



PRIVATE BEL AIR OFFICE SUITES

AVAILABLE FOR LEASE

2980 beverly glen circle | los angeles, california

GLEN PROFESSIONAL CENTRE

An aerial photograph showing a large, white, multi-story office building complex (The Glen Professional Centre) situated in a residential neighborhood. The building has a flat roof with several HVAC units. It is surrounded by lush green trees and a parking lot filled with cars. In the background, a dense residential area with houses and a hilly landscape with a city skyline in the distance are visible. A white line connects the text 'The SPACE' to a specific section of the office building, which is highlighted with an orange outline.

The **SPACE**

The **GLEN PROFESSIONAL CENTRE**

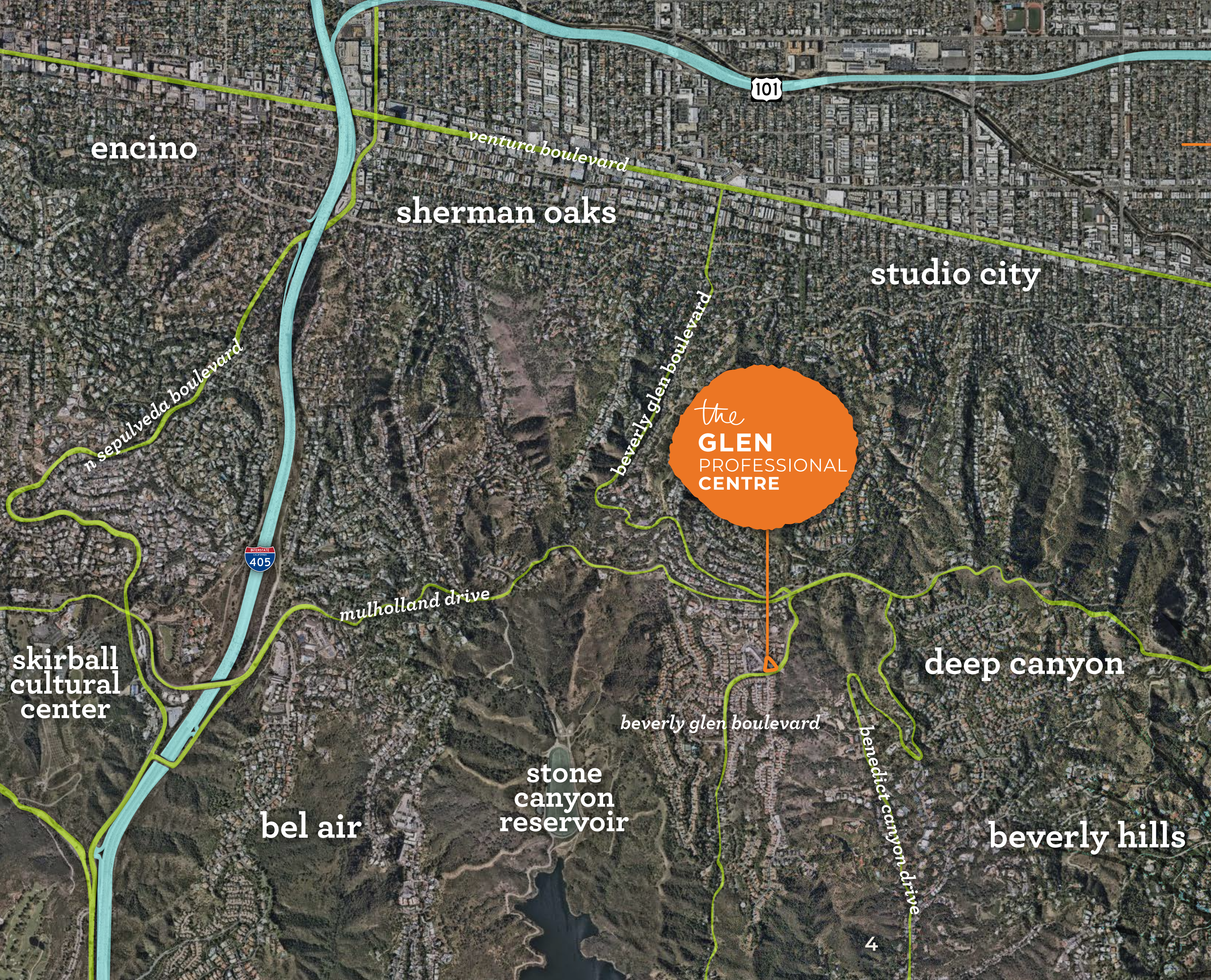
Pegasus Asset Management Inc. and May Realty Advisors are pleased to present the rare opportunity to lease office space at The Glen Professional Centre - the only office building in Bel Air. It is very infrequent that one office, let alone an entire floor of office, becomes available at this exclusive location. Please contact the agents to arrange a private tour.

2980 **beverly glen circle | los angeles, california**

GLEN PROFESSIONAL CENTRE

CAN BE LEASED TOGETHER OR SEPARATE





CENTRALLY LOCATED

- bel air ± 5 minutes
- sherman oaks ± 7 minutes
- studio city ± 10 minutes
- beverly hills ± 12 minutes
- westwood ± 12 minutes
- encino ± 15 minutes
- brentwood ± 20 minutes
- santa monica ± 25 minutes



THE INTERIOR



2980 beverly glen circle | los angeles, california

GLEN PROFESSIONAL CENTRE





GLEN PROFESSIONAL CENTRE

LEASING TEAM (424) 363-7800

Andrew Cohen

Executive Vice President | Leasing

acohen@pegasusam.com
(424) 363-7800 // LIC# 01996379 (CA)

Daniel Woznica

Associate | Leasing

dwoznica@pegasusam.com
(424) 363-7800 // LIC# 02211034 (CA)

Matthew May

Founder

matthew@mra.la
(818) 477-0817 // LIC# 00912472 (CA)



Pegasus Asset Management Inc.

1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067
(310) 691-1350
CA DRE LIC # 02119442
www.pegasusam.com

Emmet Pierson

Senior Associate | Leasing

epierson@pegasusam.com
(424) 363-7800 // LIC# 02048600 (CA)

Josh Dembo

Associate | Leasing

jdembo@pegasusam.com
(424) 363-7800 // LIC# 02242456 (CA)



May Realty Advisors

15206 Ventura Blvd, Suite 302
Sherman Oaks, CA 91403
Phone: (818) 528-3999
Toll Free: (888) 805-8188
Fax: (818) 905-7559

Confidentiality & Disclaimer Statement

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management, and May Realty Advisors and should not be made available to any other person or entity without the written consent of Pegasus Asset Management and May Realty Advisors. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management and May Realty Advisors have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management and May Realty Advisors have not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management or May Realty Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.