



PRIME OFFICE OPPORTUNITIES FOR LEASE

499 NORTH CANON DRIVE
BEVERLY HILLS, CA 90210

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OVERVIEW

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PROPERTY FEATURES

- Fantastic Golden Triangle opportunity for second and fourth floor office use
- Abundant 2 hour free parking garages nearby as well as metered parking
- Directly across the street from The Annenberg Center for the Performing Arts
- Nearby food operators include Alfred's Coffee, Starbucks, Coffee Bean, Wolfgang's, Wallys, Xi'an, Il Pastaio, E. Baldi & La Scala
- Parking: \$175/month unreserved; \$225/month reserved (subject to availability)

Rent: \$6.50 PSF/month, gross

Available Suites:

Suite 215 (206 RSF)	Suite 405/406 (585.5 RSF)
Suite 217 (174 RSF)	4th Floor Conf. Room* (273 RSF)
Suite 400 (2,496 RSF)	

*4th Floor Conference Room to be converted to new permanent office space

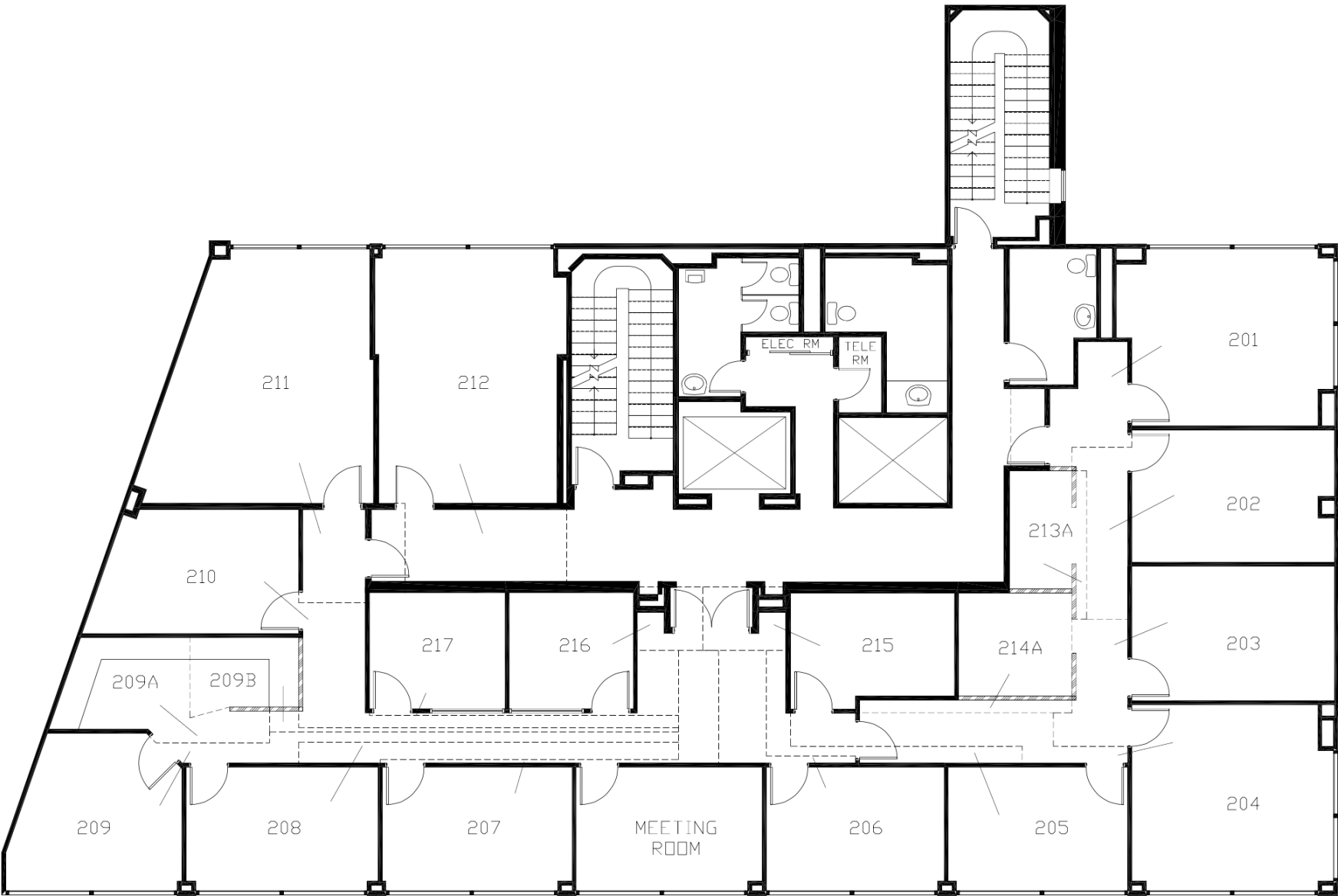
Area Profile	0.5 Mile	1 Mile	3 Mile
	3,625	25,391	259,204
Estimated 2015 Population			
	\$143,629	\$133,356	\$114,027
Average Household Income			
	\$1,000,001	\$1,000,001	\$940,134
Median Home Value			

ROOFTOP/LOUNGE AREA

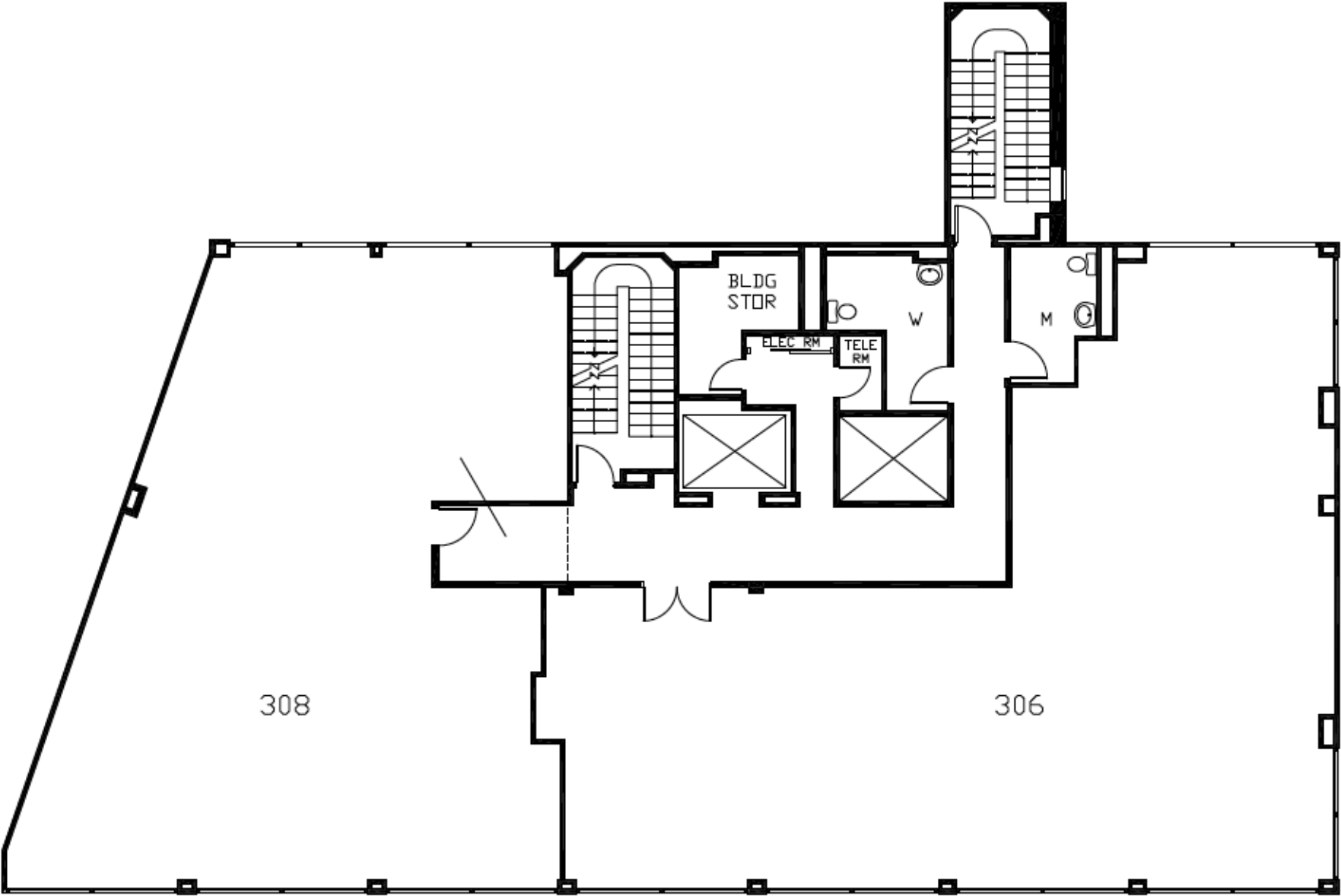
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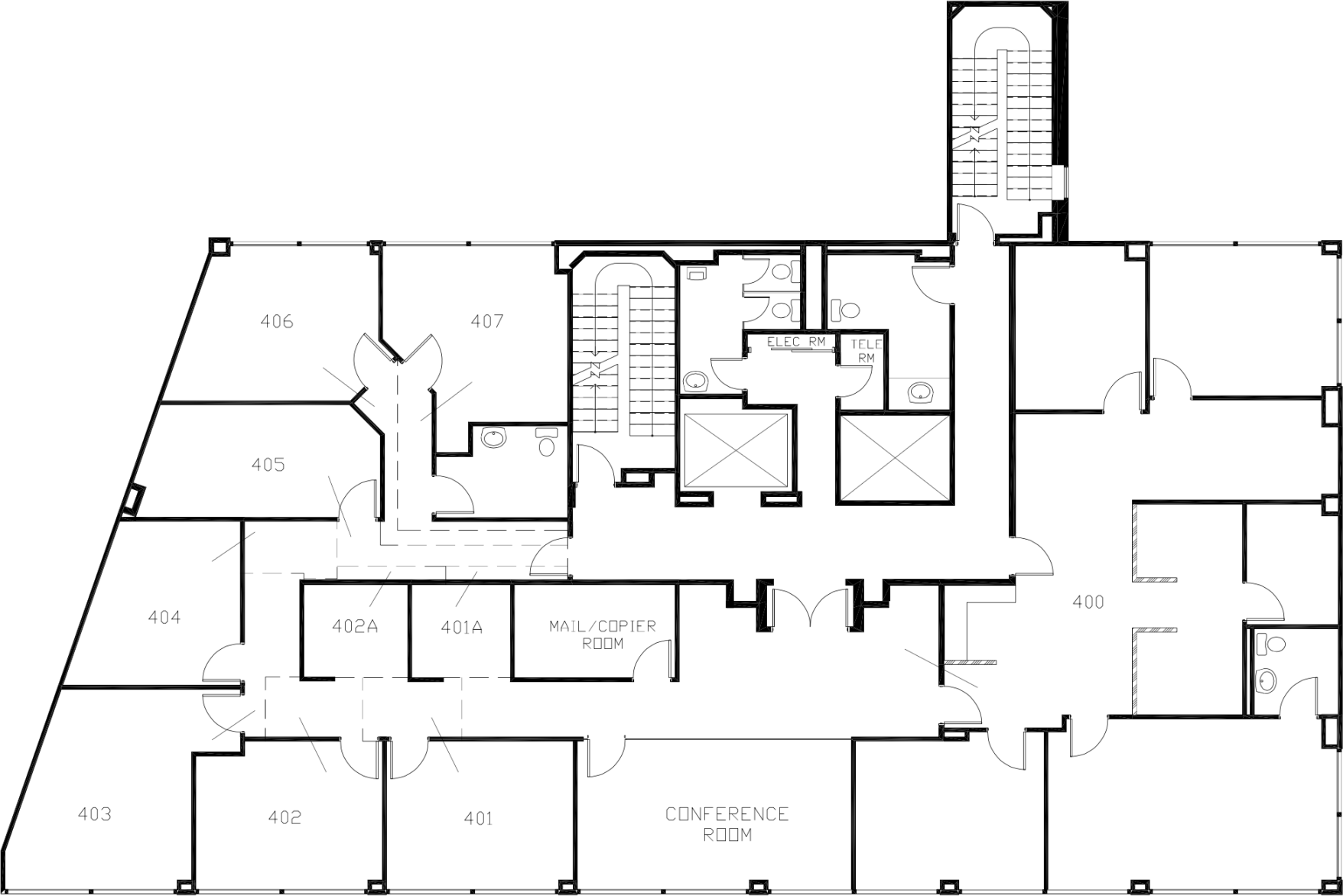
SECOND FLOOR OVERVIEW



THIRD FLOOR OVERVIEW



FOURTH FLOOR OVERVIEW

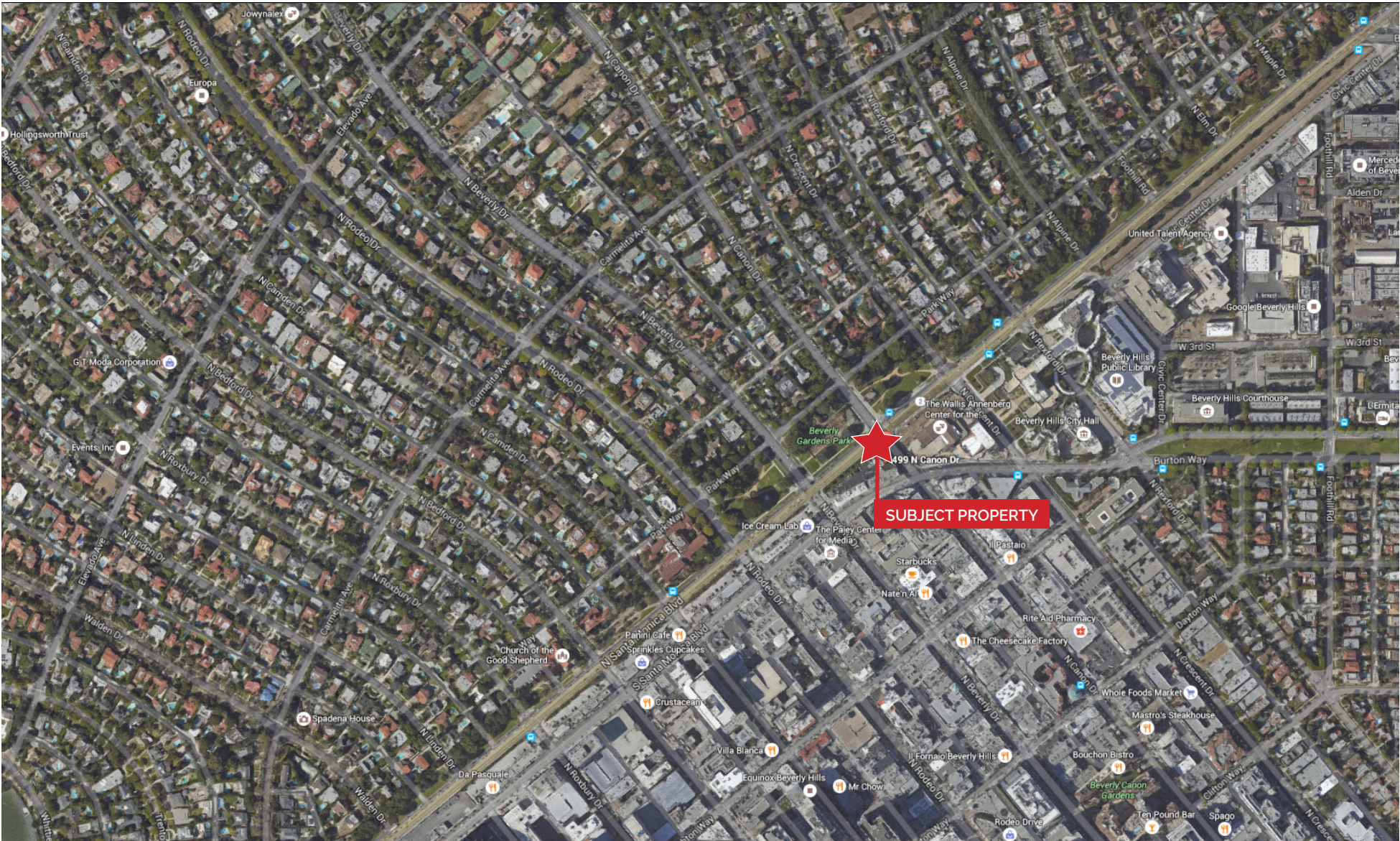


STREET RETAIL OVERVIEW

Subject Property		499	9390 Anneberg Center	
Vertigo		469	S Santa Monica Blvd	
Heritage Fine Wines		467	460 Valerie Beverly Hills	
Helen Ficalora		461	454 Il Tramezzino	
Chromis		459	452 Drybar Beverly Hills	
Chroma Makeup Studio		457	450 Yoshi Hair Studio	
Tatel		453	444 Edelweiss Chocolates	
Hiroshi Hair Design		451	442 Selfish	
Dickranian Management		449	440 Alchemy 43	
Thibiant Beverly Hills		447	434 La Scala	
Wally's Beverly Hills		443	432 Leggiadro of Beverly Hills	
Wolfgang's Steakhouse Gilt City Keller Williams Realty Johnson & Johnson, LLP		439	430 Olive & June	
Euro Caffè Gratus		427	424 Porta Via The Bar Room	
Carroll & Co		425	416 Anewu Umberto Salon Makeup by Sandra Dee	
Gratitude		419	410 Shiki Beverly Hills	
Avedon		417	400 Il Pastaio Brighton Way	
Louis Michael Salon Anush Hair Design		413		
Optics By Victor		411		
Harry Harris Shoes		409		
American Tea Room		401		
E Baldi		375	370 Alo Yoga	

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AERIAL





FOR MORE INFORMATION, PLEASE CONTACT:

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