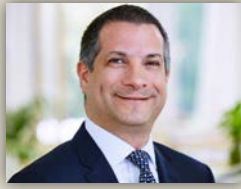




FOR LEASE
Beverly Hills, CA
FULL PENTHOUSE FLOOR | OFFICE SPACE

233 THE BEVERLY
DRIVE

FOR MORE
INFORMATION:



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

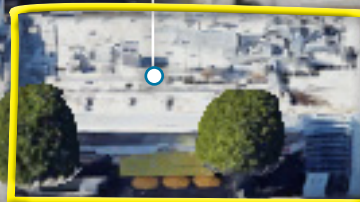
WESTMAC
Commercial Brokerage Company
1515 Sepulveda Boulevard
Los Angeles, CA 90025
DRE# 01096973



S Camden Dr

S El Camino Dr

Subject Property



S. Beverly Drive

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233 S. BEVERLY BLVD.

LEASE FLYER

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

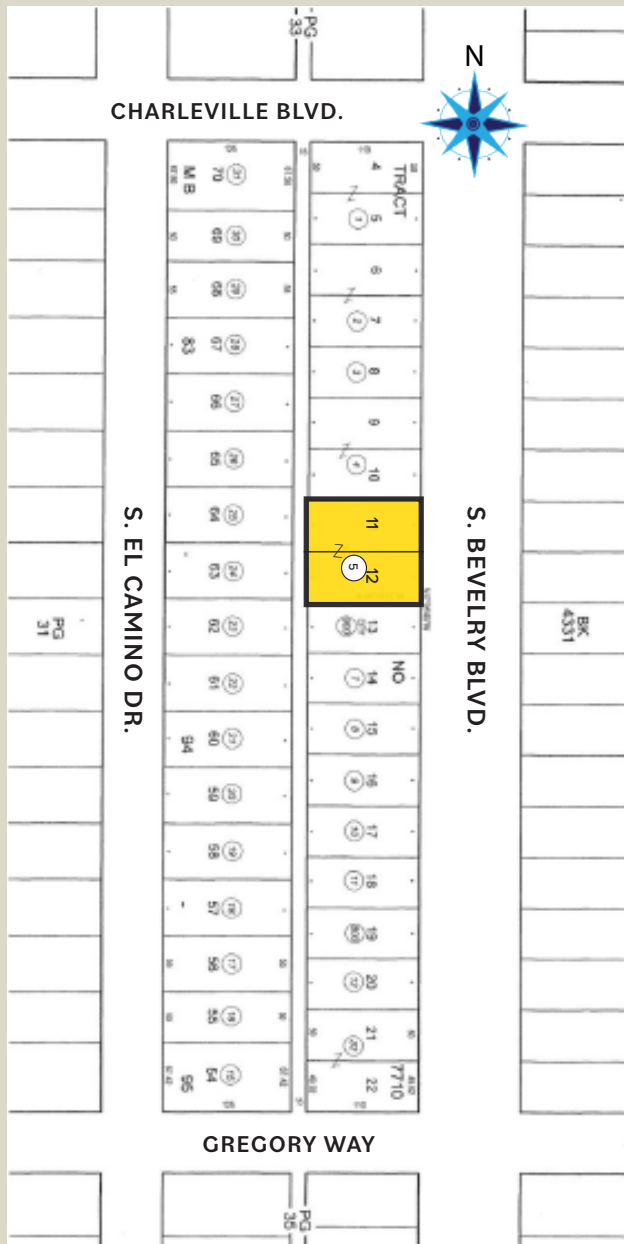
PARKING: Gated 12 reserved spaces thru alley;
\$200 per space per month. MTM subterranean
gated parking up to 10 stalls one [1] block
away. 2 hour free parking in lot across the
street.

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



LOBBY PHOTOS

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

6

233 S. BEVERLY BLVD.





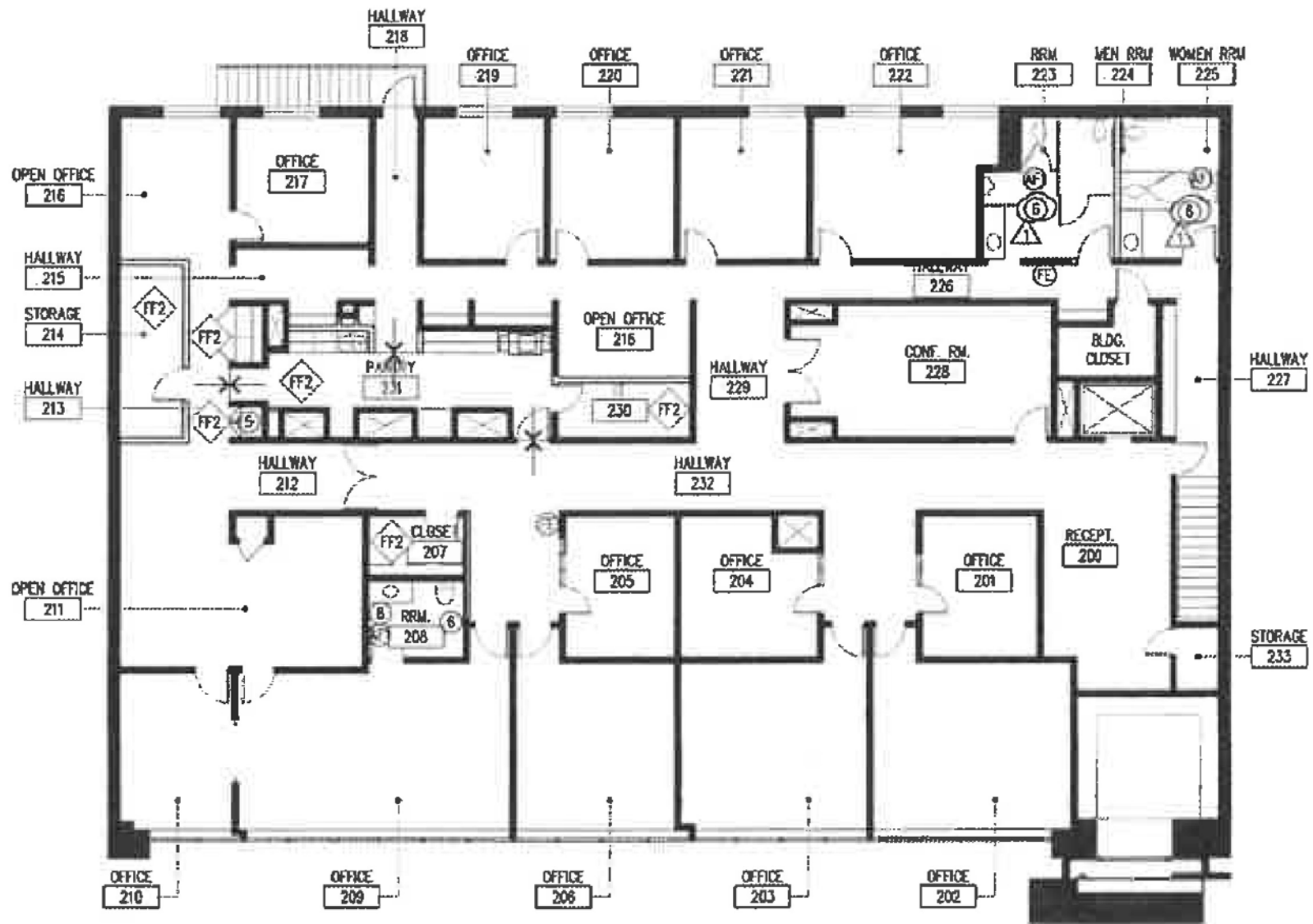


CONFERENCE ROOM



KITCHEN

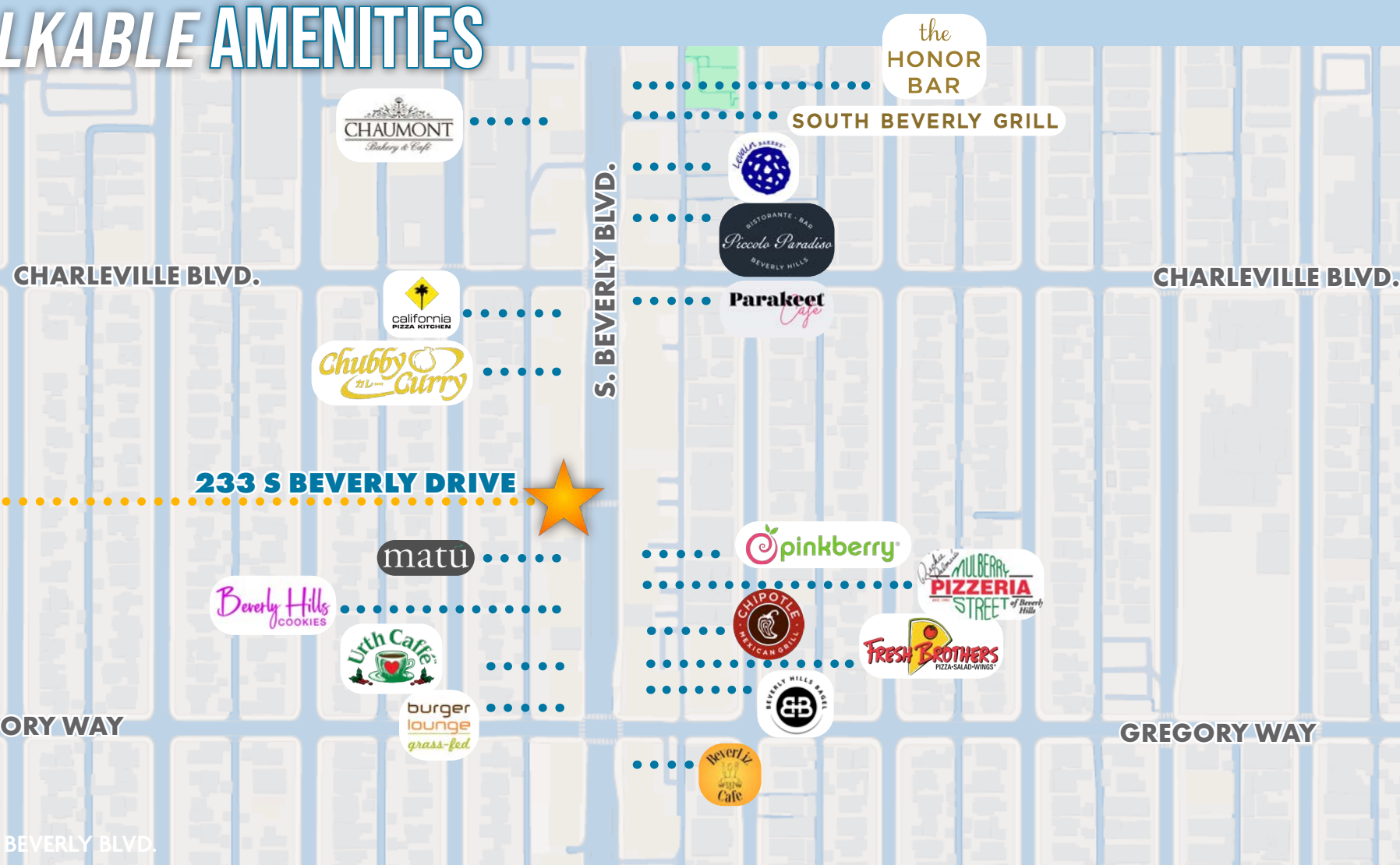
FLOOR PLAN



ON-SITE AMENITIES



WALKABLE AMENITIES

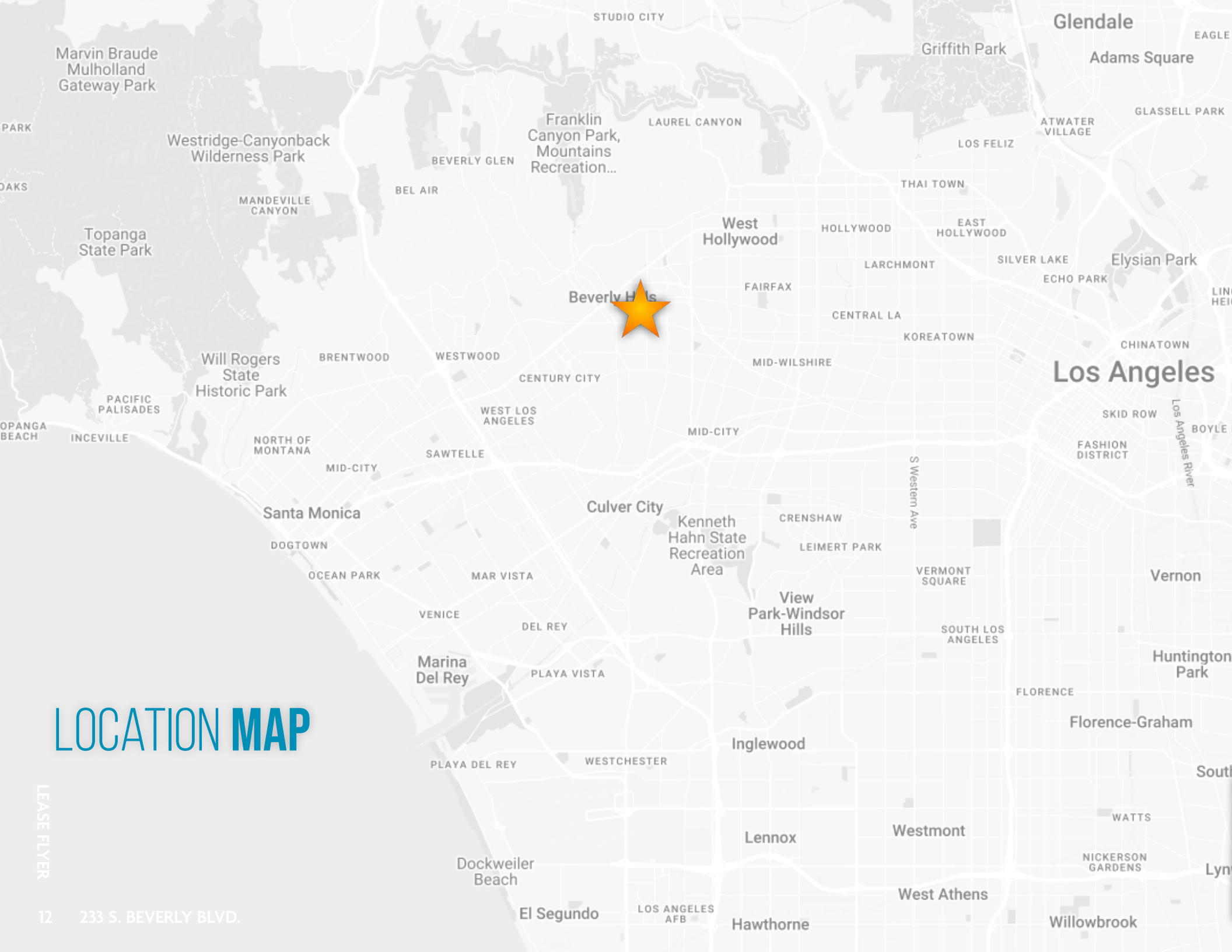


AREA SUMMARY

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.





Marvin Braude
Mulholland
Gateway Park

Westridge-Canyonback
Wilderness Park

Franklin
Canyon Park,
Mountains
Recreation...

Griffith Park

Adams Square

Topanga
State Park

Will Rogers
State
Historic Park

West
Hollywood

Los Angeles

LOCATION MAP

LEASE FLYER

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Los Angeles, CA 90025

www.westmac.com | DRE# 01096973

COMPANY NAME

COLOR ME MINE

Philz Coffee

layla

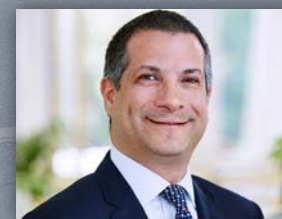
BAGELS

SANDV

PASTRY

233 HUNDRED BEVERLY DRIVE

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