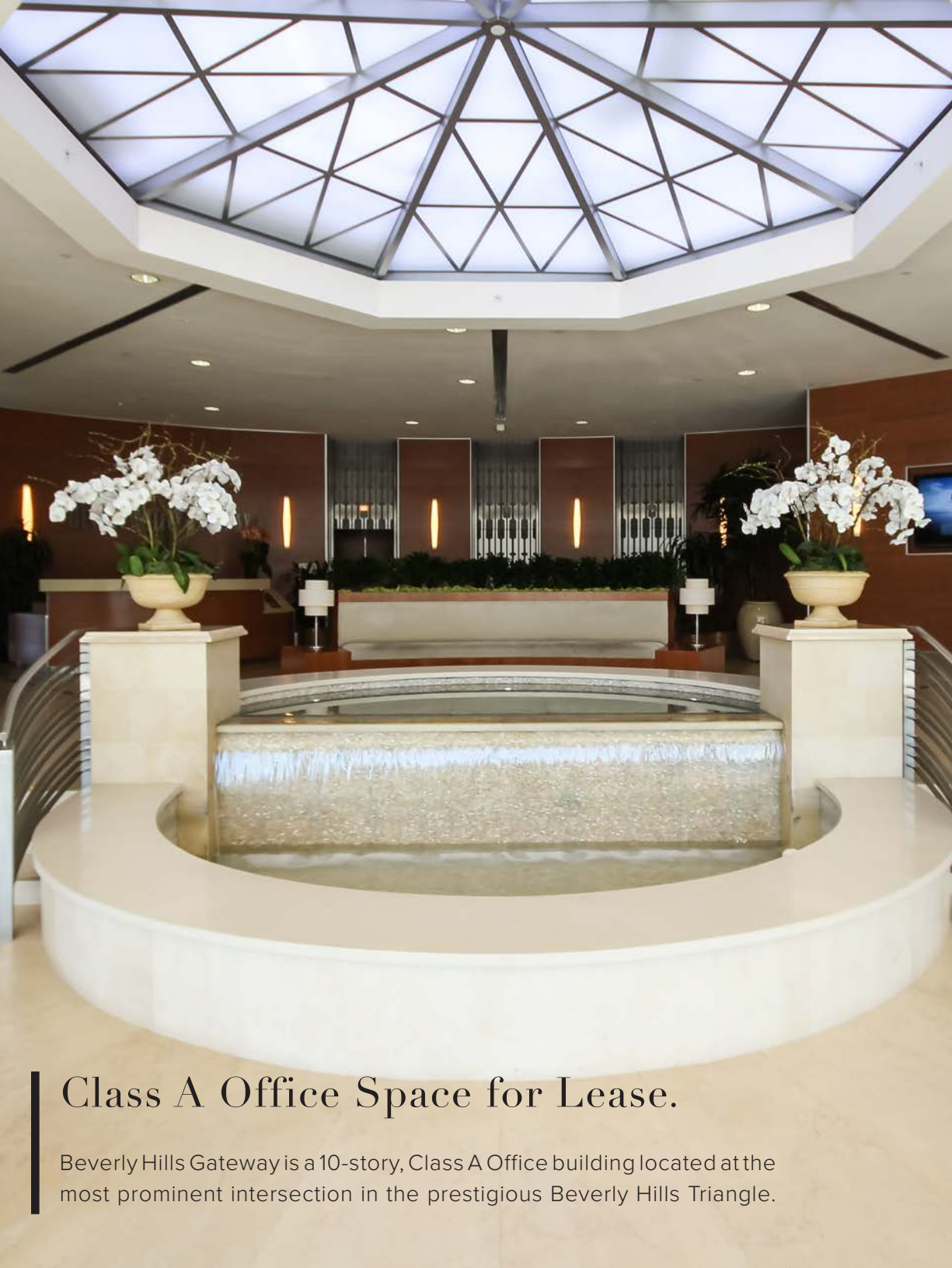


CLASS A OFFICE SPACE FOR LEASE

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

Address	9777 Wilshire Boulevard Beverly Hills, CA 90210
Office Asking Rate	\$6.25 to \$6.75 per SF (FSG)
Medical Asking Rates	\$6.50 to \$7.00 per SF (FSG)
Square Footage	641 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)

PROPERTY HIGHLIGHTS

- » 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

BEVERLY HILLS GATEWAY

AVAILABLE NOW

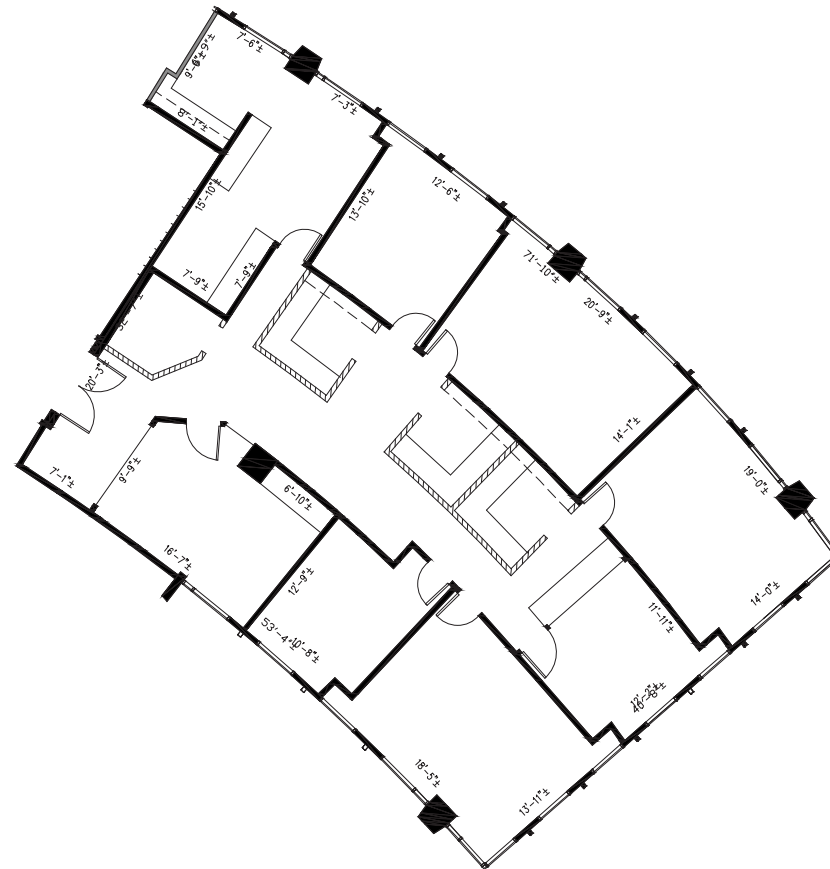
Suite	RSF	Comments
510	3,172	Corner location. As-is, short term or will amortize a landlord build-to-suit.
600	16,200	Full Floor. Landlord turn key for longer term. Broker Bonus Floor
807	1,366	Two large window offices, one interior, open area.
904	641	Great views. High-end finishes. One glass perimeter office with wood floors. Available Now

Inquire About Medical Availability & Rates



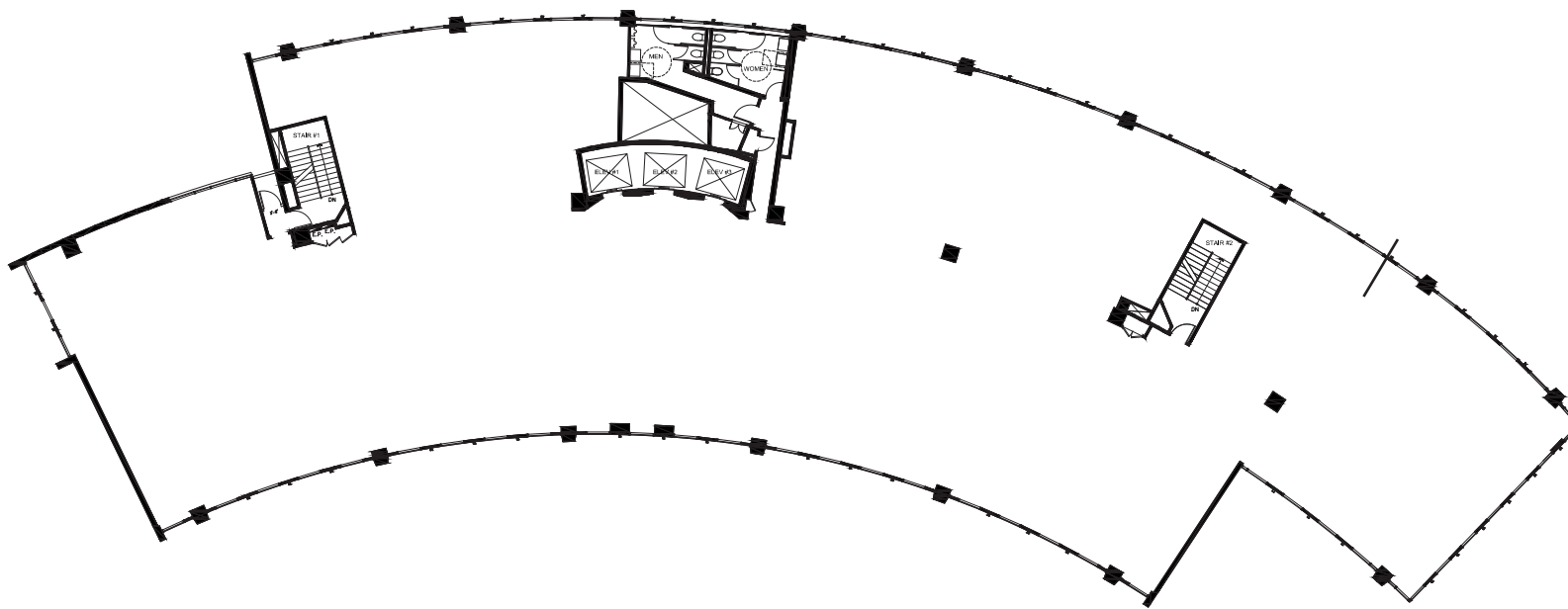
BEVERLY HILLS GATEWAY

9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 510
3,172 RSF

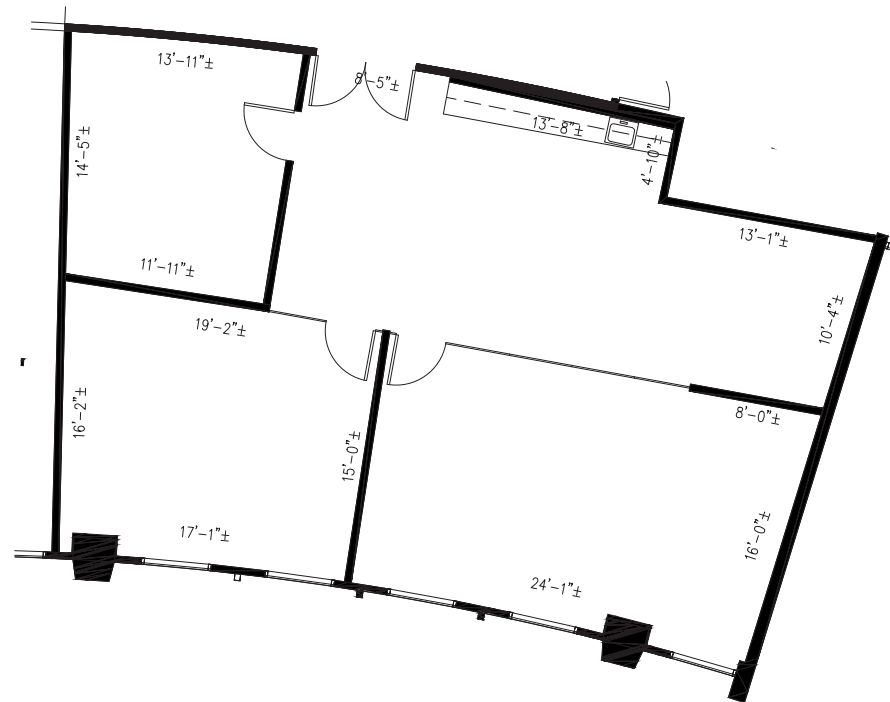
ONLY FULL FLOOR MEDICAL OPPORTUNITY IN THE TRIANGLE



Suite 600
16,200 RSF
Ready to Build

BEVERLY HILLS GATEWAY

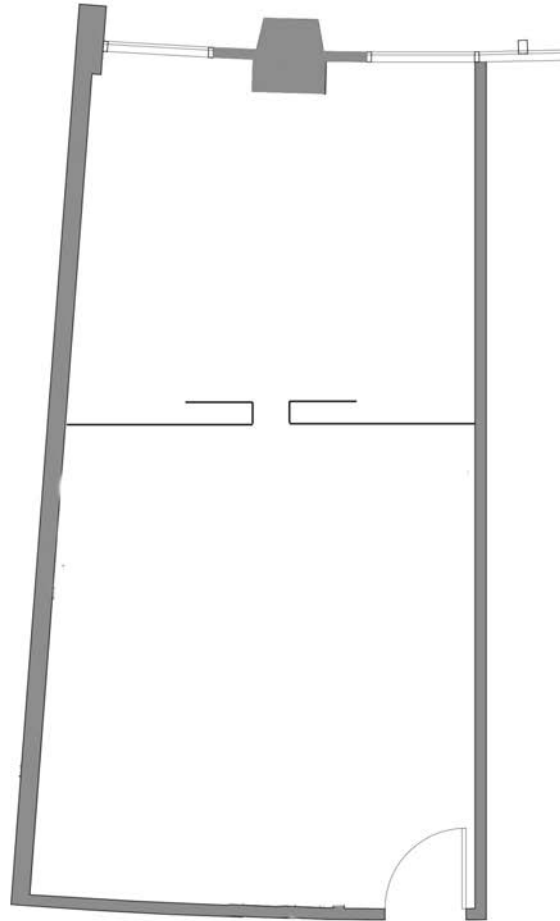
9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 807
1,366 RSF

BEVERLY HILLS GATEWAY

9777 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA



Suite 904
641 RSF

DOWNTOWN LA

WEST HOLLYWOOD

BEVERLY HILLS
GOLDEN TRIANGLE

BEVERLY HILLS GATEWAY

CENTURY CITY





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