



COMMERCIAL
ASSET GROUP

470 SAN VICENTE BLVD
LOS ANGELES, CA 90048



470

SUNNYLIFE

ONE WAY

Credit Union of
Southern California

470 S. San Vicente Blvd.

HIGH END CREATIVE OFFICE
SPACE FOR LEASE

BEVERLY HILLS / LOS ANGELES BORDER

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

SPACE SIZE
±3,800 SF

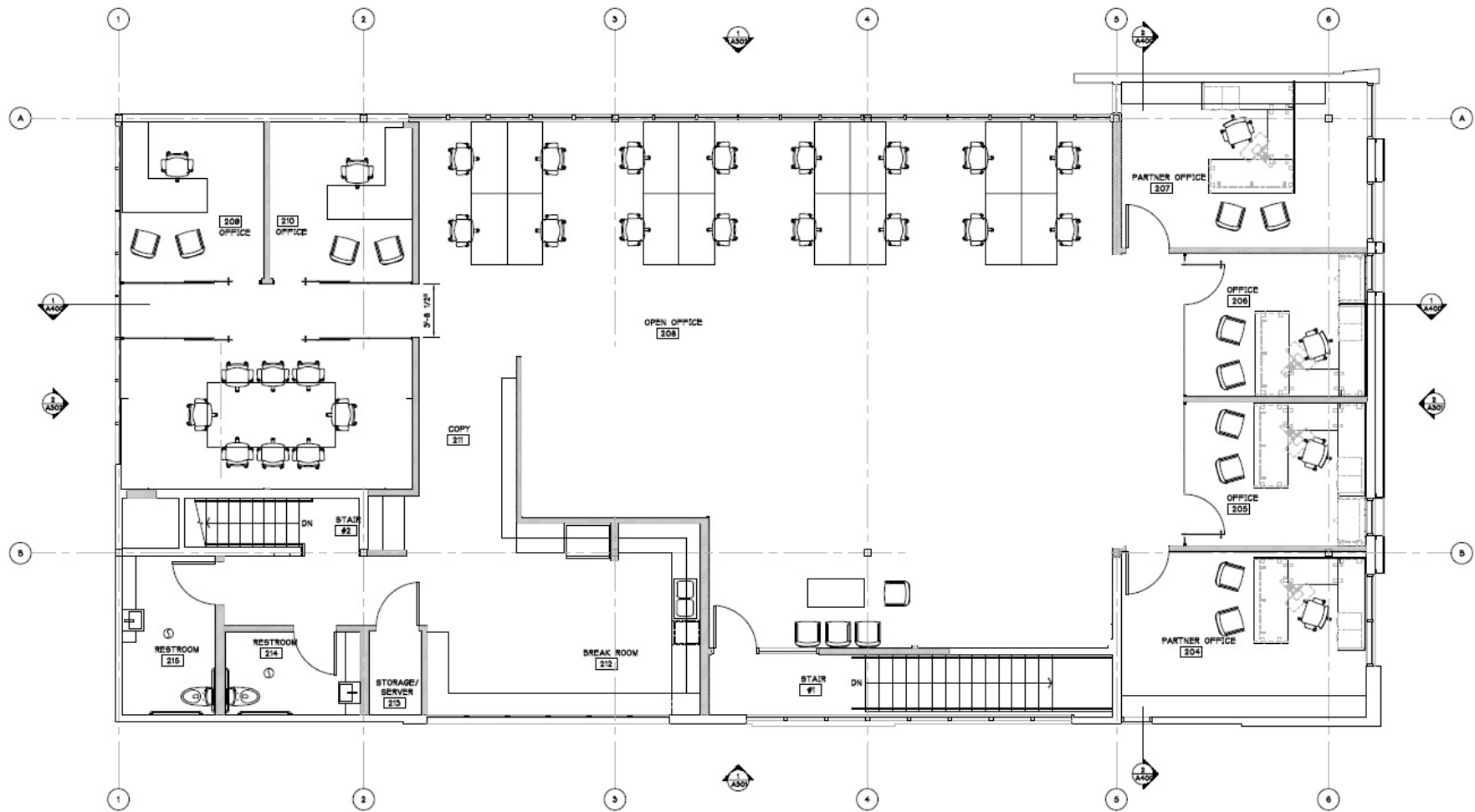
RENTAL RATE
\$3.50 PSF/MO, MG

DELIVERY
IMMEDIATELY



**CLICK HERE FOR
PROPERTY VIDEO**

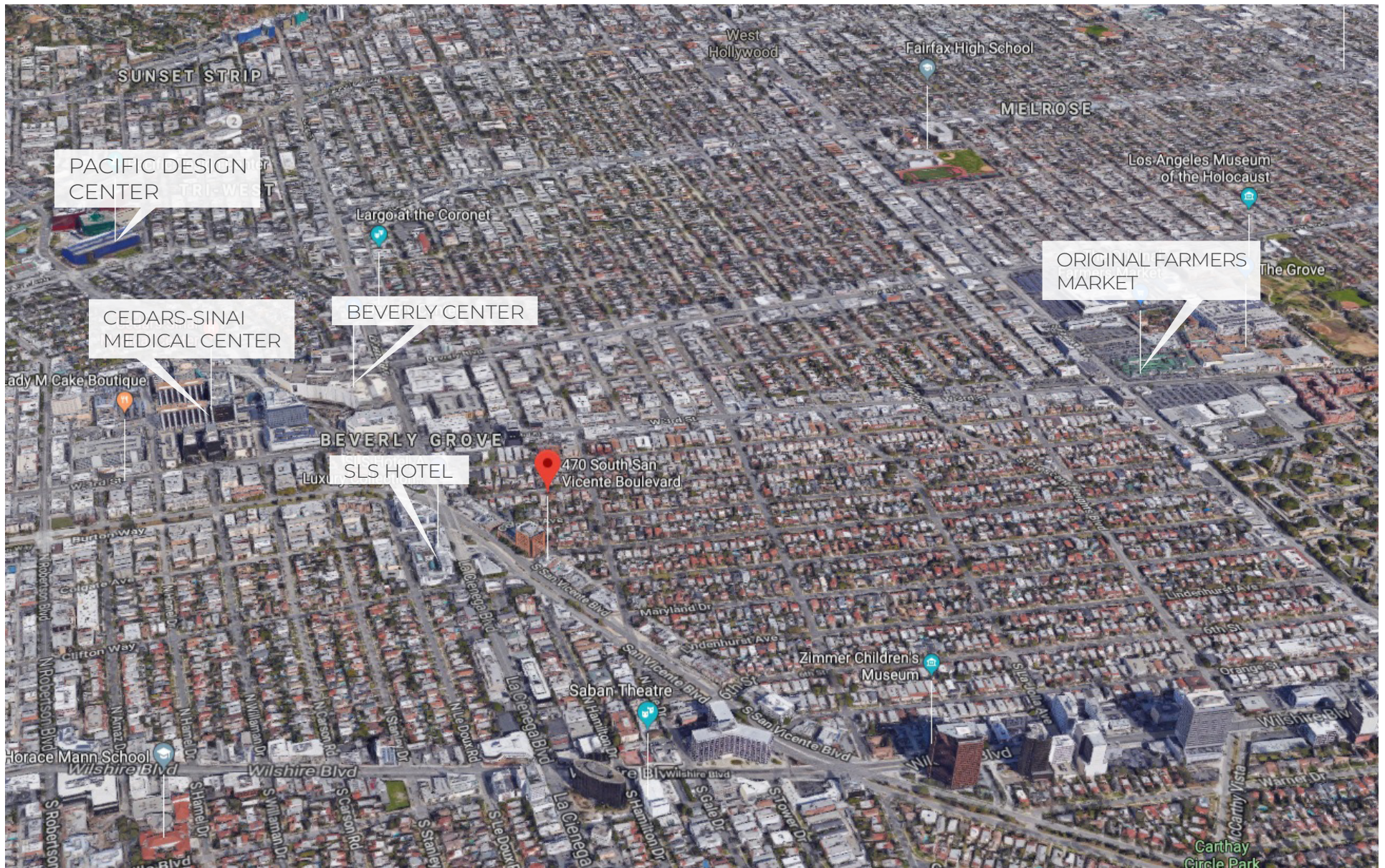
- Creatively built out space with exposed ceilings, 4 executive offices, 8 total offices, 2 conference rooms, bullpen space and a high end kitchen
- Rare 2 story creative office space in this neighborhood
- Building top signage available
- Conveniently located on the border of Beverly Hills and Beverly Grove
- Within walking distance to the Beverly Center, Cedars Sinai Hospital, The SLS Hotel, Beverly Connection, Trader Joes, and many more
- Abundant parking has been secured to be rented on a monthly basis, great street parking as well for guests
- Space can be leased furnished



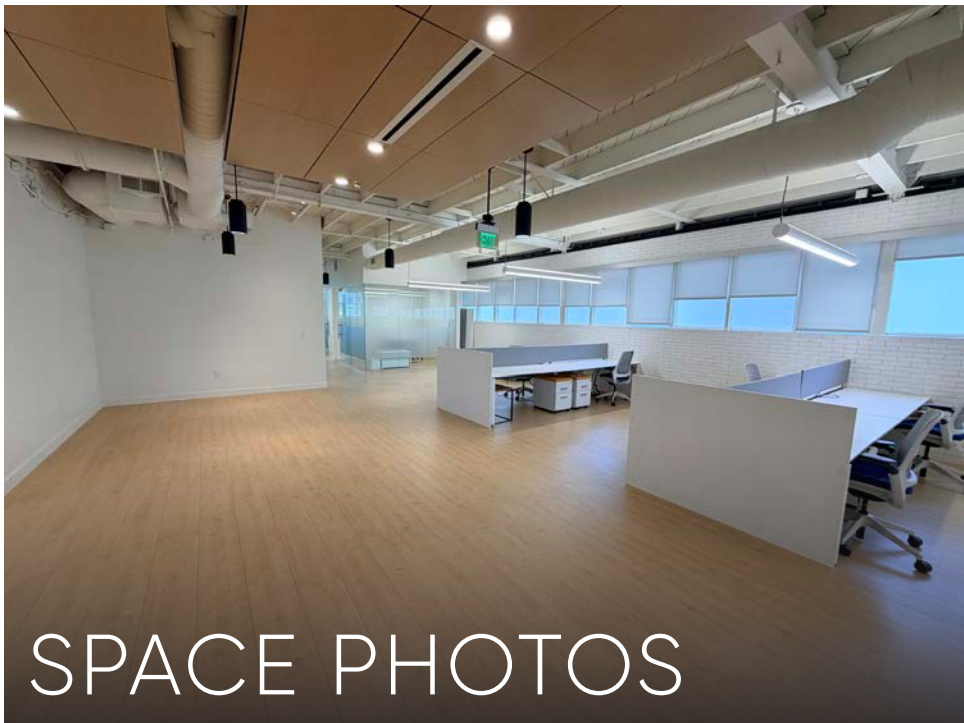
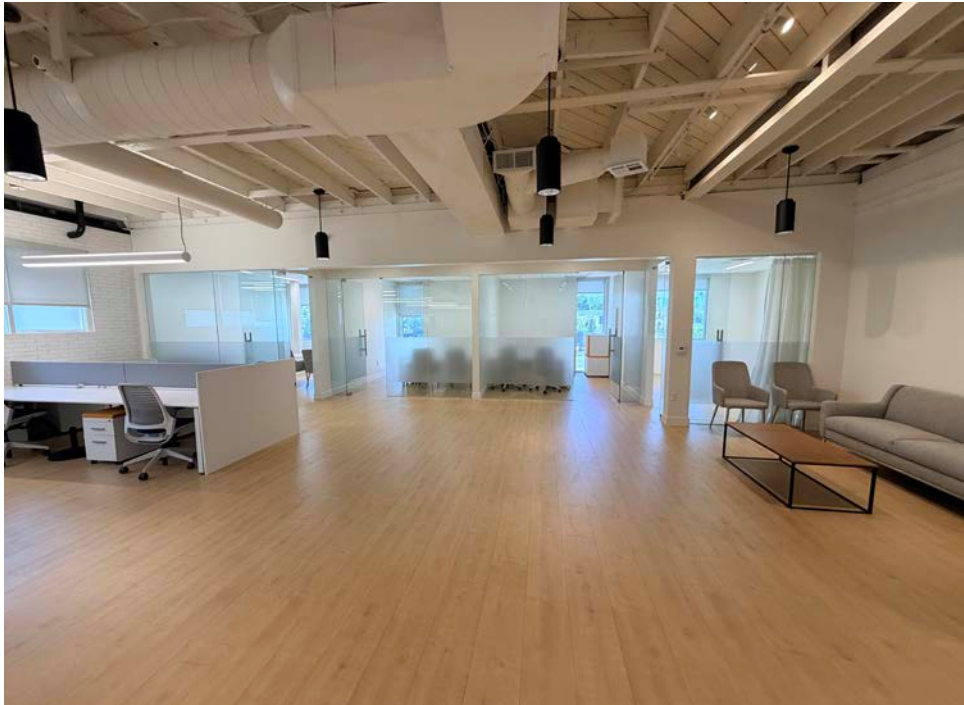
Furniture Plan - 2nd Floor

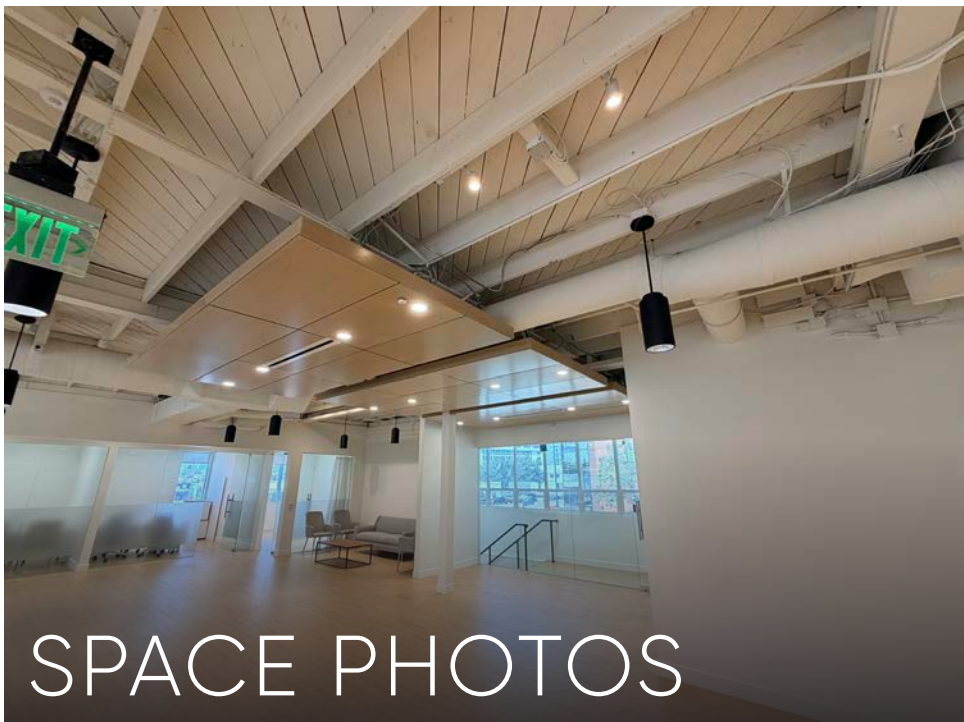
SCALE: 1/4" = 1'-0"

FLOOR PLAN

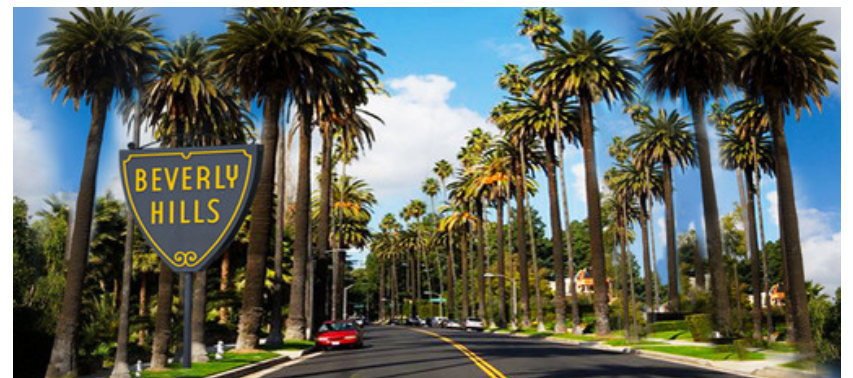


AERIAL





SPACE PHOTOS



THE NEIGHBORHOOD



DAVID ASCHKENASY
EXECUTIVE VICE PRESIDENT
P: 310.272.7381
E: DAVIDA@CAGRE.COM
LIC. 01714442

DAVID ICKOVICS
PRINCIPAL
P: 310.272.7380
E: DJI@CAGRE.COM
LIC. 01315424

COMMERCIAL ASSET GROUP
190 N. CANON DRIVE, STE 300
BEVERLY HILLS, CA 90210
310.275.8222 CAGRE.COM
LIC: 01876070