

**139 S.  
BEVERLY  
DRIVE  
BEVERLY  
HILLS**



**CREATIVE OFFICE / SHOWROOM / PRIVATE CLUB / ROOFTOP**

# 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

## PRICE

\$6.50/SF MG

## SIZE

5,000 -  
10,000 SF  
(DIVISIBLE)

## TERM

5 YEARS

## PARKING

3/1,000

## USE

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

## LISTING TEAM



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Retail also available!

# 139 S. BEVERLY DRIVE

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**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



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HILLS



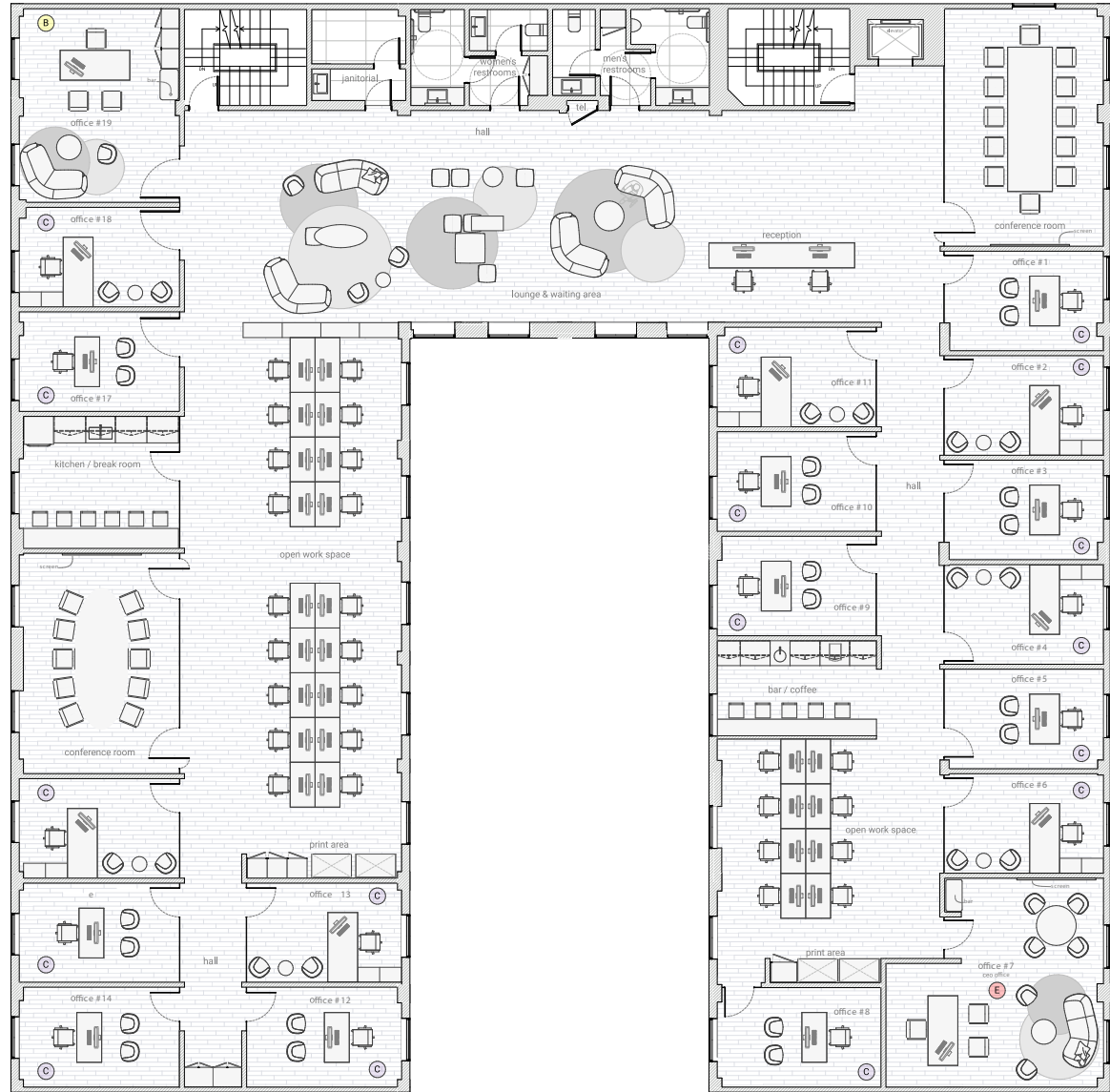
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# HYPOTHETICAL 3RD FLOOR PLAN

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- 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 3<sup>rd</sup> 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



# BEVERLY HILLS GOLDEN TRIANGLE

139  
SOUTH  
BEVERLY  
DRIVE

ALFRED COFFEE

WALLY'S

NATENA'S

NESPRESSO

TATEL

THE FARM

LULULEMON

IL PASTAIO

MASTROS

EBALDI

SUGARFISH

WHOLEFOODS

CARTER

EREWON

Balenciaga

GAGOSAN

GUCCI

Saint Laurent

SPAGO

VVE

BURBERRY

KITH

AVRA

DANTE

CIPRIANI

TIFFANY & CO.

CUTSTEAK

MARU COFFEE

MAYBOURNE HOTEL

EQUINOX

FOUR SEASONS HOTEL

60 HOTEL BH

TOMOKO SPA

SOUTH BEVERLY GRILL

CHAUMONT BAKERY

BLUE BOTTLE COFFEE

AHARON COFFEE ROASTER

PICCOLO PARADISO

CALIFORNIA PIZZA KITCHEN

STARBUCKS

MATU

MADE

FRIDA MEXICAN

URTH CAFE

PINKBERRY





# 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

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