



ZACUTO  
GROUP

COMMERCIAL REAL ESTATE

FOR LEASE



139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA

NEW ARCHITECTURAL RENOVATION  
CREATIVE OFFICE/MEDICAL

# LEASE OVERVIEW

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA

## PRICE

\$5.95/SF MG

## SIZE

Approx. 10,000 SF  
Divisible

## TERM

5 Years

## USE

Creative Office/Medical

## PARKING

3/1,000

- New high-end architectural renovation, in the best location on South Beverly Drive across from South Beverly Grill, Blue Bottle Coffee and a short walk to Avra and Equinox.
- Landlord will complete a high-end Build-to-Suit for a 5 Year Lease.
- Ideal for Creative Office, Professional Services, and Medical Uses.
- Rooftop Deck can be provided for exclusive use by Tenant.
- Light and bright interiors with picturesque views to feature exposed brick walls, high ceilings, operable windows, and brand new designer exterior and lobby renovations.
- Rare opportunity to occupy a newly renovated high identity building in the heart of Beverly Hills.



*Building Renovation is in progress. References and images shown herein are provided to reflect the Landlord's intended renovation.*

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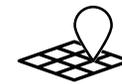


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139 S. Beverly Drive offers an unparalleled opportunity to occupy newly renovated office space in a prime Beverly Hills location. The 3rd floor build-to-suit encompasses the entire top floor at approx. 10,000SF, with exposed brick accents, open high ceilings and operable windows. The space can be divided into 2 separate units, allowing for multiple configurations depending on the tenants' needs.



PENTHOUSE FULL FLOOR SUITE  
CAN BE DIVIDED INTO 2 SUITES



BUILDING TOP SIGNAGE AVAILABLE  
RARE HIGH-IDENTITY OPPORTUNITY IN BEVERLY HILLS



OPERABLE PICTURE FRAME WINDOWS  
+ NATURAL LIGHT



BRAND NEW LOBBY & COMMON AREAS



PRIVATE ROOFTOP DECK



BUILD-TO-SUIT FOR A 5 YEAR LEASE



NEW LOBBY RENOVATION

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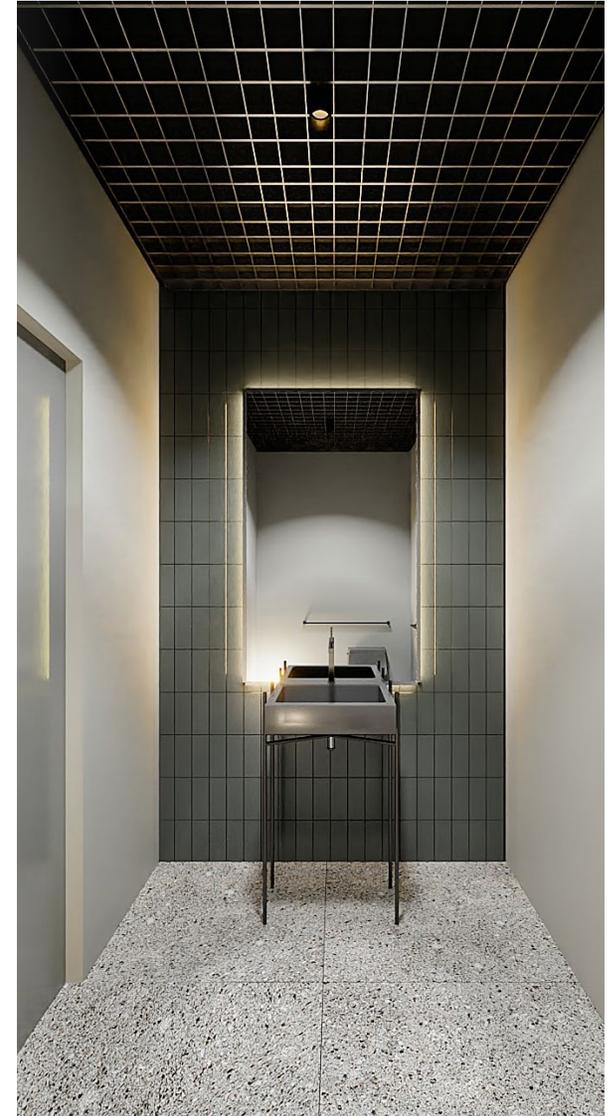
# PHOTOS

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA



# PHOTOS

139 S. Beverly Drive  
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# FLOOR PLAN

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA

## PROPOSED 3RD FLOOR PLAN

- 9,720 SF Full Floor as shown
- Landlord will Build-to-Suit
- Tremendous Window-line
- Opportunity to Provide a Rooftop Deck
- Possible to Divide





## **TOMOKO JAPANESE SPA**

141 S. BEVERLY DRIVE

Tomoko Spa offers transformative spa services with a focus on ancient Japanese methods and treatments. The acclaimed spa has been praised by many experts as one of the best experiences on the West Coast.



## **CHAUMONT CAFE & BAKERY**

145 S. BEVERLY DRIVE

Modern French cafe offering gourmet pastries, baked goods, coffees and sandwiches in a refined setting.



## **CHAUMONT STREET**

145 S. BEVERLY DRIVE

Adjacent to its namesake bakery, *Chaumont Street*, offers a Pan-Asian focused menu of light bites and soft serve yogurt in signature croissant cones.

# LOCATION

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139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA

## BEVERLY HILLS

139 S. Beverly Drive offers a unique advantage to other office suites, in part to its exclusive 3<sup>rd</sup> floor setting. The full floor spec suite is accessible through a private entrance with minimal interaction with other tenants. in one of Beverly Hills most coveted locations at the intersection of Wilshire Boulevard, one block from Rodeo Drive.



ICONIC BEVERLY HILLS ADDRESS



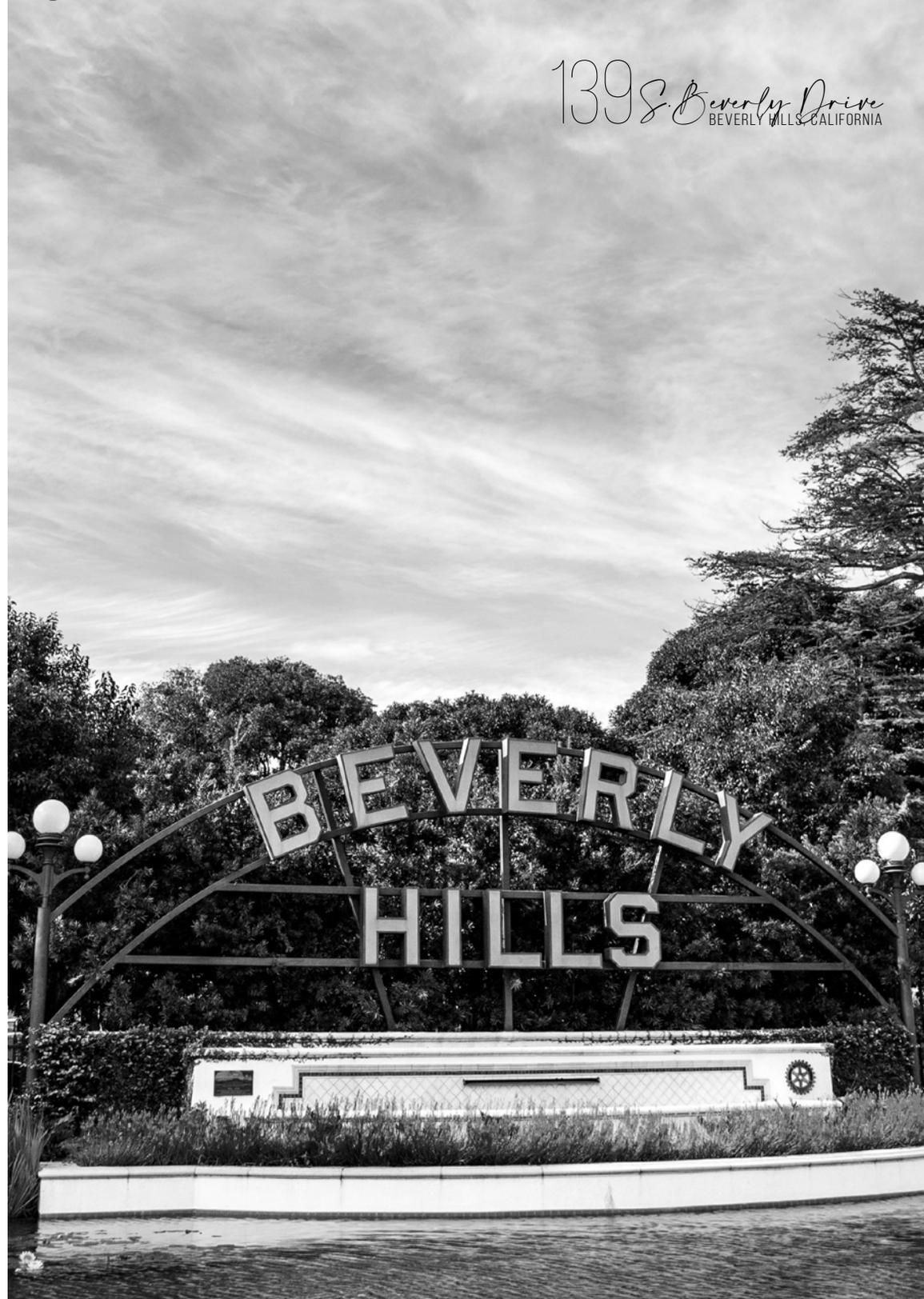
PRIME LOCATION STEPS TO RETAIL,  
RESTAURANTS AND ABUNDANT  
NEIGHBORHOOD AMENITIES



CENTRAL ACCESSIBILITY TO THE 10 FREEWAY  
& MAJOR THROUGH STREETS



LOCATED IN THE HEART OF LOS ANGELES -  
THE ENTERTAINMENT CAPITAL OF THE WORLD



AERIAL

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA

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BEVERLY HILLS, CALIFORNIA

WILSHIRE BLVD

BEVERLY DRIVE



# AMENITIES MAP

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA



# LOCATION

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA

## CENTRAL ACCESSIBILITY

- Downtown LA - 20 min
- West Hollywood - 7 min
- Pacific Design Center - 5 min
- Century City - 5 mins
- Santa Monica - 21 mins



# METRO LINE MAP

139 S. Beverly Drive  
BEVERLY HILLS, CALIFORNIA



## PURPLE LINE - WILSHIRE/RODEO STATION

- Estimated to be completed in 2023
- Less than .2 miles from 139 S. Beverly
- Will connect to Westwood and Downtown



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