

A BOUTIQUE BEVERLY HILLS OFFICE BUILDING  
JUST NORTH OF WILSHIRE BOULEVARD

# 110 N. DOHENY DRIVE

BEVERLY HILLS, CALIFORNIA 90211

± 4,400 SF | BEVERLY HILLS C-3 | DEDICATED ON-SITE PARKING | FOR SALE

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EXCLUSIVELY LISTED BY

**IMAN MOSSANEN**

Director Investments

310.909.5422

Iman.Mossanen@marcusmillichap.com

CalDRE #01978006

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## EXECUTIVE SUMMARY

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Marcus & Millichap is pleased to present 110 N. Doheny Drive, a boutique multi-tenant office building in the heart of Beverly Hills, just one parcel north of Wilshire Boulevard and moments from the Golden Triangle. The property comprises approximately 4,400 square feet of improvements on an approximately 5,757-square-foot parcel – a rare small-format commercial asset with on-site parking, a flexible suite configuration, and one of the most desirable addresses on the Westside.

The building is currently arranged as a collection of private office suites and professional service spaces, supported by a shared entry, full kitchen, multiple bathrooms, ten-foot ceilings, and skylights that introduce strong natural light throughout. The layout suits a wide range of professional, advisory, creative, wellness, and medical-adjacent users seeking a private Beverly Hills presence with identity and control.

The tenancy structure creates a compelling dual path. With a majority of tenants on shorter-term or month-to-month leases, a buyer may preserve existing income while gradually repositioning the building, or pursue partial owner-user occupancy as suites roll. The combination of location, scale, parking, and lease flexibility is genuinely difficult to replicate within Beverly Hills.

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#### *ADDRESS*

110 N DOHENY DRIVE  
BEVERLY HILLS, CA 90211

#### *BUILDING SIZE*

± 4,400 SF

#### *LAND AREA*

± 5,757 SF

#### *APN*

4335-028-048

#### *YEAR BUILT / RENOVATED*

1952 / 2008

#### *ZONING*

BEVERLY HILLS C-3

#### *STORIES*

SINGLE STORY

#### *CURRENT USE*

MULTI-TENANT OFFICE

#### *PARKING*

DEDICATED ON-SITE  
SURFACE PARKING

#### *TENANCY*

PREDOMINANTLY SHORT-TERM /  
MONTH-TO-MONTH

#### *PRICE*

PLEASE CONTACT BROKER

110  
N. DOHENY DRIVE

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# INVESTMENT HIGHLIGHTS

## 01

### A BOUTIQUE BEVERLY HILLS OFFICE ASSET

A rare small-format commercial building positioned just north of Wilshire Boulevard in one of the most prestigious office, retail, medical, and professional service markets in Los Angeles.

## 02

### OWNER-USER OR INVESTOR FLEXIBILITY

The shorter-term tenancy profile gives a buyer the ability to preserve income, occupy space over time, or reposition the building as a private Beverly Hills headquarters.

## 03

### DEDICATED ON-SITE PARKING

Private on-site surface parking with rear alley access – a meaningful operational advantage in a dense Beverly Hills setting where convenience remains highly valued.

## 04

### A PRIVATE PROFESSIONAL ENVIRONMENT

The building's discreet frontage, private offices, ten-foot ceilings, skylights, full kitchen, and natural light create a refined alternative to larger, more anonymous multi-tenant office buildings.

## 05

### STEPS FROM WILSHIRE & THE GOLDEN TRIANGLE

Located one parcel north of Wilshire Boulevard and within walking distance of Rodeo Drive, Beverly Drive, Canon Drive, and the city's premier retail, dining, and hospitality.

## 06

### SURROUNDED BY MAJOR DEMAND DRIVERS

The property benefits from immediate proximity to Cedars-Sinai – one of the largest nonprofit academic medical centers in the country – alongside West Hollywood, Beverly Grove, Century City, and the broader Westside professional ecosystem.



# PROPERTY OVERVIEW

110 N. Doheny Drive is a single-story boutique office building situated on a quiet Beverly Hills block immediately north of Wilshire Boulevard. The property offers approximately 4,400 square feet of improvements with a private, small-format layout well suited for professional office, creative, advisory, beauty, wellness, medical-adjacent, or family office use.

The current configuration includes multiple private offices, common work areas, multiple bathrooms, a full kitchen, ten-foot ceilings, skylights, and abundant natural light. Unlike larger and more institutional office buildings, the property offers a controlled, identity-driven environment – allowing a future owner or tenant to create a private Beverly Hills workplace with a strong sense of place.

## ADDRESS

110 N. DOHENY DRIVE, BEVERLY HILLS, CA 90211

## APN

4335-028-048

## BUILDING SIZE

± 4,400 SF

## LAND AREA

± 5,757 SF

## YEAR BUILT / RENOVATED

1952 / 2008

## ZONING

BEVERLY HILLS C-3

## STORIES

SINGLE STORY

## CURRENT USE

MULTI-TENANT OFFICE

## PARKING

DEDICATED ON-SITE SURFACE PARKING

## SUBMARKET

BEVERLY HILLS / WEST LOS ANGELES

## TENANCY

PREDOMINANTLY SHORT-TERM

## DELIVERY

SUBJECT TO EXISTING TENANCIES

110 N. DOHENY DRIVE  
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# SUITE CONFIGURATION & FLOOR PLAN

110 N. Doheny Drive is currently configured as a boutique multi-tenant office with a collection of private suites organized around a shared entry, central circulation, and common-area support space. The existing layout is well suited for executive-style office tenancy, partial owner-user occupancy, or a future single-user conversion – depending on the buyer's business plan.

The single-story configuration is especially functional. Unlike a multi-level boutique office, the property allows users, clients, and staff to move through the space easily while preserving the privacy and separation of individual suites.

## ARCHITECTURAL FEATURES

PRIVATE OFFICE SUITES ORGANIZED  
AROUND A SHARED ENTRY

COMMON RECEPTION & CIRCULATION

MULTIPLE BATHROOMS

FULL KITCHEN

TEN-FOOT CEILINGS WITH SKYLIGHTS &  
ABUNDANT NATURAL LIGHT

SINGLE-STORY LAYOUT FOR  
EASE OF MOVEMENT

FLEXIBLE MULTI-TENANT CONFIGURATION

POTENTIAL OWNER-USER CONVERSION



# OWNER-USER OR INVESTOR. THE BUILDING ADAPTS.

110 N. DOHENY DRIVE  
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The property's existing tenancy structure is one of its most important advantages. A majority of the tenants are on shorter-term or month-to-month leases, creating flexibility for a buyer to evaluate multiple paths after closing. The building may continue to operate as a multi-tenant professional office asset, or it may be gradually converted for partial or full owner-user occupancy as suites roll.

This flexibility carries particular weight in Beverly Hills, where small commercial buildings with on-site parking, identity, and control are limited. For an owner-user, the building offers the ability to establish a private headquarters while preserving income from remaining tenants. For an investor, the shorter-term lease profile creates the ability to thoughtfully curate tenancy and reposition the building over time.



## 01

### THE OWNER-USER PATH

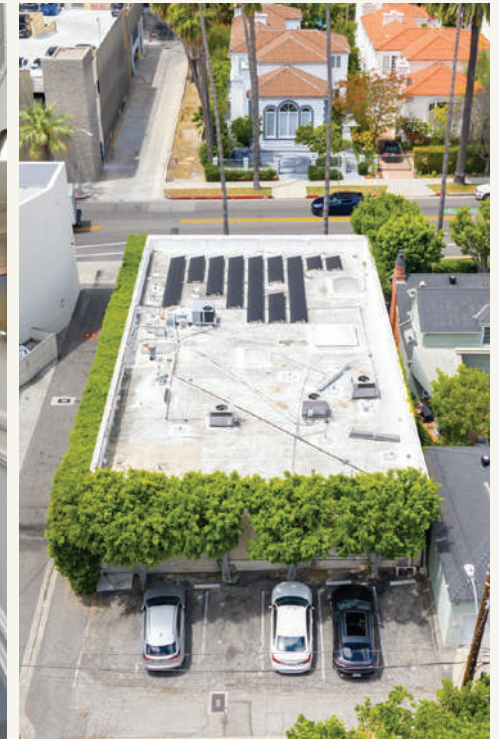
Occupy all or part of the building over time, using existing income to offset carrying costs while taking measured steps toward a private Beverly Hills headquarters.



## 02

### THE INVESTOR PATH

Maintain the multi-tenant office configuration, refresh tenancy strategically as month-to-month suites roll, and operate the building as a stabilized boutique income asset.



## 03

### THE REPOSITIONING PATH

Curate the building for a higher-image professional, wellness, creative, advisory, medical-adjacent, or boutique service user – leveraging the building's character to attract a new generation of Beverly Hills tenancy.

# A QUIET BEVERLY HILLS SETTING

JUST NORTH OF  
WILSHIRE BOULEVARD

110 N. Doheny Drive sits in a highly strategic Beverly Hills location, just north of Wilshire Boulevard and within close reach of the Golden Triangle, Rodeo Drive, Beverly Drive, Canon Drive, West Hollywood, Beverly Grove, and Century City. The property strikes a rare balance – a quiet boutique office environment with immediate access to some of the most internationally recognized commercial, retail, medical, dining, and hospitality destinations in Los Angeles.

The Golden Triangle remains one of Southern California's most globally recognized luxury districts, with Rodeo Drive alone hosting more than one hundred boutiques across its three palm-lined blocks.



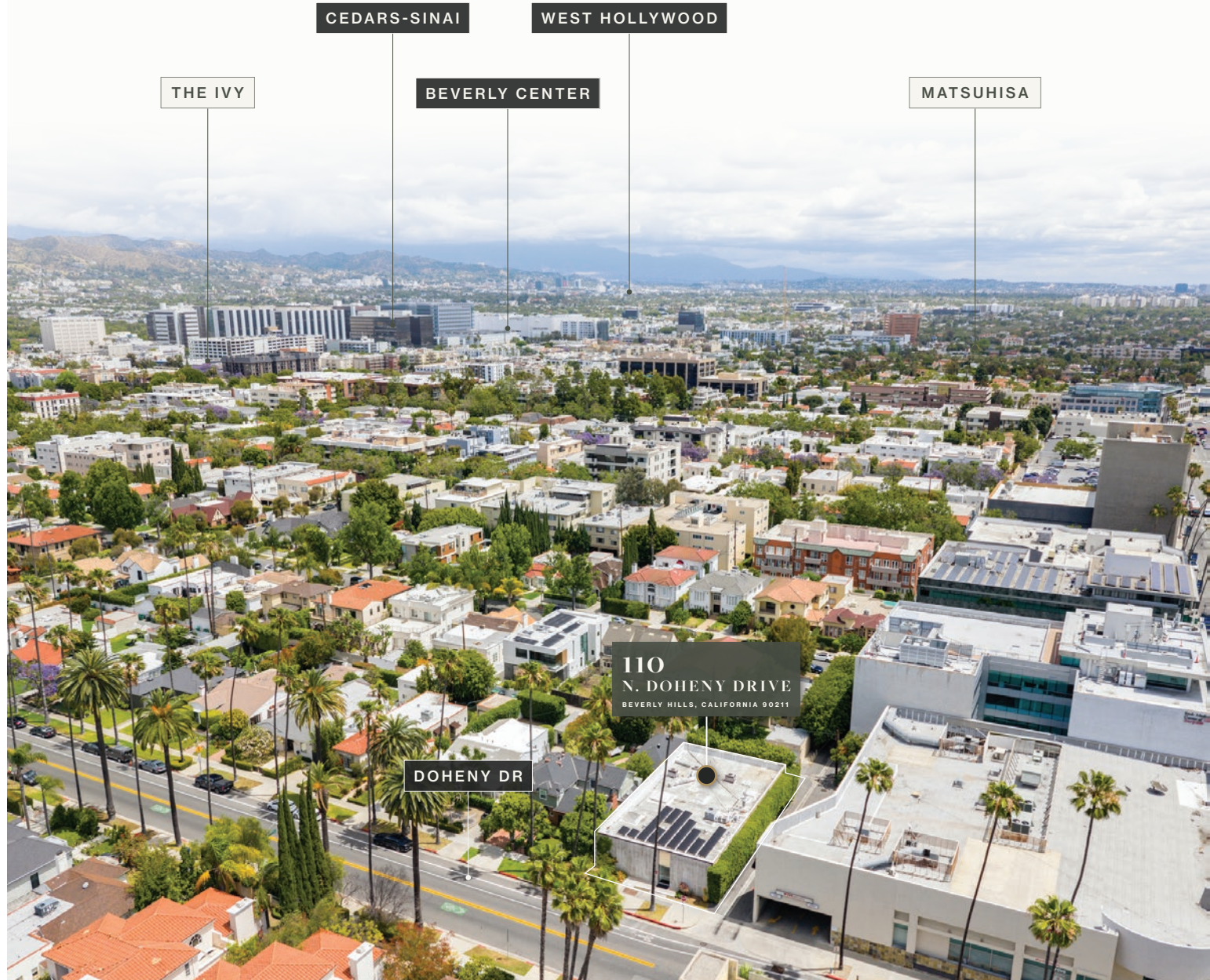
# SURROUNDED BY BEVERLY HILLS

AMENITIES, HEALTHCARE,  
HOSPITALITY & WESTSIDE  
EMPLOYMENT

The property is set within a dense, affluent amenity base serving executives, clients, medical professionals, hospitality visitors, luxury shoppers, and Westside residents. Cedars-Sinai, the Golden Triangle, Beverly Grove, West Hollywood, Robertson Boulevard, and Century City all sit within minutes – a concentration of demand drivers difficult to match anywhere else in Los Angeles.

The area is also benefiting from continued luxury reinvestment. One Beverly Hills, currently rising near the Beverly Hilton, will deliver a major mixed-use development anchored by Aman Beverly Hills – a forthcoming hotel and residences project, alongside additional residences, hospitality, retail, and extensive landscaped open space – expected to open in 2028.

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# ACCESS, TRANSIT & DAILY FUNCTIONALITY

110 N. Doheny Drive offers convenient access to Wilshire Boulevard, the Beverly Hills Golden Triangle, West Hollywood, Beverly Grove, Century City, and the broader Westside. Dedicated on-site parking and rear alley access enhance the building's daily functionality for professional users, clients, and service-oriented tenants.

Transit access along Wilshire is also entering a new chapter. Metro's D Line Extension Section 1 is scheduled to open on May 8, 2026, adding stations at Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega – the latter approximately half a mile from the property. The future Beverly Drive Station at Wilshire and Reeves, expected to open with Section 2 in Spring 2027, will deliver direct rail access to the Golden Triangle and Rodeo Drive.



POPULATION & HOUSEHOLDS

**40,130**  
1-MILE POPULATION

**19,797**  
1-MILE HOUSEHOLDS



DAYTIME EMPLOYEES

**95,221**  
1-MILE

**276,704**  
3-MILE



TRAFFIC EXPOSURE

**43,389** VPD  
WILSHIRE BLVD

**28,274** VPD  
ROBERTSON BLVD

# RENT ROLL & FINANCIAL OVERVIEW

110 N. DOHENY DRIVE  
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The property is currently operated as a multi-tenant boutique office building, with a majority of tenants on shorter-term or month-to-month leases. This structure provides flexibility for an owner-user, investor, or repositioning buyer to evaluate the most appropriate long-term occupancy strategy following closing.

SUITE	TENANT TYPE	LEASE SF	% OF NRA	PARKING	LEASE START	STATUS	LEASE TERM	MONTHLY RENT	ANNUAL RENT
101	Attorney	120	3.6%	–	12/2018	Leased	MTM <sup>(1)</sup>	\$500	\$6,000
102	Attorney	120	3.6%	–	03/2026	Leased	MTM <sup>(1)</sup>	\$775	\$9,300
103	Hairdresser	340	10.3%	1 Space	06/2009	Leased	MTM <sup>(1)</sup>	\$1,050	\$12,600
104	Esthetician	180	5.4%	–	04/2026	Leased	MTM <sup>(1)</sup>	\$900	\$10,800
105/106	Architect	750	22.7%	1 Space	11/2013	Leased	MTM <sup>(1)</sup>	\$2,883	\$34,596
107	Hairdresser	140	4.2%	–	01/2026	Leased	MTM <sup>(1)</sup>	\$900	\$10,800
110	Skin Care Clinic	1,660	50.2%	1 Space	02/2024	Leased	Exp. 01/2031 <sup>*(2)</sup>	\$6,537	\$78,444
<b>TOTAL</b>		<b>3,310</b>	<b>100.0%</b>	<b>3 Spaces</b>	<b>–</b>	<b>Leased</b>	<b>–</b>	<b>\$13,545</b>	<b>\$162,540</b>

(1) Gross lease in place.

(2) Modified-gross lease, base year 2024 (~\$58K).

\* 3% annual increases. One 3-year option to extend; tenant must provide written notice not less than 6 months and not more than 9 months prior to commencement of the option term. Option rent equals 95% of fair market value, but not less than the expiring base rent.

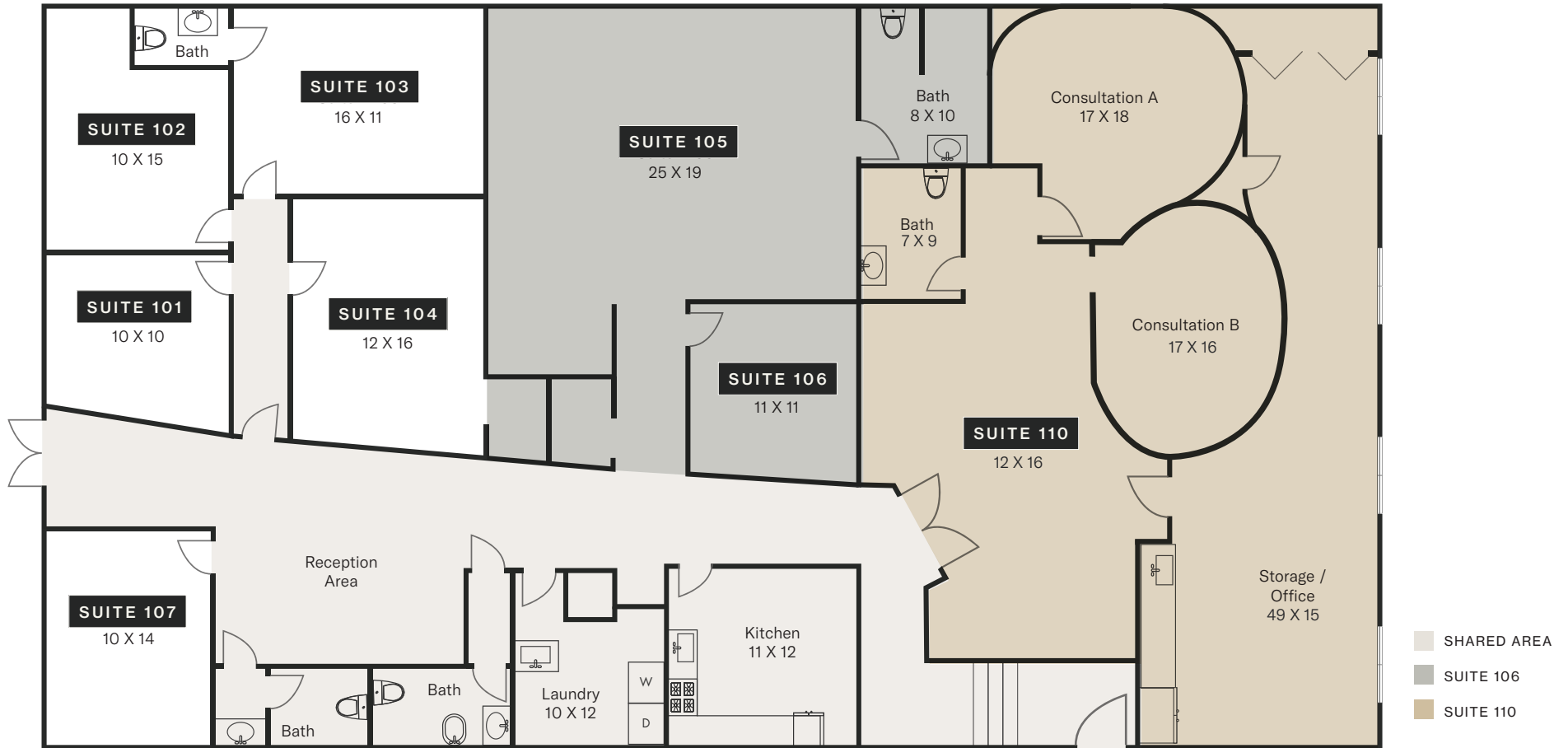
Tenant names intentionally withheld; identification available upon execution of a confidentiality agreement.

BUILDING AREA		PARKING	
Net Rentable Area	± 3,310 SF	Total Spaces	6
Gross Building Area	± 4,327 SF	Leased Spaces	3
		Spaces Remaining	3

Buyer to independently verify all lease, income, expense, square footage, zoning, parking, and occupancy information during due diligence.

# FLOOR PLAN & UNIT CONFIGURATION

The building is organized as a single-story boutique office layout with a collection of private suites surrounding a shared entry, central circulation, full kitchen, and multiple bathrooms. The plan below illustrates the existing unit configuration and supports a clear understanding of the building's flexibility for executive-style tenancy, partial owner-user occupancy, or single-user conversion.



PRIVATE OFFICE SUITES  
SHARED ENTRY & RECEPTION

COMMON CIRCULATION  
FULL KITCHEN

MULTIPLE BATHROOMS  
SKYLIGHTS ABOVE

REAR ACCESS  
ON-SITE PARKING

# OFFERING PROCESS

*110 N. Doheny Drive is being offered on an as-is, where-is basis. Property tours and access to due diligence materials will be coordinated through Marcus & Millichap. Prospective purchasers should rely on their own investigations regarding physical condition, zoning, square footage, leases, income, expenses, parking, occupancy, and permitted uses.*

EXCLUSIVELY LISTED BY

**IMAN MOSSANEN**

Director Investments

310.909.5422

[Iman.Mossanen@marcusmillichap.com](mailto:Iman.Mossanen@marcusmillichap.com)

CaDRE #01978006

# 110 N. DOHENY DRIVE

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**Marcus & Millichap**  
MOSSANEN COMMERCIAL REAL ESTATE