

8530 WILSHIRE BLVD

*BEVERLY
HILLS*

CREATIVE OFFICE **FOR LEASE**

WILSHIRE @ LA CIENEGA



Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260

GABRIEL J. BROWN

Executive Vice President

gabe.brown@am.jll.com

(310) 407-2124

License #01441920

8530 WILSHIRE BLVD

BEVERLY HILLS

CREATIVE OFFICE FOR LEASE

PROPERTY DETAILS

AVAILABLE: Suite 210 - 487 rsf
Suite 300 - 10,606 rsf - FULL FLOOR
Suite 400 - 3,514 rsf
Suite 550 - 3,782 rsf

RENT: \$3.95/rsf, Full Service

TERM: 3 - 10 Years

PARKING: Ratio: 3/1000
Unreserved: \$125/space/month
Reserved: \$175/space/month

HIGHLIGHTS

Exceptional Creative Office Space

Expansive views with lots of natural light

Visible Beverly Hills location on Wilshire Blvd

Operable windows, renovated common areas

Long-term ownership, professionally managed

Adjacent to Wilshire/La Cienega Metro Station



8530 WILSHIRE BLVD

BEVERLY HILLS

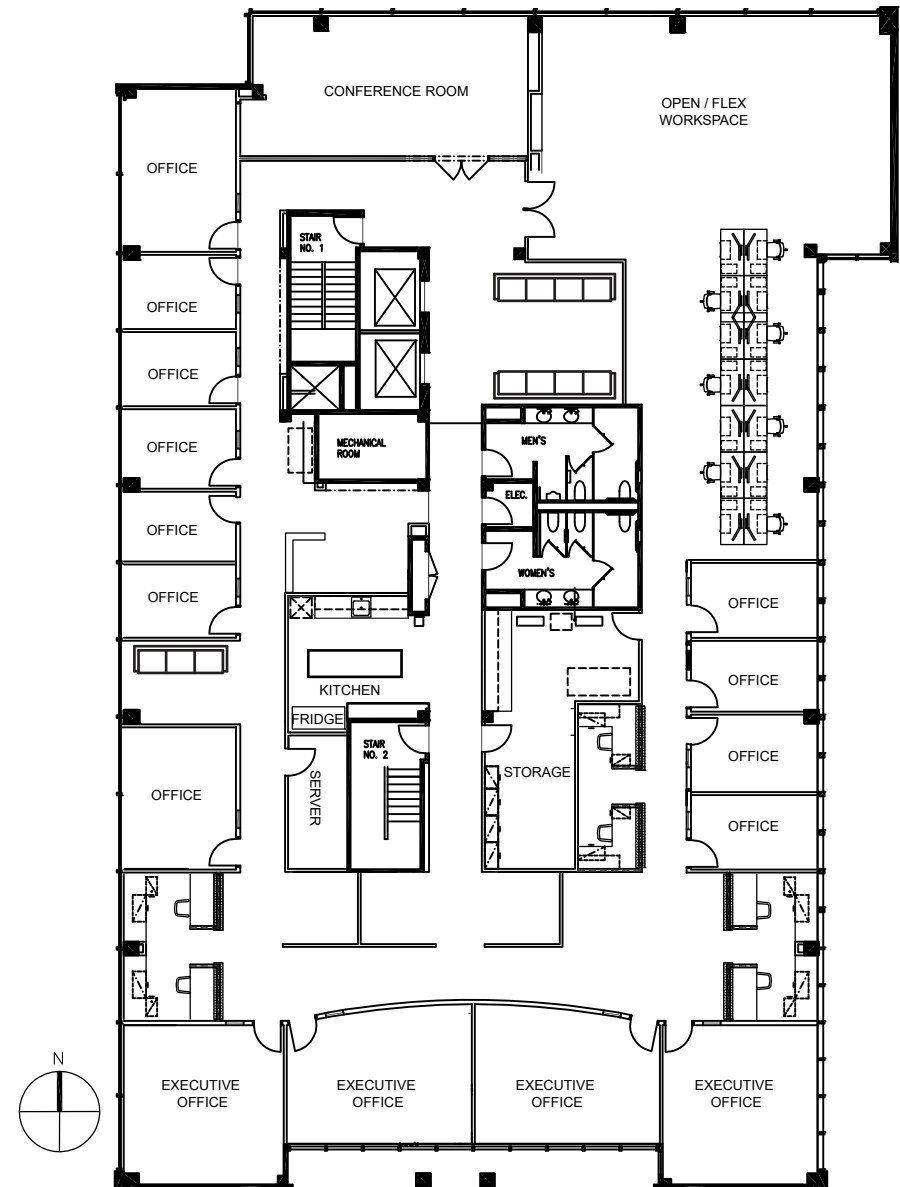
CREATIVE OFFICE FOR LEASE

SUITE 300 - 10,606 RSF

Full floor opportunity with private elevator entrance directly into space
Fifteen (15) perimeter offices along the window line
Open/flex space, two kitchen/break areas, storage
Areas with operable windows, exposed brick wall



SUITE 300 - 10,606 RSF



8530 WILSHIRE BLVD

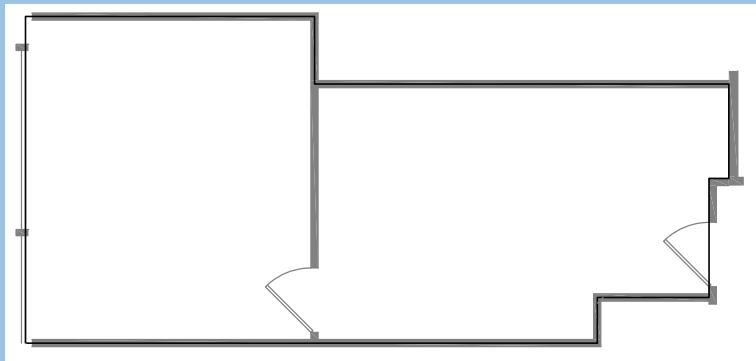
BEVERLY HILLS

CREATIVE OFFICE FOR LEASE

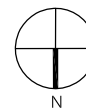
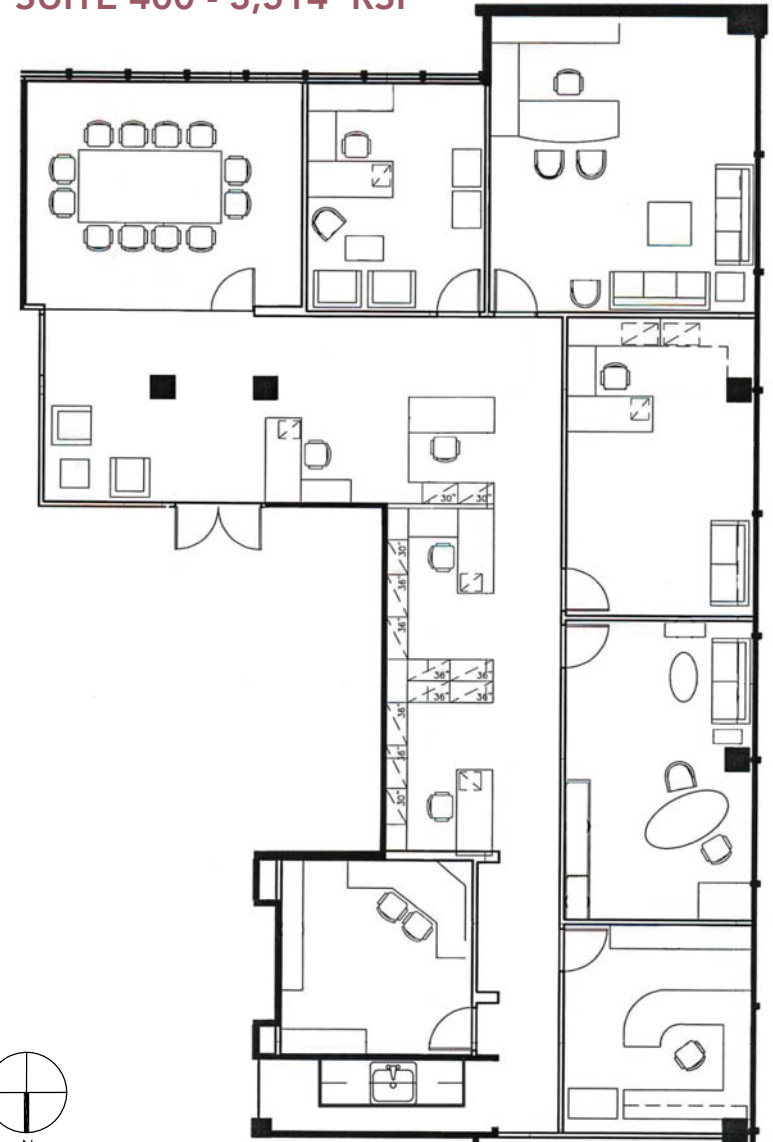
SUITE 400 - 3,514 RSF

Great mix of offices and open bullpen area
Glass walled conference room
Large corner executive office
Kitchen and storage area

SUITE 210 - 487 RSF



SUITE 400 - 3,514 RSF



8530 WILSHIRE BLVD

BEVERLY HILLS

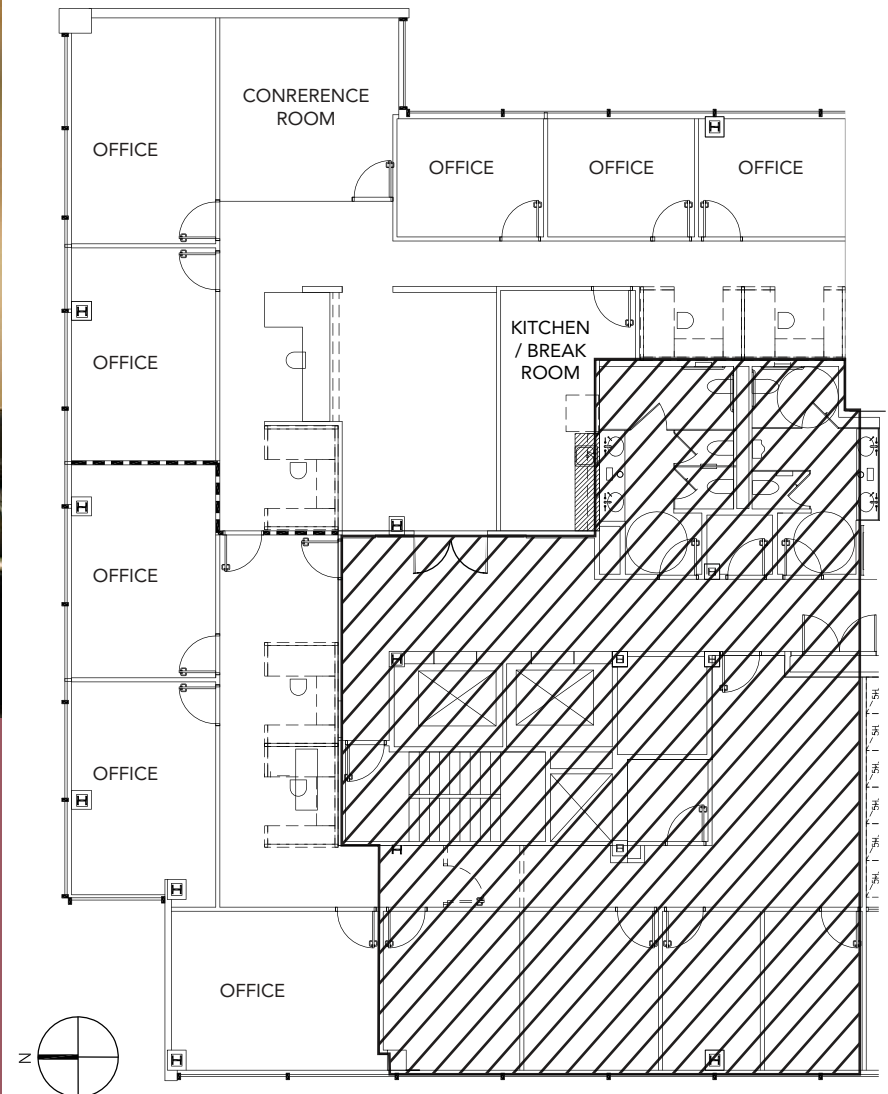
CREATIVE OFFICE FOR LEASE



SUITE 550 - 3,782 RSF

Double door entry with elevator identity
Large reception, concrete floor, high-end lighting
Nine windowed offices and bullpen area
Glass walled conference room with exposed brick
Kitchen and large storage area/file room

SUITE 550 - 3,782 RSF



8530 WILSHIRE BLVD

BEVERLY HILLS

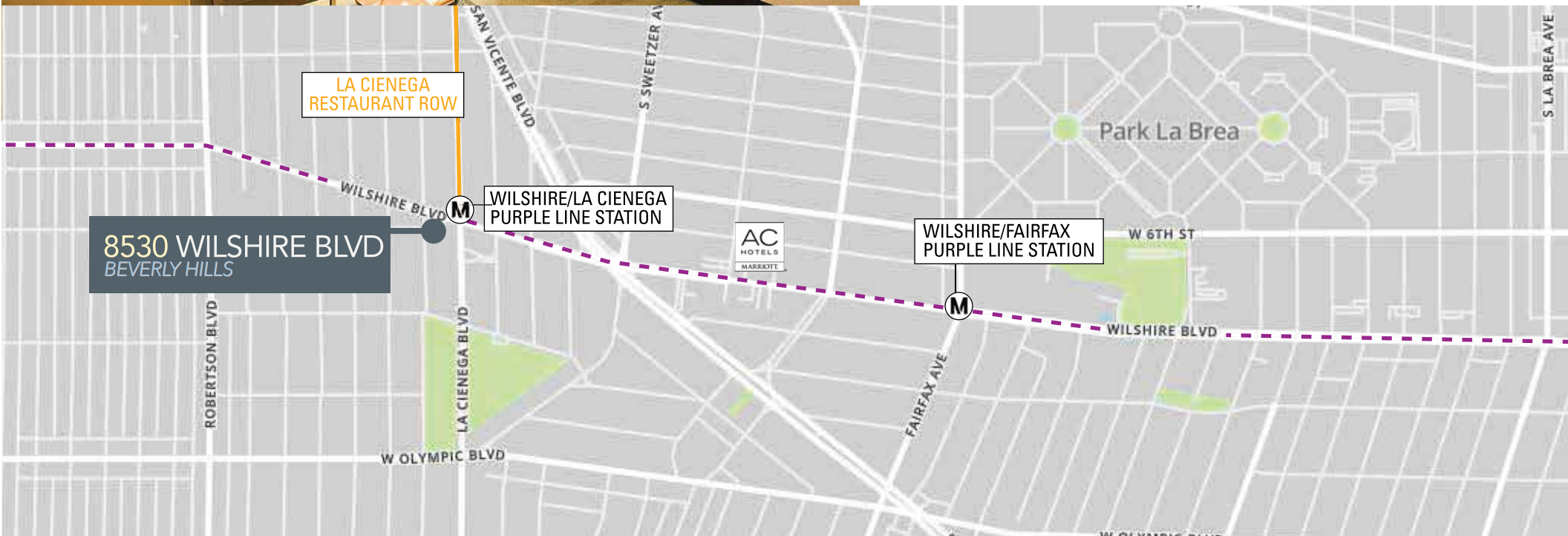
CREATIVE OFFICE FOR LEASE



NEARBY RESTAURANTS AND RETAIL

The Stinking Rose
Spice Affair
Capital Seafood BH
Lawry's Prime Rib
Shan Social House
Fogo De Chao
Genwa Korean BBQ
Gyu-Kaku Japanese BBQ
The Bazaar By Jose Andres
Morton's The Steakhouse
Trader Joe's

Bombay Palace
Sushi 101
Natalee Thai
Tagine
Mari Cafe & Grill
Lazy Daisy
Summer Fish & Rice
Gourmand
Starbucks
Tutt' a Post' Trattoria
Blasteran



8530 WILSHIRE BLVD

For leasing information, contact:

GABRIEL J. BROWN, Executive Vice President
gabe.brown@am.jll.com | (310) 407-2124 | License #01441920



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

***The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.**