

166 N CANON DRIVE
BEVERLY HILLS

FOR LEASE





Actual Building

166 N CANON DRIVE, BEVERLY HILLS

HIGHLIGHTS

- First time on the market in 30 years
- Future Wilshire Boulevard building and signage exposure
- Excellent opportunity to establish flagship retail, office, restaurant, bar, art gallery, auction house, auto showroom, jewelry store, or fitness/health studio in the coveted “Golden Triangle”
- Located adjacent to Wolfgang Puck’s Spago Restaurant and across from the world-class Maybourne Hotel as well as Ferrari Beverly Hills
- N Canon Drive, known as “Restaurant Row”, offers fine dining restaurants which include La Scala, Porta Via, Il Pastaio, E Baldi, Tommy’s, and more
- Notable nearby amenities within walking distance include AKA Beverly Hills Office and Residences, Beverly Wilshire Four Seasons Hotel, Sixty Hotel, and Rodeo Drive shopping





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Year 1 Teaser Rate: \$40,000 per month NNN

Minimum Lease Term: 7 years

Total Area: 12,079 SF

Ground Floor / Mezzanine Area: 7,869 SF / 4,210 SF

Lot Size: 8,573 SF

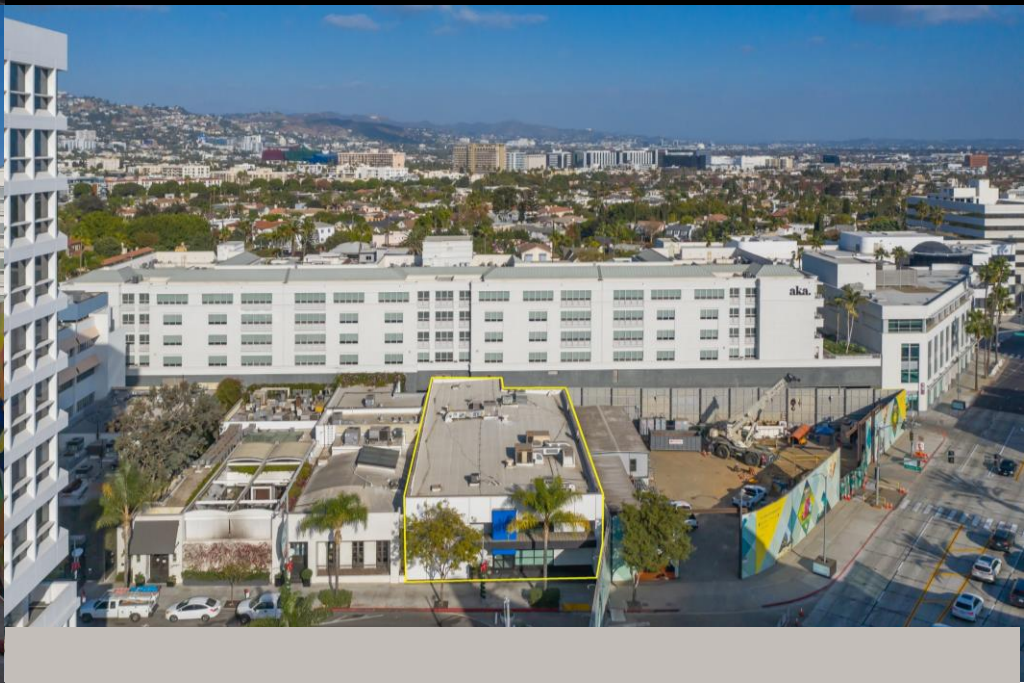
Year Built: 1961

Parking: 60 stalls

APN / Zoning: 4343-005-024 / C3

Walk Score: Walker's Paradise (96)

Transit Score: Good Transit (56)





Lobby entrance



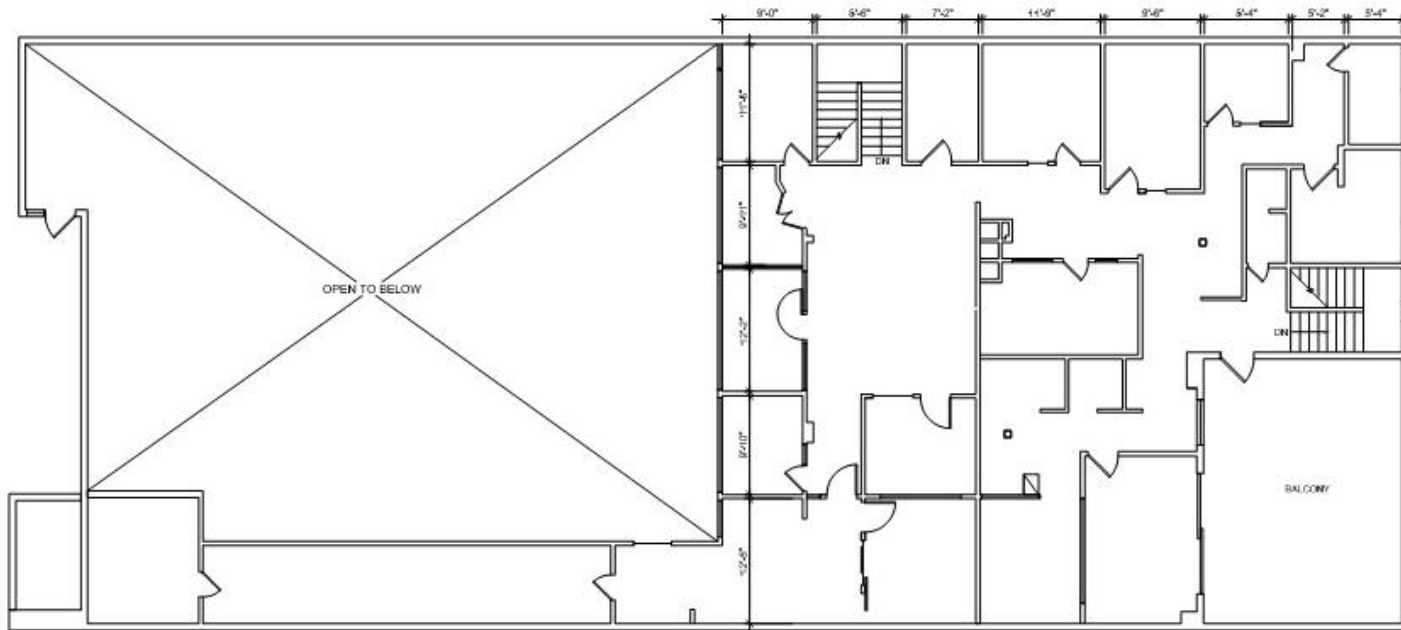
Ground floor offices



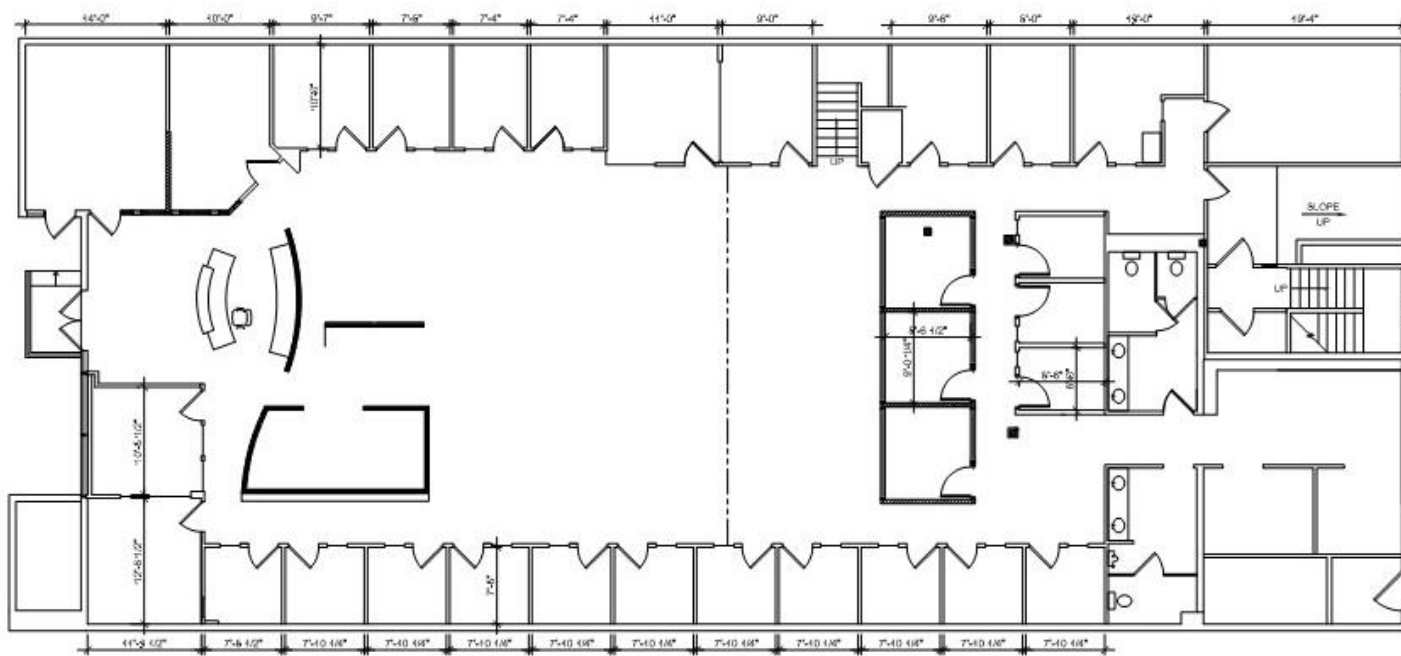
Mezzanine offices



Rear patio



Mezzanine



Ground Floor