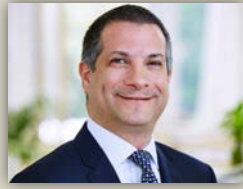




FOR LEASE
Beverly Hills, CA
FULL PENTHOUSE FLOOR | OFFICE SPACE

233 THE BEVERLY
S DRIVE

FOR MORE
INFORMATION:



Scott L. Gertz
Executive Vice President
(310) 966-4381
gertz@westmac.com
DRE# 01295662

WESTMAC
Commercial Brokerage Company
1515 Sepulveda Boulevard
Los Angeles, CA 90025
DRE# 01096973

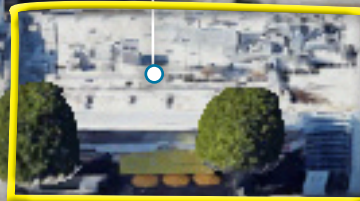


LEASE FLYER

S Camden Dr

S El Camino Dr

Subject Property



S. Beverly Drive

©2026 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

LEASE FLYER

233 S. BEVERLY BLVD.

3

ADDRESS: 233 S. Beverly Drive,
Beverly Hills, CA 90212

AVAILABLE: Immediately

SIZE: 3,300 - 6,600 RSF
(Full or Partial Shared 2nd Floor: Suite 200)

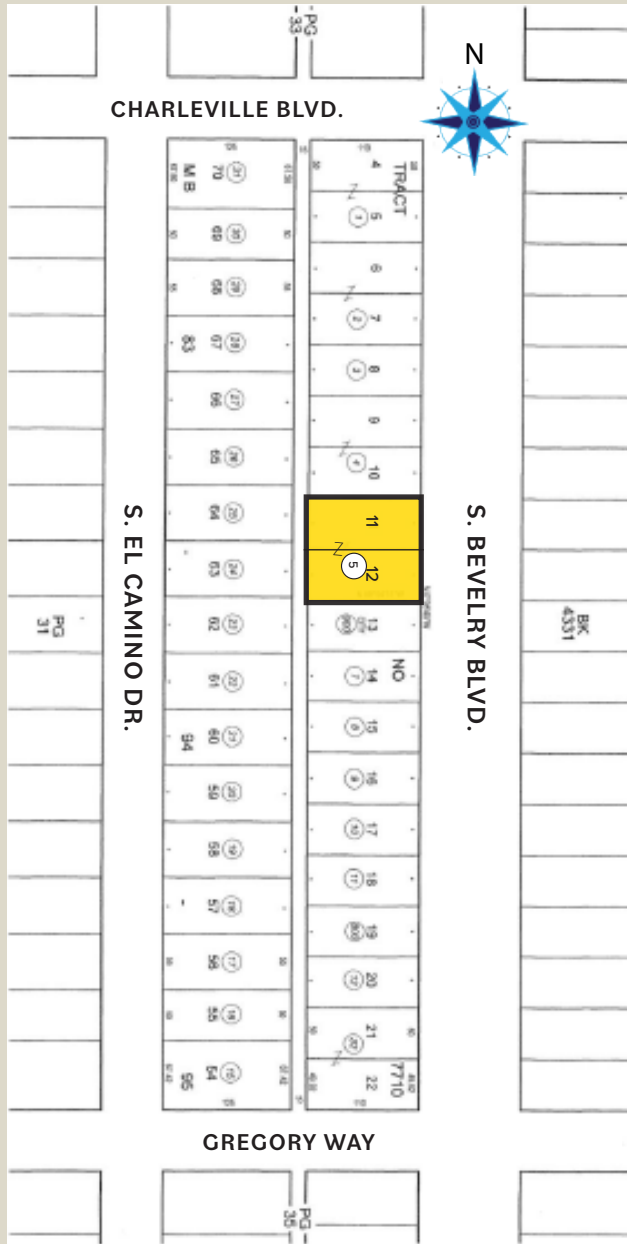
RATE: \$5.75 per RSF, full service gross

PARKING: Gated 12 reserved spaces thru alley;
\$200 per space per month.
2 hour free parking in lot across the street.

ACCESS: Private entrance from Beverly Drive and parking
area. Elevator served from building lobby.
Functions as your own building.



PARCEL MAP



PROPERTY HIGHLIGHTS

- Prominent 2nd full floor office space with generous window-lined offices
- Building top signage available providing excellent exposure on South Beverly Drive
- The property encompasses numerous offices, kitchen, conference room
- Private elevator access
- Private bathroom & staff restrooms
- Walking distance to the esteemed Beverly Hills Triangle
- Steps away to many restaurants and retail
- Incredible opportunity to lease a full or partial shared 2nd floor penthouse on one of the most sought after streets in Beverly Hills

PRIVATE OFFICE
WITH BATHROOM



LEASE FLYER



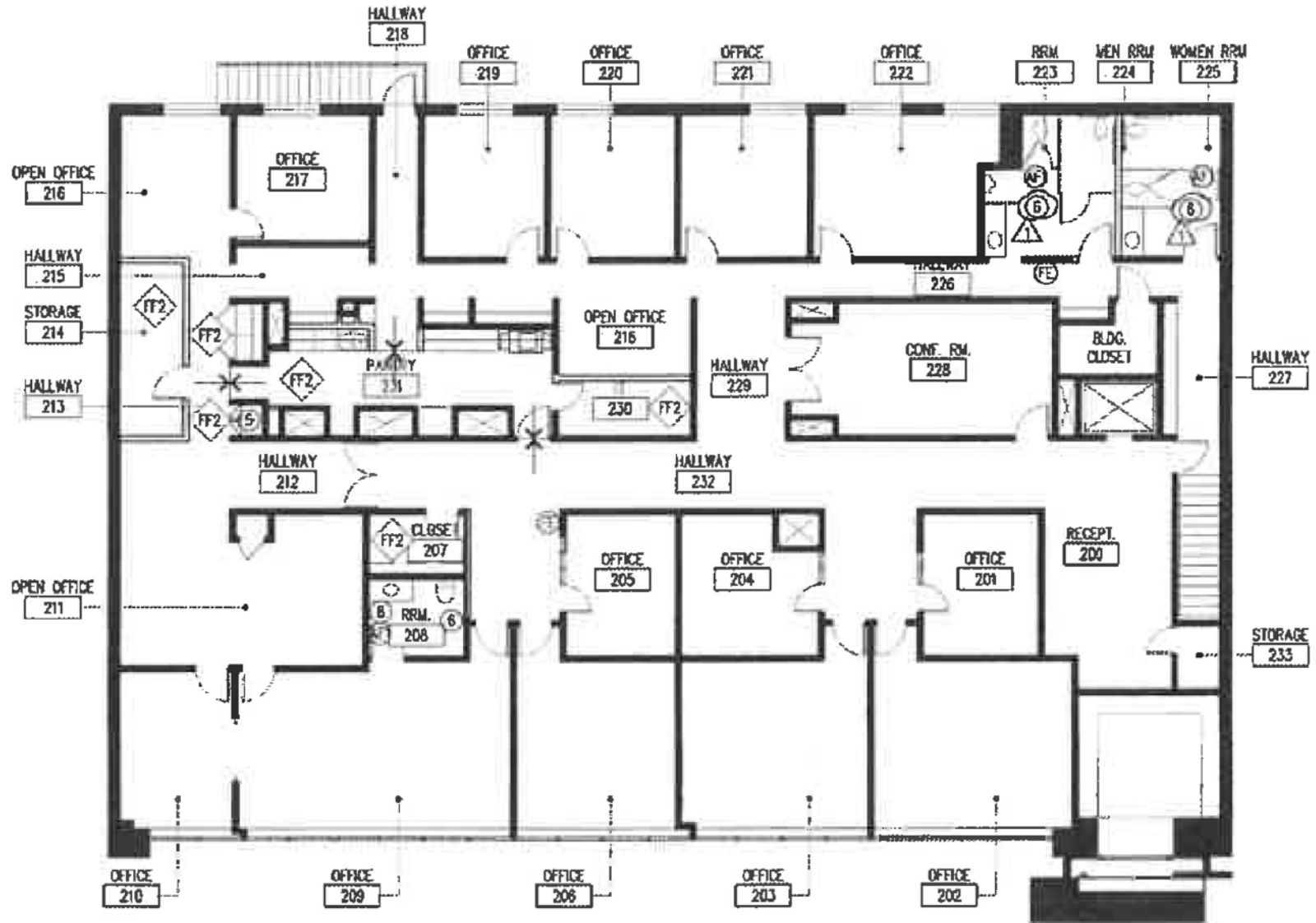


CONFERENCE ROOM



KITCHEN

FLOOR PLAN



ON-SITE AMENITIES



WALKABLE AMENITIES



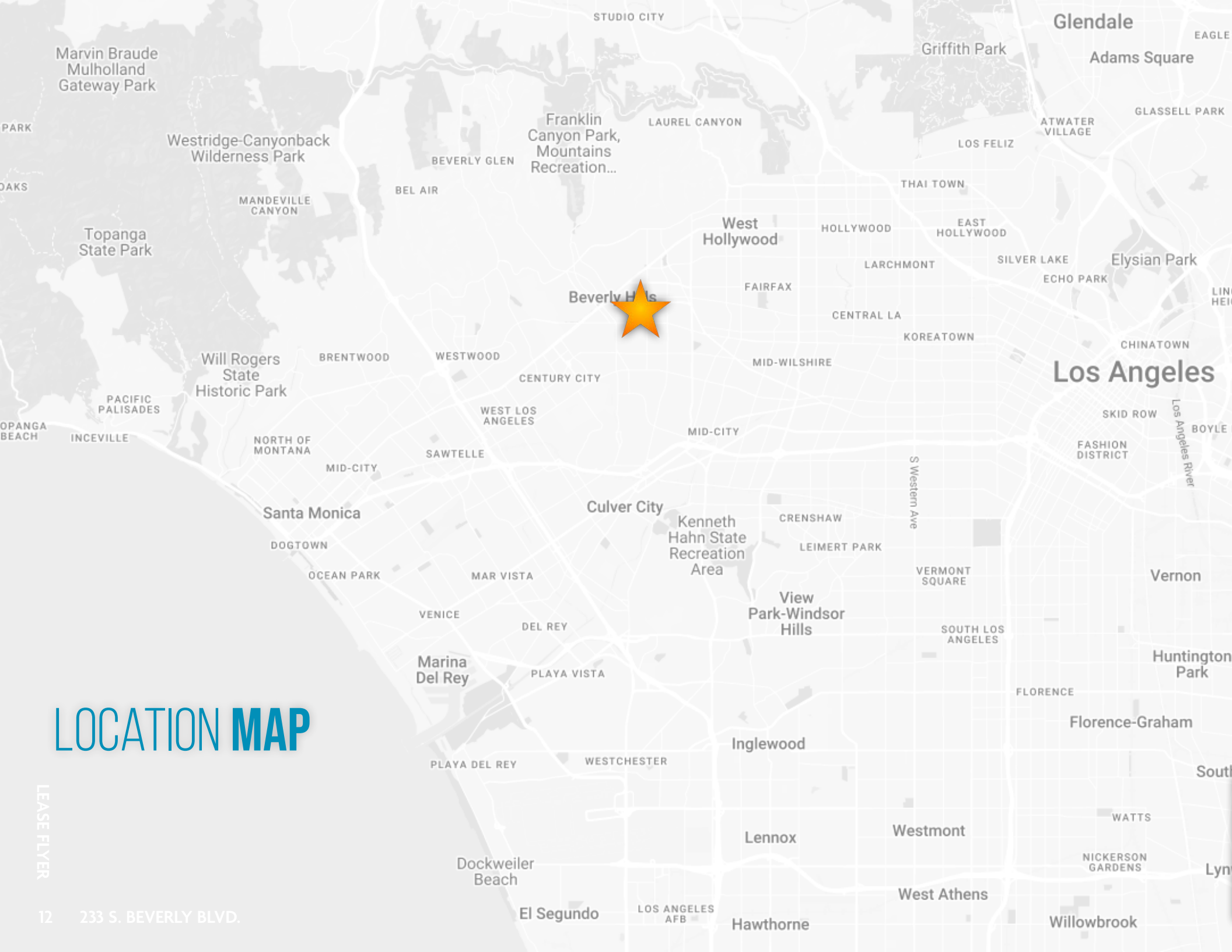
LEASE FLYER

AREA SUMMARY

Beverly Hills is one of the most iconic and prestigious neighborhoods in Los Angeles, renowned worldwide for its luxury lifestyle, palm-lined streets, and high-end shopping. The area blends glamour with residential tranquility, featuring a mix of world-class hotels, fine dining establishments, and the famed Rodeo Drive retail district. Beyond its reputation for wealth and celebrity, Beverly Hills maintains a strong sense of community through well-manicured parks, cultural landmarks, and excellent city services.

Centrally located within Los Angeles County, Beverly Hills offers convenient access to neighboring areas such as West Hollywood, Century City, and the Westside. Its location makes it both a residential haven and a major hub for business, entertainment, and tourism. The area's reputation for prestige, combined with excellent schools, cultural attractions, and a walkable commercial district, continues to make Beverly Hills one of the most sought-after destinations for residents, investors, and visitors alike.





Beverly Hills

LOCATION MAP

LEASE FLYER

12 233 S. BEVERLY BLVD.

WESTMAC

Commercial Brokerage Company

1515 S Sepulveda Blvd.

Los Angeles, CA 90025

www.westmac.com | DRE# 01096973

COMPANY NAME

COLOR ME MINE

Philly

layla

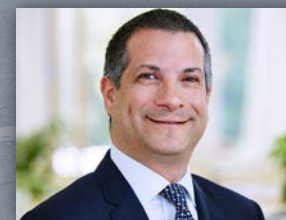
BAGELS

SANDV

PASTRY

233 SOUTH BEVERLY DRIVE

FOR MORE INFORMATION:



Scott L. Gertz

Executive Vice President

(310) 966-4381

gertz@westmac.com

DRE# 01295662