

HIGH END/BOUTIQUE BEVERLY HILLS OFFICE SPACES FOR LEASE



9538 BRIGHTON WAY
BEVERLY HILLS, CA 90210

cag | COMMERCIAL
ASSET GROUP

. RARE SMALL **BEVERLY HILLS GOLDEN TRIANGLE** OFFICE SPACES

. SITUATED IN THE HEART OF BEVERLY HILLS AND WALKING DISTANCE TO NUMEROUS RESTAURANTS, CAFES, AND OTHER AMENITIES

. NORTH FACING SUITES HAVE **GENEROUS VIEWS OF BRIGHTON WAY**

. ABOVE ONE OF THE MOST POPULAR DESTINATIONS FOR COFFEE IN BEVERLY HILLS (TEUSCHER CHOCOLATES)

. THE MAJORITY OF THE SPACES HAVE BEEN **RENOVATED** WITH HARWOOD FLOORS, HARD LID CEILINGS, AND RECESSED LIGHTING

. **FLEXIBILITY ON SPACE SIZE** WITH ABILITY TO COMBINED SPACES FOR A LARGER SUITE

SPACE SIZE

±456 SF - ±1,788 SF

TIMING

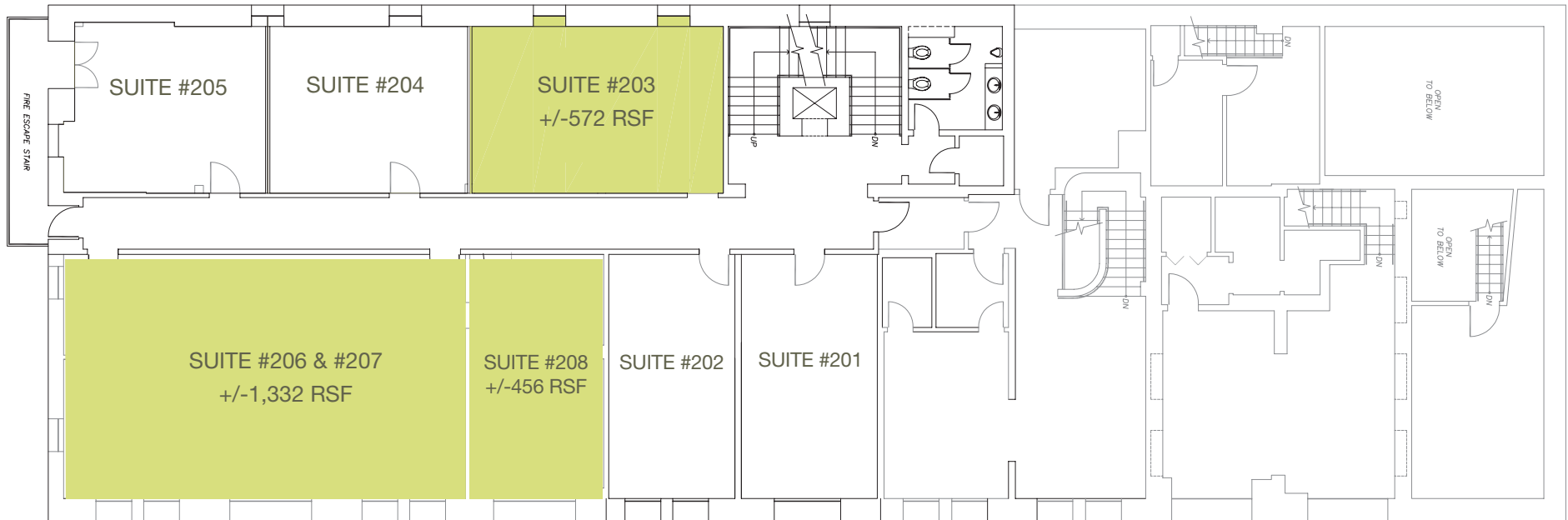
IMMEDIATELY

RENTAL RATE

\$6.40-\$7.00 PSF

MODIFIED GROSS

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



<u>SPACE</u>	<u>SIZE</u>	<u>RENT</u>
203	±572 SF	\$6.40 PSF/MONTH
206/207	±1,332 SF	\$7.00 PSF/MONTH
208	±456 SF	\$7.00 PSF/MONTH

*SUITES 206/207/208 CAN BE COMBINED FOR A TOTAL OF +/-1,788 SF
 *JANITORIAL SERVICES FOR INSIDE THE SPACES NOT PROVIDED BY LANDLORD

FLOOR PLAN

(2ND FLOOR)

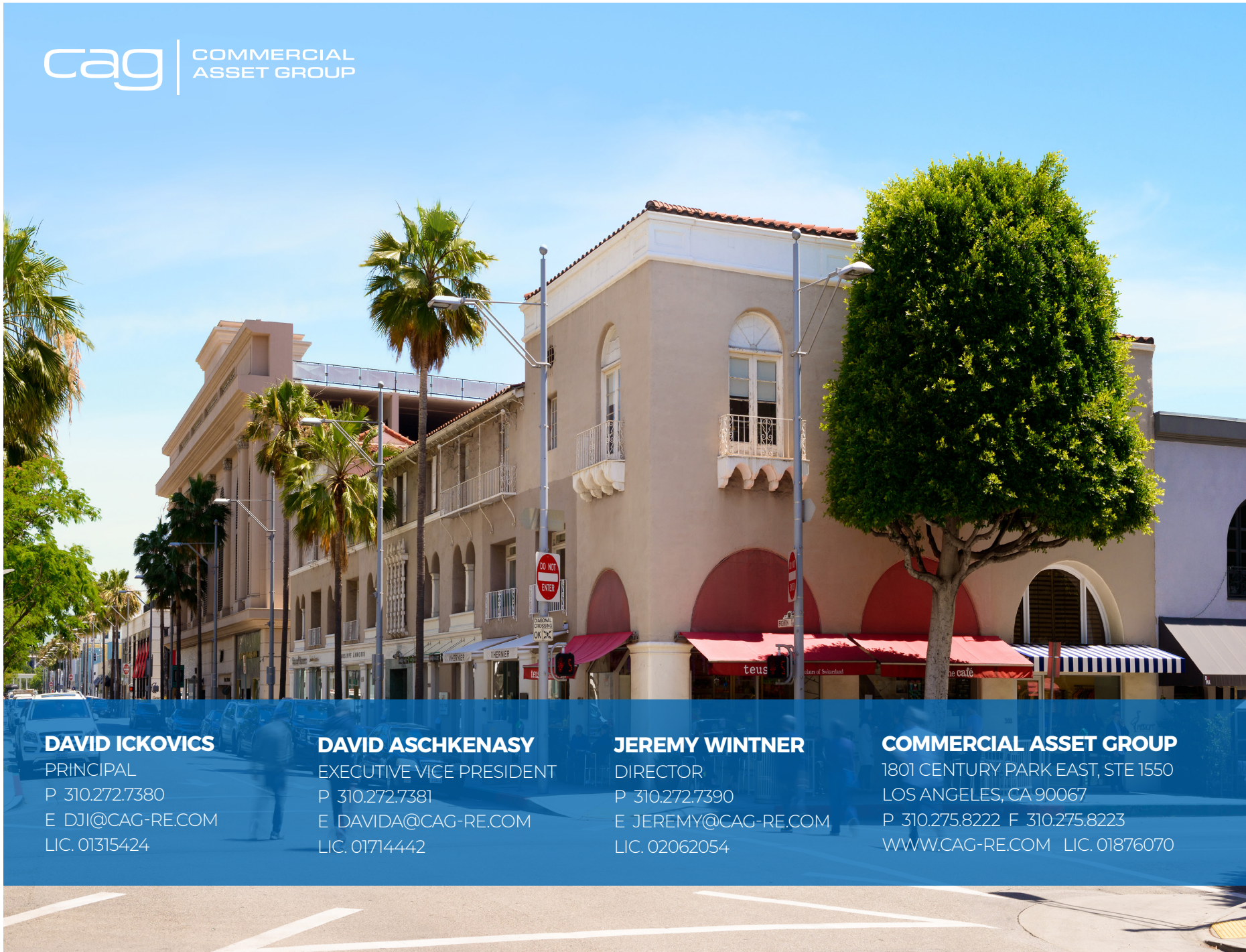


AERIAL





PROPERTY
PHOTOS



DAVID ICKOVICS

PRINCIPAL
P. 310.272.7380
E. DJI@CAG-RE.COM
LIC. 01315424

DAVID ASCHKENASY

EXECUTIVE VICE PRESIDENT
P. 310.272.7381
E. DAVIDA@CAG-RE.COM
LIC. 01714442

JEREMY WINTNER

DIRECTOR
P. 310.272.7390
E. JEREMY@CAG-RE.COM
LIC. 02062054

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550
LOS ANGELES, CA 90067
P. 310.275.8222 F. 310.275.8223
WWW.CAG-RE.COM LIC. 01876070