

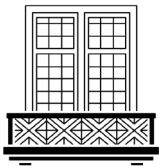
92  
12

OLYMPIC

MAKE YOUR IDENTITY STATEMENT



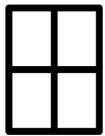
## PROJECT FEATURES



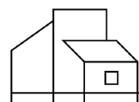
Multiple spacious balconies and patio areas



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

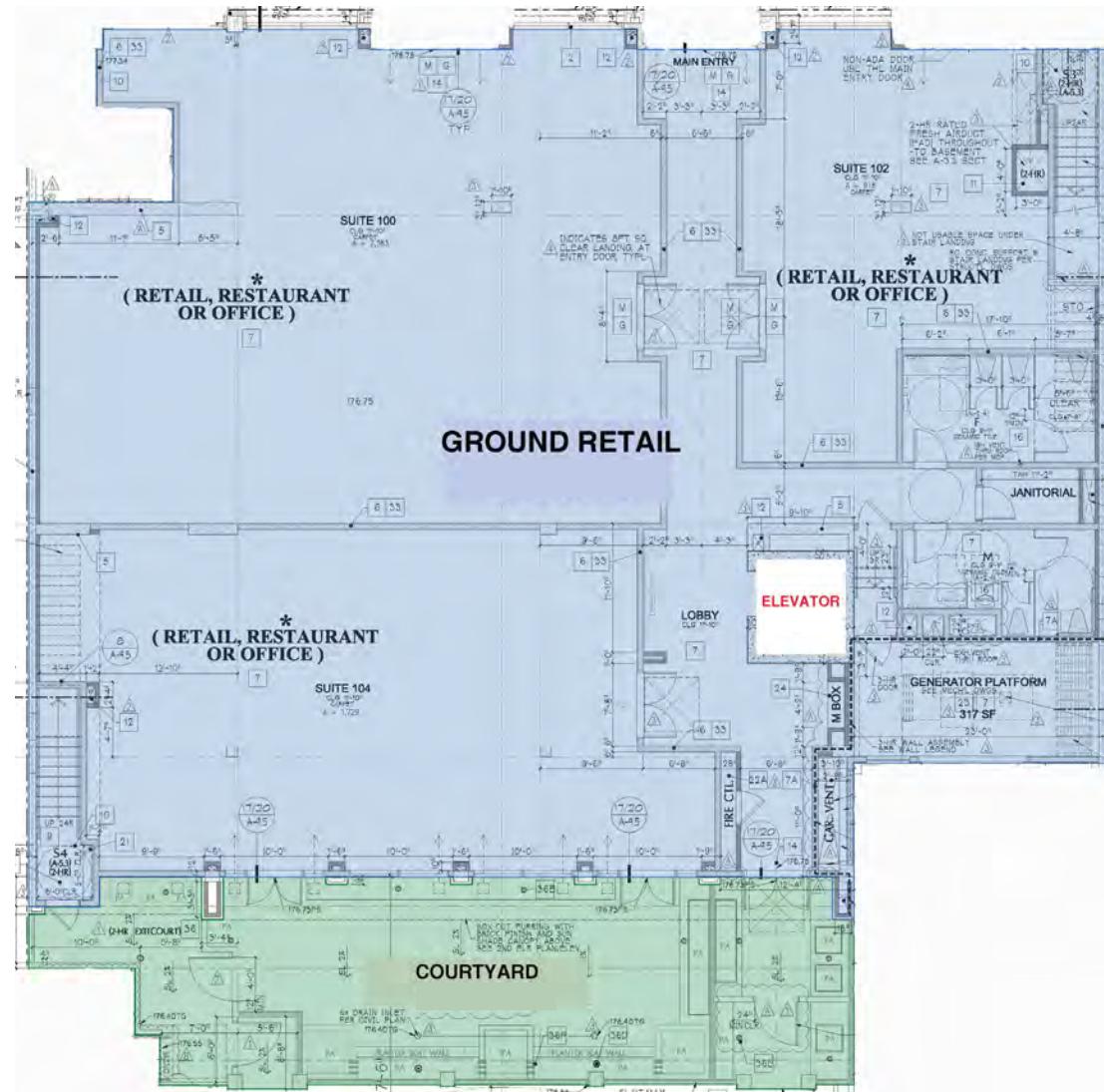


## PROJECT DETAILS

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



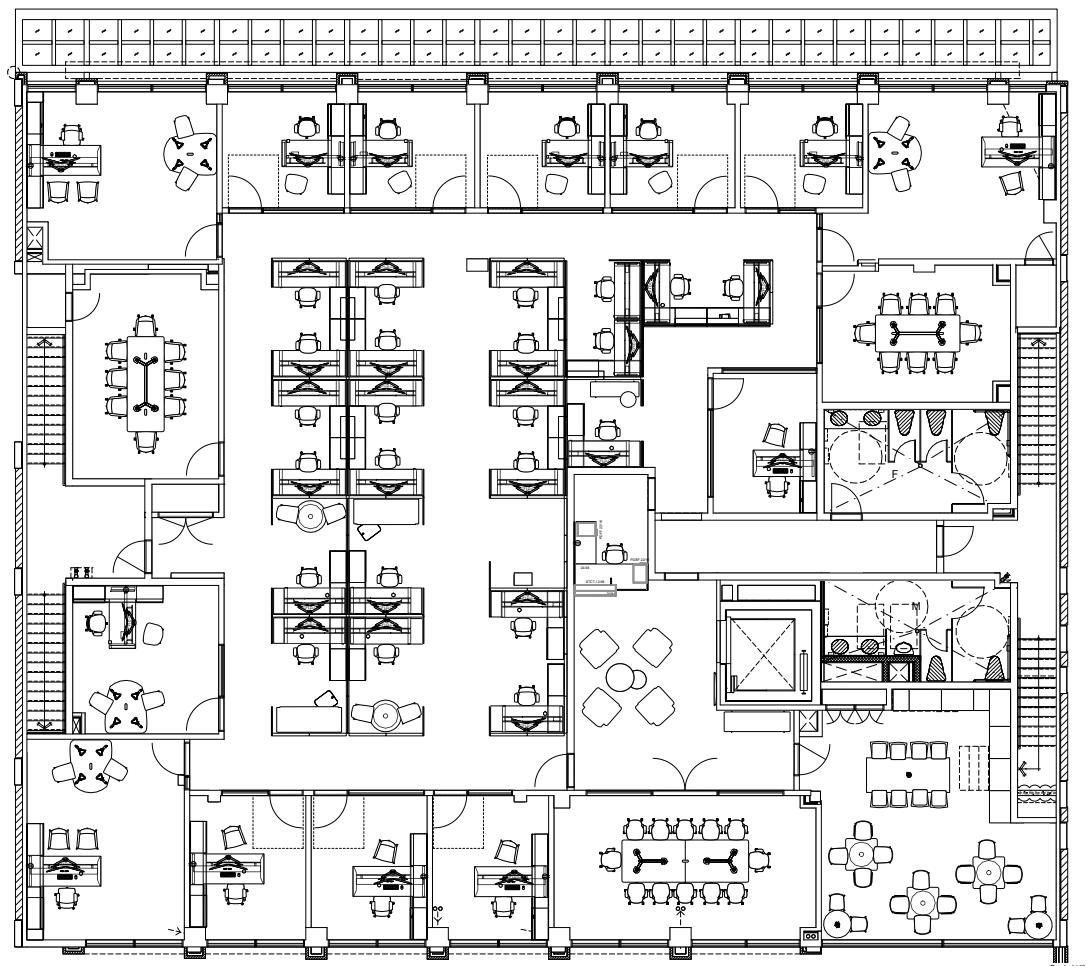
REAR FACING VIEW



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



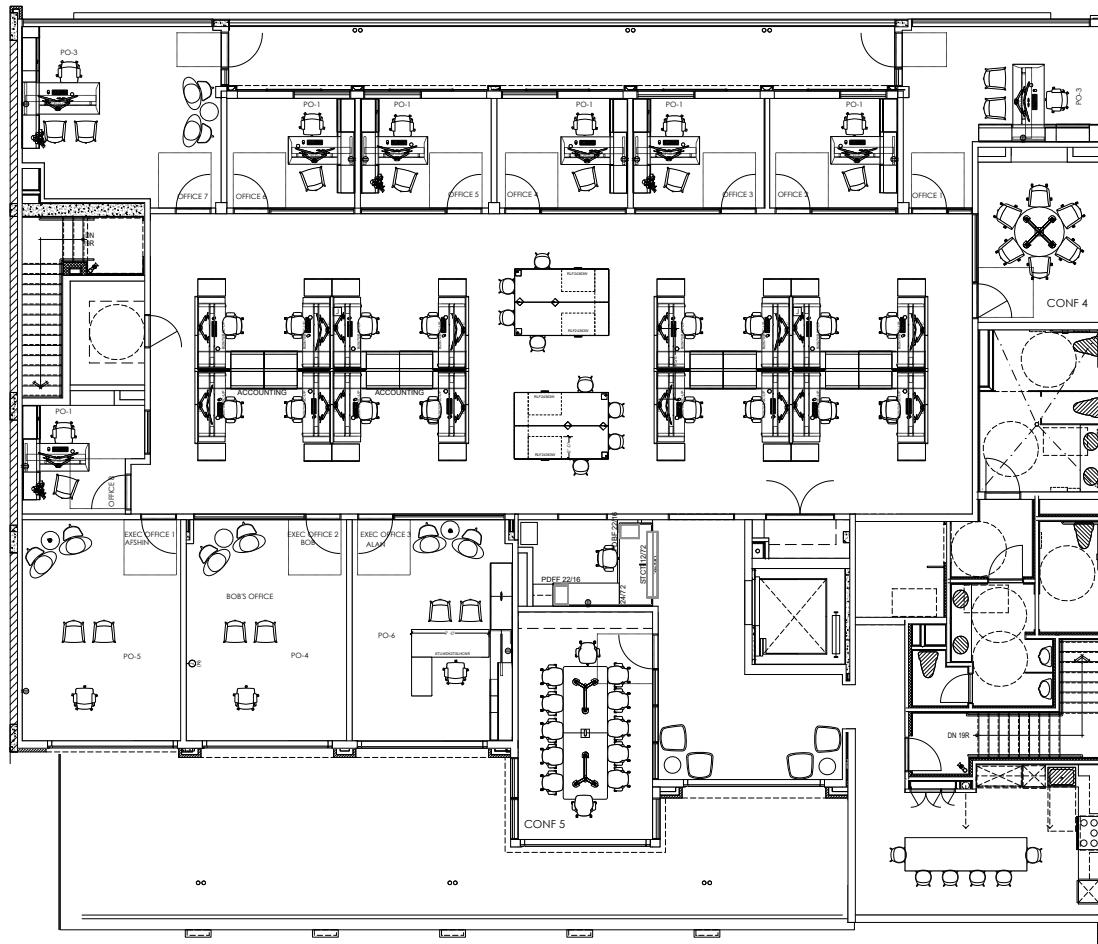
## OLYMPIC BOULEVARD



2ND FLOOR PLAN  
8,740 Square Feet



## OLYMPIC BOULEVARD



3RD FLOOR PLAN  
8,810 Square Feet





## BRENT BISSELL

310.442.3387  
[bbissell@madisonpartners.net](mailto:bbissell@madisonpartners.net)  
Lic # 01370289

## CHRIS DUMONT

310.442.3384  
[cdumont@madisonpartners.net](mailto:cdumont@madisonpartners.net)  
Lic # 00999451

## JOE KING

310.442.3375  
[jking@madisonpartners.net](mailto:jking@madisonpartners.net)  
Lic # 01195833

## TONY RANGER

310.442.3394  
[tranger@madisonpartners.net](mailto:tranger@madisonpartners.net)  
Lic # 01004755



433 N. Camden Drive  
Suite 1100  
Beverly Hills, CA 90210  
310.820.5959

© 2023 Madison Partners. DRE Lic. # 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 representations or warranties 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 investment 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 10/24/23.