

BEVERLY GROVE RETAIL/CREATIVE OFFICE SPACE FOR LEASE



8126 BEVERLY BLVD
LOS ANGELES, CA 90048

cag | COMMERCIAL
ASSET GROUP

AVAILABLE

±900 TO ±4,400 SF*

SPACES

1ST FLOOR: ±3,500 SF

2ND FLOOR: ±900 SF

*SPACES CAN BE COMBINED

TIMING

IMMEDIATELY

1ST FLOOR

RETAIL/OFFICE

\$3.50 NNN

2ND FLOOR

OFFICE

\$5.00 MODIFIED GROSS

PARKING

ONSITE LOT WITH 14
DEDICATED SPACES

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.

. PRIME BEVERLY BLVD RETAIL/CREATIVE OFFICE SPACES

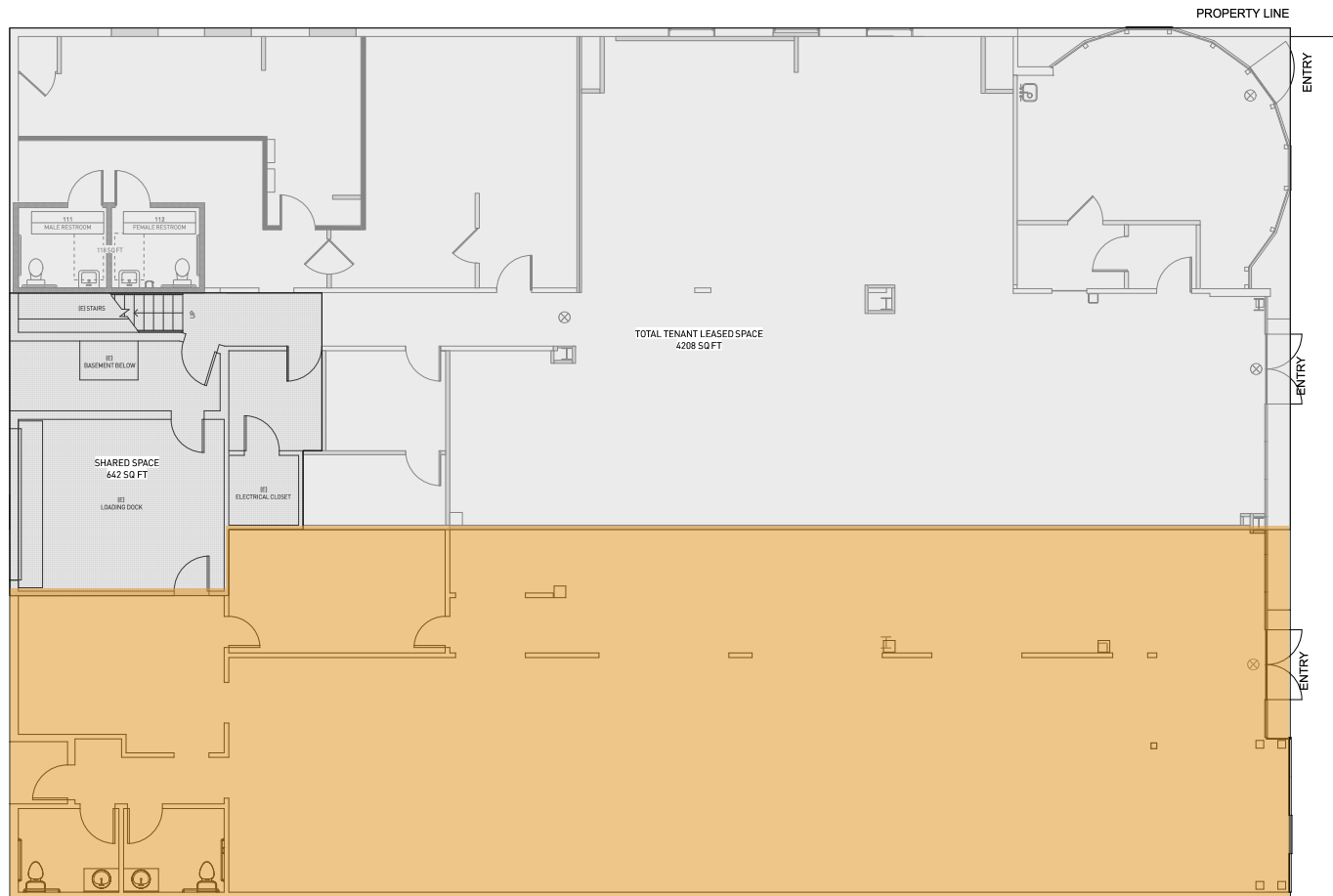
. LOCATED WITHIN CLOSE PROXIMITY TO THE BEVERLY CENTER, BEVERLY CONNECTION, AND THE GROVE

. EXCELLENT RETAIL SPACE WITH EXPOSED CEILINGS LOCATED NEXT TO HEALTHY SPOT WITH GREAT PARKING

. 2ND FLOOR SPACE IS PERFECT SMALL CREATIVE OFFICE FOR SMALL CREATIVE COMPANY

. 12.5 TONS HVAC SERVICING 1ST FLOOR SPACE

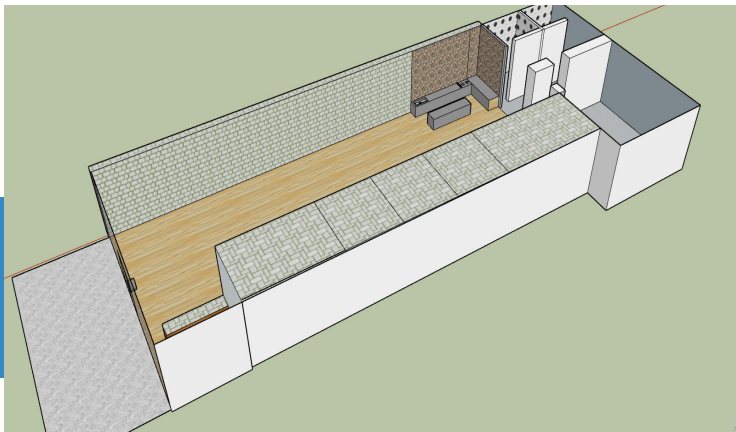
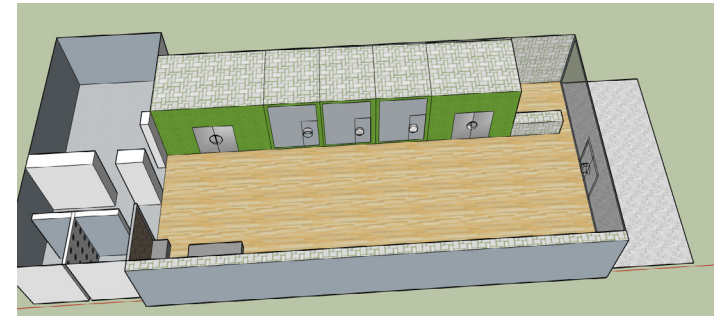
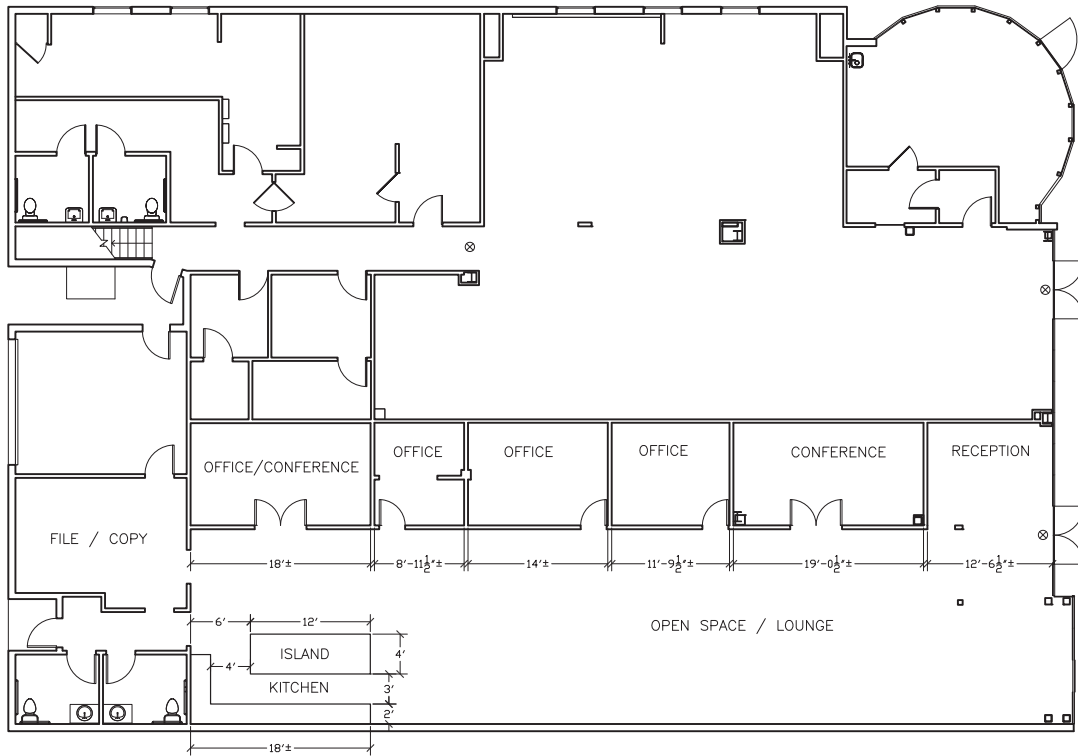
. ABOVE AVERAGE PARKING FOR THE AREA



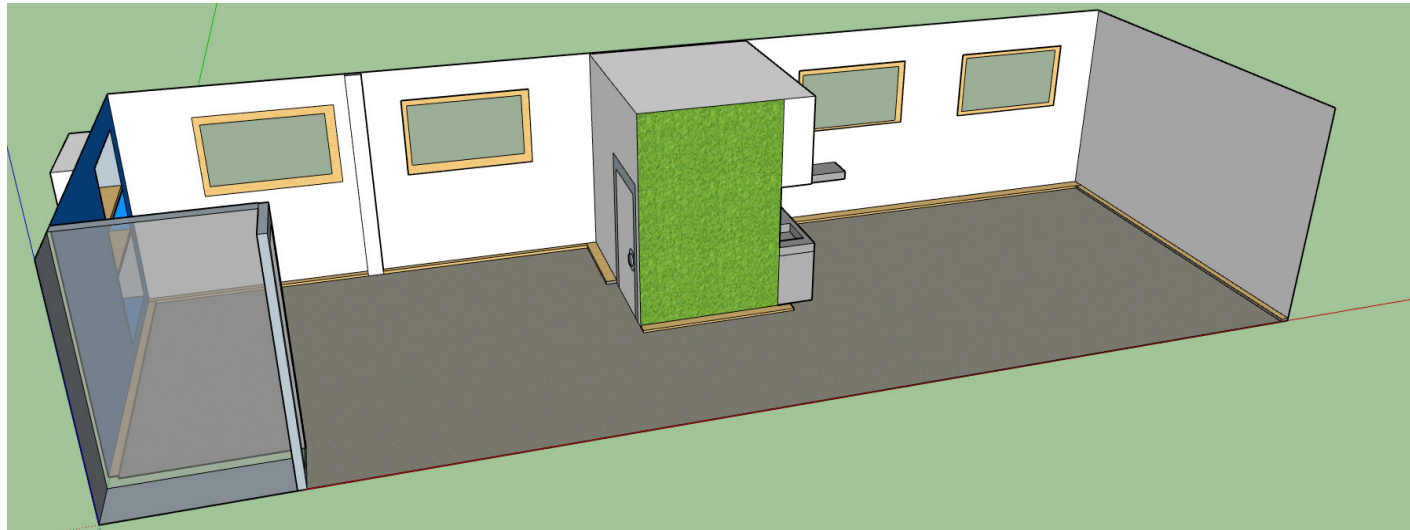
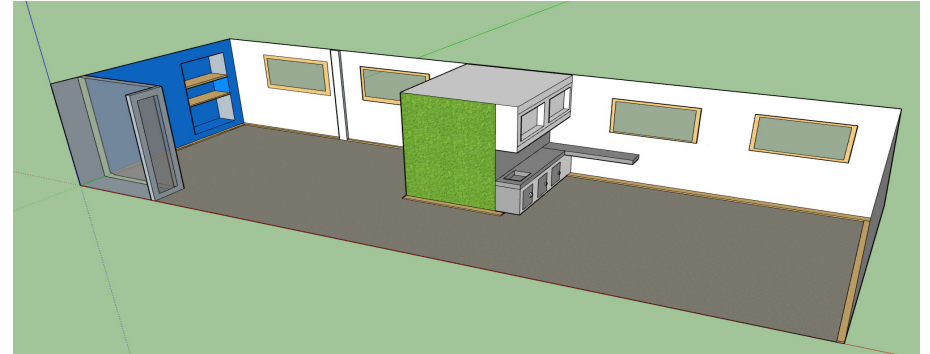
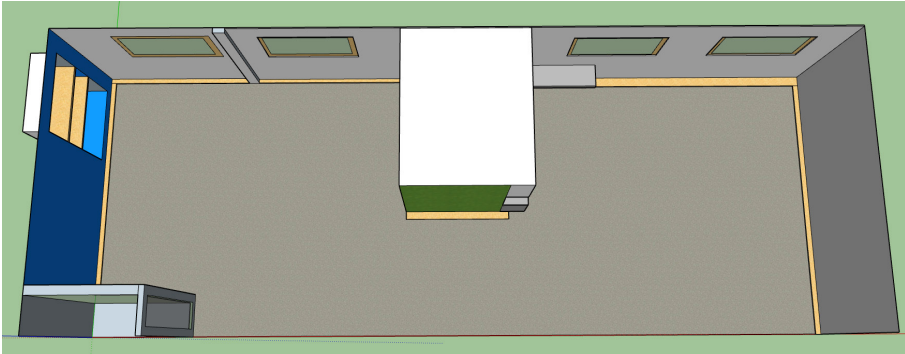
FLOOR PLAN(S)

(1ST FLOOR EXISTING)





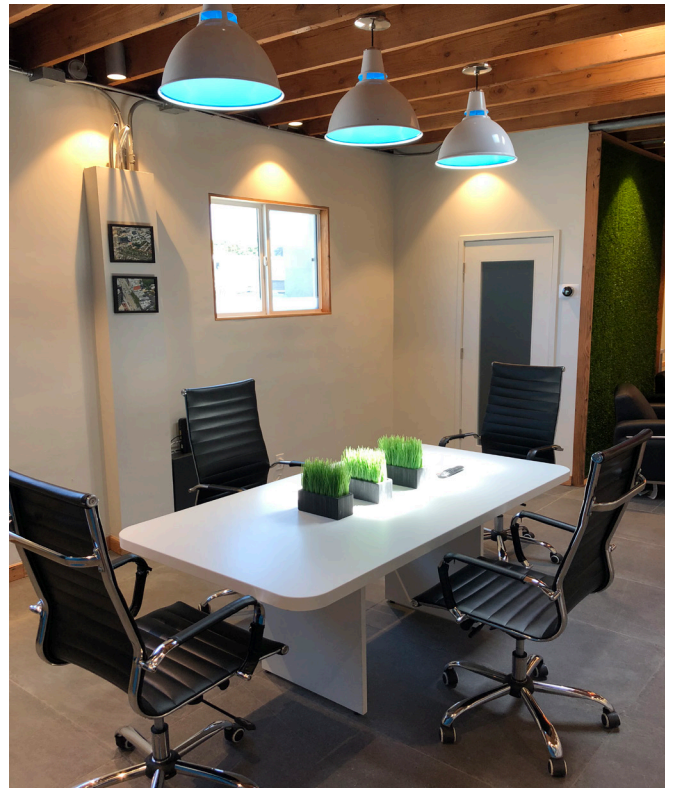
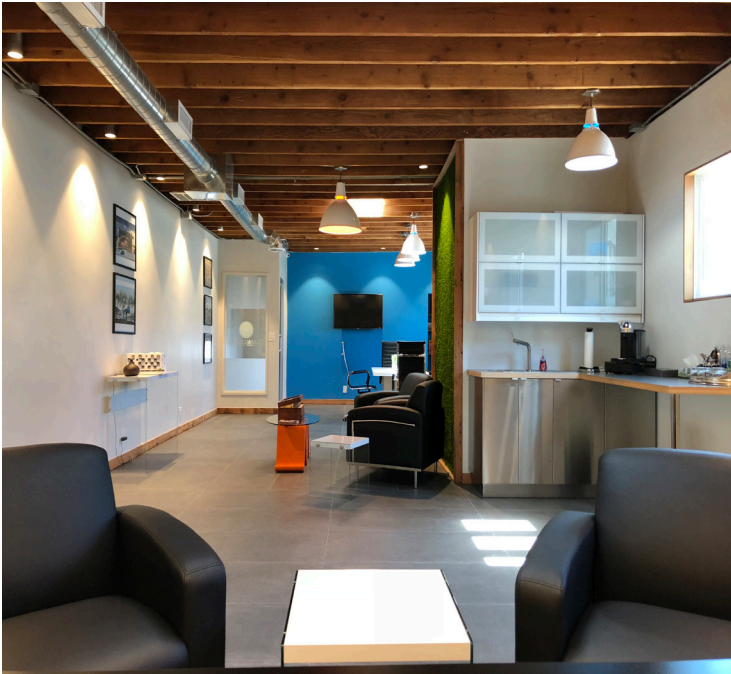
FLOOR PLAN/3D
(1ST FLOOR PROPOSED)



FLOOR PLAN/3D

(2ND FLOOR)





PROPERTY
PHOTOS

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