

# 9460 WILSHIRE

B E V E R L Y   H I L L S

SUITE 320: \$4.95 YEAR 1 ASKING RATE

9 STORY OFFICE BUILDING IN THE HEART OF BEVERLY HILLS

# 9460 WILSHIRE

PRIME OFFICE SPACE IN THE HEART OF BEVERLY HILLS

9460 Wilshire is a Class A office building located on Wilshire & Beverly Drive just one block away from world-renown Rodeo Drive in the heart of the Beverly Hills Golden Triangle. The property boasts high-end finishes, a recently updated lobby, and benefits from the wide array of restaurants, cafes, shops, and amenities within easy walking distance.



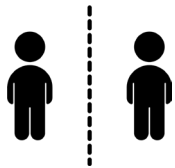
High-end finishes with open office environment



Amenity rich location in the Beverly Hills Golden Triangle



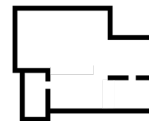
Ample on-site parking with ratio of 2 / 1,000 RSF



Ideal for social distancing



Close proximity to future Metro Purple Line



Great mix of private offices and open plans





# 9460 WILSHIRE

## PROPERTY DETAILS

---

Premises	97,035 RSF
Term	3-10 Years
Rent	Negotiable
Size	2,000 to 2,500 RSF
Parking Ratio	2 / 1,000 RSF
Parking Rates	Reserved: \$270 per stall / month Unreserved: \$220 per stall / month Tandem: \$180 per stall / month

---



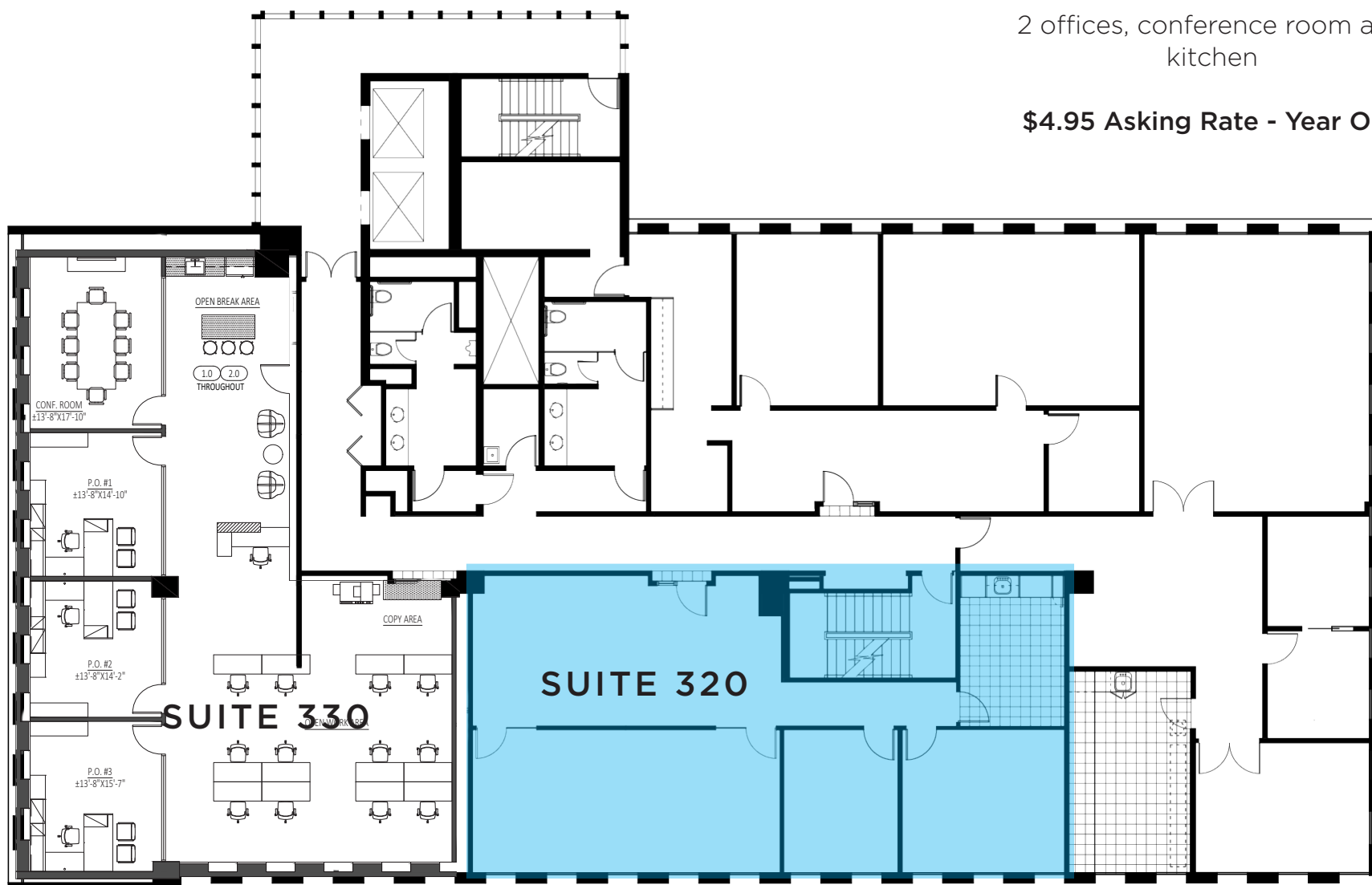
# 9460 WILSHIRE

## 3RD FLOOR

SUITE 320 // 2,025 RSF

2 offices, conference room and  
kitchen

**\$4.95 Asking Rate - Year One**

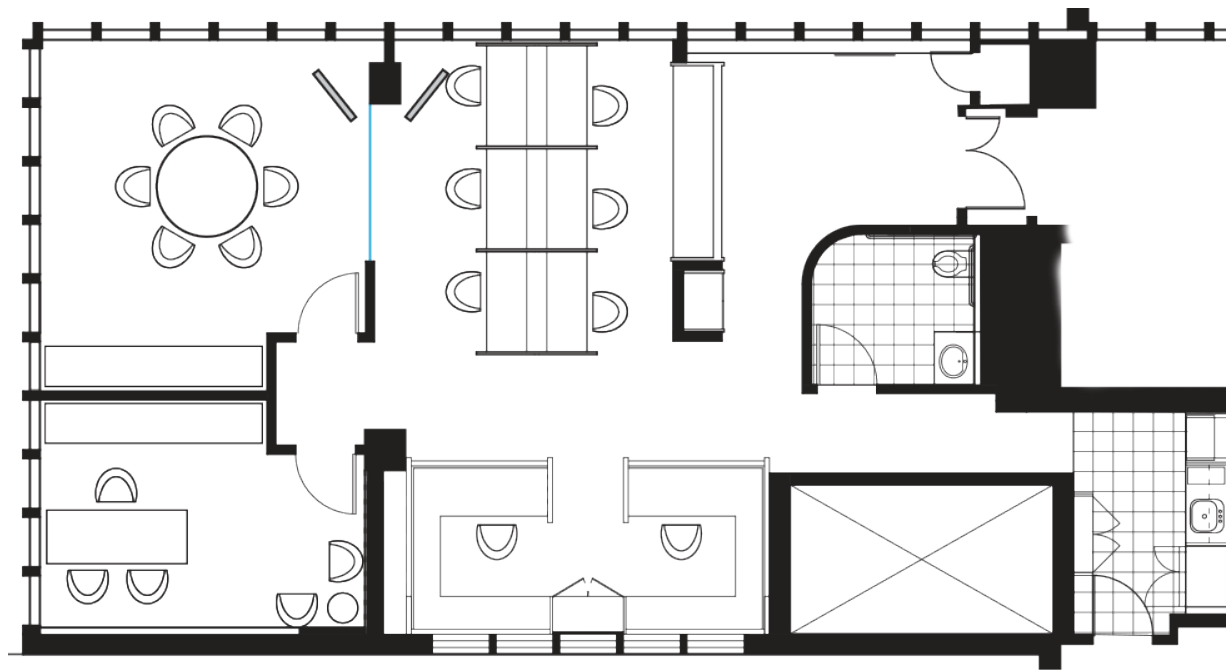


# 9460 WILSHIRE

## 9TH FLOOR

PENTHOUSE // 2,041 RSF

Penthouse with phenomenal views. 2 window offices, open plan, kitchen and private restroom.



# 9460 WILSHIRE

BEVERLY HILLS



## Office Leasing Contact:

**Joe King**  
Madison Partners  
310.442.3375  
Lic # 01195833

**Blake Eckert**  
CIM  
323.860.4908  
Lic # 01916057

**Geno St. John**  
CIM  
323.556.9658  
Lic # 01805139

©2020 Madison Partners. DRE License Number 00978067. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Updated 121125