

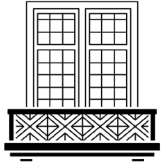
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MAKE YOUR IDENTITY STATEMENT



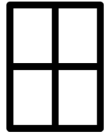
PROJECT FEATURES



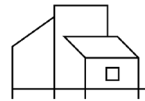
Multiple spacious balconies and patio areas



Amazing identity on Olympic Boulevard



Dramatic natural light with floor to ceiling glass



Brand new construction



Convenient rear motor court for easy pickup and drop off



Brand new high-end interior build outs - move-in ready.



Desirable Beverly Hills location within walking distance to many amenities, public transportation and entertainment



Highly walkable retail storefront with a "Walker's Paradise" Walkscore of 93/100

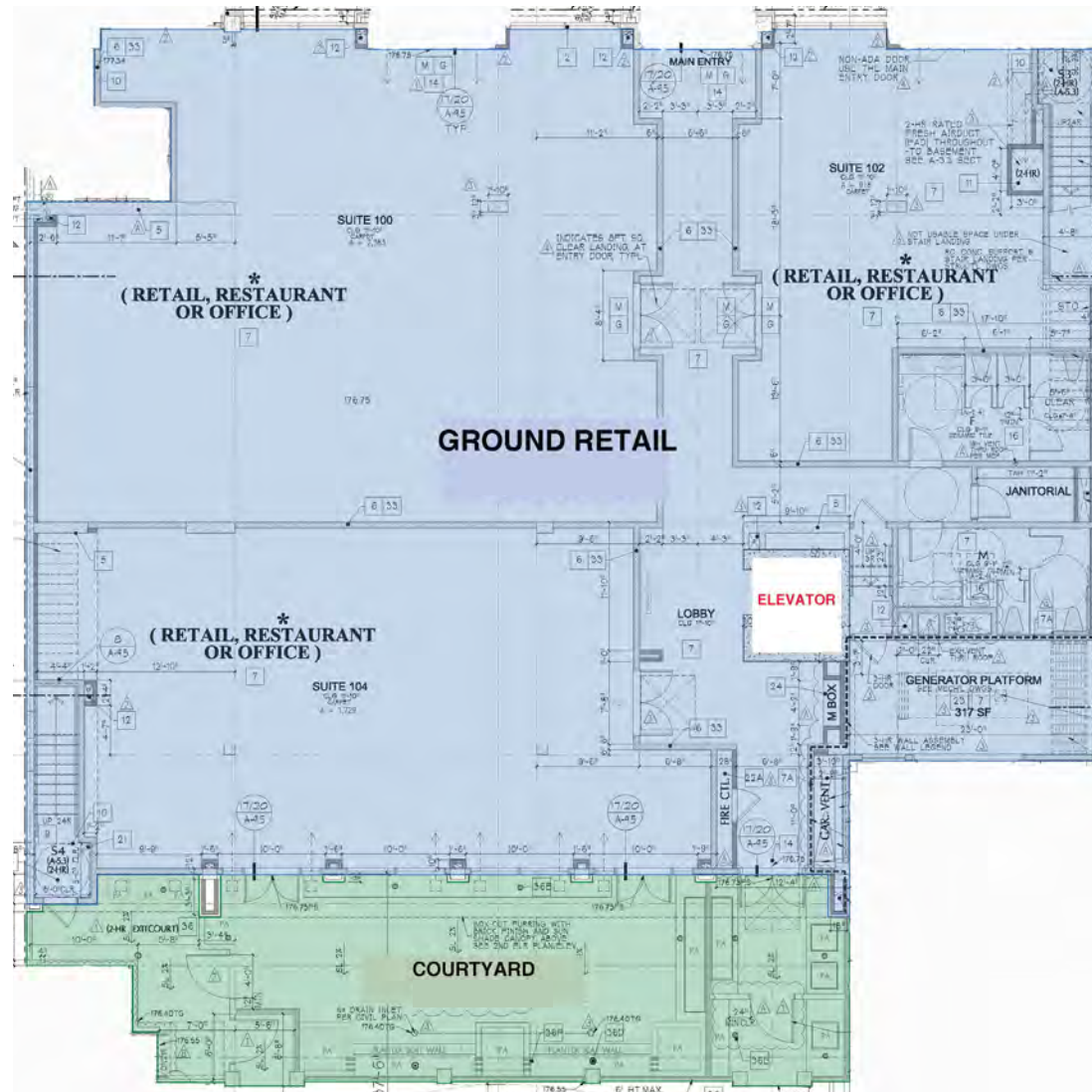


PROJECT DETAILS

Building Area 1st Floor: 2nd Floor: <u>3rd Floor:</u> Total:	8,580 Square Feet 8,740 Square Feet <u>8,810 Square Feet</u> 26,130 Square Feet
Asking Rent	Office - Negotiable Medical - Negotiable
Term	5 - 15 years
Occupancy	January 1, 2024
Parking	3 per 1,000 Parking Ratio



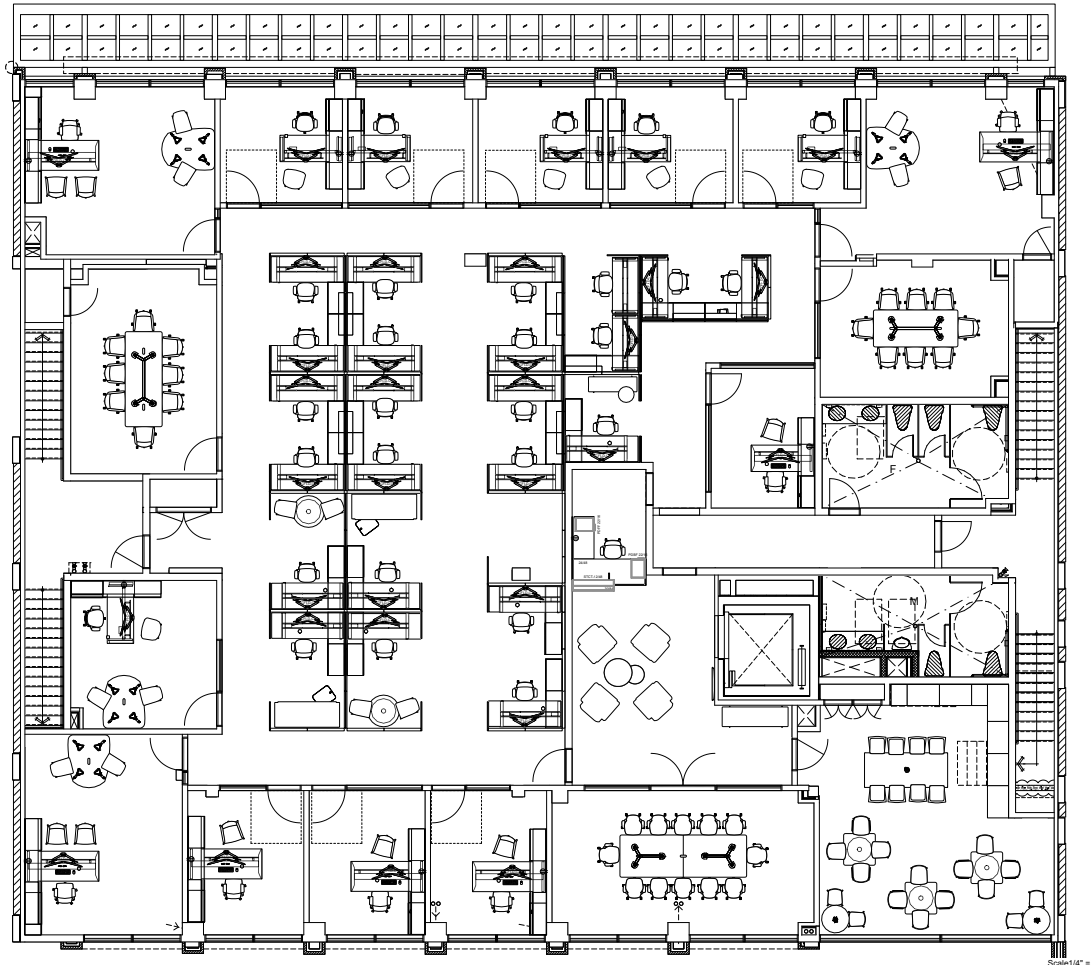
REAR FACING VIEW



1ST FLOOR PLAN
RETAIL OR OFFICE
8,580 Square Feet



OLYMPIC BOULEVARD

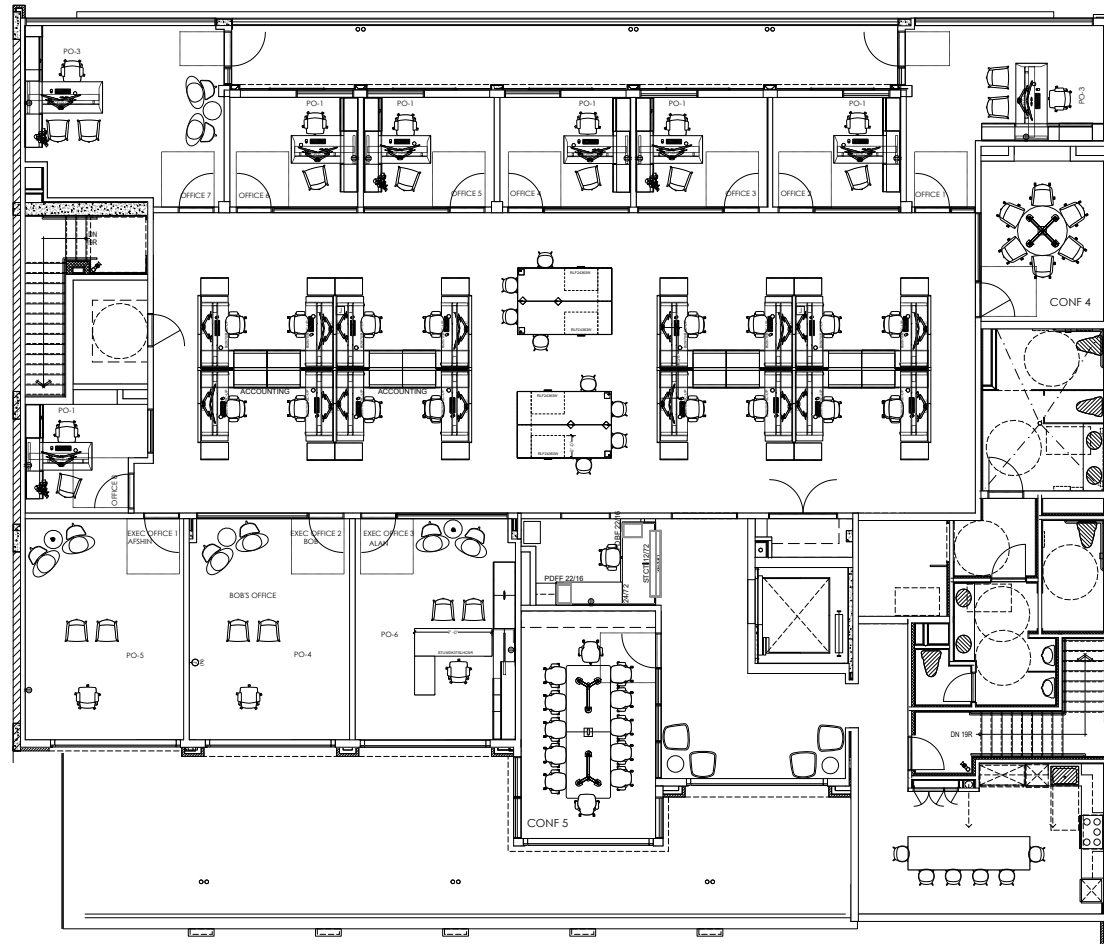


Scale 1/4" = 1'

2ND FLOOR PLAN
8,740 Square Feet



OLYMPIC BOULEVARD



3RD FLOOR PLAN
8,810 Square Feet





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