

CREATIVE OFFICE SPACE FOR LEASE



8501
Wilshire Boulevard
BEVERLY HILLS, CA

Property Information

Page 2

8501 Wilshire Boulevard

Beverly Hills, CA 90211

Location 8501 Wilshire Boulevard, Beverly Hills, CA
(Northeast corner of Wilshire Boulevard and North La Cienega Boulevard)

Current Availability	Suite	Square Footage	Description
	105	±2,074 RSF	Formerly Mickey Fine Café
	170	±5,134 RSF	Former Wells Fargo Bank space
	225	±4,949 RSF	Raw, cement floors, open ceiling

Rental Rate 1st Floor Retail: \$4.50 per square foot, per month, net net net
(Triple net charges are ±\$0.65 per square foot)
Office Space: \$3.15 per square foot, per month, full service gross

Term 1st Floor Retail: Five [5] to ten [10] years
Office Space: Three [3] to ten [10] years

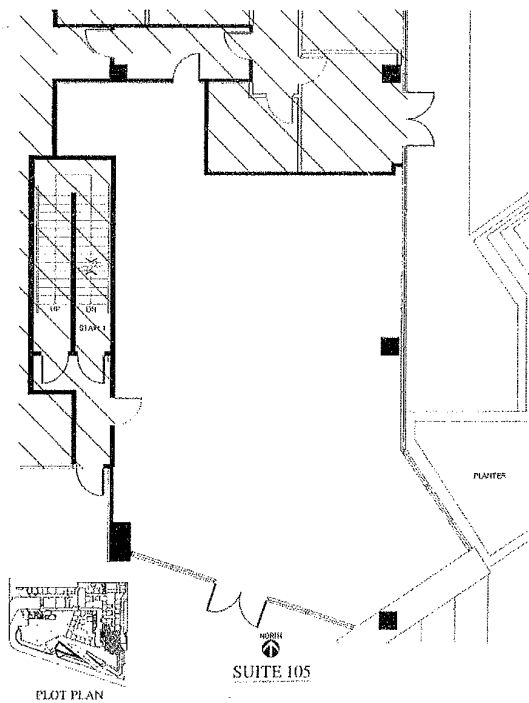
Parking 3.54 spaces per 1,000 SF
Tandem: \$80 per month
Unreserved: \$100 per month
Reserved: \$150 per month

Features

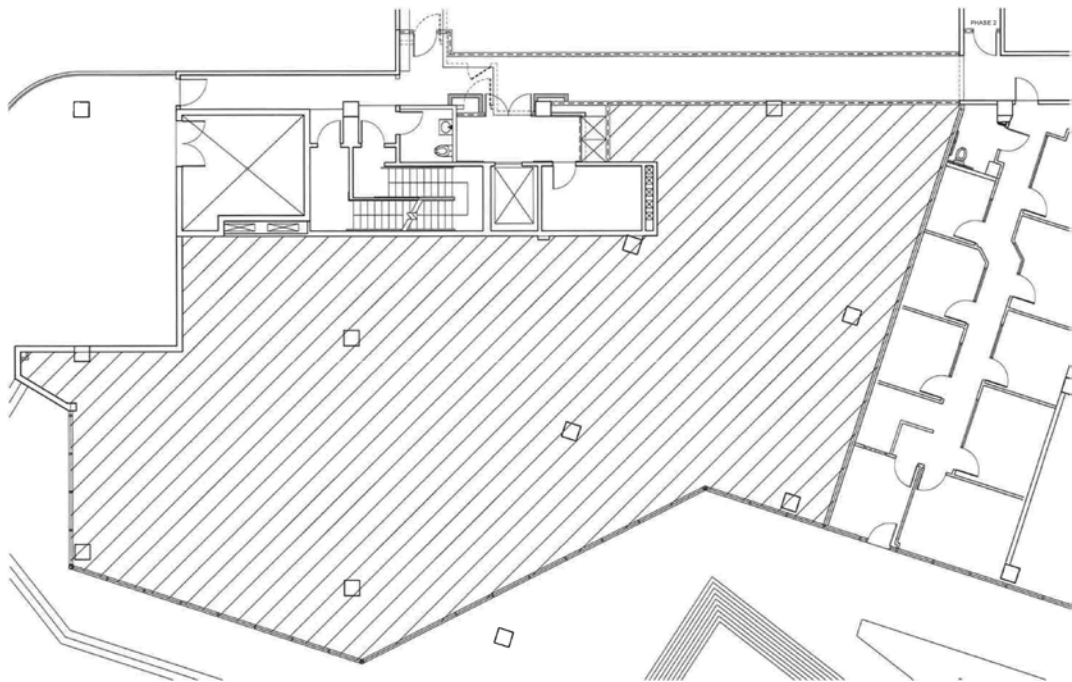
- » Extensive building renovations recently completed to all common areas and Plaza.
- » Located at the entrance to Restaurant Row offering many nearby amenities.
- » Building signage available.
- » 24-hour security.
- » Across the Street from the new Metro D Line (Purple) subway station (Expected completion in 2023)



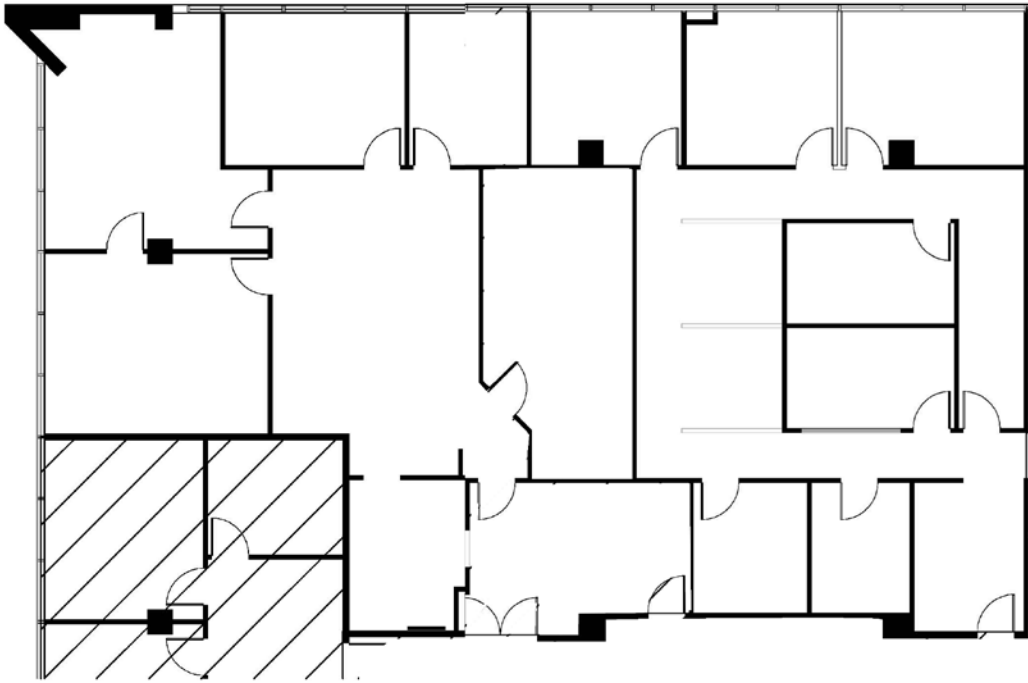




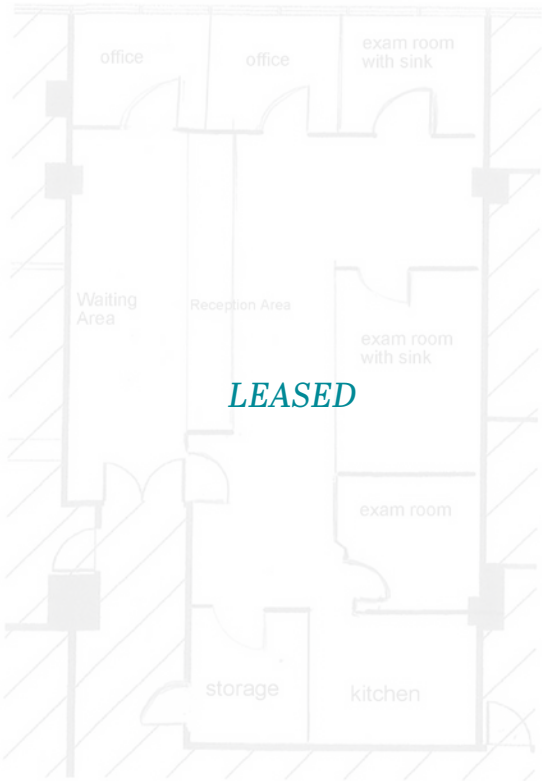
Suite 105



Suite 170



Suite 225



Suite 316



8501
Wilshire Boulevard
BEVERLY HILLS, CA