

9017-9023-9039

W PICO BOULEVARD

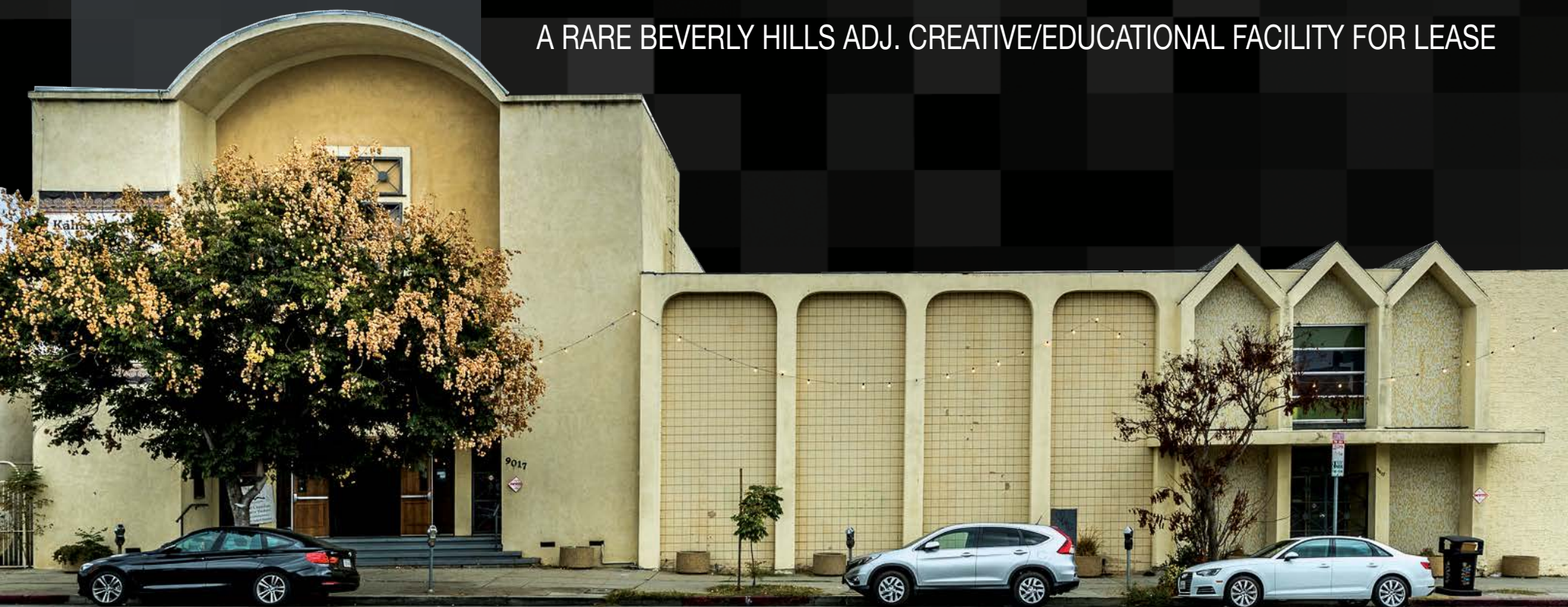
LOS ANGELES CA 90035



INTRODUCING

THE PICO CAMPUS

A RARE BEVERLY HILLS ADJ. CREATIVE/EDUCATIONAL FACILITY FOR LEASE



**Newmark
Knight Frank**

DANIEL CHIPRUT

Senior Managing Director
310.407.6581 | danielc@ngkf.com
CA RE License #01808709

JERRY FERRIS

Associate Director
310.407.6577 | jerry.ferris@ngkf.com
CA RE License #01964608

STEVEN SALAS

Senior Managing Director
310.407.6569 | Steven.Salas@ngkf.com
CA RE License #01232955

9017-9023-9039
W PICO BOULEVARD

INTRODUCING THE PICO CAMPUS



Availabilities

Building Size: ±20,000 SF to
±40,000 SF*

** Full block can be available*

Number of Buildings: Three (3)

9017 W Pico Blvd: 15,662 SF

9023 W Pico Blvd: 8,917 SF

9039 W Pico Blvd: 5,238 SF

Rental Rate: \$2.00 - \$2.50/SF NNN

Zoning: LA C4

Year Built: 1929/1940 & 1951

Beverly Hills Adjacent For Lease (Former Charter School)

- Perfect for Charter School, Private School, Community Center, College Vocational School, Film Production Academy, Acting & Performing Arts and WeWork Concepts.
- 2 story structures include school yard area, auditorium, classrooms, offices and common areas.
- Block-to-block between Crest Dr and Wetherly Dr with 254 foot frontage along busy W Pico Blvd.
- Half block from Beverly Hills and Rodeo Drive, 20th Century Fox Studios, Century City and Hillcrest Country Club.
- One of the finest locations in the world adjacent to some of the top corporations, hotels and retail companies on the globe.
- Also just a few minutes from Hollywood, Koreatown and Downtown Los Angeles.



**Newmark
Knight Frank**

DANIEL CHIPRUT

Senior Managing Director
310.407.6581 | danielc@ngkf.com
CA RE License #01808709

JERRY FERRIS

Associate Director
310.407.6577 | jerry.ferris@ngkf.com
CA RE License #01964608

STEVEN SALAS

Senior Managing Director
310.407.6569 | Steven.Salas@ngkf.com
CA RE License #01232955

9017-9023-9039

W PICO BOULEVARD

INTRODUCING

THE PICO CAMPUS



**Newmark
Knight Frank**

DANIEL CHIPRUT

Senior Managing Director

310.407.6581 | danielc@ngkf.com

CA RE License #01808709

JERRY FERRIS

Associate Director

310.407.6577 | jerry.ferris@ngkf.com

CA RE License #01964608

STEVEN SALAS

Senior Managing Director

310.407.6569 | Steven.Salas@ngkf.com

CA RE License #01232955

9017-9023-9039

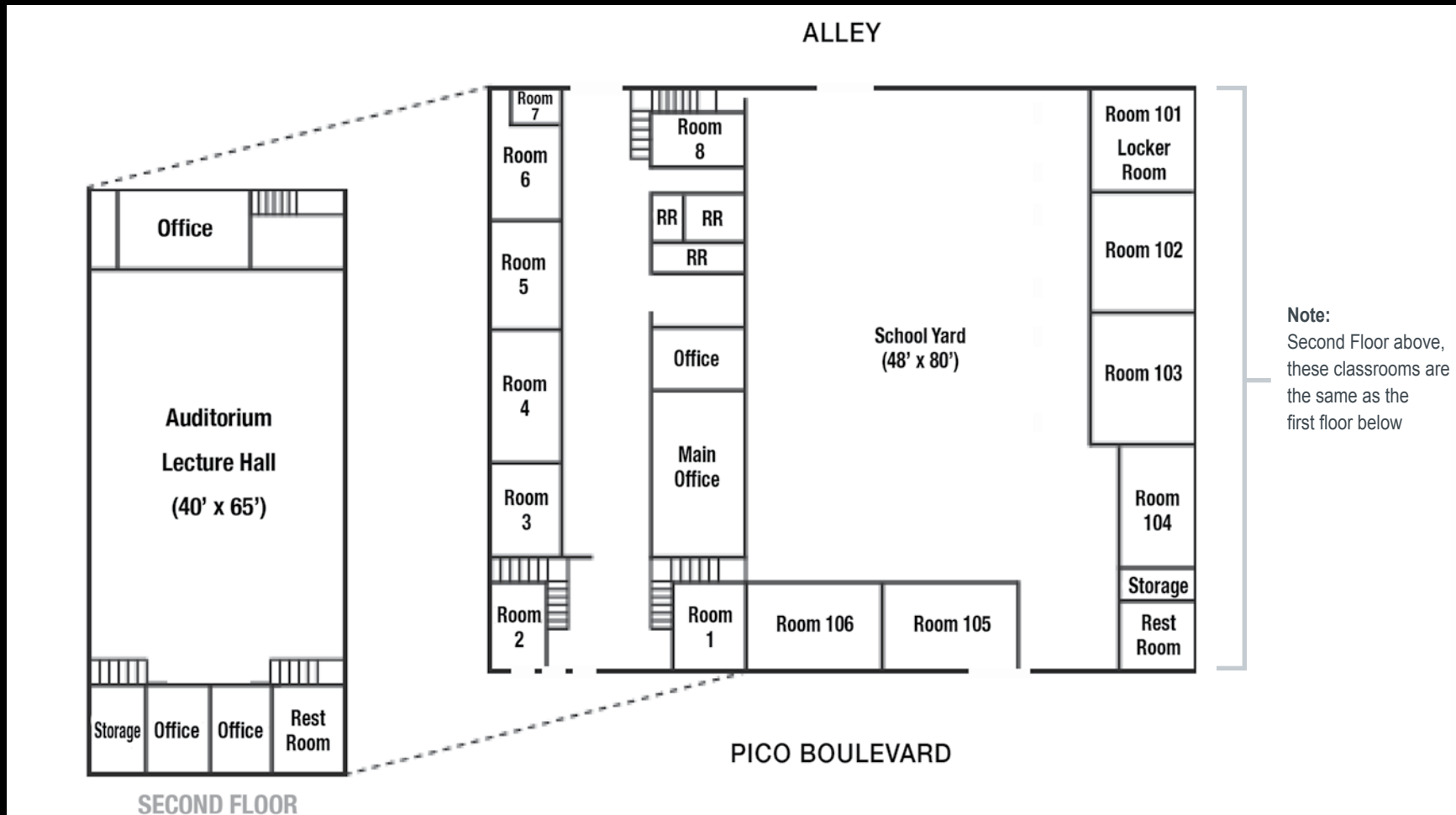
W PICO BOULEVARD

INTRODUCING

THE PICO CAMPUS



Available - ±20,000 SF



**Newmark
Knight Frank**

DANIEL CHIPRUT

Senior Managing Director

310.407.6581 | danielc@ngkf.com

CA RE License #01808709

JERRY FERRIS

Associate Director

310.407.6577 | jerry.ferris@ngkf.com

CA RE License #01964608

STEVEN SALAS

Senior Managing Director

310.407.6569 | Steven.Salas@ngkf.com

CA RE License #01232955

9017-9023-9039
W PICO BOULEVARD

INTRODUCING
THE PICO CAMPUS



Beverly Hills Adjacent Amenities Map



Newmark
Knight Frank

DANIEL CHIPRUT
Senior Managing Director
310.407.6581 | danielc@ngkf.com
CA RE License #01808709

JERRY FERRIS
Associate Director
310.407.6577 | jerry.ferris@ngkf.com
CA RE License #01964608

STEVEN SALAS
Senior Managing Director
310.407.6569 | Steven.Salas@ngkf.com
CA RE License #01232955

9017-9023-9039

W PICO BOULEVARD

INTRODUCING

THE PICO CAMPUS



Select Local Beverly Hills Adjacent Amenities



Factor's Famous Deli



Mr C Beverly Hills



Sushi Sasabune



Shiloh's Steak House



Sotto



Komodo

**Newmark
Knight Frank**

DANIEL CHIPRUT

Senior Managing Director

310.407.6581 | danielc@ngkf.com

CA RE License #01808709

JERRY FERRIS

Associate Director

310.407.6577 | jerry.ferris@ngkf.com

CA RE License #01964608

STEVEN SALAS

Senior Managing Director

310.407.6569 | Steven.Salas@ngkf.com

CA RE License #01232955

9017-9023-9039

W PICO BOULEVARD

LOS ANGELES CA 90035

INTRODUCING

THE PICO CAMPUS

Entire Block Can Be Available



DANIEL CHIPRUT

Senior Managing Director

310.407.6581

danielc@ngkf.com

CA RE License #01808709

JERRY FERRIS

Associate Director

310.407.6577

jerry.ferris@ngkf.com

CA RE License #01964608

STEVEN SALAS

Senior Managing Director

310.407.6569

Steven.Salas@ngkf.com

CA RE License #01232955

**Newmark
Knight Frank**

