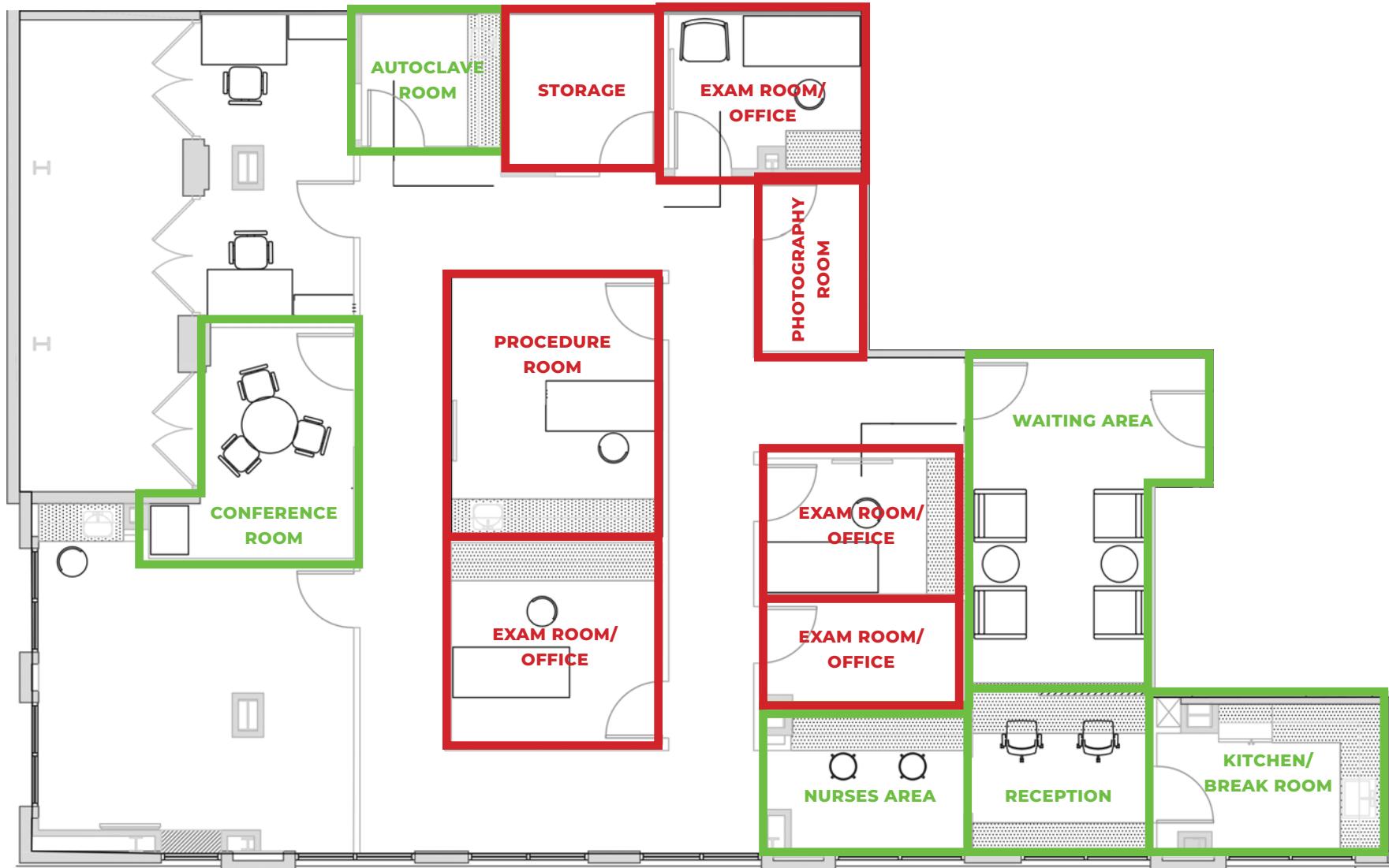


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# FLOOR PLAN

MONDAY - ACCESS TO ENTIRE OFFICE  
WEDNESDAY - ACCESS TO ENTIRE OFFICE MOST OF THE DAY

RED: DEDICATED SPACE  
GREEN: SHARED SPACE





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