

FOR LEASE

CREATIVE OFFICE/SHOWROOM

403 Foothill Road
Beverly Hills, CA 90210



Details

403 Foothill Road

Private/secure freestanding industrial building for lease located adjacent to Civic Center Drive in Beverly Hills with 90210 zip code. Perfect building for creative office/showroom space.

- » Building is a masonry existing structure.
- » Ceiling height is 16 feet tall throughout.
- » Skylights and windows throughout the entire premises with lots of natural light.
- » Freestanding building with loading door through alley.
- » Perfect for creative-office/showroom use.
- » Very rare industrial C-5 zoned property in Beverly Hills equivalent to an M-2 zone in other surrounding cities.
- » Landlord offering free rent in lieu of TI allowance. TI allowance is negotiable.

Size: 3,721 SF of Creative Office/Showroom Space

Pricing: \$4.05 Per SF, Modified Gross

Parking: 3 spaces located against the adjacent building across from the alley way. 2 hour free parking in city lot 0.3 miles away and monthly parking available 0.2 miles away at \$135 per space.



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ED SURVEYORS MAP

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7-20. 1690-17

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ROAD





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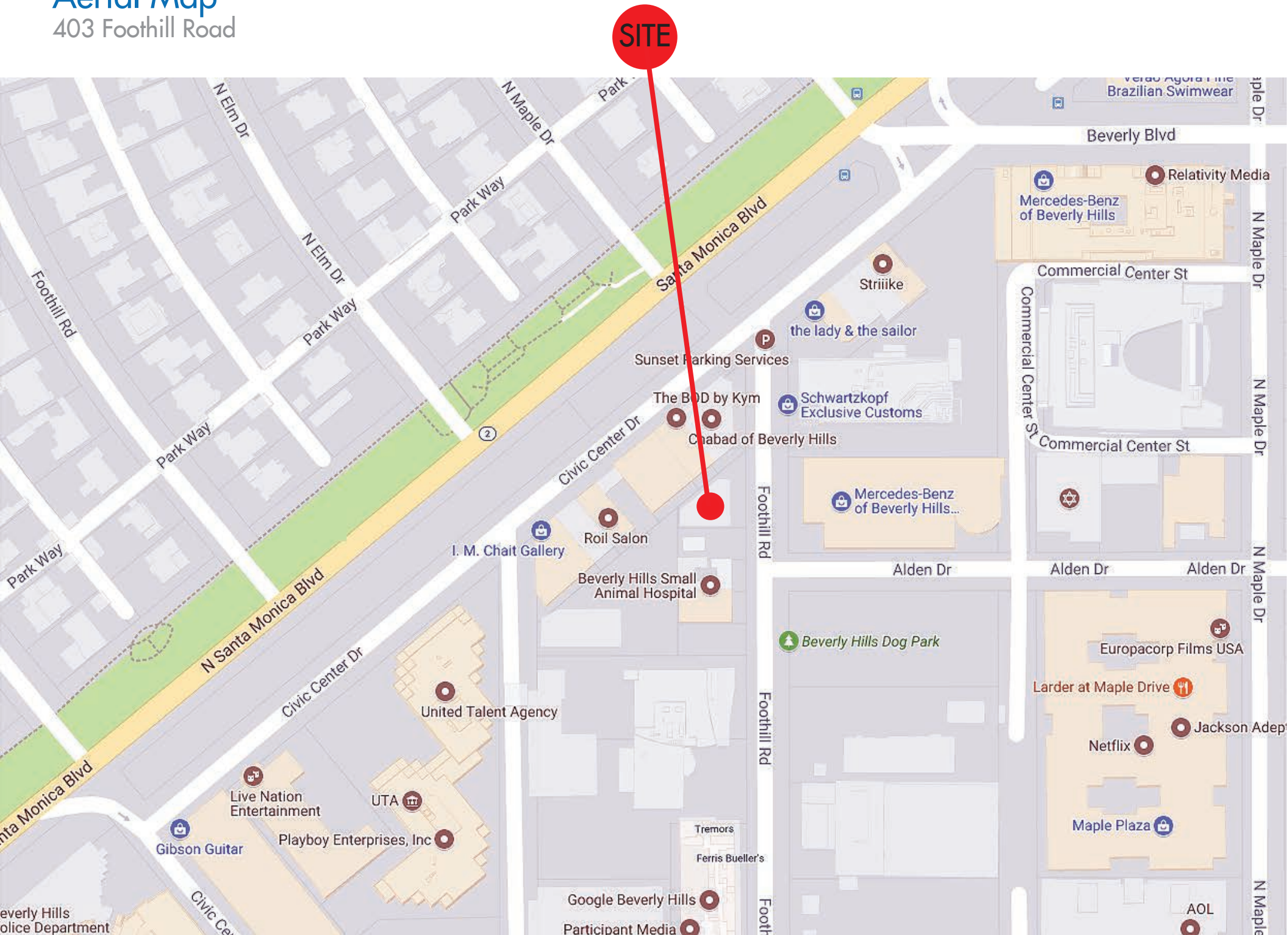
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Aerial Map

403 Foothill Road





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- * Nearby city of Beverly Hills public parking lot 0.2 miles away.
- * 342 public parking spaces available. Monthly \$135 per space & \$1.00 per hour.



Represented By:



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