



COMMERCIAL  
ASSET GROUP

**The Wilshire Roxbury**  
**9696 Wilshire**

**BEVERLY HILLS JEWEL BOX OFFICE BUILDING**

**SECURE • WELL LOCATED • PEACEFUL**

# PROPERTY HIGHLIGHTS

---

SPACE SIZE  
**±4,100 RSF**

RENTAL RATE  
**\$84.00/RSF/YR**

TERM  
**5 - 10 YEARS**

PARKING  
**3/1,000**

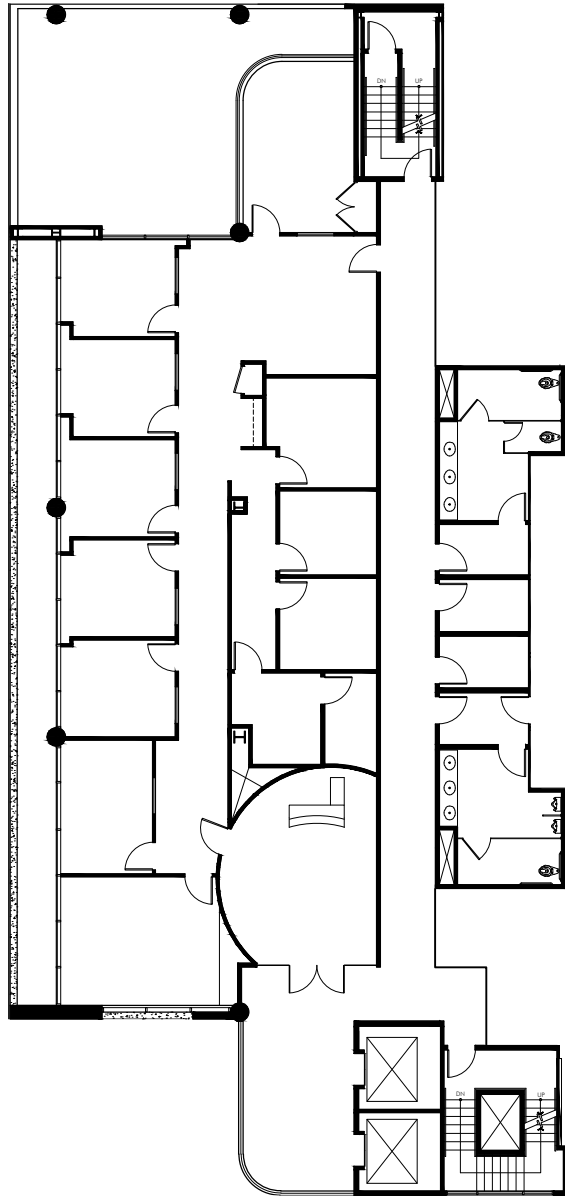
AVAILABILITY  
**4/1/2026**

- Building-wide telecom security system
- Elevator identification
- Space includes reception area, conference room, fully equipped kitchen, server room, one executive office with adjacent outdoor patio, six exterior window offices, three interior offices, spacious interior work area

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.

# SUITE 200 FLOOR PLAN

---



# AERIAL





**Tom Korey**

Senior Managing Director

310.488.0836

tkorey@cagre.com

Lic. 00816408

**Commercial Asset Group**

190 N. Canon Drive, STE 300

Beverly Hills, CA 90210

P: 310.275.8222 F: 310.275.8223

cagre.com Lic: 01876070



**COMMERCIAL  
ASSET GROUP**