

# RETAIL FOR LEASE

MGM BUILDING  
245 N BEVERLY DRIVE

CO-TENANCY WITH

AVRA  
BEVERLY HILLS  
estiatorio

TA  
GS

sweetgreen



**KAZUKO MORGAN**

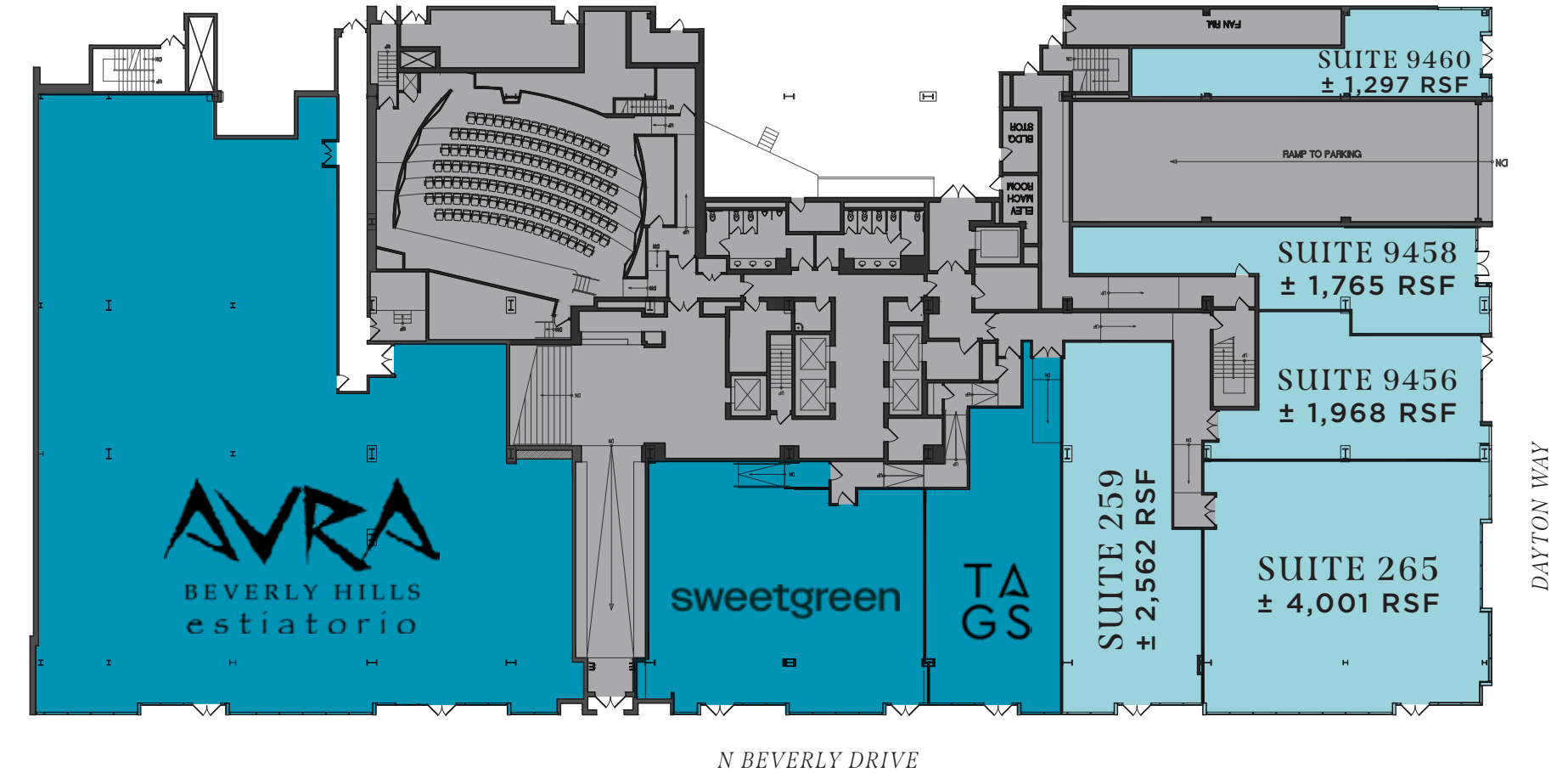
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# PREMISES

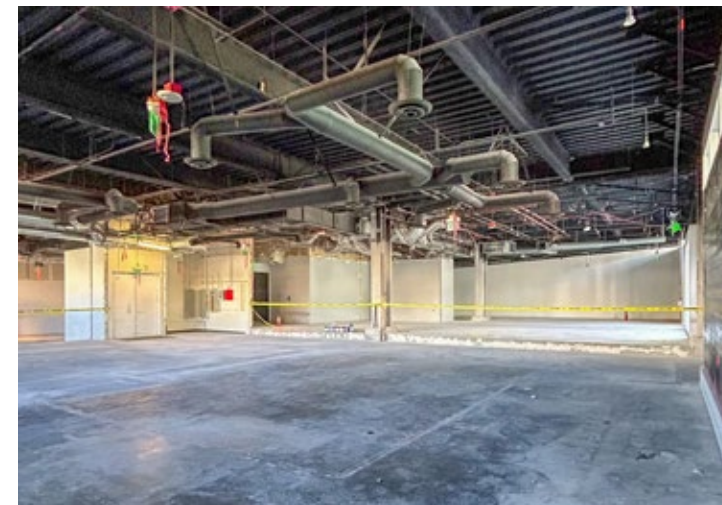
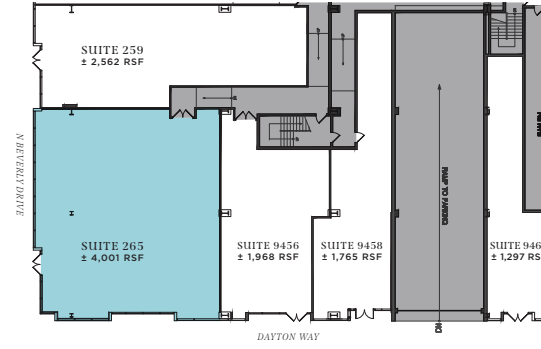


<i>SUITE 259</i>	± 2,562 RSF
<i>SUITE 265 (CORNER)</i>	± 4,001 RSF
<i>SUITE 9456 DAYTON</i>	± 1,968 RSF
<i>SUITE 9458 DAYTON</i>	± 1,765 RSF
<i>SUITE 9460 DAYTON</i>	± 1,297 RSF

245 N. Beverly Drive features over ±10,000 square feet of space available in a stunning, Class-A, contemporary development which is also home to the world-famous MGM Studios headquarters. Positioned on North Beverly Drive within the luxurious Beverly Hills Golden Triangle, 245 N. Beverly Drive offers prime exposure to retailers and restaurants in a highly coveted and rarely available shopping destination.

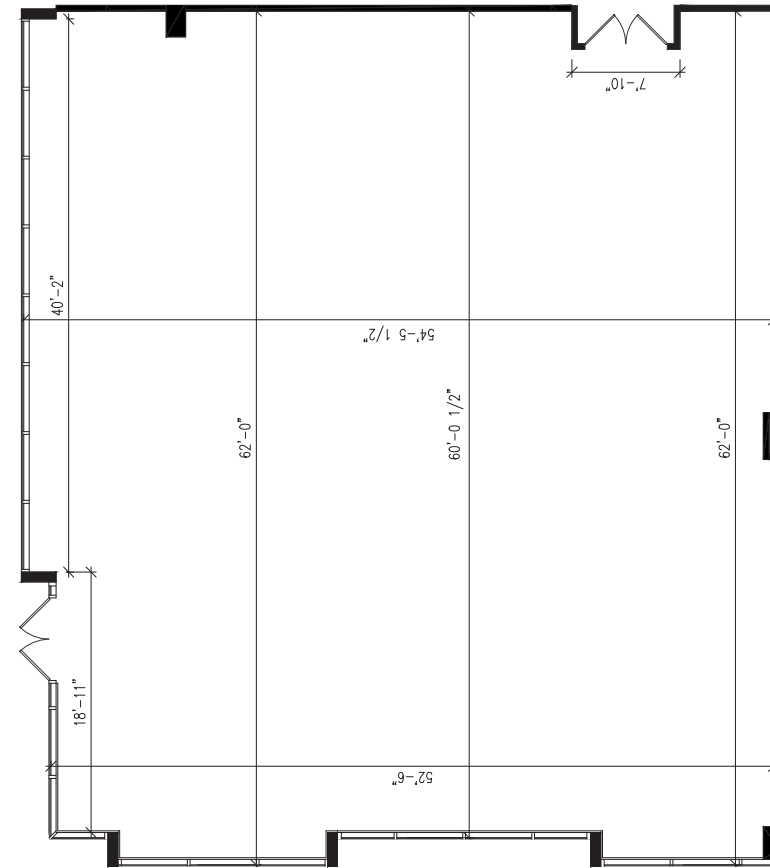
# SUITE 265 ± 4,001 RSF RETAIL

- Wraparound frontage on N Beverly Drive and Dayton Way
- Corner space
- Can be combined with Suite 259, 9456, & 9458 for ± 10,221 SF



# SUITE 265 ± 10,221 RSF FLAGSHIP RETAIL

- Wraparound frontage on N Beverly Drive and Dayton Way
- Available Now

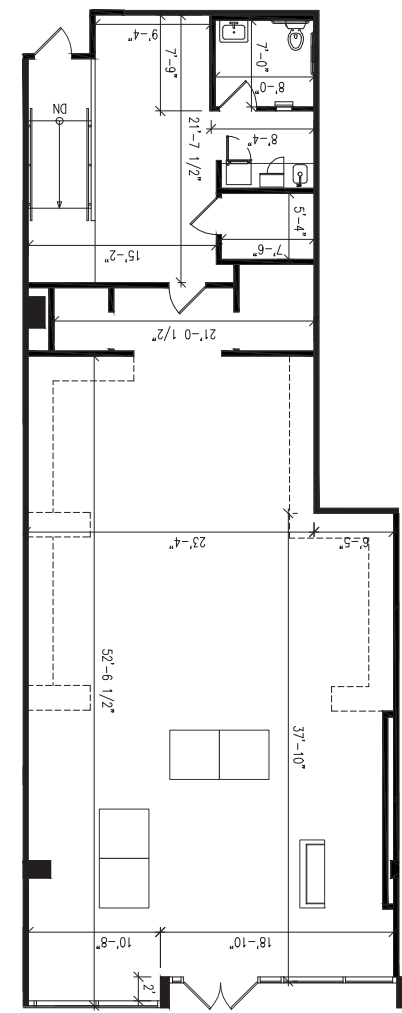
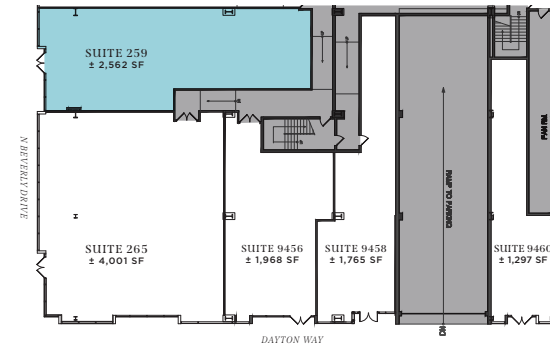


DAYTON WAY

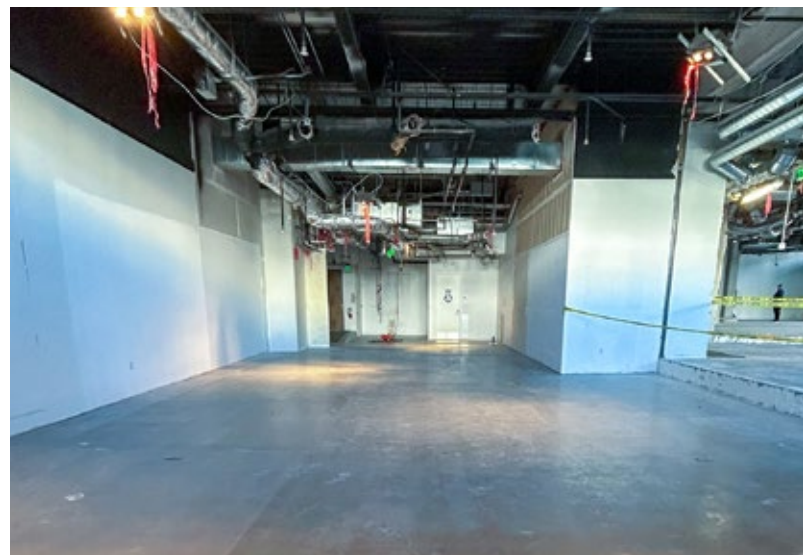
N BEVERLY DRIVE

# SUITE 259 ± 2,562 SF

- Frontage on N Beverly Drive
- In-line space between TAGS and available corner retail
- Can be combined with Suite 265, 9456, & 9458 for ± 10,082 SF

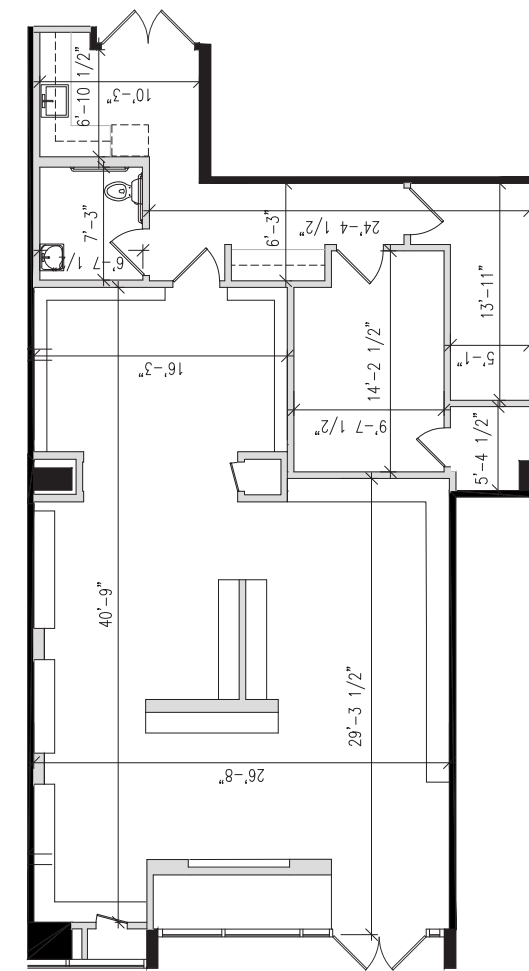
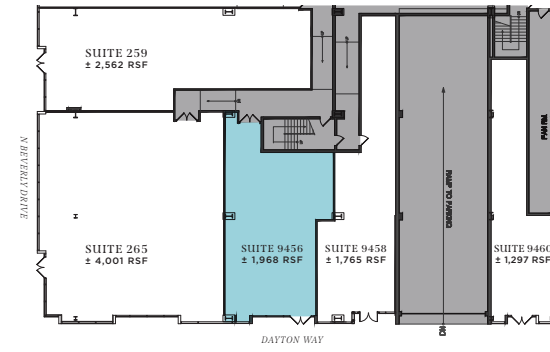


N. BEVERLY DRIVE



# SUITE 9456 ± 1,968 RSF

- Frontage on Dayton Way
- In-line space between parking garage entrance and available corner retail
- Can be combined with Suite 265, 259, & 9458 for ± 10,221 SF

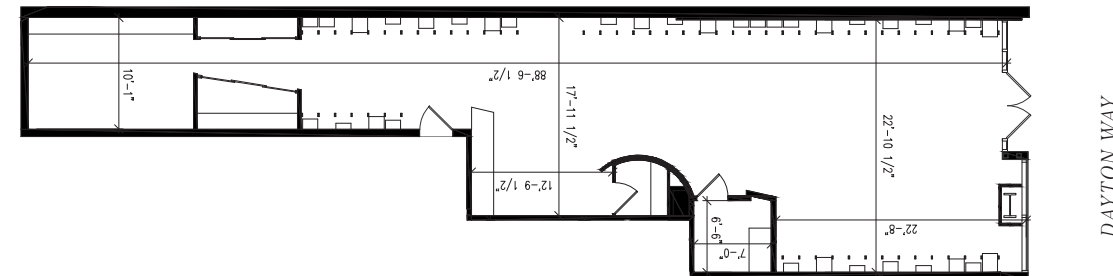
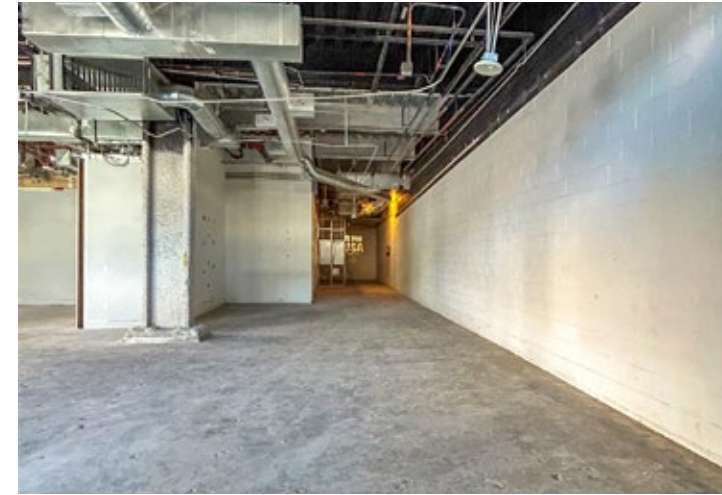
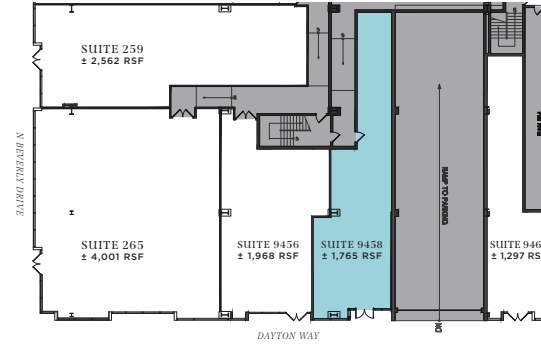


DAYTON WAY



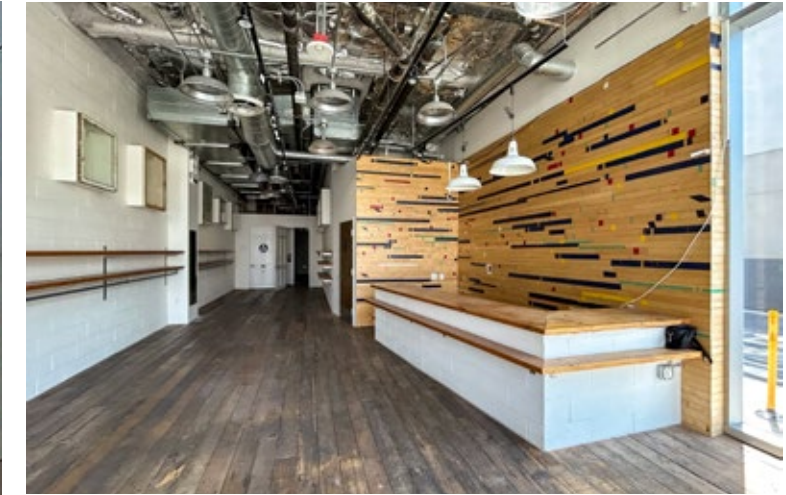
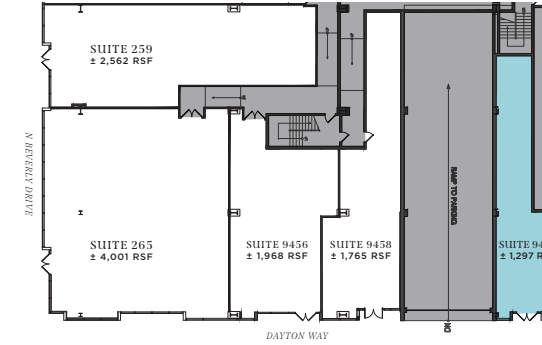
# SUITE 9458 ± 1,765 RSF

- Frontage on Dayton Way
- In-line space between parking garage entrance and available corner retail
- Can be combined with Suite 265, 259, & 9456 for ± 10,221 SF

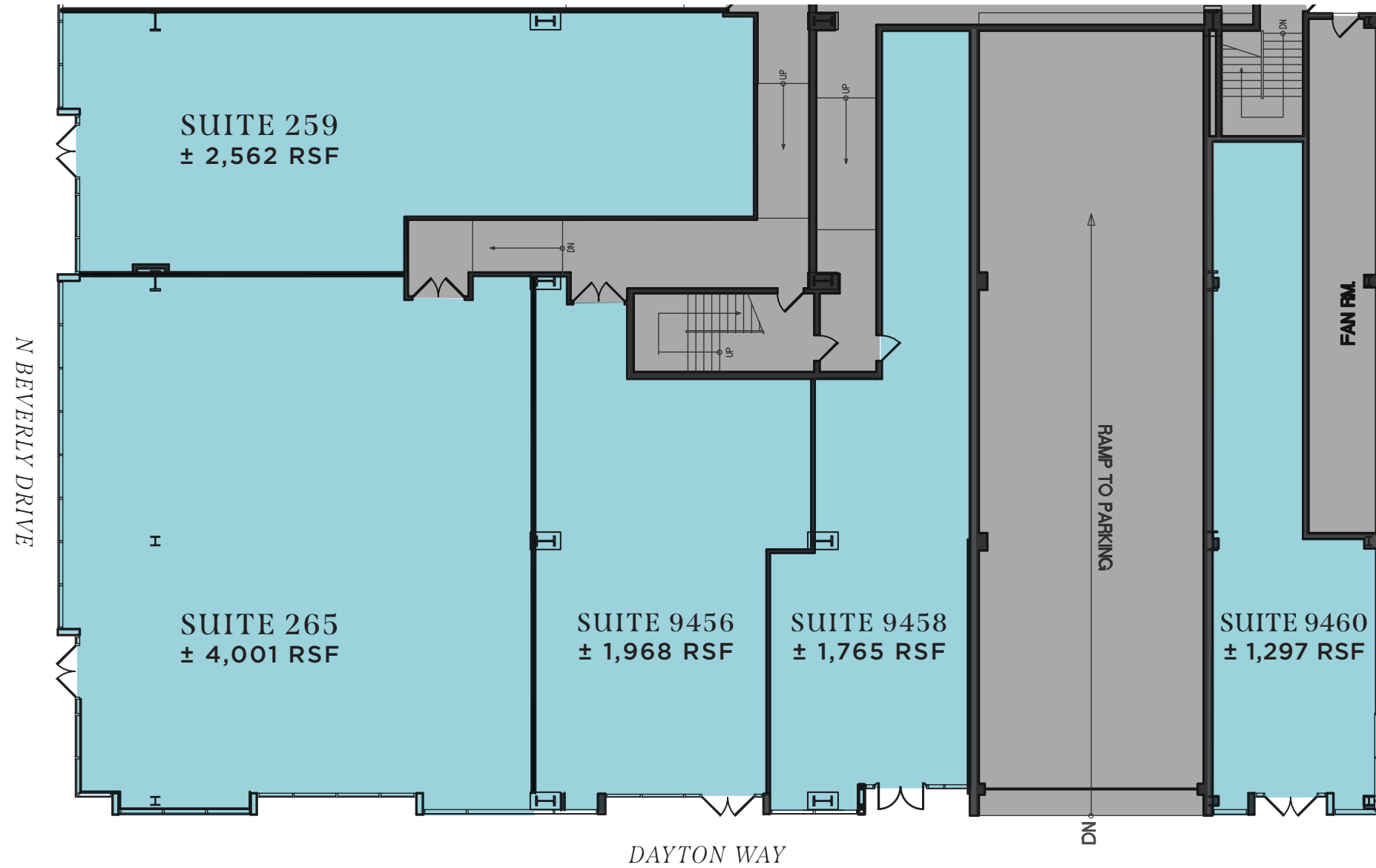


# SUITE 9460 ± 1,297 RSF

- Frontage on Dayton Way
- In-line space

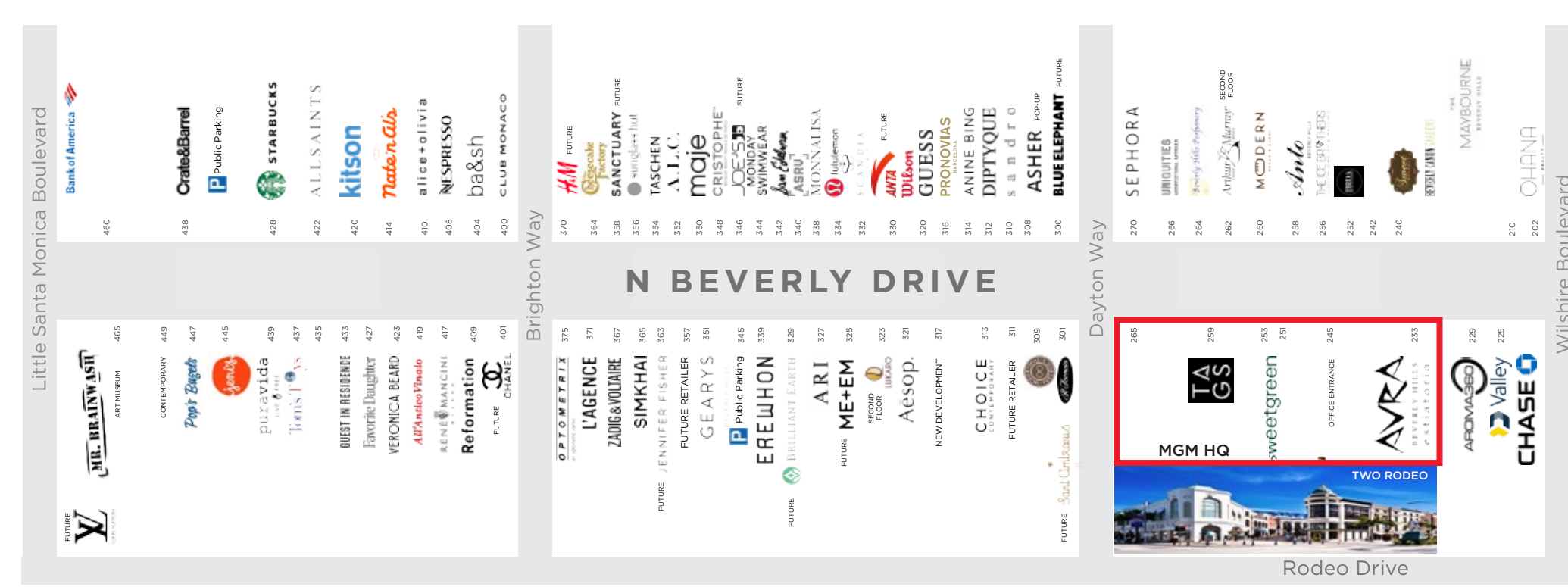


# SITE PLAN

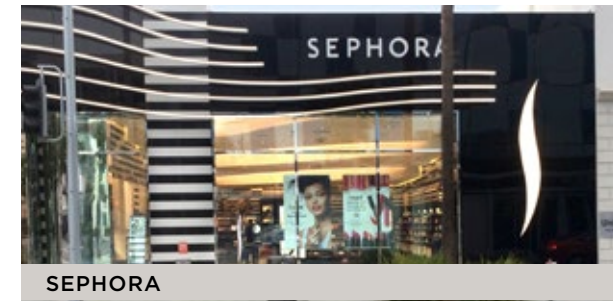


## DAYTON WAY VIEW





### NEIGHBORING RETAILERS



**AVRA**  
BEVERLY HILLS  
estiatorio

Avra Estiatorio, an upscale Greek seafood restaurant based in New York City, recently opened at MGM Place in Beverly Hills. Providing a contemporary and authentic Mediterranean atmosphere with an open kitchen featuring fresh selections of fish priced by the pound, existing locations have become the go-to hot spots for celebrities, musicians, and moguls. The new location in Beverly Hills is the first California outpost for this popular restaurant from partners Marc Packer, Nick Tsoulos, and Nick Pashalis.

**sweetgreen**

Sweetgreen is a mission-driven restaurant serving healthy food at scale, offering fresh, plant-forward, earth friendly food available for dining in, takeout and delivery, made in-house from scratch, using whole produce delivered the same morning. It started from three college students from Georgetown University who were simply looking for a healthier way to eat. The first restaurant opened in 2007 in Washington D.C., with a vision to reimagine fast food. Today, sweetgreen is nationwide. The plant-forward menu means that sweetgreen's food is already on average 30 percent less carbon intensive than the average American meal. The restaurant has committed to becoming carbon neutral by the end of 2027.



# IN THE *HEART* OF BEVERLY HILLS

The Golden Triangle's retail mix is grouped in four distinct segments: the anchor department stores located along Wilshire Boulevard; the luxury fashion and jewelry retailers located on Rodeo; lifestyle retailers and some high fashion along Beverly Drive; and gourmet restaurants, spa, hair care, cosmetics and some fashion and lifestyle tenants along Canon Drive. Each of these segments drives sales and foot traffic across the entire Triangle. The blend of these four areas creates the premier retail shopping experience in Southern California.

THE  
MAYBOURNE  
BEVERLY HILLS

RETAIL  
FOR LEASE  
MGM  
BUILDING

BW  
BEVERLY WILSHIRE  
*Beverly Hills*  
A FOUR SEASONS HOTEL

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MGM BUILDING

245 N BEVERLY DRIVE

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