



YOUR SIGNAGE HERE

BEVERLY HILLS MEDICAL OFFICE/ RETAIL FOR LEASE

420 SOUTH BEVERLY DRIVE | BEVERLY HILLS, CA 90212

NEWMARK

cag | COMMERCIAL
ASSET GROUP



EXISTING BUILDING



PROPERTY INFO

\$6.00 - \$6.50/SF MG
MEDICAL

±3,000 - ±6,100 SF
GROUND FLOOR - MEDICAL

\$4.00 - \$4.50/SF MG
OFFICE

±1,200 SF
SUITE 202 - MEDICAL OR OFFICE

ASKING RATE

±12,104 SF*
BUILDING SIZE

2/1,000 SF
PARKING RATIO

±2,994 SF
SUITE 260 - MEDICAL OR OFFICE
AVAILABLE SPACE

2
(ELEVATOR SERVED)
NUMBER OF FLOORS

91/100
WALK SCORE

\$175/Space/Month
PARKING RATE

BUILDING HIGHLIGHTS

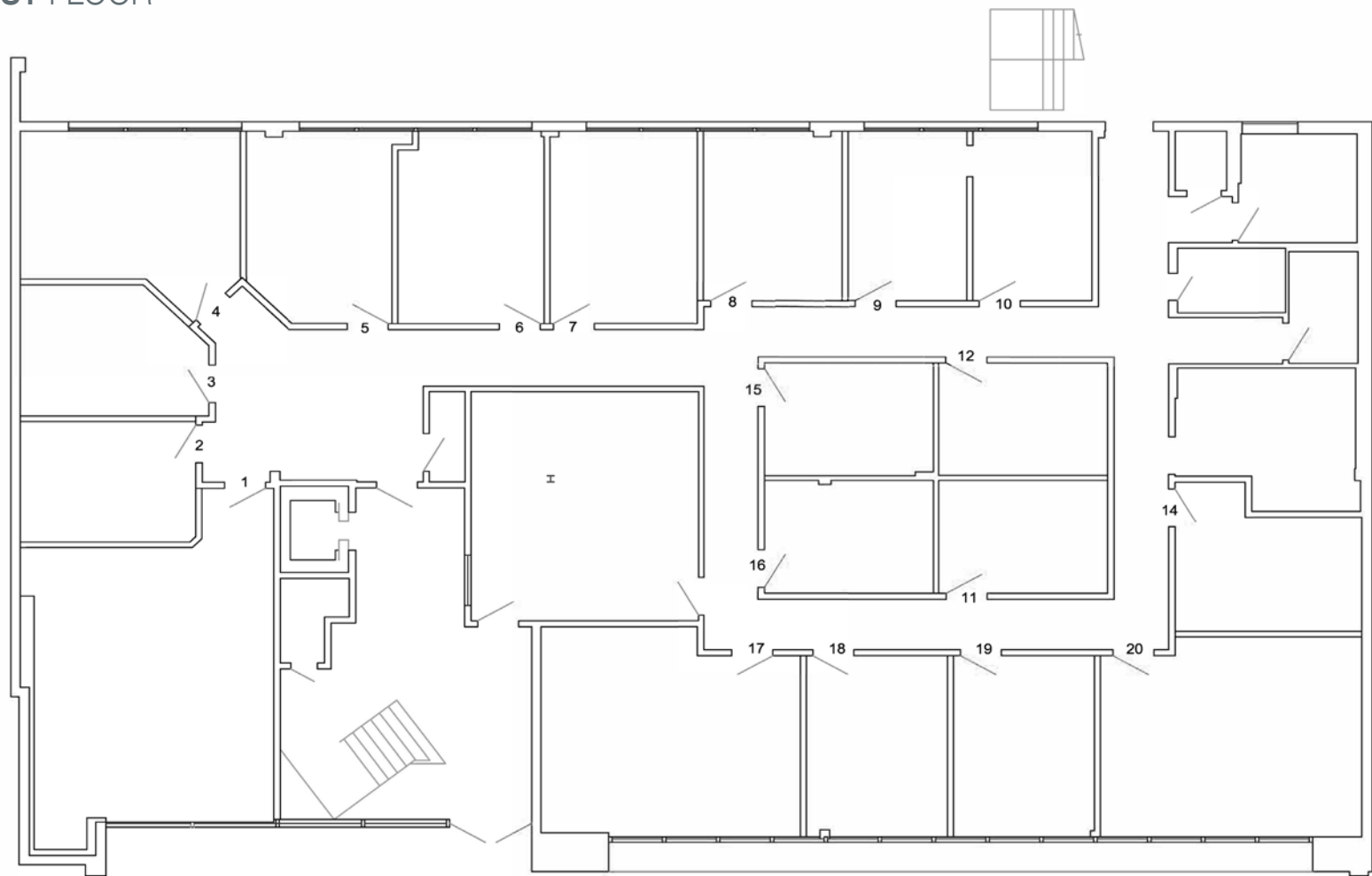
- Building top signage available
- Ideal space for an urgent care, radiology facility, physical therapy, surgery center, etc.
- High visibility South Beverly Drive Location
- Located in Beverly Hills, California, with unsurpassed demographics and affluence. Just south of Beverly Hills "Golden Triangle"

PROPERTY IMAGES



FLOORPLAN

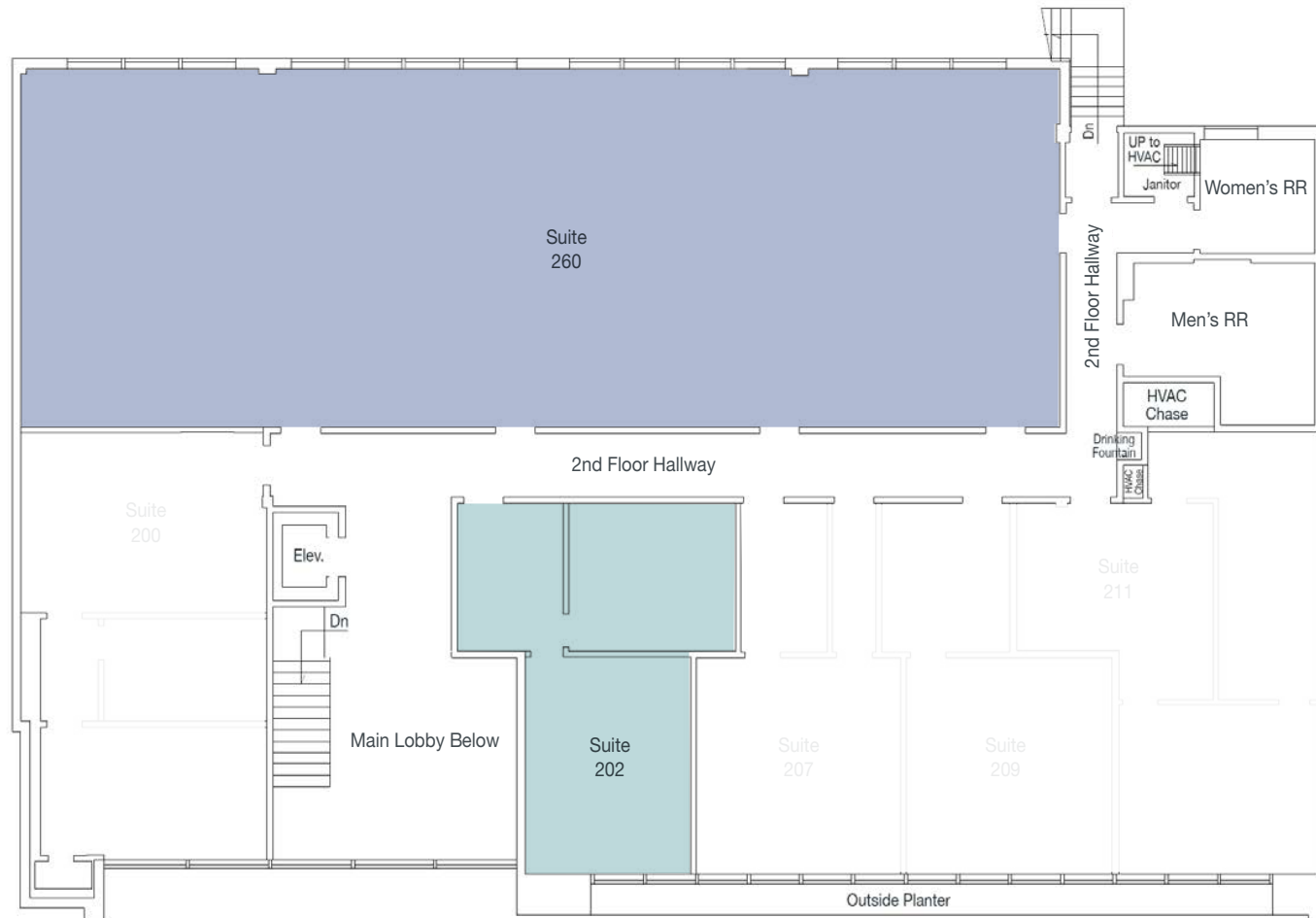
1ST FLOOR



SOUTH BEVERLY DRIVE

FLOORPLAN

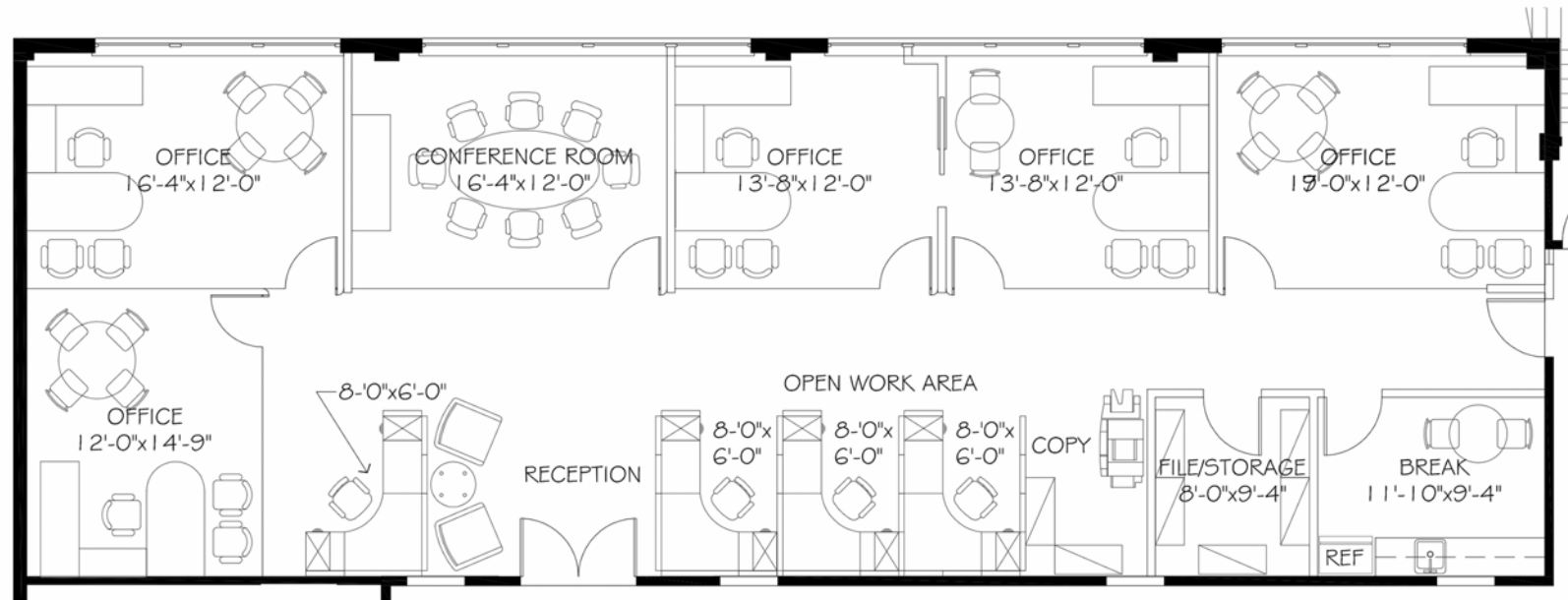
2ND FLOOR | **SUITE 202** ±1,200 SF | **SUITE 260** ±2,994 SF (Can be contiguous to ±3,842 SF)



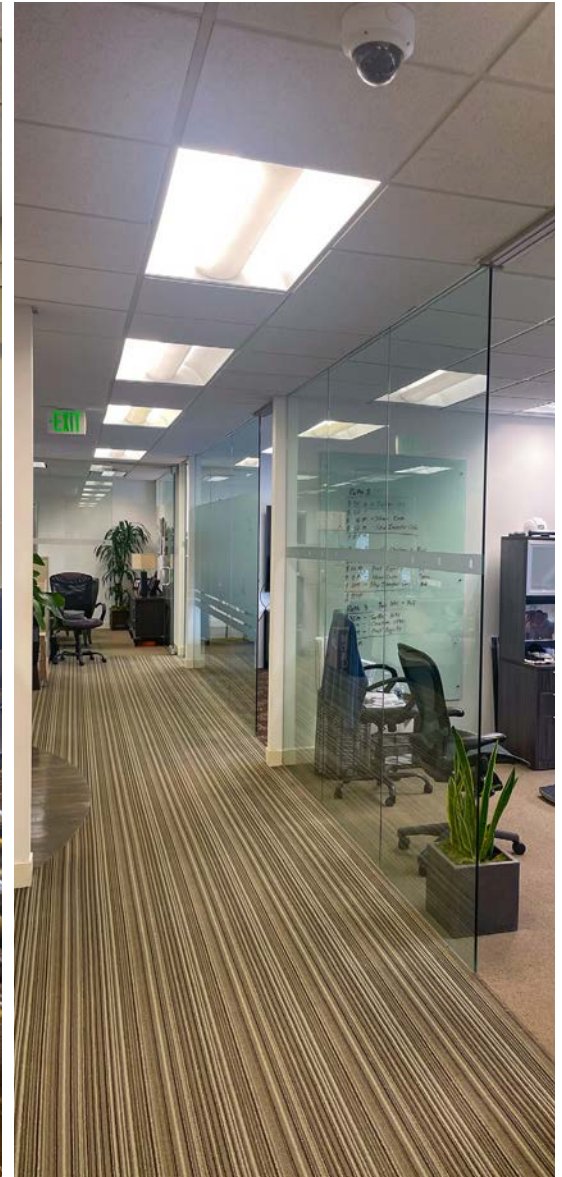
SOUTH BEVERLY DRIVE

FLOORPLAN

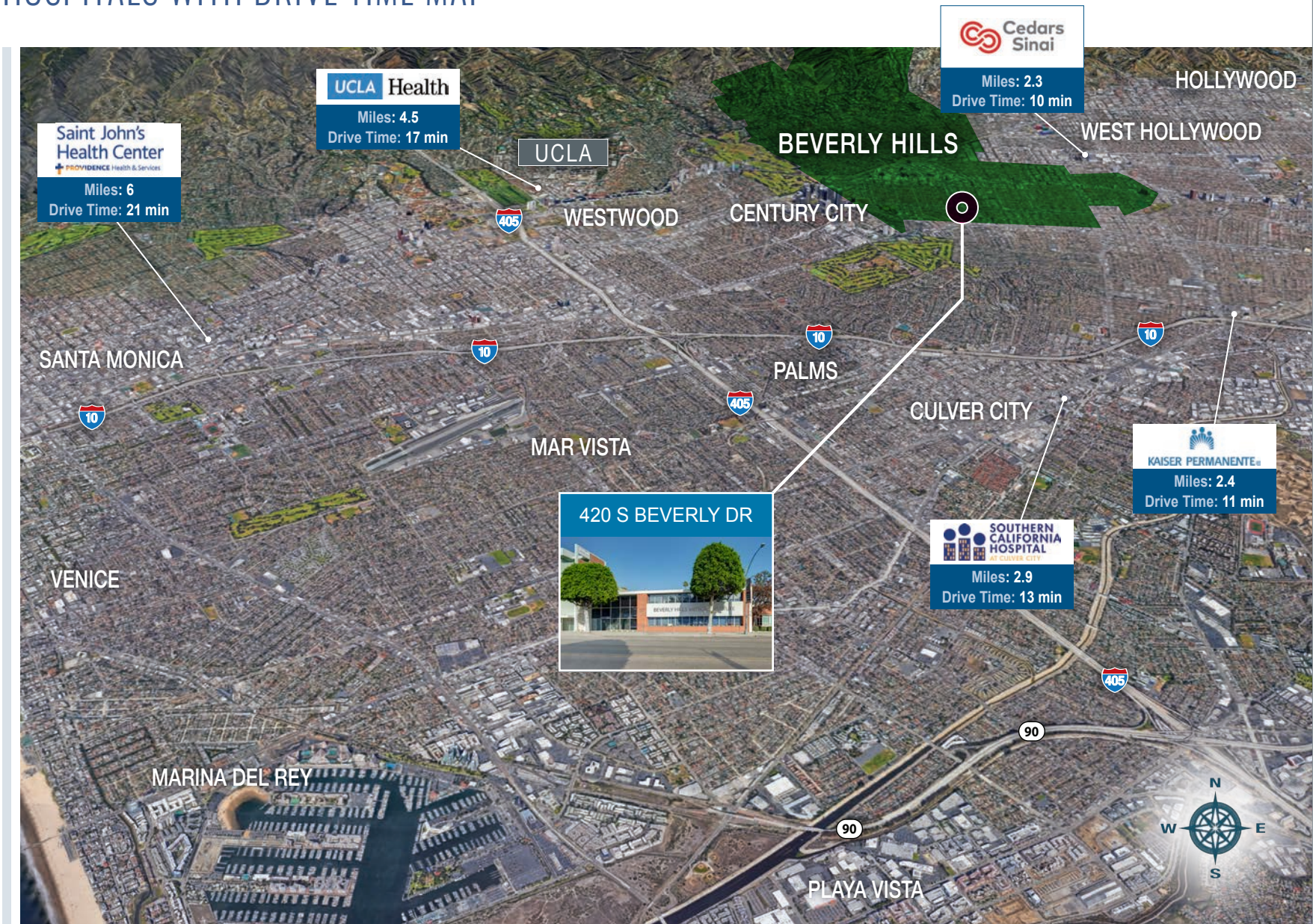
2ND FLOOR | **SUITE 204** (Can be used as office or medical - rate varies)



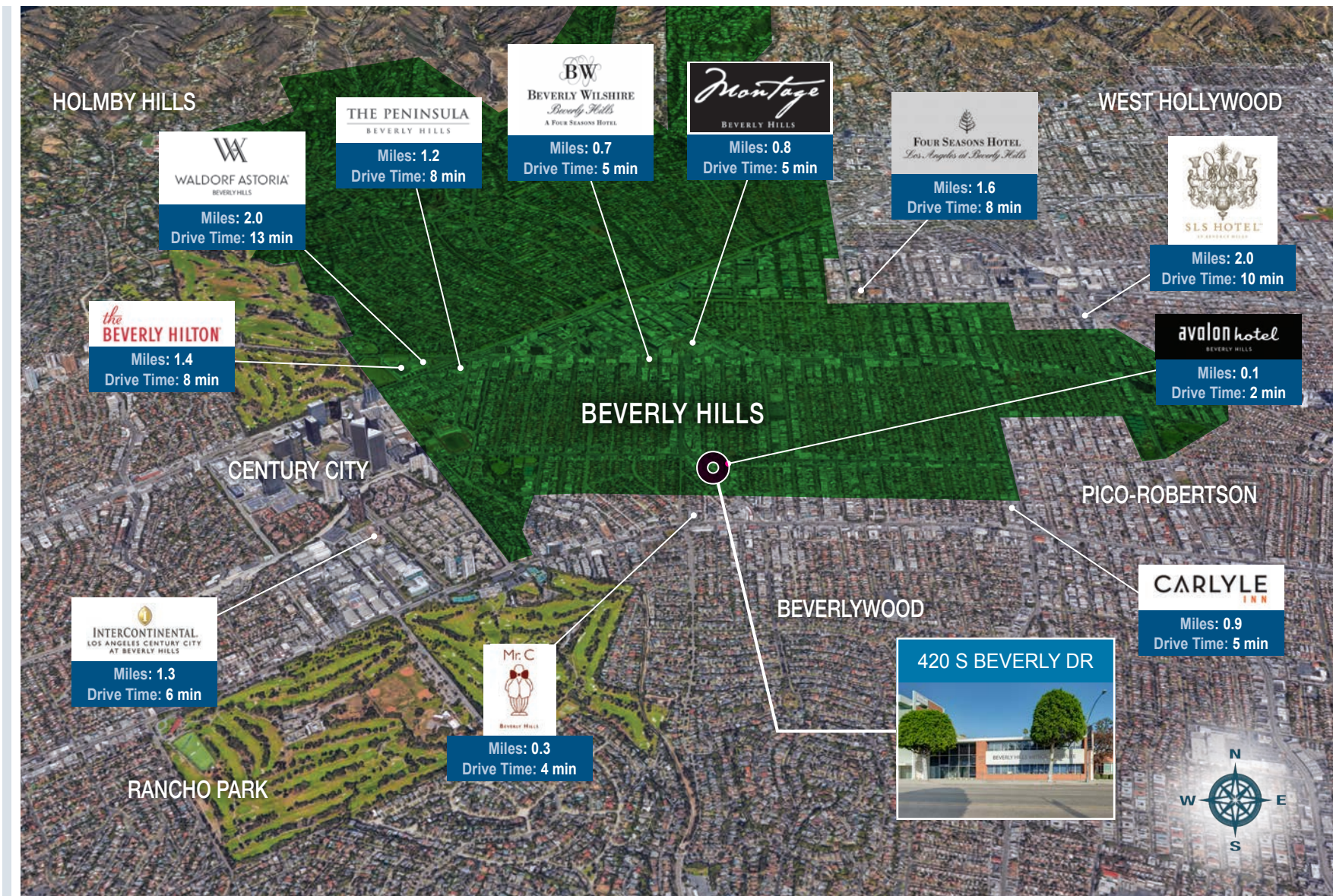
SUITE 260 IMAGES



HOSPITALS WITH DRIVE TIME MAP



HOTEL AREA MAP WITH DRIVE TIME



AMENITIES MAP



SELECTED AMENITIES



BEVERLY HILLS MEDICAL OFFICE/ RETAIL FOR LEASE

420 SOUTH BEVERLY DRIVE | BEVERLY HILLS, CA 90212

YOUR SIGNAGE HERE

EXCLUSIVELY PRESENTED BY:

DANIEL CHIPRUT
Executive Vice President
Commercial Asset Group
t 310-800-7955
daniel@cagre.com
CA RE Lic. #01808709

STEVE SALAS
Senior Managing Director
Newmark
t 310-407-6569
m 310-508-0660
steven.salas@nmrk.com
CA RE Lic. #01232955

ADAM FUNK
Managing Director
Commercial Asset Group
t 310-666-0124
afunk@cagre.com
CA RE Lic. #02129715

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

Corporate License #01355491

nmrk.com

cag | **COMMERCIAL
ASSET GROUP**