



# 9247 ALDEN DRIVE

OFFICE SPACE AVAILABLE FOR LEASE

## JAY LUCHS GROUP

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**NEWMARK**  
PACIFIC

# PROPERTY HIGHLIGHTS

- Freestanding office building in the heart of Beverly Hills with a campus-feel
- Open-plan workspace for flexible layouts
- Expansive full kitchen
- Two dedicated conference rooms and nine private offices
- Exposed ceilings for a modern, airy aesthetic
- Outdoor patio area, perfect for gatherings, team collaboration, or hosting events
- Ample on-site private parking
- Prime Beverly Hills setting moments from the Golden Triangle, South Beverly Drive, Robertson/Melrose, Beverly Center, and Cedars-Sinai
- Nearby fine dining, cafés, boutiques, salons, markets, and everyday services
- Located in the prime Beverly Hills entertainment district, surrounded by studios, agencies, and top-tier creative tenants



## OVERVIEW

**GROUND FLOOR: ±4,485 SF**

**RENT: UPON REQUEST**

**2ND FLOOR: ±3,718 SF**

**PARKING: 20 TANDEM  
10 STANDARD**

**TOTAL: ±8,203 SF**

**NEWMARK  
PACIFIC**

# AREA OVERVIEW

Located in the heart of one of the most coveted addresses in the world, this property places you at the epicenter of Beverly Hills' most dynamic business corridor. The area draws a diverse mix of industries — from entertainment giants like UTA, Live Nation, and major production firms, to private equity, wealth management, boutique law firms, luxury retail, and world-class hospitality and wellness. Few addresses in Los Angeles command this breadth of influence.

Perfectly positioned between Beverly Hills, Century City, and West Hollywood, the location offers unrivaled access to the Westside's top decision-makers. Steps from Rodeo Drive, the Golden Triangle, and Wilshire Boulevard, residents enjoy immediate proximity to the city's finest dining, landmark hotels, and luxury shopping — all while maintaining the quiet, estate-driven character that makes this enclave so rare.



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**EXTERIOR**

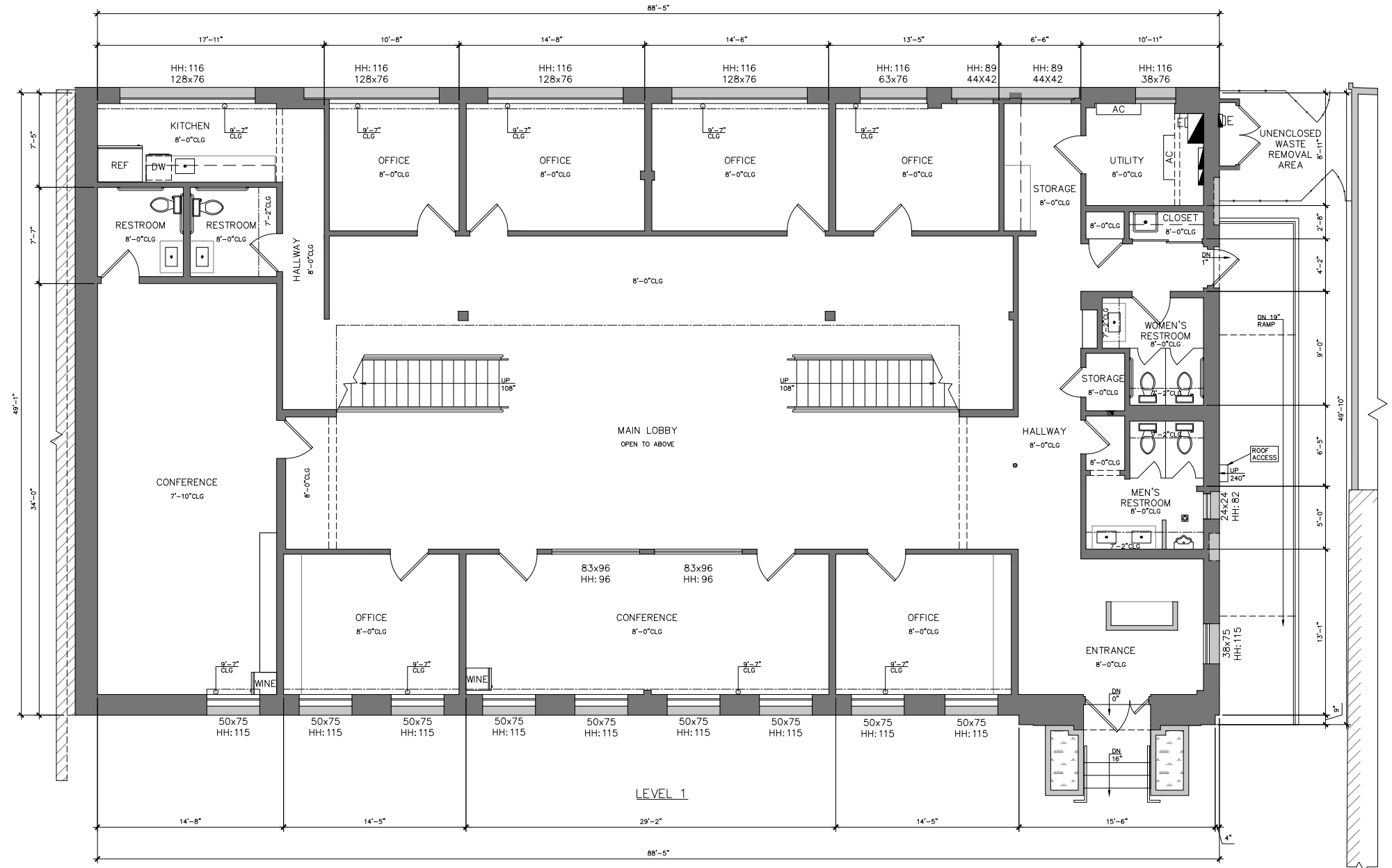


# INTERIOR SPACES

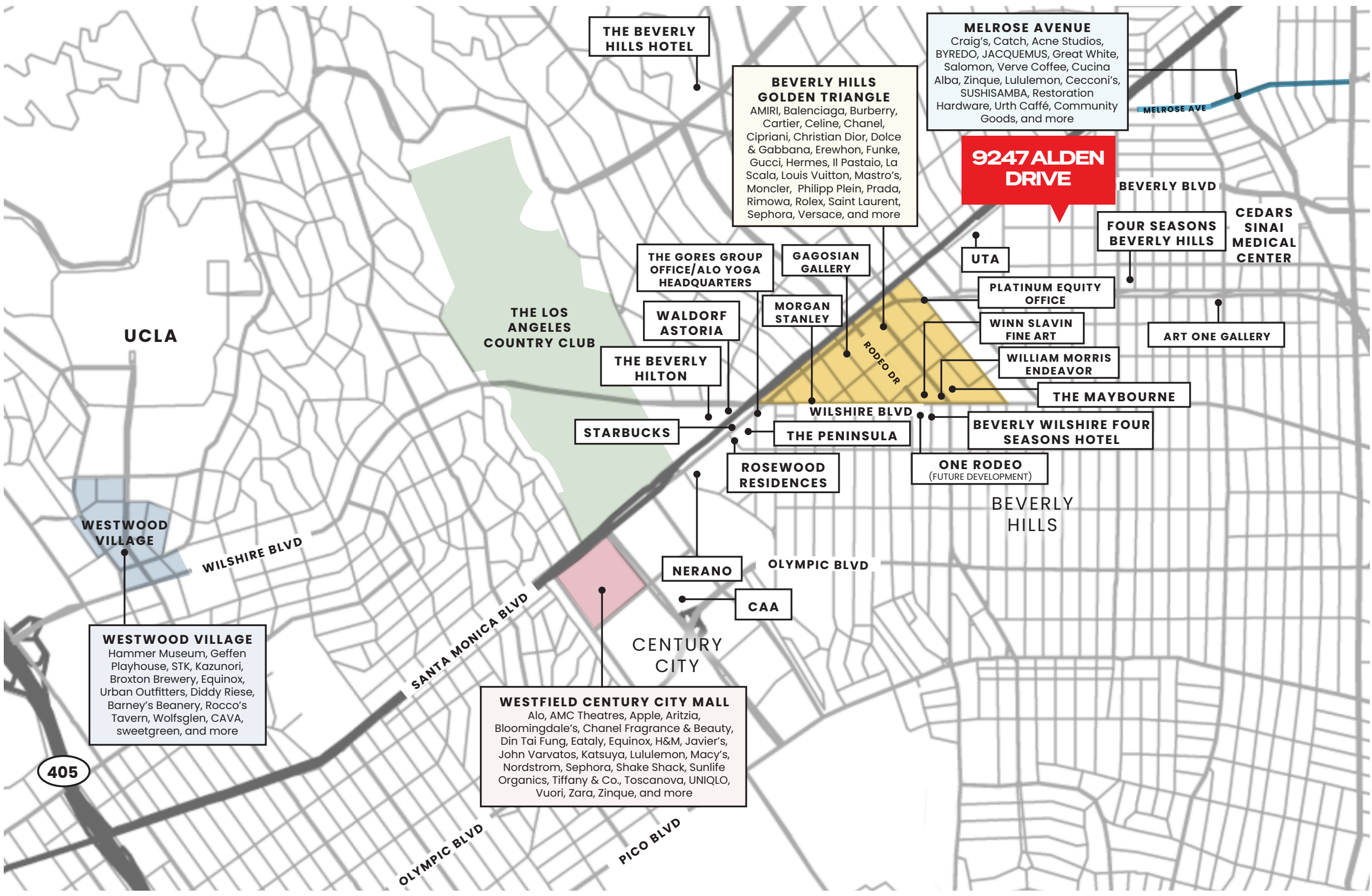


# FLOOR PLAN

GROUND FLOOR  
±4,485 SF







**THE BEVERLY HILLS HOTEL**

**BEVERLY HILLS GOLDEN TRIANGLE**  
AMIRI, Balenciaga, Burberry, Cartier, Celine, Chanel, Cipriani, Christian Dior, Dolce & Gabbana, Erewhon, Funke, Gucci, Hermes, Il Pastaio, La Scala, Louis Vuitton, Mastro's, Moncler, Philipp Plein, Prada, Rimowa, Rolex, Saint Laurent, Sephora, Versace, and more

**MELROSE AVENUE**  
Craig's, Catch, Acne Studios, BYREDO, JACQUEMUS, Great White, Salomon, Verve Coffee, Cucina Alba, Zinque, Lululemon, Ceconi's, SUSHISAMBA, Restoration Hardware, Urth Caffé, Community Goods, and more

**9247 ALDEN DRIVE**

**BEVERLY BLVD**

**CEDARS SINAI MEDICAL CENTER**

**FOUR SEASONS BEVERLY HILLS**

**UTA**

**PLATINUM EQUITY OFFICE**

**WINN SLAVIN FINE ART**

**ART ONE GALLERY**

**WILLIAM MORRIS ENDEAVOR**

**THE MAYBOURNE**

**BEVERLY WILSHIRE FOUR SEASONS HOTEL**

**ONE RODEO (FUTURE DEVELOPMENT)**

**BEVERLY HILLS**

**OLYMPIC BLVD**

**NERANO**

**CAA**

**CENTURY CITY**

**WESTFIELD CENTURY CITY MALL**  
Alo, AMC Theatres, Apple, Aritzia, Bloomingdale's, Chanel Fragrance & Beauty, Din Tai Fung, Eataly, Equinox, H&M, Javier's, John Varvatos, Katsuya, Lululemon, Macy's, Nordstrom, Sephora, Shake Shack, Sunlife Organics, Tiffany & Co., Toscanova, UNIQLO, Vuori, Zara, Zinque, and more

**SANTA MONICA BLVD**

**OLYMPIC BLVD**

**PICO BLVD**

**UCLA**

**THE LOS ANGELES COUNTRY CLUB**

**THE BEVERLY HILTON**

**WALDORF ASTORIA**

**THE GORES GROUP OFFICE/ALO YOGA HEADQUARTERS**

**GAGOSIAN GALLERY**

**MORGAN STANLEY**

**THE PENINSULA**

**ROSEWOOD RESIDENCES**

**STARBUCKS**

**WESTWOOD VILLAGE**

**WESTWOOD VILLAGE**  
Hammer Museum, Geffen Playhouse, STK, Kazunori, Broxton Brewery, Equinox, Urban Outfitters, Diddy Riese, Barney's Beanery, Rocco's Tavern, Wolfsglen, CAVA, sweetgreen, and more

**WILSHIRE BLVD**

**405**

# JAY LUCHS GROUP

RETAIL ESTATE | LOS ANGELES

[JAYLUCHS.COM](http://JAYLUCHS.COM)

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CORPORATE RE LICENSE #01796698

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