

HIGH END/BOUTIQUE BEVERLY HILLS OFFICE SPACES FOR LEASE



9538 BRIGHTON WAY
BEVERLY HILLS, CA 90210

cag | COMMERCIAL
ASSET GROUP

. RARE SMALL **BEVERLY HILLS GOLDEN TRIANGLE** OFFICE SPACES

. SITUATED IN THE HEART OF BEVERLY HILLS AND WALKING DISTANCE TO NUMEROUS RESTAURANTS, CAFES, AND OTHER AMENITIES

. NORTH FACING SUITES HAVE **GENEROUS VIEWS OF BRIGHTON WAY**

. ABOVE ONE OF THE MOST POPULAR DESTINATIONS FOR COFFEE IN BEVERLY HILLS (TEUSCHER CHOCOLATES)

. THE MAJORITY OF THE SPACES HAVE BEEN **RENOVATED** WITH HARWOOD FLOORS, HARD LID CEILINGS, AND RECESSED LIGHTING

. **FLEXIBILITY ON SPACE SIZE** WITH ABILITY TO COMBINED SPACES FOR A LARGER SUITE

SPACE SIZE

±382 SF - ±1,805 SF

TIMING

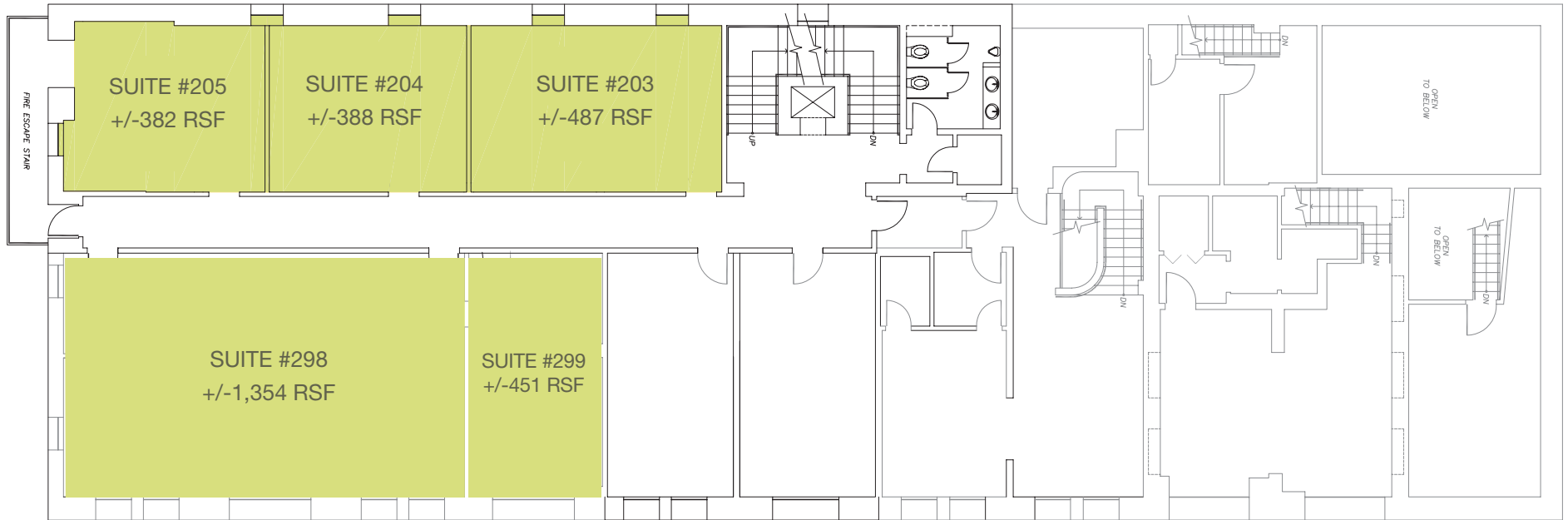
IMMEDIATELY

RENTAL RATE

\$6.40-\$7.00 PSF

MODIFIED GROSS

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<u>SPACE</u>	<u>SIZE</u>	<u>RENT</u>
203	±382 SF	\$6.40 PSF/MONTH
204	±388 SF	\$6.40 PSF/MONTH
205	±487 SF	\$6.40 PSF/MONTH
298	±457 SF	\$7.00 PSF/MONTH
299	±1,354 SF	\$7.00 PSF/MONTH

*SUITES 203, 204, 205 CAN BE COMBINED

*SUITES 298, 299 CAN BE COMBINED

*JANITORIAL SERVICES FOR INSIDE THE SPACES NOT PROVIDED BY LANDLORD

FLOOR PLAN

(2ND FLOOR)



AERIAL





PROPERTY
PHOTOS



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