

# 9460 WILSHIRE

BEVERLY HILLS

PENTHOUSE AVAILABLE!

9 STORY OFFICE BUILDING IN THE HEART OF BEVERLY HILLS

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PRIME OFFICE SPACE IN THE HEART OF BEVERLY HILLS

9460 Wilshire is a Class A office building located on Wilshire & Beverly Drive just one block away from world-renown Rodeo Drive in the heart of the Beverly Hills Golden Triangle. The property boasts high-end finishes, a recently updated lobby, and benefits from the wide array of restaurants, cafes, shops, and amenities within easy walking distance.



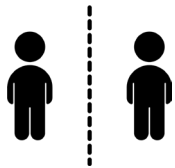
High-end finishes with open office environment



Amenity rich location in the Beverly Hills Golden Triangle



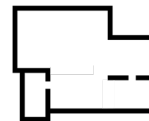
Ample on-site parking with ratio of 2 / 1,000 RSF



Ideal for social distancing



Close proximity to future Metro Purple Line set to open 2022



Great mix of private offices and open plans





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## PROPERTY DETAILS

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|               |                                                                                                             |
|---------------|-------------------------------------------------------------------------------------------------------------|
| Premises      | 97,035 RSF                                                                                                  |
| Term          | 3-10 Years                                                                                                  |
| Rent          | Negotiable                                                                                                  |
| Size          | 2,000 to 4,618 RSF                                                                                          |
| Parking Ratio | 2 / 1,000 RSF                                                                                               |
| Parking Rates | Reserved: \$265 per stall / month<br>Unreserved: \$215 per stall / month<br>Tandem: \$175 per stall / month |

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## 9TH FLOOR

PENTHOUSE // 2,041 RSF

Penthouse with phenomenal views. 2 window offices, open plan, kitchen and private restroom. Available 9/1/24

