



ZACUTO GROUP
COMMERCIAL REAL ESTATE

139

S. BEVERLY DRIVE

BEVERLY HILLS

three
sixzero

CHAUMONT

CREATIVE OFFICE
SHOWROOM
PRIVATE CLUB

LEASE DETAILS

139 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

Incredible Beverly Hills opportunity
on one of the most sought after
streets in Los Angeles

139

S. BEVERLY
DRIVE
BEVERLY HILLS

PRICE
\$6.50/SF MG

SIZE
± 10,000 SF
(DIVISIBLE)

TERM
5 YEARS

PARKING
3/1,000

USE

- OFFICE
- CREATIVE
- MEDICAL SPACE
- PRIVATE CLUB
- RESTAURANT / ROOF BAR

LISTING TEAM



JAKE ZACUTO

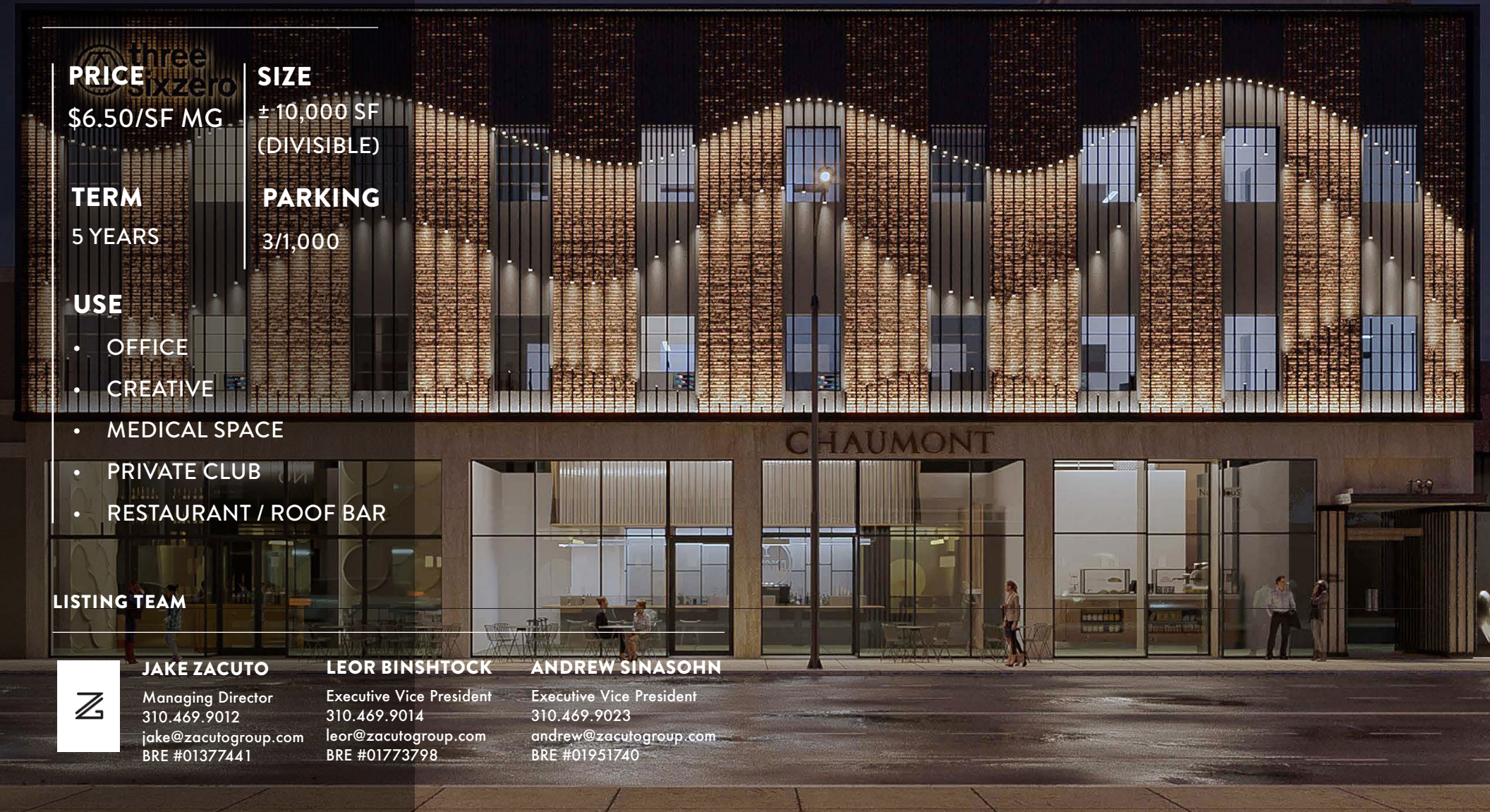
Managing Director
310.469.9012
jake@zacutogroup.com
BRE #01377441

LEOR BINSHTOCK

Executive Vice President
310.469.9014
leor@zacutogroup.com
BRE #01773798

ANDREW SINASOHN

Executive Vice President
310.469.9023
andrew@zacutogroup.com
BRE #01951740



139

**S. BEVERLY
DRIVE**
BEVERLY HILLS



PENTHOUSE FULL FLOOR SUITE
CAN BE DIVIDED INTO 2 SUITES



BUILDING TOP SIGNAGE AVAILABLE
RARE OPPORTUNITY IN BEVERLY HILLS



OPERABLE PICTURE FRAME WINDOWS
+ NATURAL LIGHT



BRAND NEW LOBBY & COMMON AREAS



PRIVATE ROOFTOP DECK



BUILD-TO-SUIT FOR A 5 YEAR LEASE

- An unparalleled opportunity to occupy space in a prime Beverly Hills location.
- The 3rd floor build-to-suit space encompasses the entire top floor at approx. 10,000 SF.
- The space can be divided into 2 separate units, allowing for multiple configurations.



INTERIOR RENDERING



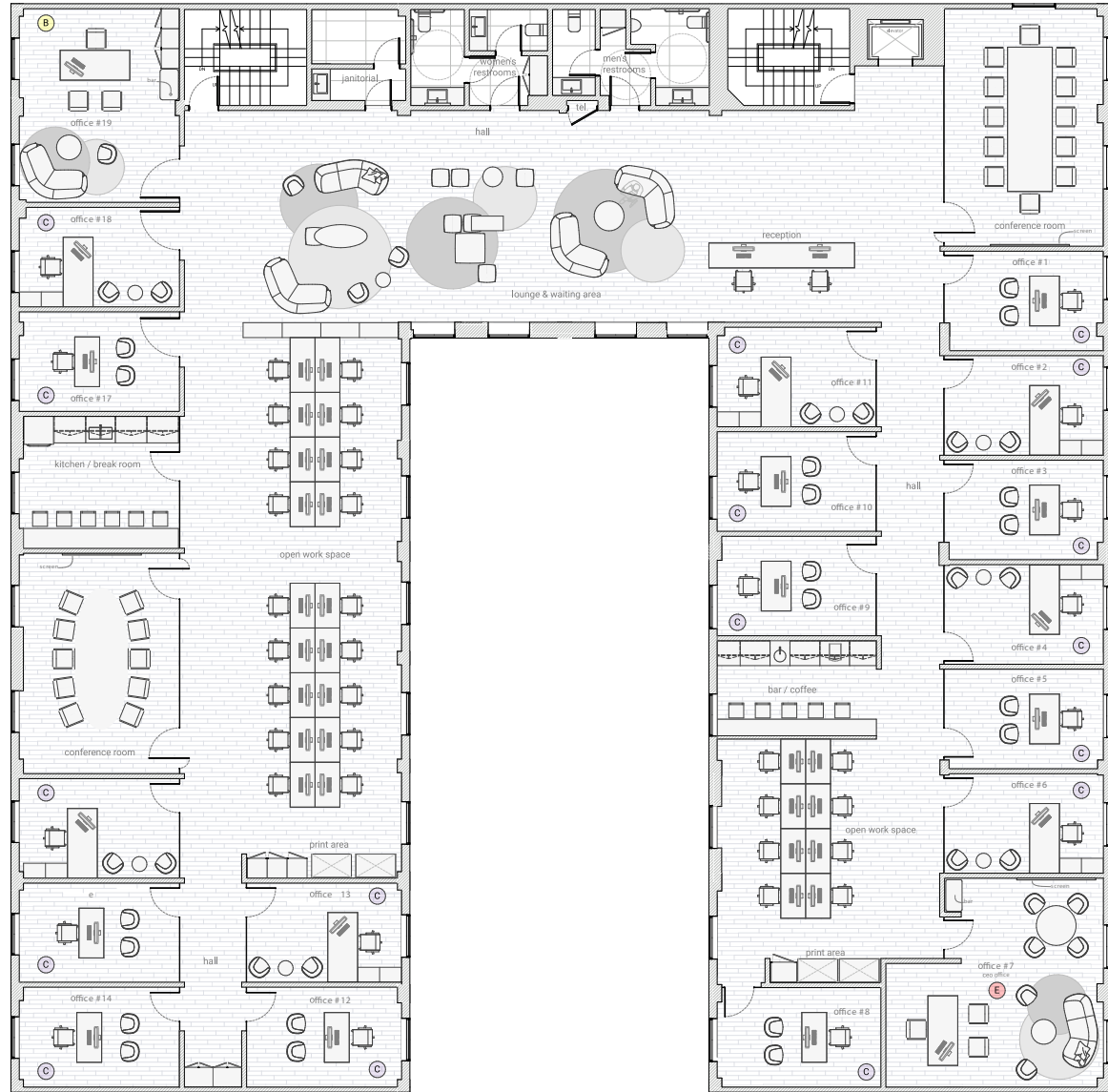


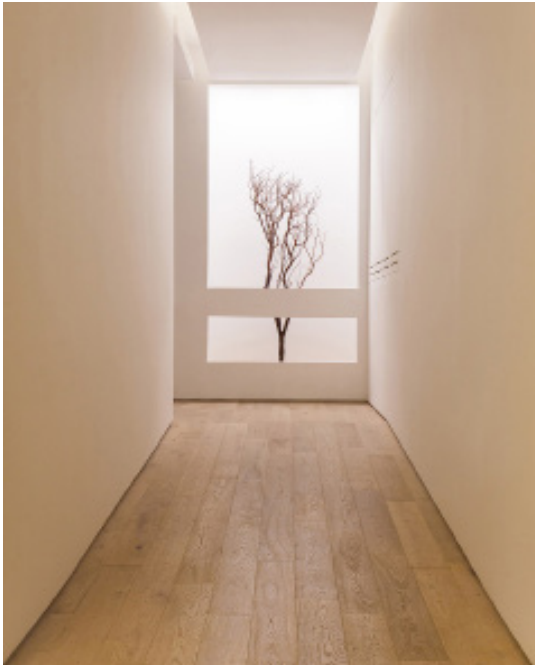




HYPOTHETICAL 3RD FLOOR PLAN

- 10,000 SF full floor as shown
- Flexible configurations
- Tremendous window-line with views
- Opportunity to provide a rooftop deck
- Ability to divide spaces





TOMOKO JAPANESE SPA

141 S. BEVERLY DRIVE

Tomoko Spa offers transformative spa services with a focus on ancient Japanese methods and treatments. The acclaimed spa has been praised by many experts as one of the best experiences on the West Coast.



CHAUMONT CAFE & BAKERY

145 S. BEVERLY DRIVE

Modern French cafe offering gourmet pastries, baked goods, coffees and sandwiches in a refined setting.



CHAUMONT STREET

145 S. BEVERLY DRIVE

Adjacent to its namesake bakery, *Chaumont Street*, offers a Pan-Asian focused menu of light bites and soft serve yogurt in signature croissant cones.



Beverly Hills

139 S. Beverly Drive offers a unique advantage to other office suites, in part to its exclusive 3rd floor setting. The full floor spec suite is accessible through a private entrance with minimal interaction with other tenants. in one of Beverly Hills most coveted locations at the intersection of Wilshire Boulevard, one block from Rodeo Drive.



ICONIC BEVERLY HILLS ADDRESS



PRIME LOCATION STEPS TO RETAIL, RESTAURANTS AND ABUNDANT NEIGHBORHOOD AMENITIES



CENTRAL ACCESSIBILITY TO THE 10 FREEWAY & MAJOR THROUGH STREETS



LOCATED IN THE HEART OF LOS ANGELES - THE ENTERTAINMENT CAPITAL OF THE WORLD





STEPS TO THE BEST OF BEVERLY HILLS

GUCCI
OSTERIA
da Massimo Bottura



WOLFGANG PUCK



SUGARFISH
BY SUSHI NOZAWA

il Pastaio
Ristorante · Bar

EST. 1915
NEW YORK CITY
DANTE
Beverly Hills

SOUTH BEVERLY GRILL



AVRA
BEVERLY HILLS
estiatorio

139
S. BEVERLY
DRIVE
BEVERLY HILLS



ZACUTO GROUP
COMMERCIAL REAL ESTATE

JAKE ZACUTO

Managing Director

310-469-9012

jake@zacutogroup.com

BRE #01377441

LEOR BINSHTOCK

Executive Vice President

310-469-9014

leor@zacutogroup.com

BRE #01773798

ANDREW SINASOHN

Executive Vice President

310-469-9023

andrew@zacutogroup.com

BRE #01951740

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Leasee to verify. 1/2024

ZACUTOGROUP.COM | 310-469-9300

