

*Highly Desirable Platinum Triangle*

Medical/Creative Office **FOR LEASE**

2<sup>nd</sup> Floor ±5,178 RSF

**270** N Canon Drive  
BEVERLY HILLS



**BEITLER**

COMMERCIAL REALTY SERVICES  
DRE #00808850

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# 270 N Canon Drive | Beverly Hills

Creative Office/Medical for Lease

- Excellent Corner Exposure in Platinum Triangle Area
- Walking Distance to Many Restaurants and Retail Amenities
- Executive Corner Office w/Shower
- 11 Private Offices
- Kitchen & Reception Area
- Full Floor Sliding Glass Doors Leading to Wide Balcony Facing Canon Drive
- Open Areas
- Direct Elevator Access to Suite



**Your Space**

# 270 N Canon Drive | Beverly Hills

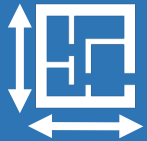
## Creative Office/Medical for Lease

### PREMISES FEATURES

- Abundant Natural Light
- Move-In Ready
- Operable Windows
- 7:00am – 6:00pm Building Hours
- After Hours Available
- Separate Elevator
- 2 Stairwells
- 6 Feet Deep Full Floor Balcony
- Additional Plumbing can be Installed
- Power Can be Increased
- Tenant Improvements



### PROPERTY INFORMATION



2<sup>nd</sup> Floor  
5,178 SF



\$5.25 PSF  
Office FSG

\$6.00 PSF  
Medical FSG



5 - 10 Year  
Term



Immediate  
Occupancy



10 Parking Spaces  
Additional City Parking  
next door &  
Valet Services



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Creative Office/Medical for Lease





## AERIAL & AMENITIES in the AREA

- IL Pastaio Italian Restaurant
- Via Alloro Italian Restaurant
- The Penthouse at Mastro's
- Spago, Beverly Hills
- Avra Beverly Hills
- Rodeo Drive Walk of Style
- Piccolo Paradiso Beverly Hills
- Louká Greek Restaurant
- Funke Beverly Hills
- Neiman Marcus
- Saks Fifth Avenue
- Wally's Beverly Hills
- Porta Via Beverly Hills
- The Hideaway

*For further information please contact exclusive agents:*

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