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PROPERTY VIDEO

FREESTANDING OFFICE  
BUILDING FOR LEASE

NEWMARK

cag | COMMERCIAL  
ASSET GROUP

9430  
W OLYMPIC

BEVERLY HILLS, CA



**9430**  
**W OLYMPIC**

## PROPERTY OVERVIEW



9430 West Olympic Boulevard offers any user the opportunity to come and create their new dream office. 9430 West Olympic is creative space located in a highly coveted, amenity-rich pocket of Beverly Hills. This highly visible building sits at a signalized intersection and offers a prime opportunity for building-top signage. The building also boasts an outdoor patio, unique architecture and abundant natural light.

The property is located within walking distance to numerous restaurants such as Urth Caffe, Frida, and California Pizza Kitchen as well as Paviliions Market, Peet's Coffee, and South Beverly Grill. It also sits in excellent proximity to the famous Rodeo Drive and four Beverly Hills area hotels.

# 9430 W OLYMPIC

## PROPERTY OVERVIEW

### AVAILABLE SPACE

#### Entire Building Available

3rd Floor:

Office ±7,466 RSF

4th Floor:

Office ±7,454 RSF

#### TOTAL AVAILABLE

±14,920 RSF

**AVAILABILITY** 4Q 2023

**PARKING** 2.0/1,000

### ASKING RENT

\$3.75 PSF MG

### TERM

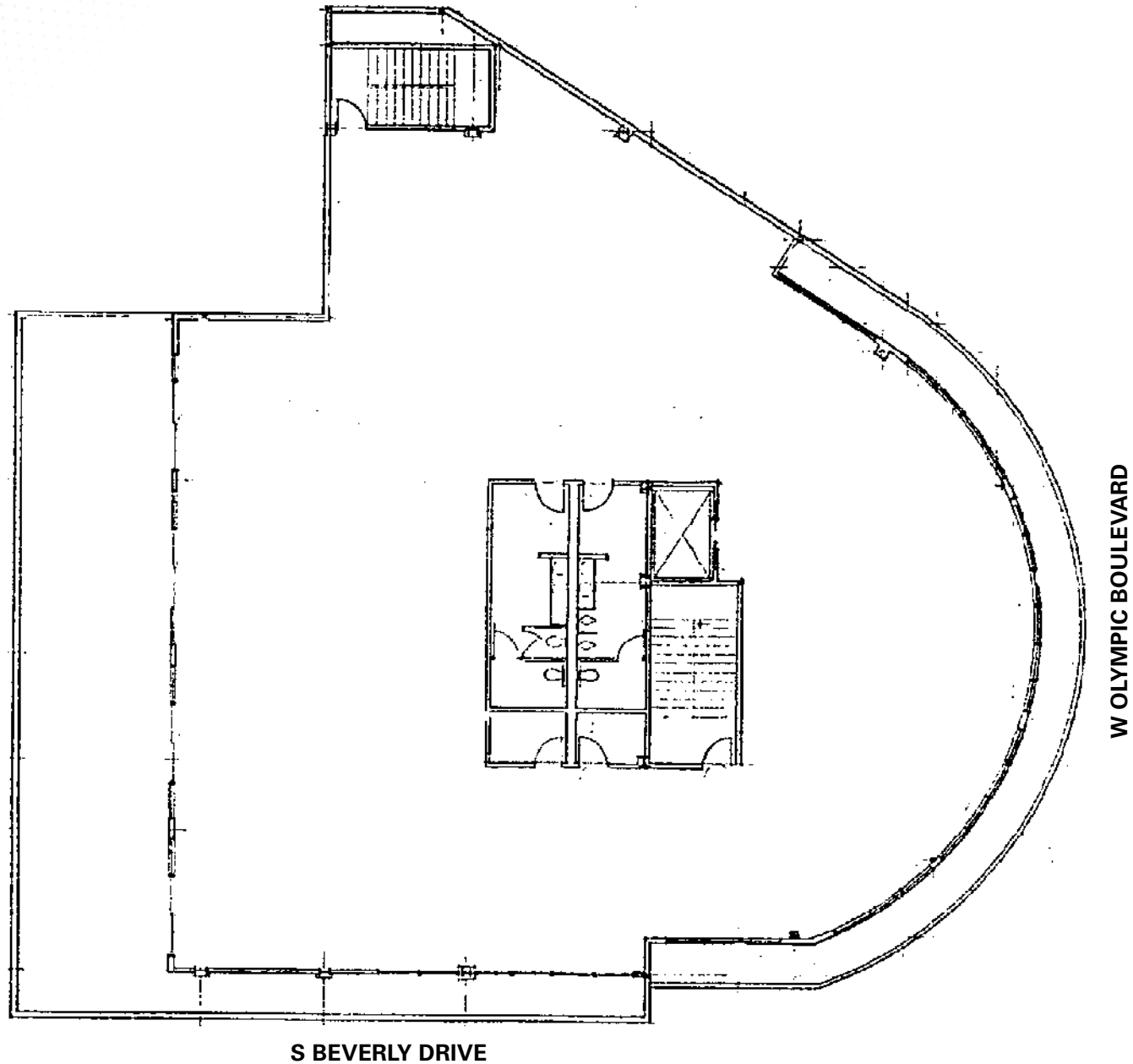
Negotiable



# FLOOR PLAN - 3rd Floor - ±7,466 RSF



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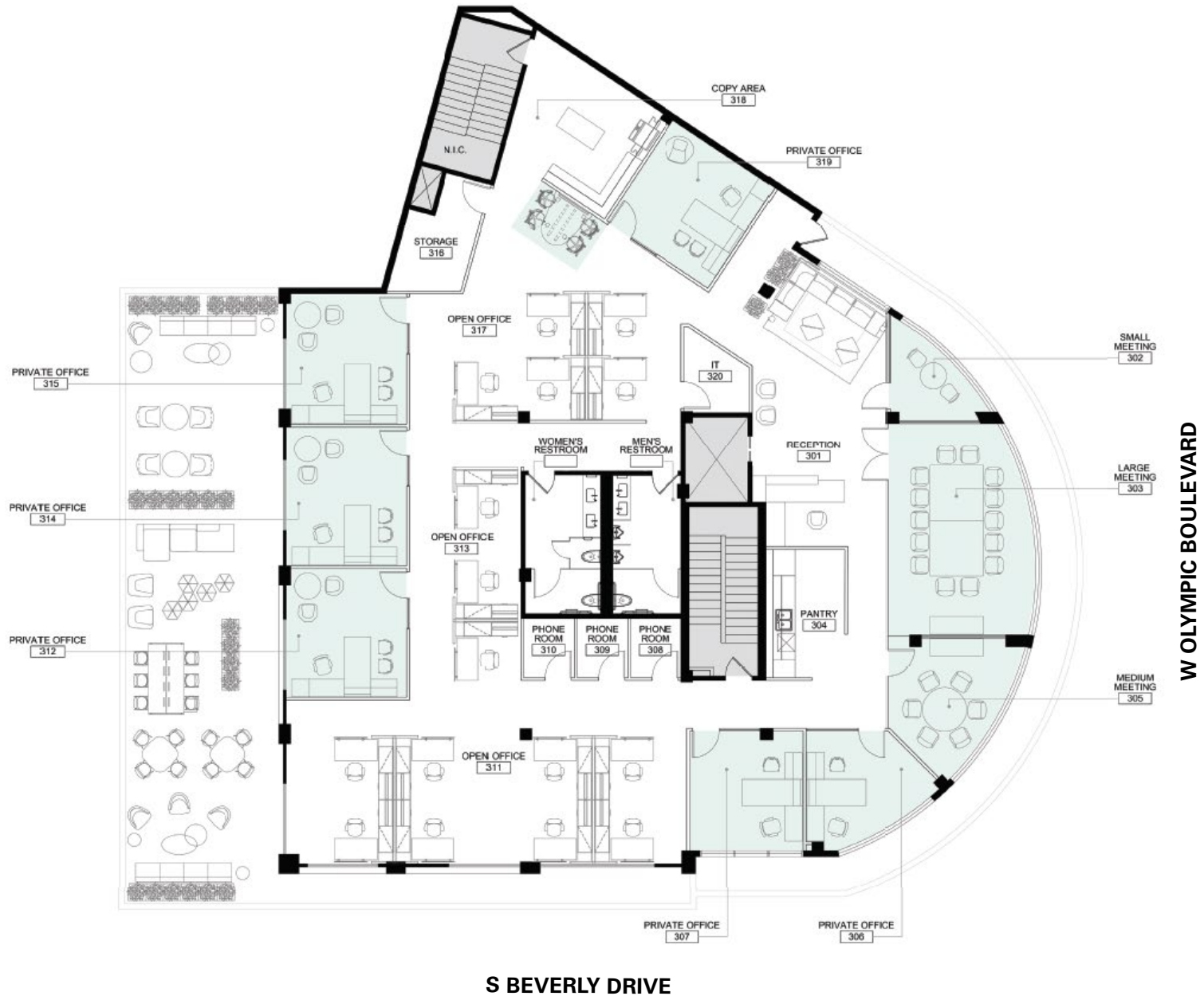


# FLOOR PLAN - 4th Floor - ±7,454 RSF



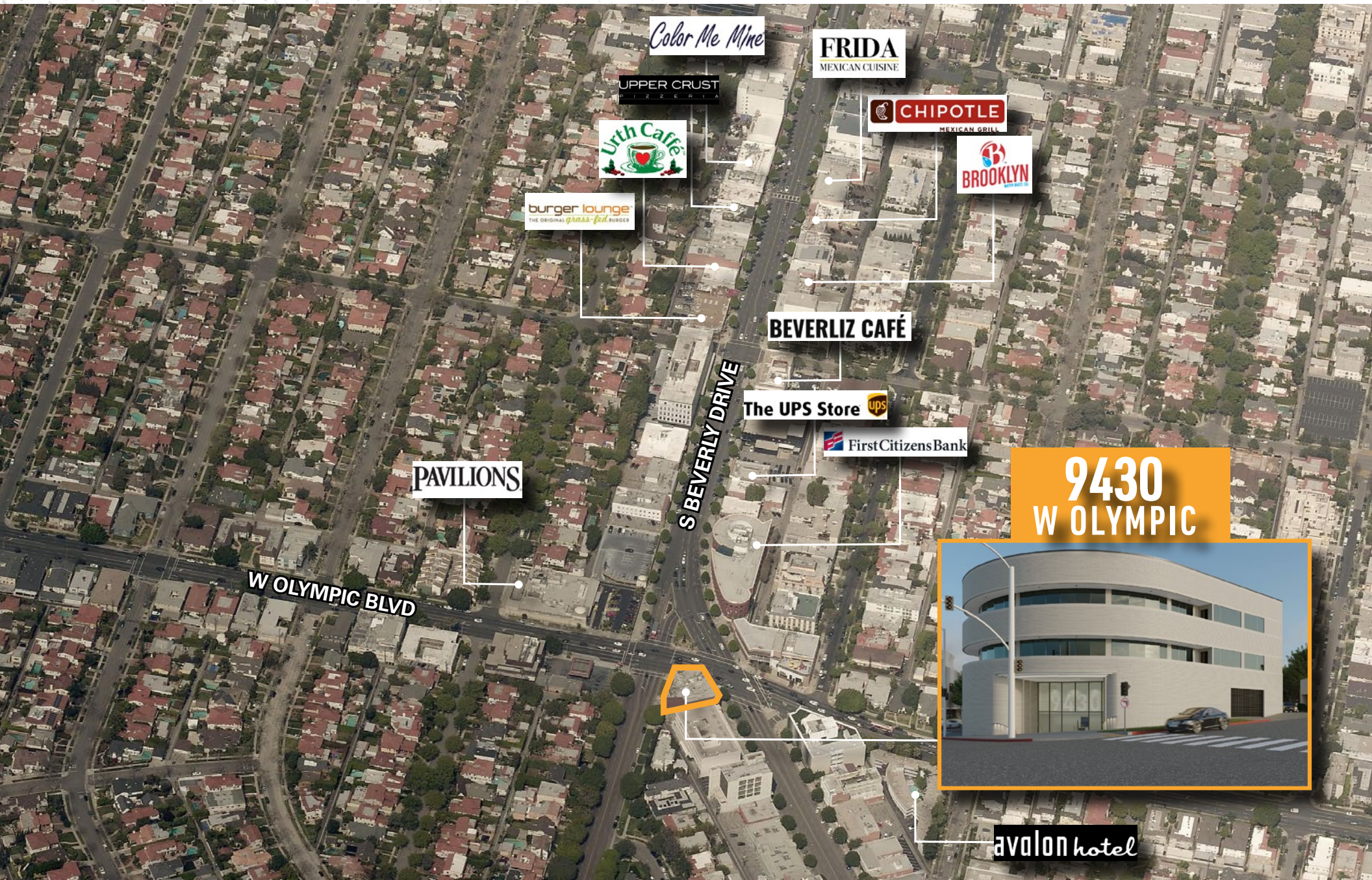
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## HYPOTHETICAL SPACE PLAN





# AMENITY MAP





# HOSPITALS WITH DRIVE TIME MAP

**Saint John's Health Center**  
PROVIDENCE Health & Services  
Miles: 6  
Drive Time: 21 min

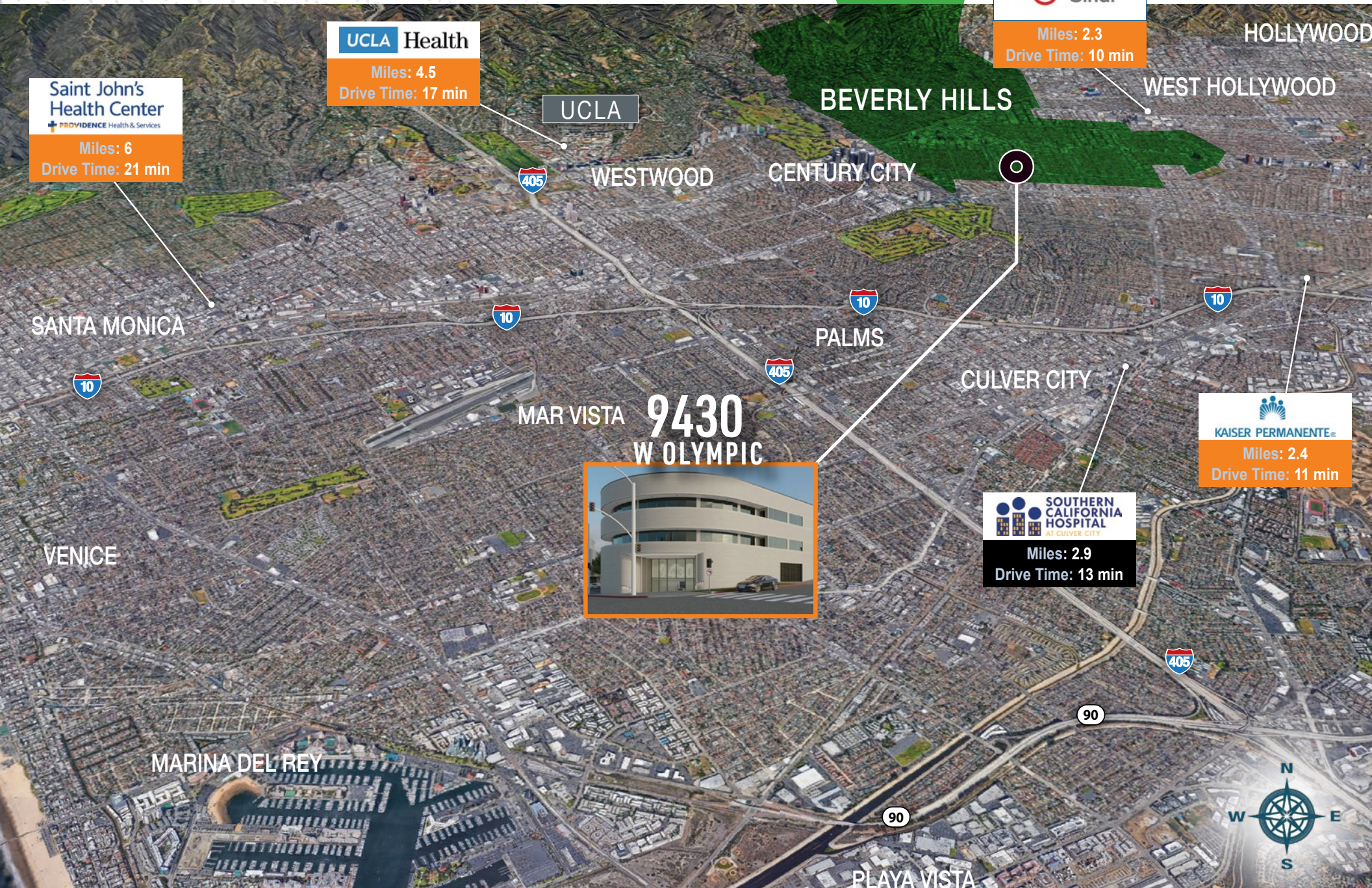
**UCLA Health**  
Miles: 4.5  
Drive Time: 17 min

**Cedars Sinai**  
Miles: 2.3  
Drive Time: 10 min



**SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY**  
Miles: 2.9  
Drive Time: 13 min

**KAISER PERMANENTE**  
Miles: 2.4  
Drive Time: 11 min





# AREA NEIGHBORS



Urth Caffe



South Beverly Grill



Avalon Hotel



Beverliz Cafe



Upper Crust Pizzeria



Brooklyn Water Bagel



Burger Lounge



Frida Mexican Cuisine



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