

FOR LEASE/FOR SALE

16,000 SF PRIME BEVERLY BLVD COMMERCIAL BUILDING

3680 BEVERLY BLVD, LOS ANGELES, CA 90004



Photo edited for illustrative purposes and may not represent the property's actual condition.

km Kidder
Mathews

3680 BEVERLY BLVD

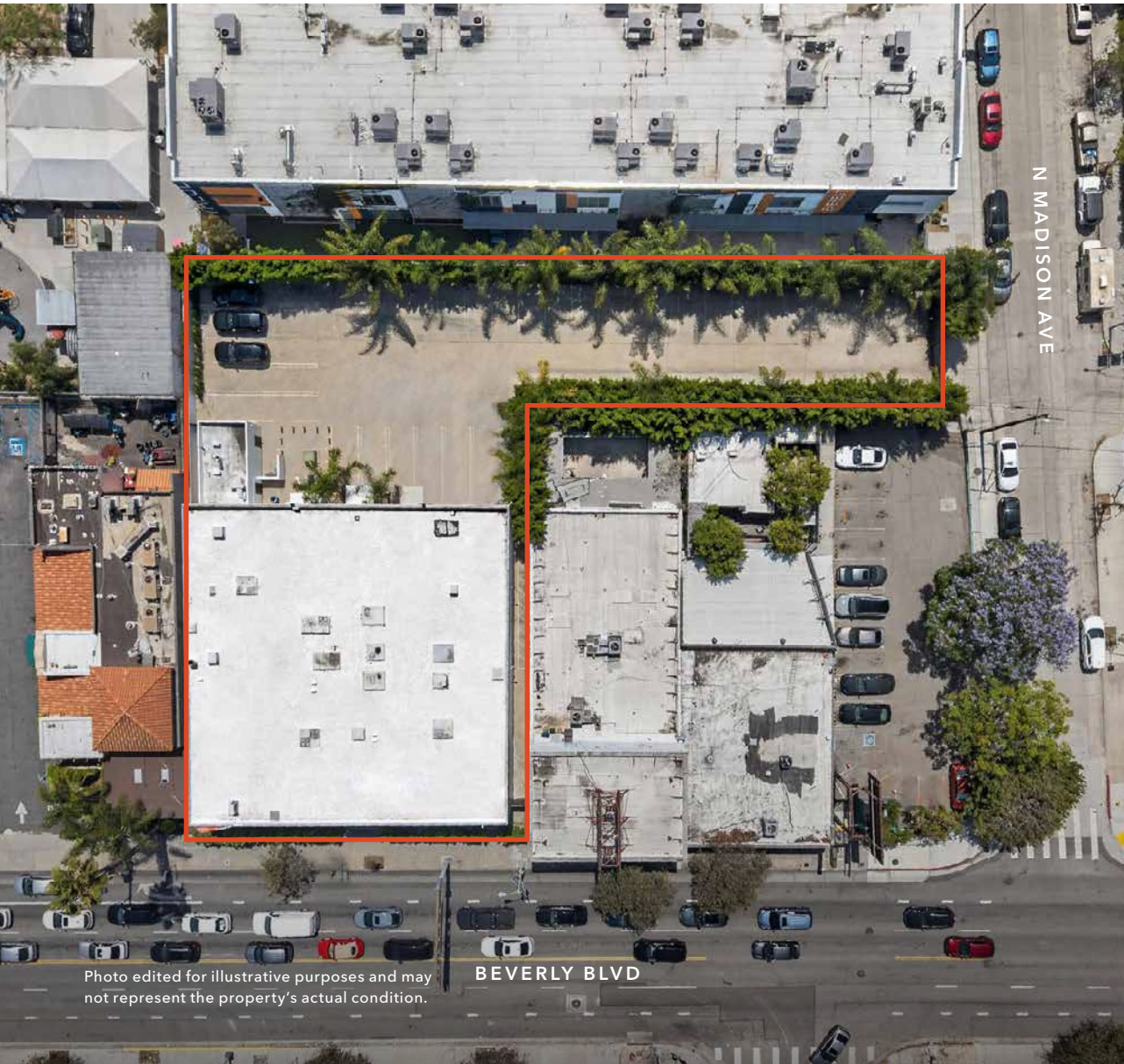


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BEVERLY BLVD

Property Highlights

±16,000 SF

33 parking spaces

Private gated parking

Elevator served

Excellent Beverly Blvd frontage/visibility

Large open floor plates

Potential classroom configuration

Multiple offices/classrooms

Potential administrative space

Convenient central LA location

Opportunity for private school, charter school, preschool or educational use

\$2.50/SF NNN

Potential for long-term lease

\$7.36M

SALE PRICE
(\$460/SF)

\$2.25/SF

LEASE RATE, NNN

FIRST FLOOR



3680 BEVERLY BLVD

SECOND FLOOR



AVAILABLE FOR LEASE/FOR SALE

KIDDER MATHEWS

Ideally positioned between Koreatown & East Hollywood, offering strong demographics, excellent accessibility, & central city exposure.

Prime Beverly Boulevard frontage with excellent street visibility and signage opportunity

Strong pedestrian and vehicle traffic

Centrally located minutes from Downtown Los Angeles, Hollywood, and Silver Lake

Close proximity to Metro B Line and 101 Freeway

6 MIN

WALK TO METRO
B LINE STATION

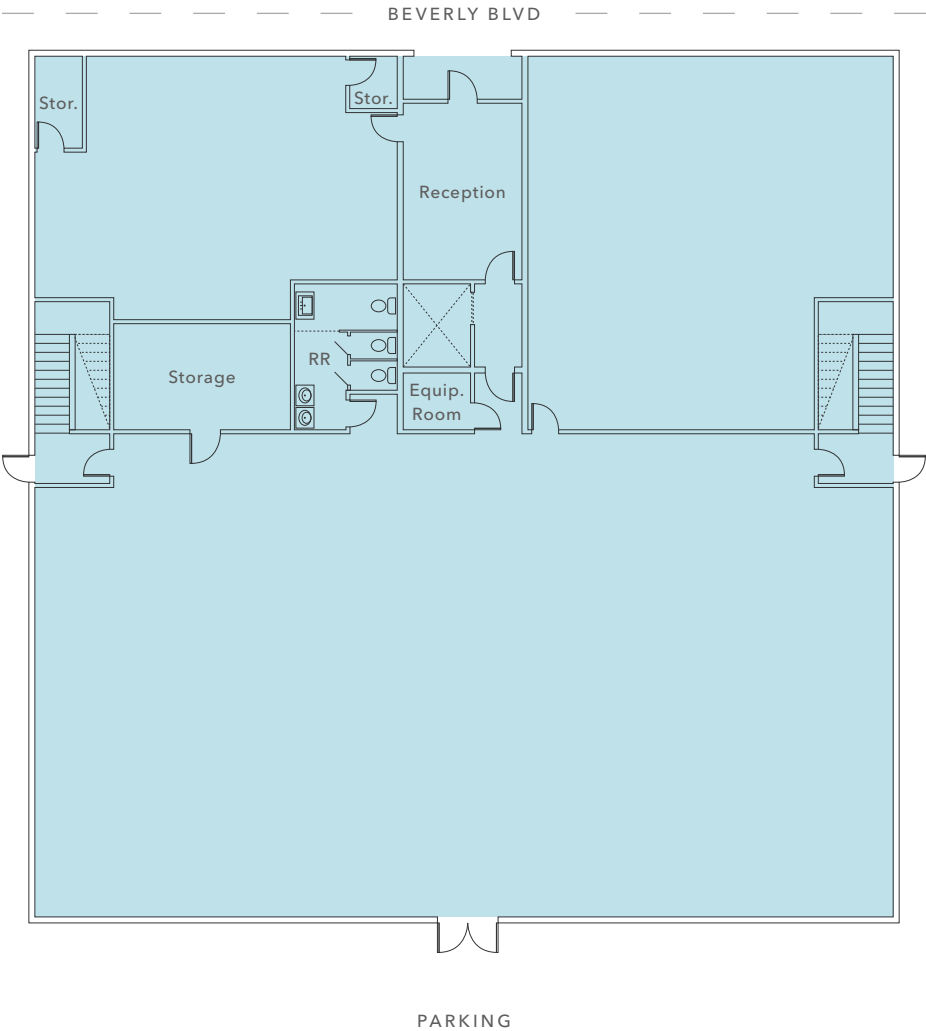
12 MIN

DRIVE TO DOWNTOWN
LOS ANGELES

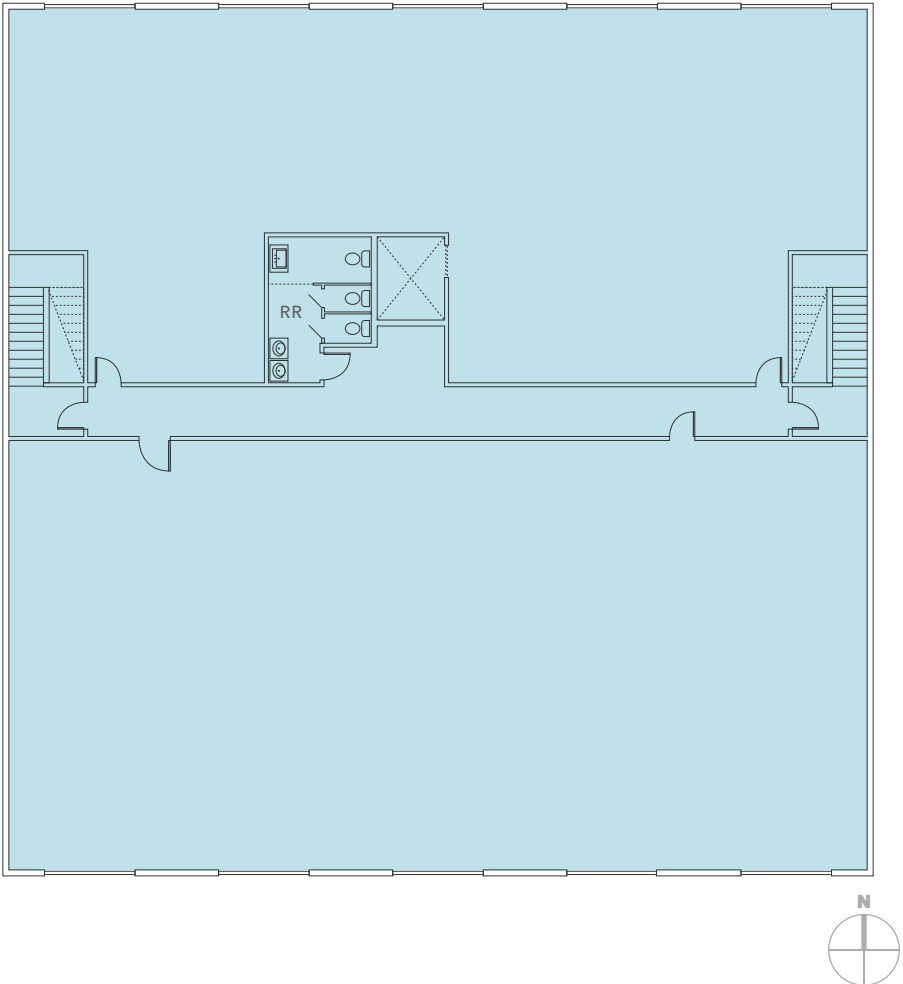


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





3680 BEVERLY BLVD

*For more information on
this property, please contact*

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KIDDER.COM

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