

228-230

S. BEVERLY DRIVE

BEVERLY HILLS, CA 90212

BEVERLY HILLS GENERATIONAL BUILDING FOR LEASE

RETAIL / OFFICE / MEDICAL (OFF MARKET OPPORTUNITY)



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COMMERCIAL
ASSET GROUP

NEWMARK

PROPERTY HIGHLIGHTS



SECOND FLOOR

±4,179 RSF

RENTAL RATE

\$6 PSF/MO, MG

THIRD FLOOR

±1,496 RSF

PARKING

6 SPOTS

WITHIN INTERIOR ON GRADE GARAGE

ROOFTOP DECK

±1,200 RSF

CONTIGUOUS TO

±6,875 RSF

- Once in a generation opportunity to lease the iconic S. Beverly Dr., Jewel box building
- Brand new building completed less than five years ago in 2022
- Designer belt with extremely high-end finishes and high-quality construction
- ±5000 - ±2,500 SF roof top deck fully permitted and elevator served
- Located on the most walkable retail street in Beverly Hills South Beverly Drive with the best amenities in Beverly Hills such as South Beverly Grill, Honor Bar, Van Lewen Ice Cream, Chipotle, just to name a few
- Iconic and highly architectural façade featuring double height diamond glass design

INTERIOR PHOTOS



INTERIOR PHOTOS



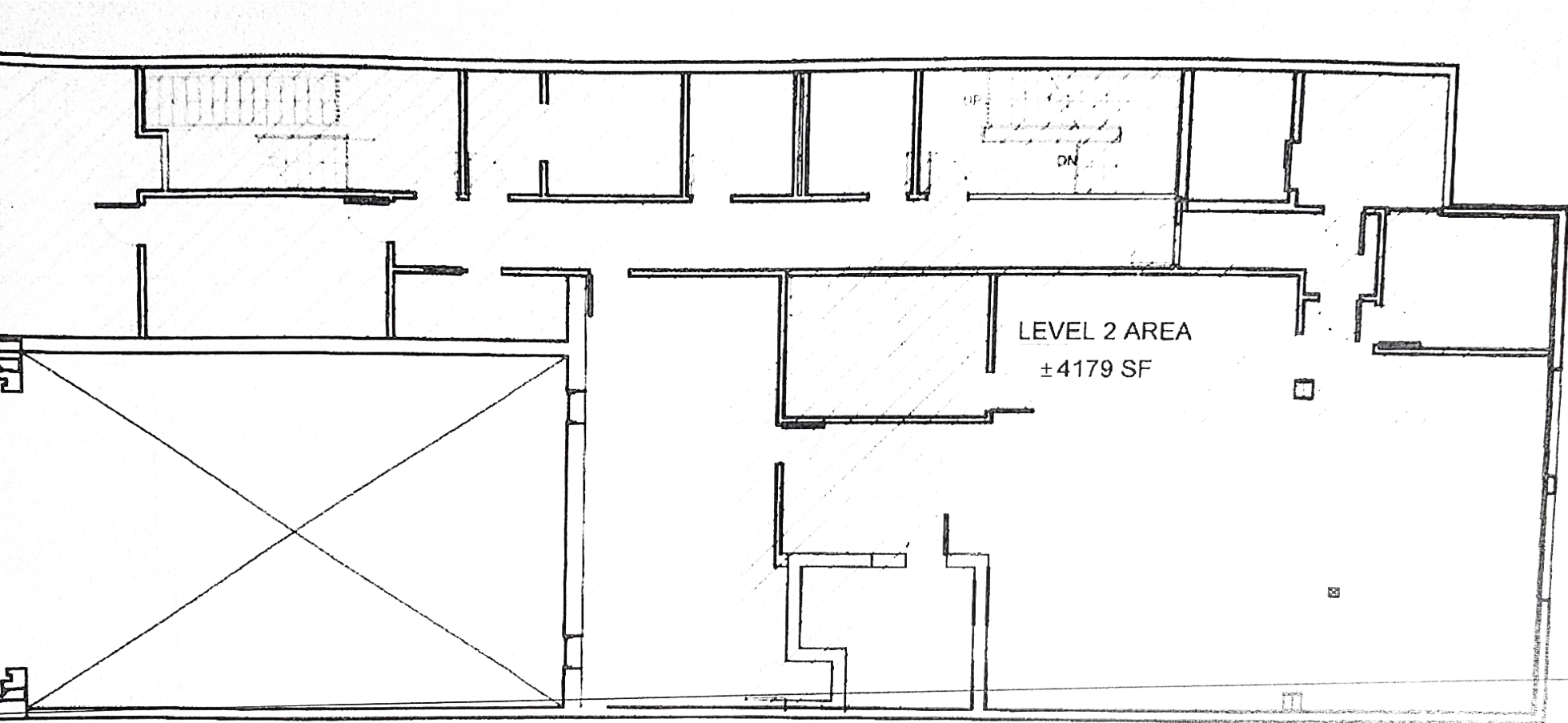
INTERIOR PHOTOS



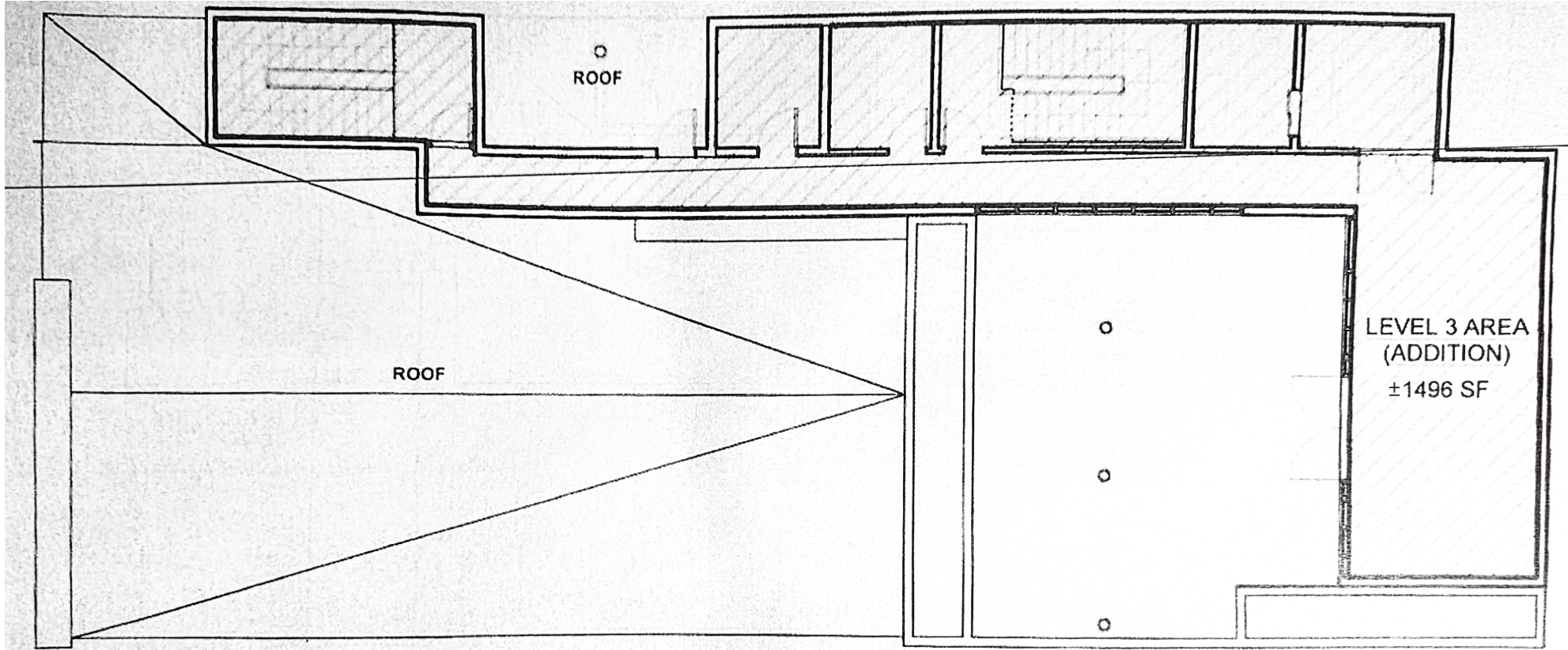
EXTERIOR PHOTOS



SECOND FLOOR PLAN



THIRD FLOOR PLAN



NEARBY AMENITIES



Wilshire Blvd

- Union Bank 9460 Available 139
- Tomoko Spa 141
- Chaumont Bakery & Café 145
- Vacant 147
- Leased 153-157
- The Souferian Group 159
- LBS Parking Lot 171
- WAFD Bank 175
- Law Office 177
- Auntie Barbara's General Store 179
- Palatial Nail Salon 181
- Spes Ultima Dea 187
- A available 189
- Sam's Bagels 191
- Planet Smoothie/Total Body Nutrition 193
- Sweetfin 195
- Beverly Hills Bikini Shop 199

Wilshire Blvd

- 9454 BH Plastic Surgery
- 118 The Honor Bar
- 122 South Beverly grill
- 130 Levain
- 132 Blue Bottle Coffee
- 134 Available
- 136 Pellequr Spa
- 138 Anarbagh Indian
- 140 Engel & Volkers
- 142 Parking
- 144 Office
- 148 Elite Property
- 150 Piccolo Paradiso
- 152 Leased
- 156 Bao Foot Spa
- 158 Bravo Michal Avital
- 160 Second Time Around Watch Co
- 162 Fatamorgana Gelato
- 168 Jimmy John's

S Beverly Drive

Charleville Blvd

- Jewellette & Company 201
- Luxury Jewels of Beverly Hills 203
- Nosh Nail Salon 203.5
- Available 205
- California Pizza Kitchen 207
- Babylist 211
- Sugared + Bronzed 217
- Melange Salon 219
- Chubby Curry 225
- Epiphany Boutique/Lily Lisa Collection 227
- Claire Couture 229
- Planet Beauty 231
- Layla Bagels 233c
- Philz Coffee 233b
- Color Me Mine 233a
- Torante Company 233
- Matu 239
- Bellacures 241
- Joseph Goodman DDS 241 1/2
- Available 243
- Leased 245
- Rumi Antiques BH 249
- Rumi Jewelry BH 251
- Van Leeuwen 253
- Sushi Kiyono 255
- Beverly Hills Cookies 255.5
- Beverly Hills Jewelers 257
- Malibu Clothes 259
- Office 261
- Urth Caffé 267
- Mailbox 269
- Office 275
- Optometric Cafe 277
- Jersey's Mike's 279
- Burger Lounge 281

Charleville Blvd

228 S. BEVERLY DRIVE

- 200 BVRLY
- 202 Starbucks
- 202 1/2 Ragg Tattoo
- 204 Office
- 206 Parakeet
- 208 Black Orchid Floral
- 210 Daleno Décor
- 212 The Pie Room
- 214 Sweet Lady Jane
- 216 Parking Lot and BH Newstand
- 224 Available
- 226 Available
- 228 Office
- 230 JustDest Jewelry
- 232 FOM Pilates
- 234 Artem K Salon
- 236 Frida Mexican Cuisine
- 236 1/2 PSyChic
- 239 LeSwim
- 238 1/2 Cali Jewelers
- 240a Pinkberry
- 240b Mulberry Street Pizzeria
- 242 California Pita & Grill
- 244 Chipotle
- 250a Available
- 250b Fresh Brothers
- 252 Cherry Creek Watch
- 252 Castanea Sicilian Café
- 258 La Reve
- 258 Office
- 260 Available
- 262 Beverly Hills Bagel
- 266 Cookie Cutters
- 268 Ingrid Whitman
- 280 Office

S Beverly Drive

Gregory Way

- Available 315
- Office 333
- Office 337

Gregory Way

- 300 Miliart Pharmacy/ Office
- 308 Beverlz Cafe
- 310S Dry Cleaners
- 310 Salon Samir
- 312 Post Office
- 314 XIV Karats
- 324 Gracie Jui Jitsu
- 324 UPS Store
- 326 Available
- 326 Hilo Sushi
- 328 Leased
- 350 First Citizens Bank

Olympic Blvd

Olympic Blvd



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