



415 NORTH  
CAMDEN  
BEVERLY HILLS

ICONIC 90210 ADDRESS  
RETAIL / MEDICAL / CREATIVE OFFICE  
DESIGNER RENOVATION IN PROGRESS

# DESIGNER RENOVATION

## *Iconic 90210 Address*

- Ideal for Medical, Retail, and Creative Office uses
- Build-to-Suit opportunity
- Brand new designer renovation in progress
- Property features operable windows throughout providing fresh air and tranquil courtyard views.
- Spaces can feature creative elements including exposed ceilings and exposed brick walls.
- Currently built-out as individual small suites which can be combined for all or a portion of each floor.

# OVERVIEW

## CONTIGUOUS SPACE

*We are able to provide;*

± 5,900 SF on Ground Floor

± 9,100 SF on 2nd Floor

Total Available = 15,000 SF

## RATE

Retail: \$9.00/SF + NNN

Medical/Office: \$5.95/SF MG

## LEASE TERM

1-5 Years

## USES

- Retail
- Medical
- Creative Office



## LISTING AGENTS



**JAKE ZACUTO**

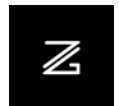
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## AVAILABLE SUITES

SUITE	SIZE	NOTES
115	1945 SF	Retail/Medical
108/111	643 to 1023 SF	Build-to-suit opportunity. Ideal for aesthetician
113/114	1189 to 1365 SF	Build-to-suit opportunity
203	448 SF	Corner office with private reception area
212	302 SF	Large open room
*216	292 SF	Window office with private reception area
*217/219/220	1018 SF	Build-to-suit opportunity
221/223	1548 SF	Build-to-suit opportunity

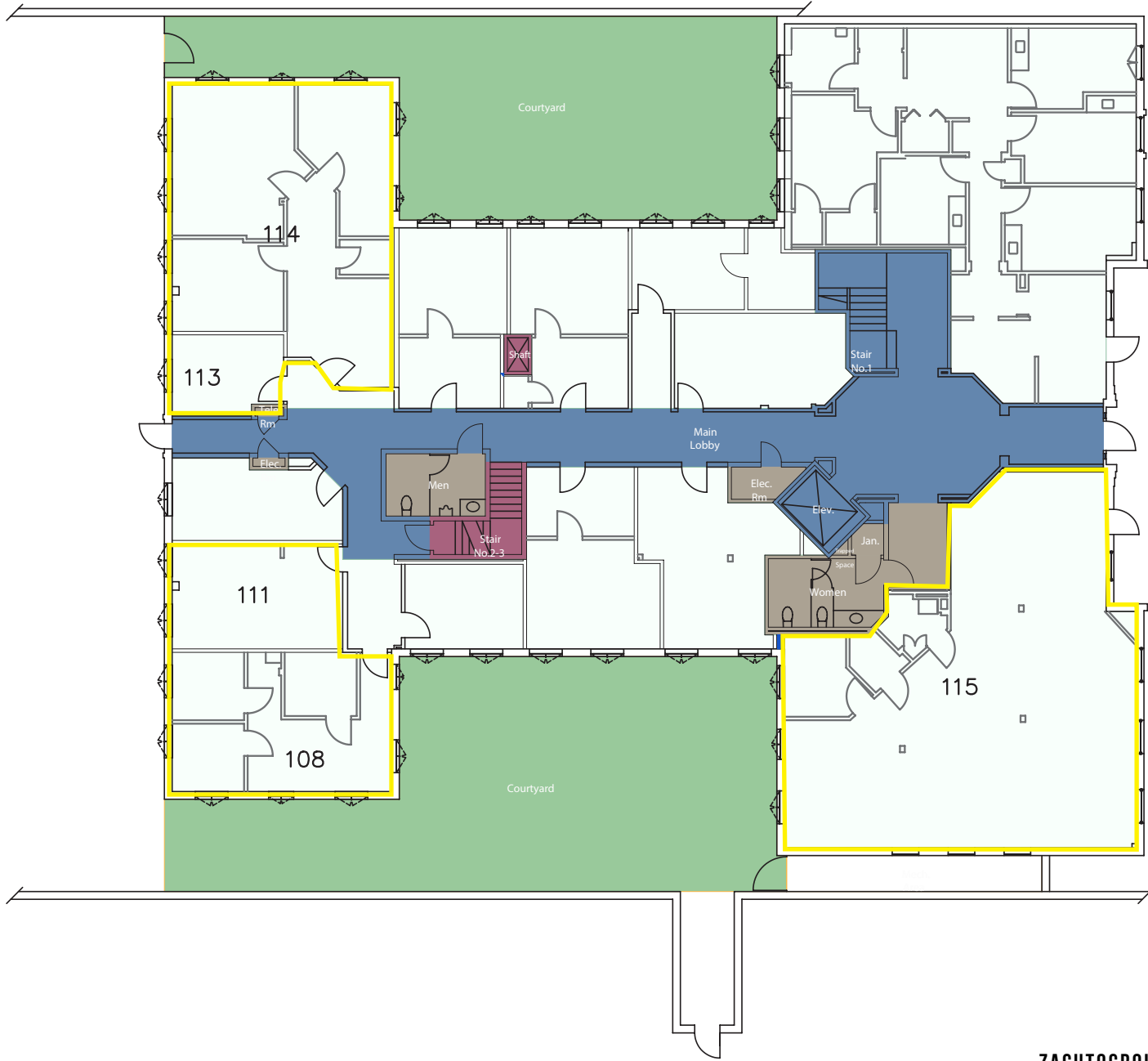
\*contiguous

**WE ARE ABLE TO PROVIDE UP TO 15,000 SF OF SPACE**

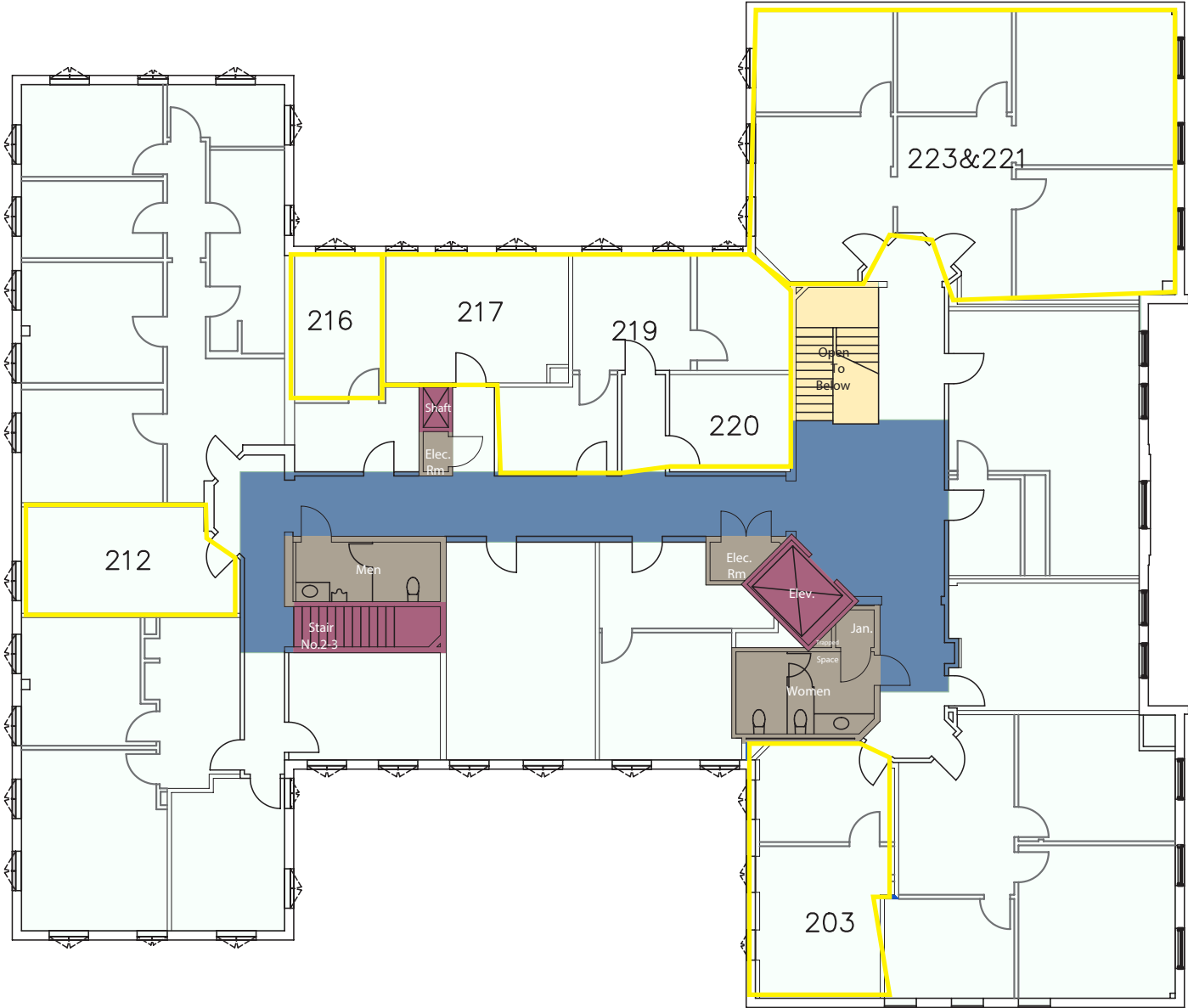
± 5,900 SF ON GROUND FLOOR

± 9,100 SF ON 2ND FLOOR

# FLOOR PLAN 1ST FLOOR



# FLOOR PLAN 2ND FLOOR



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# EXTRAORDINARY RETAIL OPPORTUNITY

One-of-a-kind Ground Floor  
opportunity with tremendous retail  
facing frontage on Camden Drive.

Private entrance and private outdoor  
courtyard access.

**SF AVAILABLE**    **RATE**

1,945 - 5,900    \$9.00/SF + NNN



COURTYARD RENDERING

# EXTERIOR RENDERINGS



CURRENT



PROPOSED



# EXTERIOR RENDERINGS



CURRENT



PROPOSED





PROPOSED INTERIOR





## THE BEVERLY HILLS GOLDEN TRIANGLE

415 N. Camden sits among the most distinguished retail and restaurants in the world; one block to Rodeo Drive, Wilshire and Santa Monica Boulevards.



Prime Beverly Hills location with prestigious 90210 address



One of Beverly Hills most well kept blocks



Future intersection of pedestrian plaza concept; walkable street with cafe seating, bike share stations, and kiosks



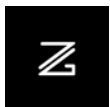
Crossroads of Los Angeles; accessible to the Westside, Downtown and Canyon roads



Walk score of 92

# LOCATION MAP

**415 NORTH  
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BEVERLY HILLS



# AMENITIES MAP

**415 NORTH  
CAMDEN**  
BEVERLY HILLS



# THE TEAM



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