

FOR LEASE

Beverly Hills, CA



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Sequence*

WESTMAC
Commercial Brokerage Company

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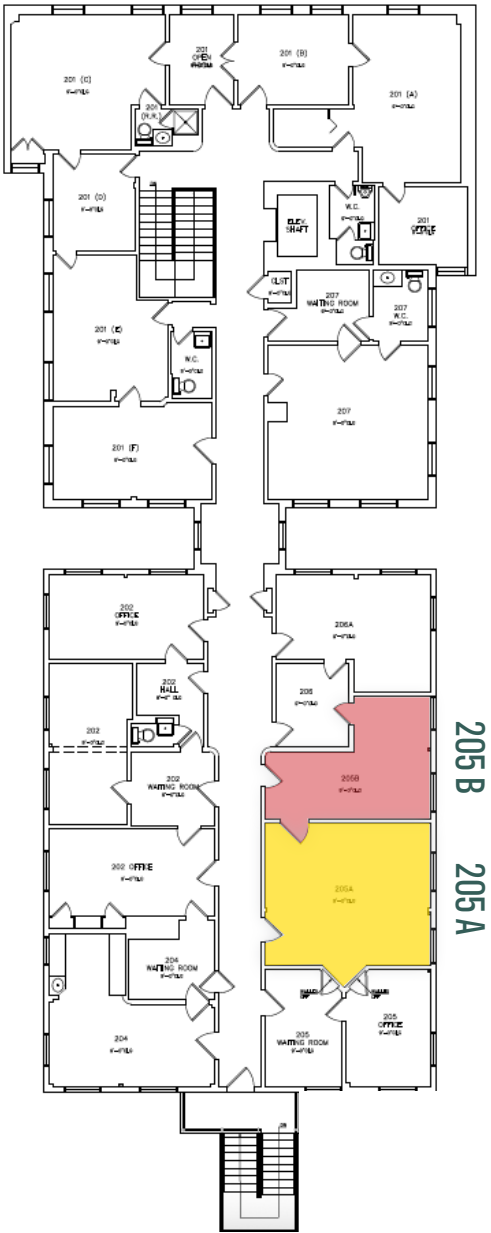
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Property Profile

ADDRESS:	409 N. Camden Drive, Beverly Hills, CA 90210
BUILDING SIZE:	Approx. ± 9,796 square feet RBA
AVAILABLE:	Suites 205 A & 205 B
205 A:	Approx. 290 square feet - \$1,850.00
205 B:	Approx. 192 square feet - \$1,250.00
CONTIGUOUS:	Approx. 482 square feet
LAYOUT:	- Both suites are wide open with nice window line & natural light 205 A has exposed brick walls 205 B has a small suite
PARKING:	One (1) space available at \$300 per car per mo. (First come first serve)

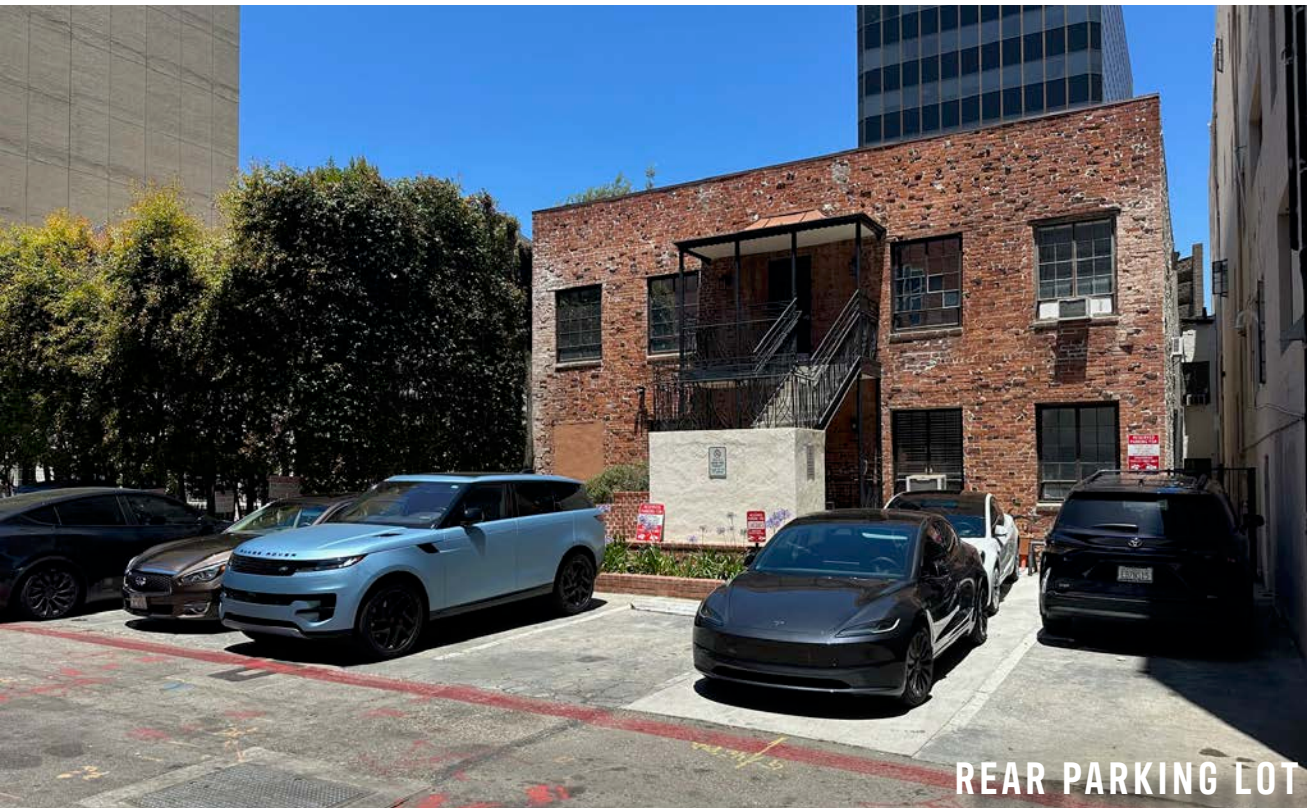
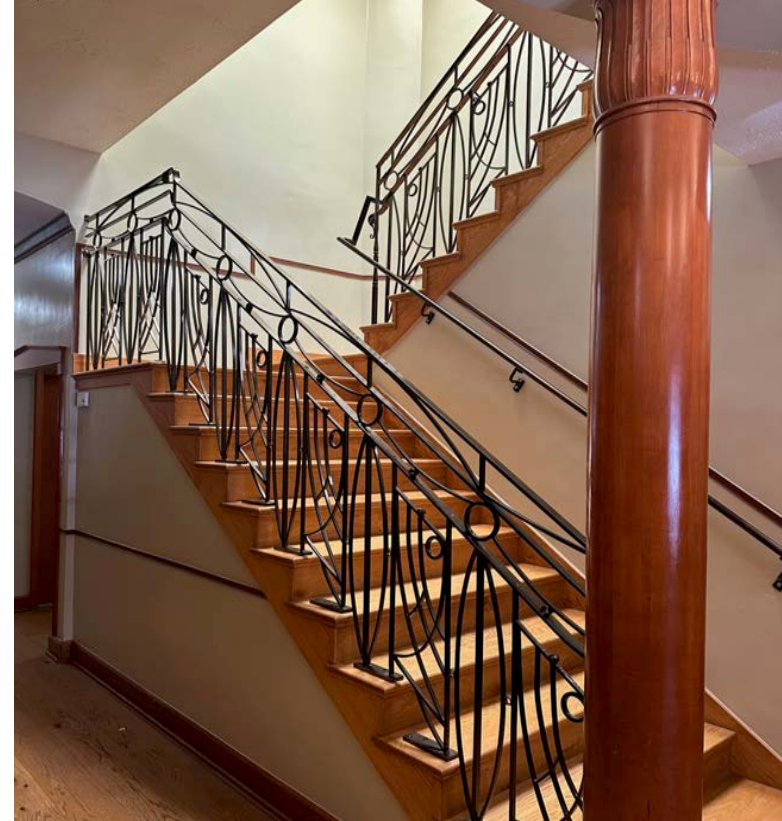
Floor Plan

SECOND FLOOR



Building Features

- Available space is the first space available in over 5 years. Family-owned “once in a generation” jewel box building located primely in the Beverly Hills Triangle on N. Camden Drive between Santa Monica Blvd. to the North, and Brighton Way to the immediate South.
- The subject building exudes old world charm, elegance, and class. There are two (2) bathrooms on each floor and two (2) stairwells: front interior and rear exterior. There is a non-working elevator.



REAR PARKING LOT



LOBBY

AERIAL PHOTOS



Ownership has always meticulously maintained the subject building.



FOOD & DINING

- 1 *Le Pain Quotidien*
- 2 *Shake Shack*
- 3 *Bacari Beverly Hills*
- 4 *Faregrounds - BH*
- 5 *Nate'n Al's*
- 6 *Il Pastaio*
- 7 *Croft Alley BH*
- 8 *The Cheesecake Factory*
- 9 *Steak 48*
- 10 *Il Fornaio*
- 11 *Beverly Bar*
- 12 *The Hideaway BH*
- 13 *Crustacean*
- 14 *Jon & Vinny's BH*
- 15 *Caffe Dell'arte*

Amenities Map

SUBJECT PROPERTY



THINGS TO DO

- 1 *Rodeo Drive Walk of Style*
- 2 *Prime Beverly Hills Shopping*
- 3 *The Golden Triangle*
- 4 *Mr. Brainwash Art Museum*
- 5 *Beverly Hills Park*
- 6 *Gagosian Art Gallery*
- 7 *Anderton Court Shops*



CENTURY CITY

SANTA MONICA

WESTWOOD

PACIFIC PALISADES

WILSHIRE BLVD

SUBJECT PROPERTY

BRIGHTON WAY

CAMDEN DRIVE

Area Overview

Beverly Hills is one of the most iconic and prestigious neighborhoods in Los Angeles, renowned worldwide for its luxury lifestyle, palm-lined streets, and high-end shopping. The area blends glamour with residential tranquility, featuring a mix of world-class hotels, fine dining establishments, and the famed Rodeo Drive retail district. Beyond its reputation for wealth and celebrity, Beverly Hills maintains a strong sense of community through well-manicured parks, cultural landmarks, and excellent city services.

Centrally located within Los Angeles County, Beverly Hills offers convenient access to neighboring areas such as West Hollywood, Century City, and the Westside. Its location makes it both a residential haven and a major hub for business, entertainment, and tourism. The area's reputation for prestige, combined with excellent schools, cultural attractions, and a walkable commercial district, continues to make Beverly Hills one of the most sought-after destinations for residents, investors, and visitors alike.



Demographics

1-3-5 mile radius from Subject Property



MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,100,111



OWNER OCCUPIED HOUSEHOLDS

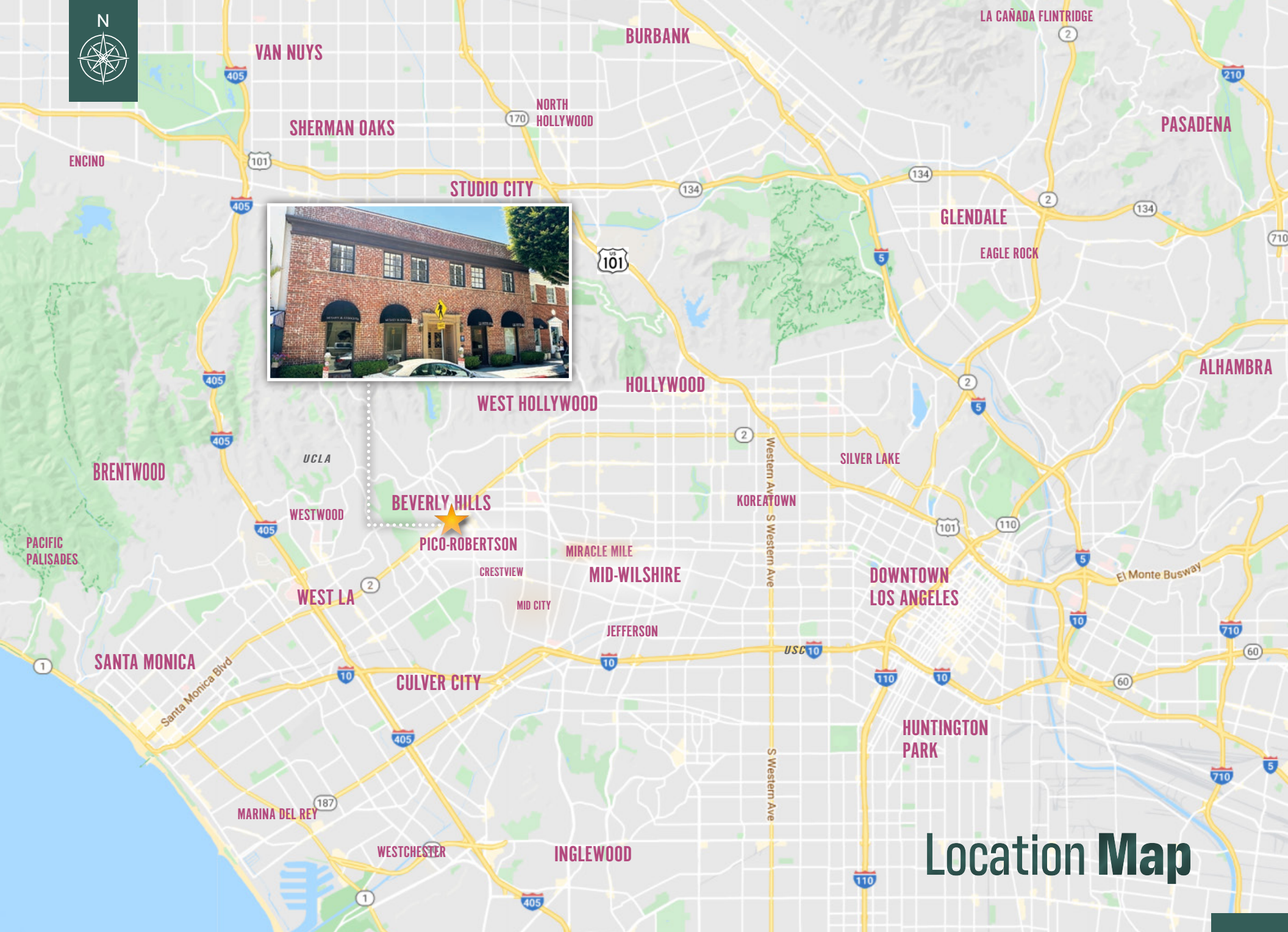
Within a 3-Mile Radius 41,281



RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 83,293





Location Map

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