



FOR LEASE

Office Building For Lease - Rent Reduction

1631 BEVERLY BLVD, LOS ANGELES, CA 90026



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**Kidder
Mathews**

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Highlights

RATE \$1.50 PSF

AVAILABILITY entire 2nd floor

SUITE 9,000 SF

YEAR BUILT 1953

ZONING LAC2

ACCESS to 101, 110 & 2
freeways

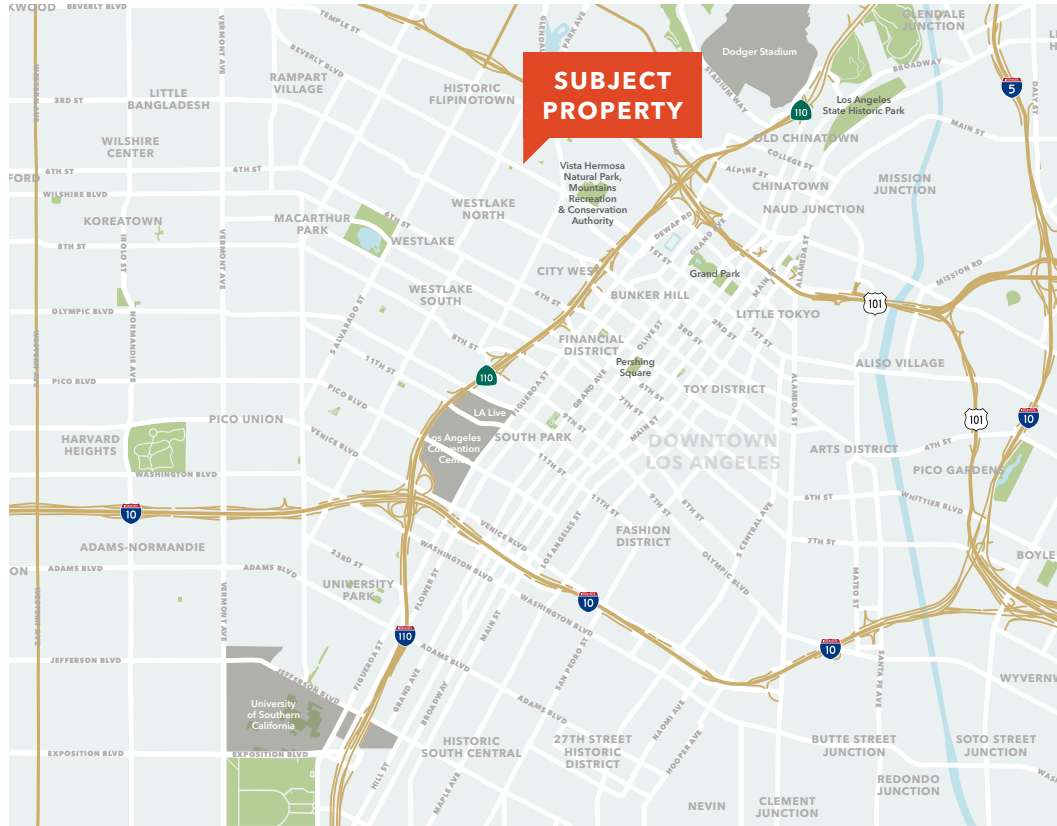
PARKING 3/1000 gated
secured parking lot

FURNITURE some included

SIGNAGE exterior building
signage available

ELEVATOR-SERVED 2nd floor
space

SEPARATE dedicated 2nd floor
access



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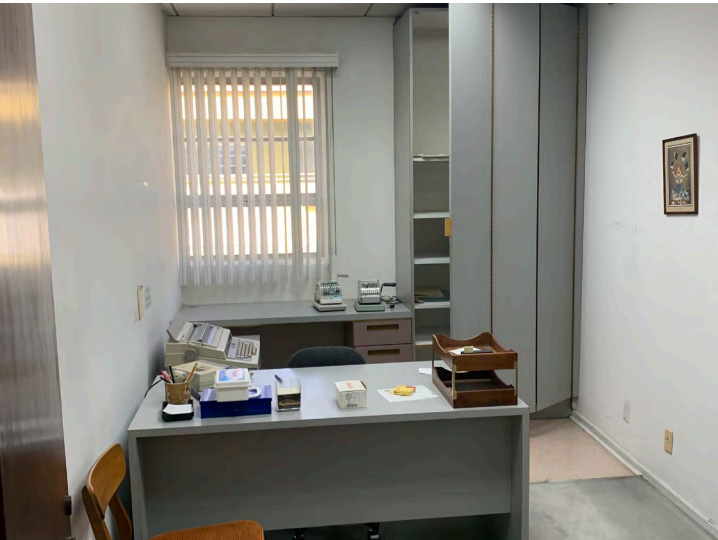
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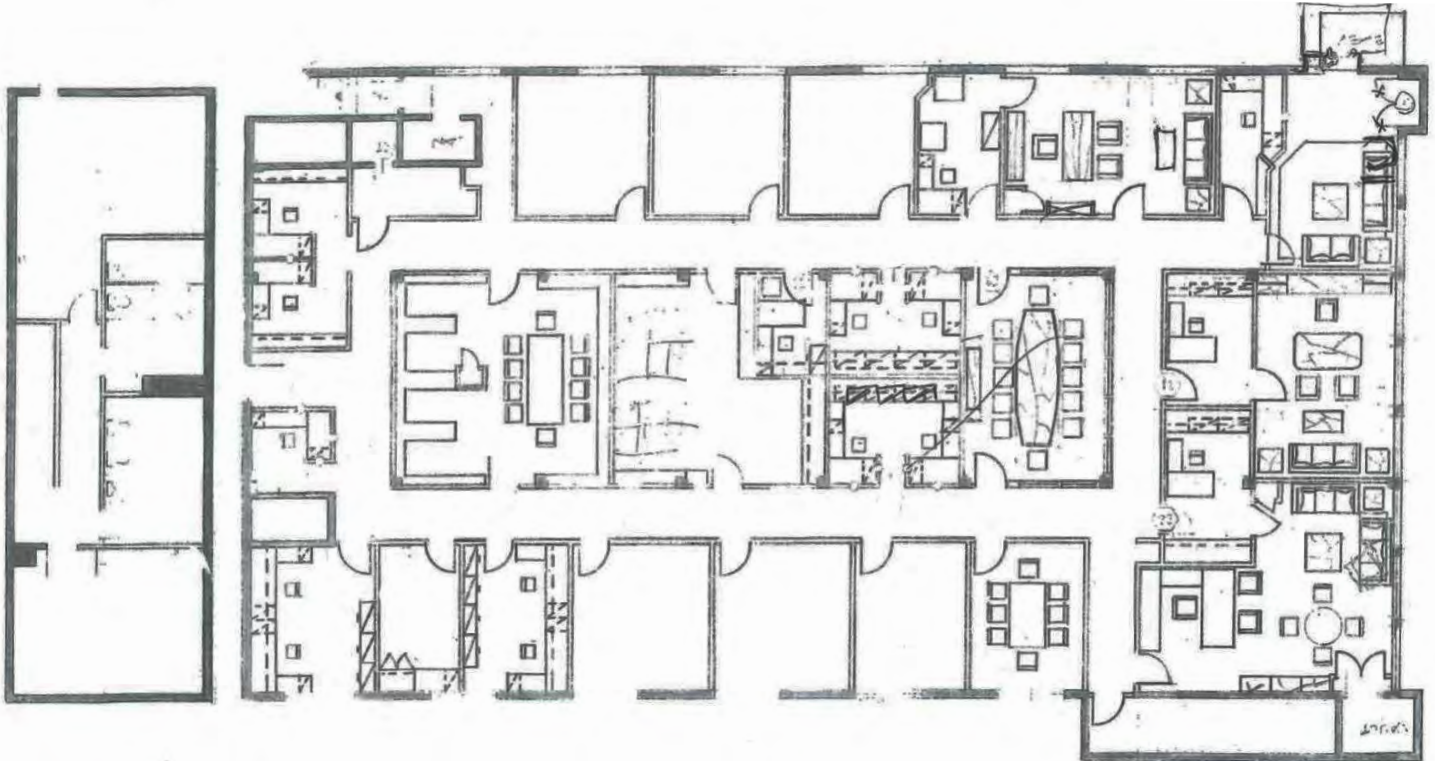


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Floor Plan



ENCLOSED Reception

14 PERIMETER Offices

INTERIOR Offices

14 Work Stations

2 Conference Rooms

KITCHEN

WORK ROOM

STORAGE

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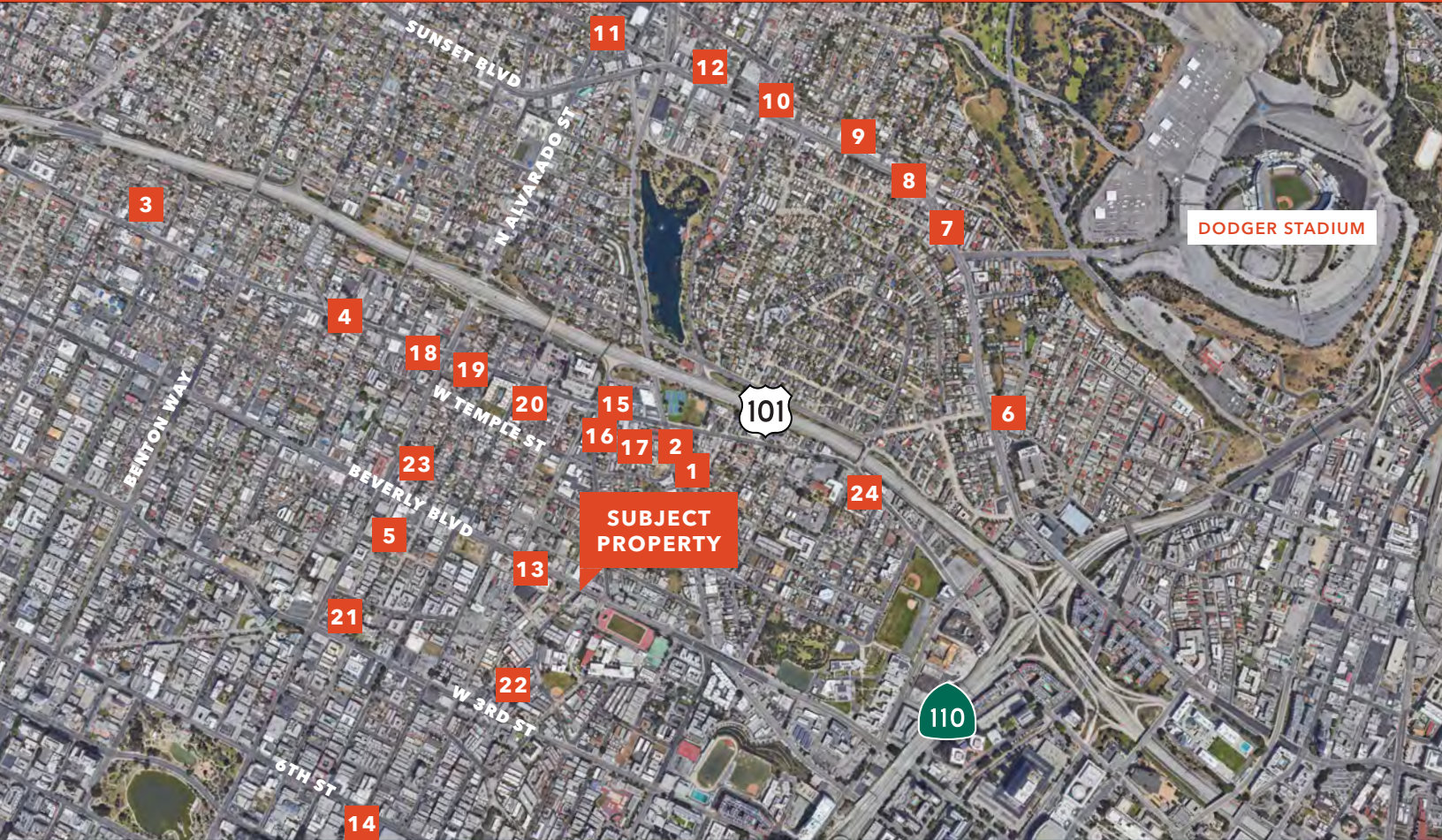
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LOCAL AMENITIES

- | | | | |
|-------------------------|-----------------------|-------------------------|-------------------|
| 1 1642 Bar | 7 Button Mash | 13 Boba Guys | 19 El Pollo Loco |
| 2 Tribal Café | 8 The Park Restaurant | 14 The Home Depot | 20 Target |
| 3 Doubting Thomas | 9 El Compadre | 15 Chevron | 21 Starbucks |
| 4 Original Tommy's | 10 The Short Stop | 16 Bloom & Plume Coffee | 22 Gus's Drive In |
| 5 Brooklyn Bagel Bakery | 11 Ostrich Farm | 17 Leo's Taco Truck | 23 Chevron |
| 6 Guisados | 12 Blue Bottle Coffee | 18 Arco | 24 Thunderbolt |

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