

CLASS A OFFICE SPACE FOR LEASE

MEDICAL SPACES ALSO AVAILABLE



| BEVERLY HILLS GATEWAY





## Class A Office Space for Lease.

Beverly Hills Gateway is a 10-story, Class A Office building located at the most prominent intersection in the prestigious Beverly Hills Triangle.

### PROPERTY DETAILS

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Address	9777 Wilshire Boulevard Beverly Hills, CA 90210
Asking Rate	\$5.85 to \$6.75 per SF (FSG)
Square Footage	1,822 to 16,200 SF
Lease Term	3 - 10 years
Tenant Improvements	Negotiable allowance available
Parking Ratio	2.8 / 1,000 SF Available
Parking Rates	\$185 - Single Unreserved \$260 - Single Reserved \$350 - Tandem (2 Cars)

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### PROPERTY HIGHLIGHTS

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- » Unobstructed 360-degree views of the Santa Monica Mountains and Century City
- » Excellent ingress / egress at the corner of Wilshire and Santa Monica Boulevards
- » On-site Amenities include on-site property management, valet parking, executive car wash service, on-site financial institutions, US Post Office, and sundry shop
- » Prime location on the corner of Wilshire Boulevard and Santa Monica Boulevard - the Gateway to the Beverly Hills Triangle.
- » Walking distance to the amenities of the Beverly Hills Triangle including the Peninsula, Beverly Hilton, and Waldorf Astoria Hotels.

# BEVERLY HILLS GATEWAY

## JUNE 2021

AVAILABLE  
NOW

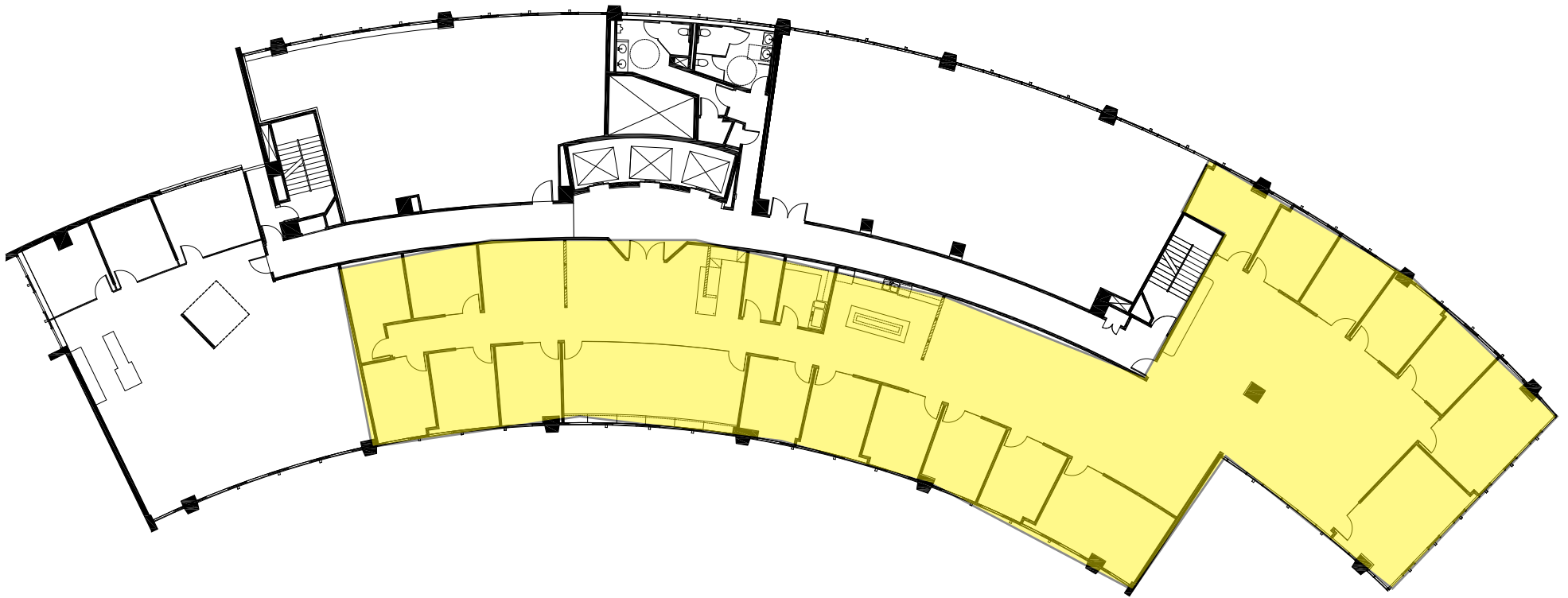
Suite	RSF	Comments
400	8,794	Available Now. Divisible
512	4,038	5 window offices, conference room, reception area, kitchen and private bathroom.
517	1,005	3 private offices. Great views.
600	16,200	Full Floor. Will consider turn key for longer term.
711	2,039	Brand new creative spec suite ready for move in now. Lots of glass, concrete floors, open ceilings, modern kitchenette.
800 & 805	5,874	Glass framed offices, kitchen, concrete floors and open space. Divisible
915	1,822	4 window offices, conference room and kitchen.
1000	3,170	Move-in ready. Great views. Private bathroom and modern design.
1018	8,251	Top Floor. Elevator ID. Divisible

[Inquire About Medical Availability](#)



# BEVERLY HILLS GATEWAY

9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA

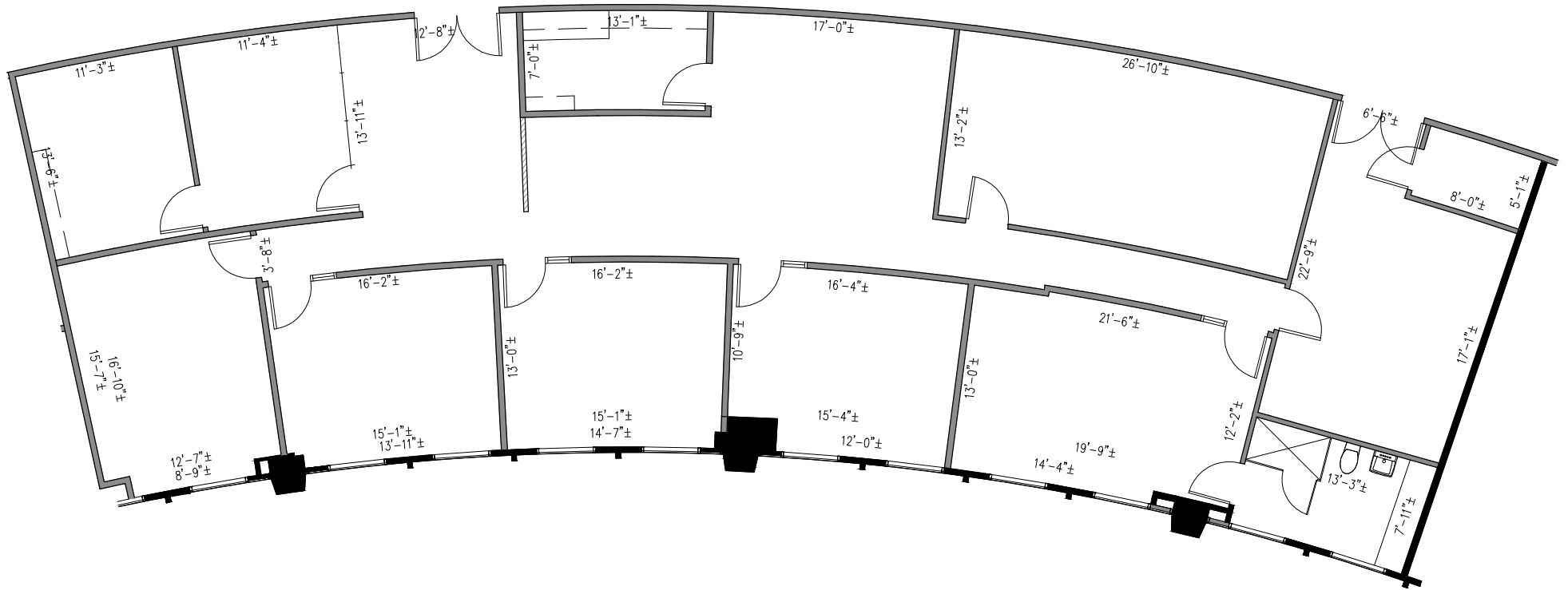


Suite 400  
8,794 RSF  
Divisible

SUITE 400

# BEVERLY HILLS GATEWAY

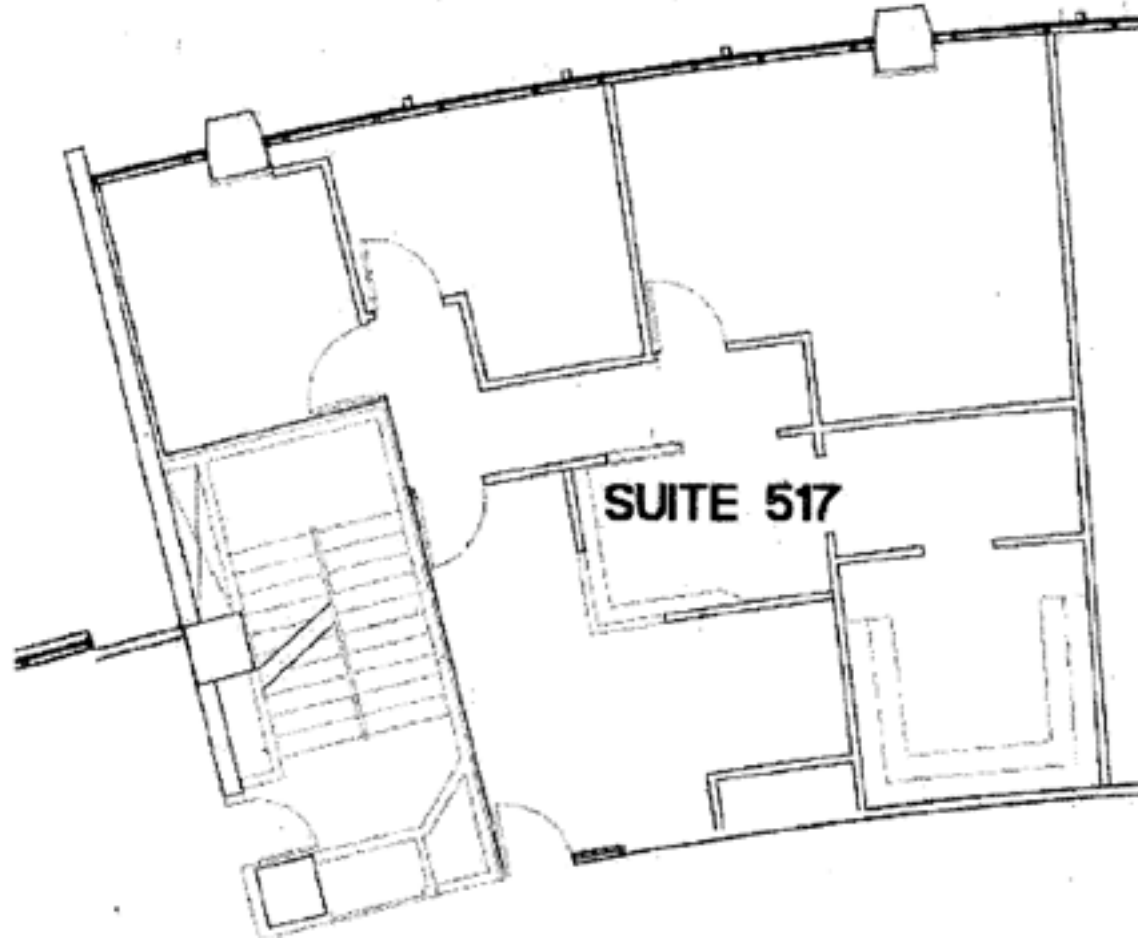
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 512  
4,038 RSF

# BEVERLY HILLS GATEWAY

9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA

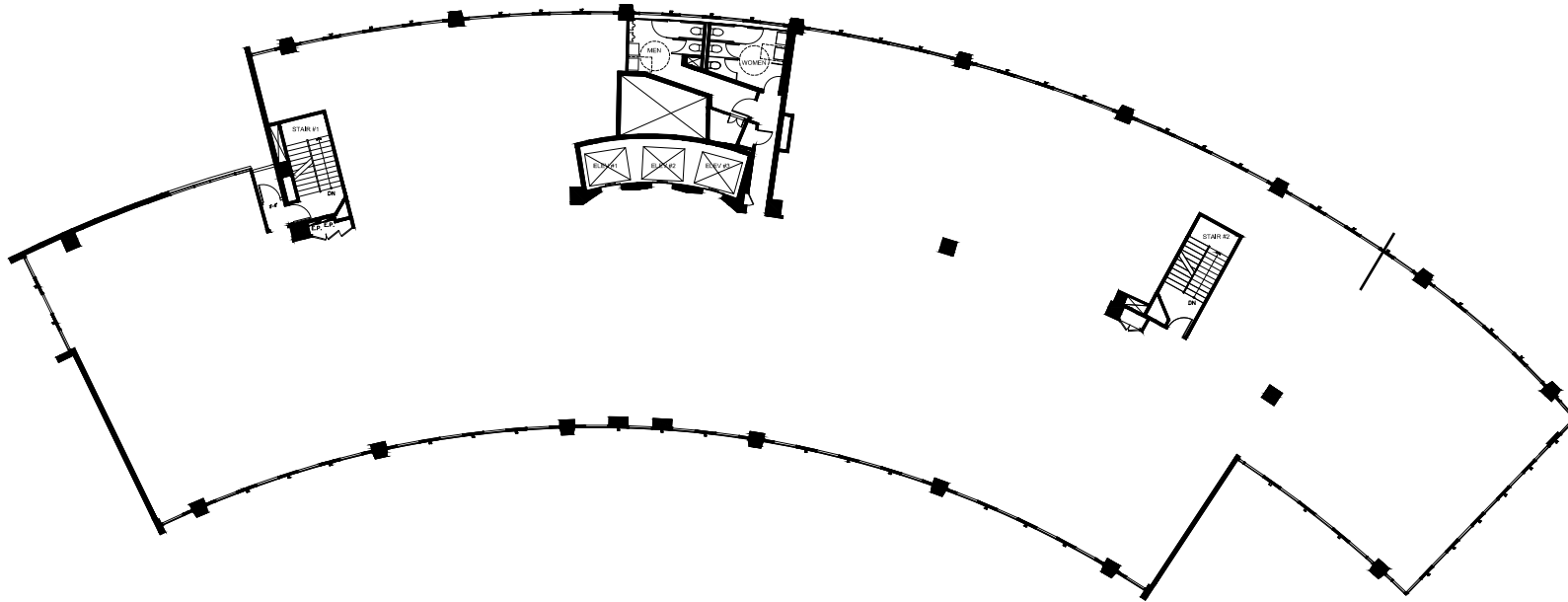


Suite 517  
1,005 RSF

SUITE 517

# BEVERLY HILLS GATEWAY

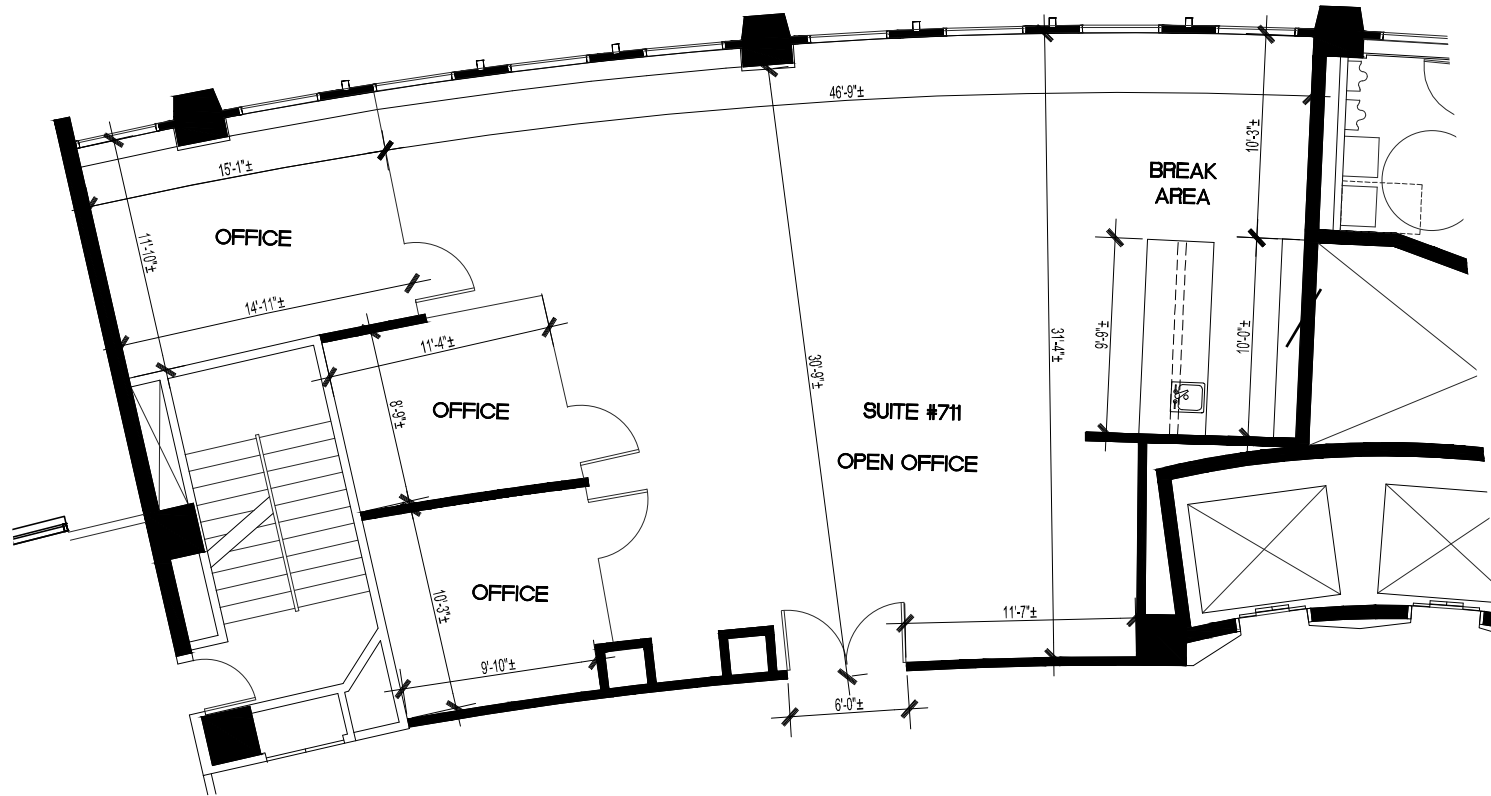
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 600  
16,200 RSF  
Ready to Build

# BEVERLY HILLS GATEWAY

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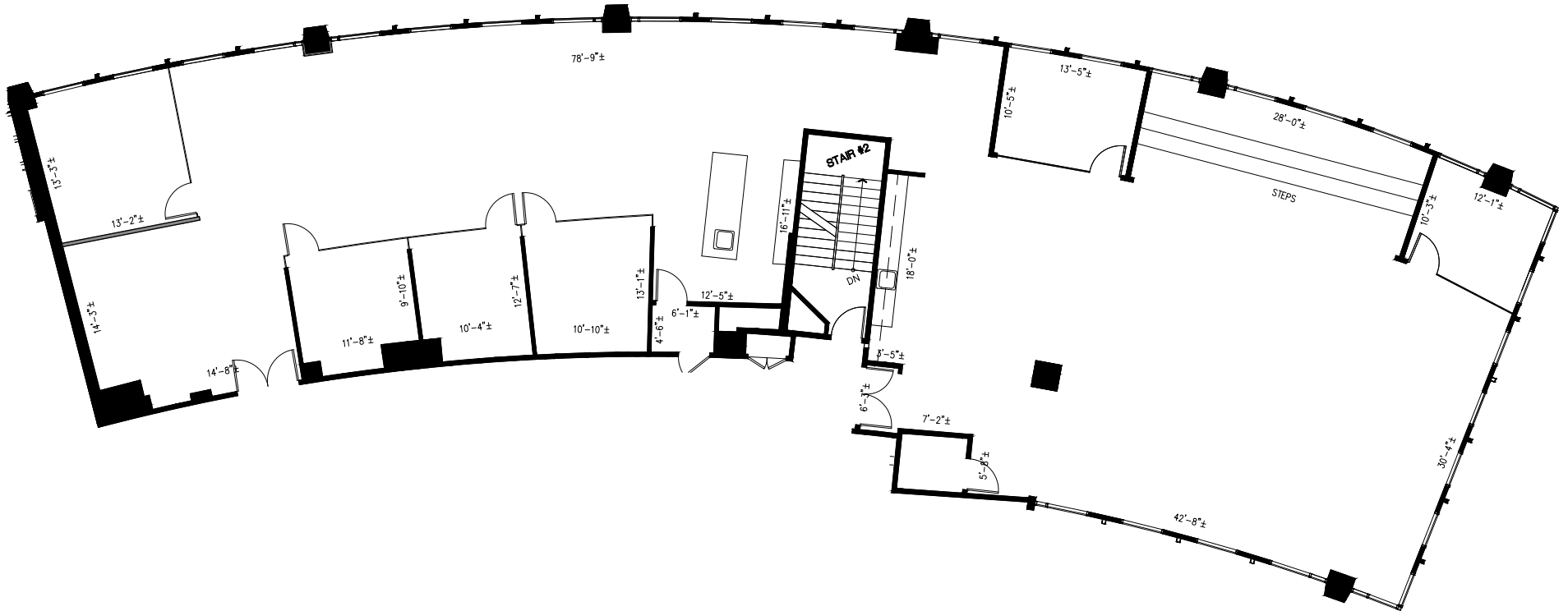


Suite 711  
2,039 RSF  
Move-In Condition



# BEVERLY HILLS GATEWAY

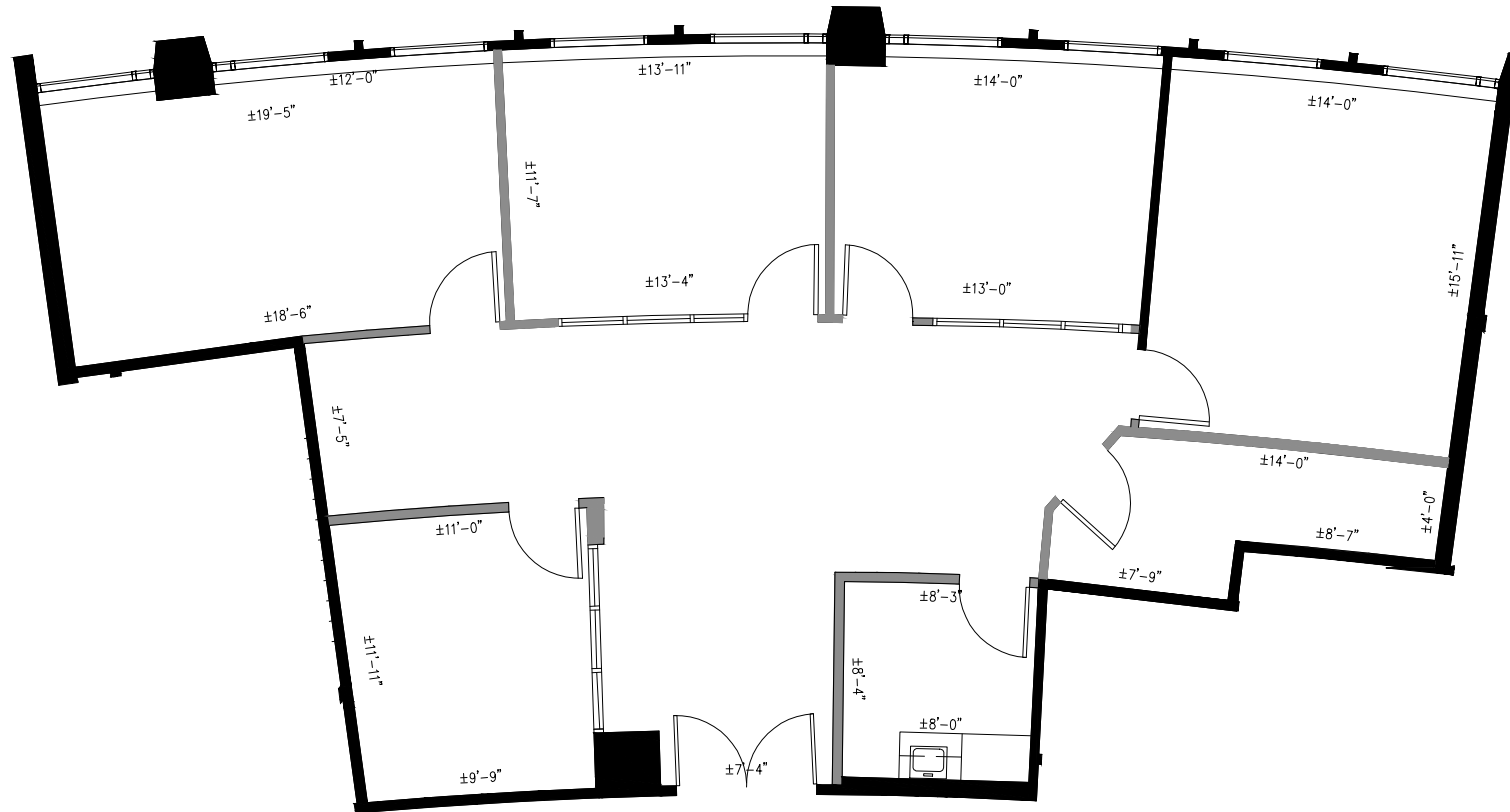
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Suite 800 / 805  
5,874 RSF

# BEVERLY HILLS GATEWAY

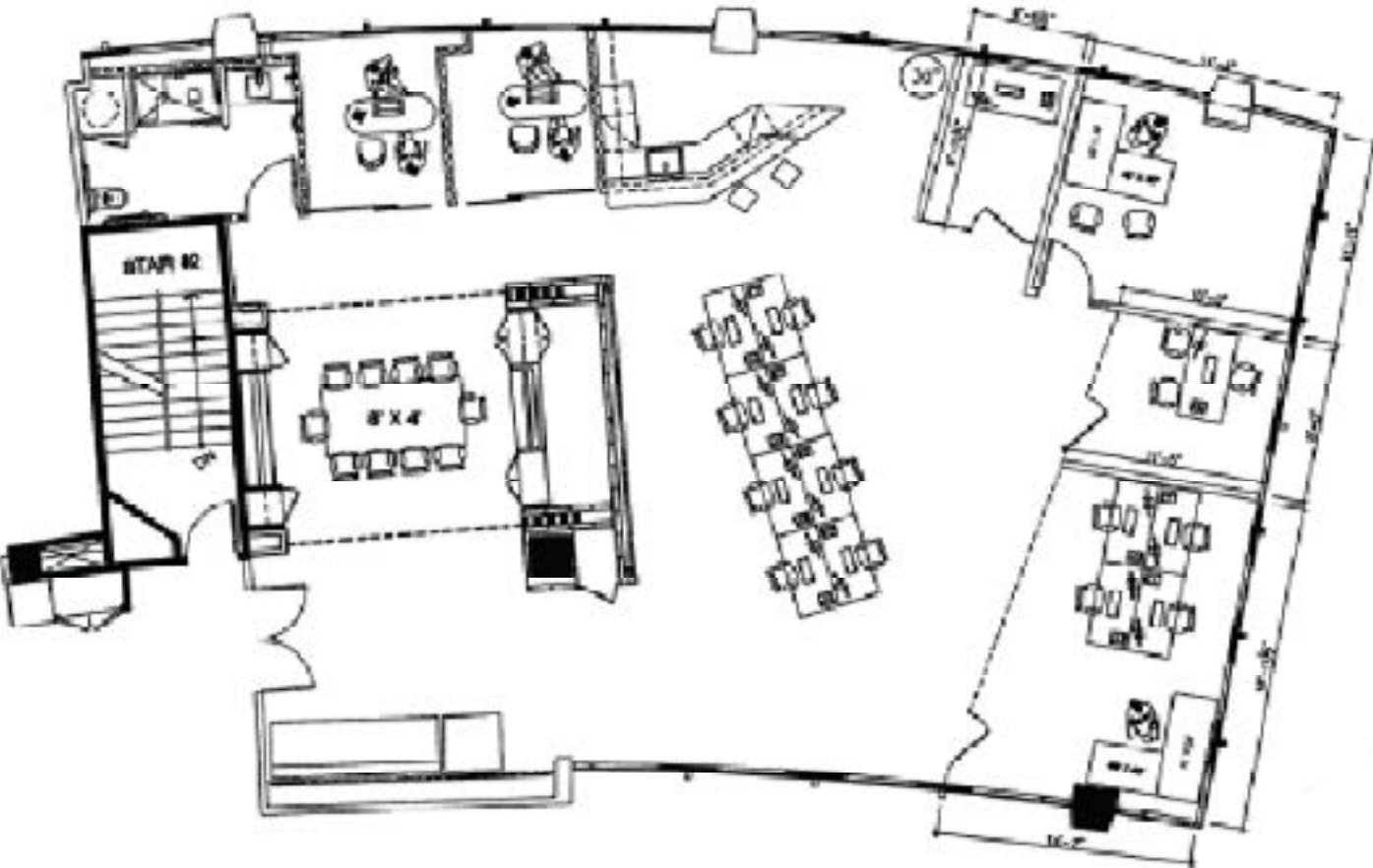
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 915  
1,822 RSF

# BEVERLY HILLS GATEWAY

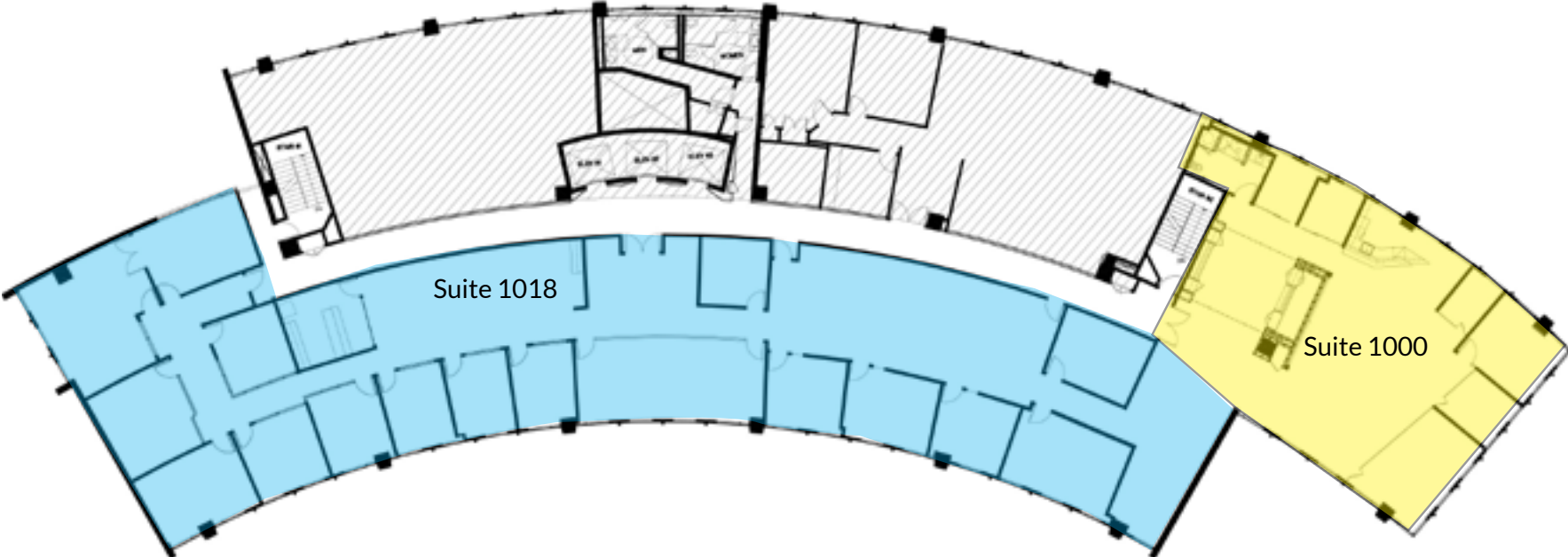
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 1000  
3,170 RSF

# BEVERLY HILLS GATEWAY

9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 1018

Suite 1000

Suite 1000 / 1018  
3,170 RSF / 8,251 RSF

SUITE 1000  
SUITE 1018



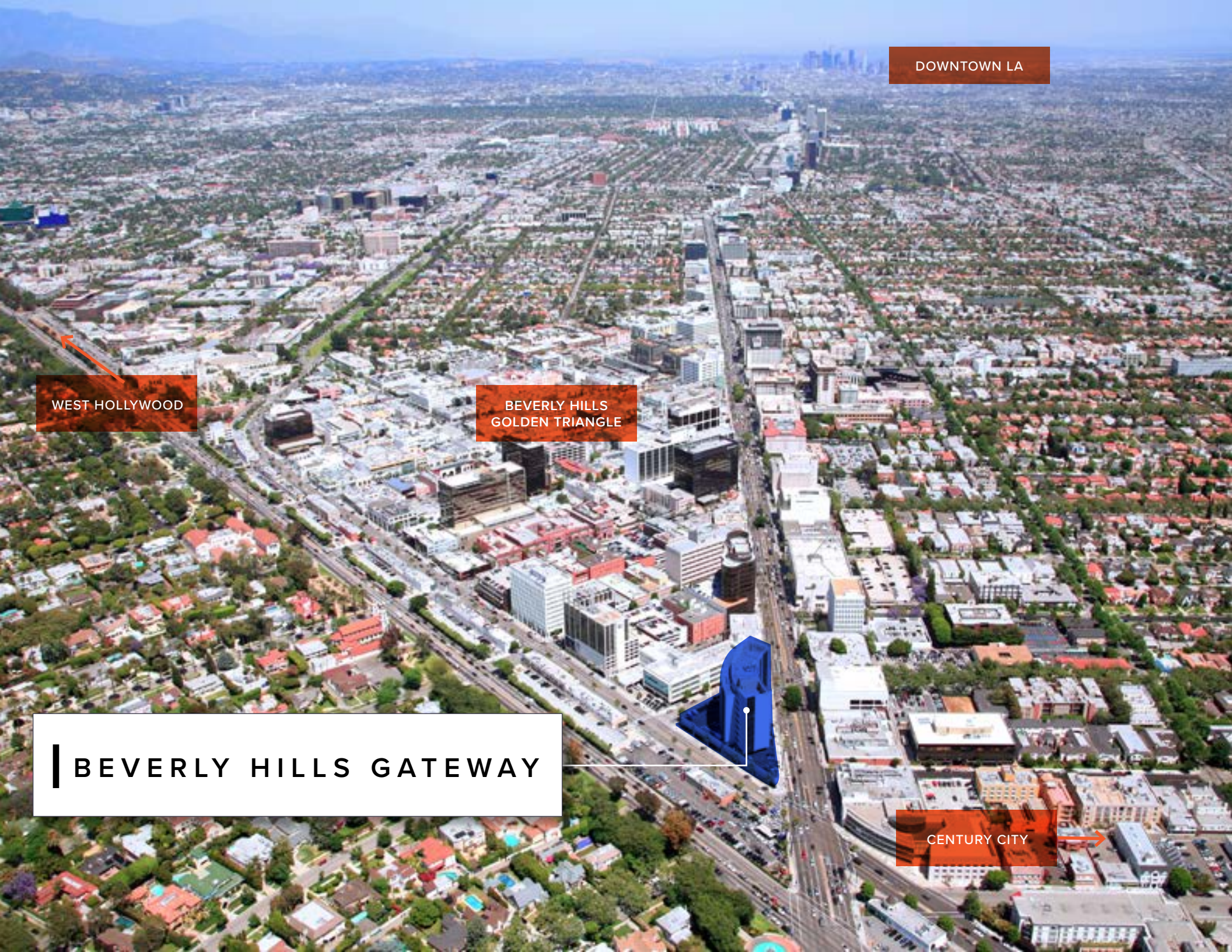
DOWNTOWN LA

WEST HOLLYWOOD

BEVERLY HILLS  
GOLDEN TRIANGLE

BEVERLY HILLS GATEWAY

CENTURY CITY







Ameritrade

CHASE

RENTAL

RENTAL

RENTAL