

TEAM
CONDON

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WILSHIRE & DOHENY

BEVERLY HILLS, CA

FULL BUILDING AVAILABLE FOR LEASE IN
PRIME BEVERLY HILLS OFFICE LOCATION
*82,207 SF - 113,808 SF OF AVAILABILITY
(ALSO AVAILABLE FOR LONG TERM MASTER / GROUND LEASE)



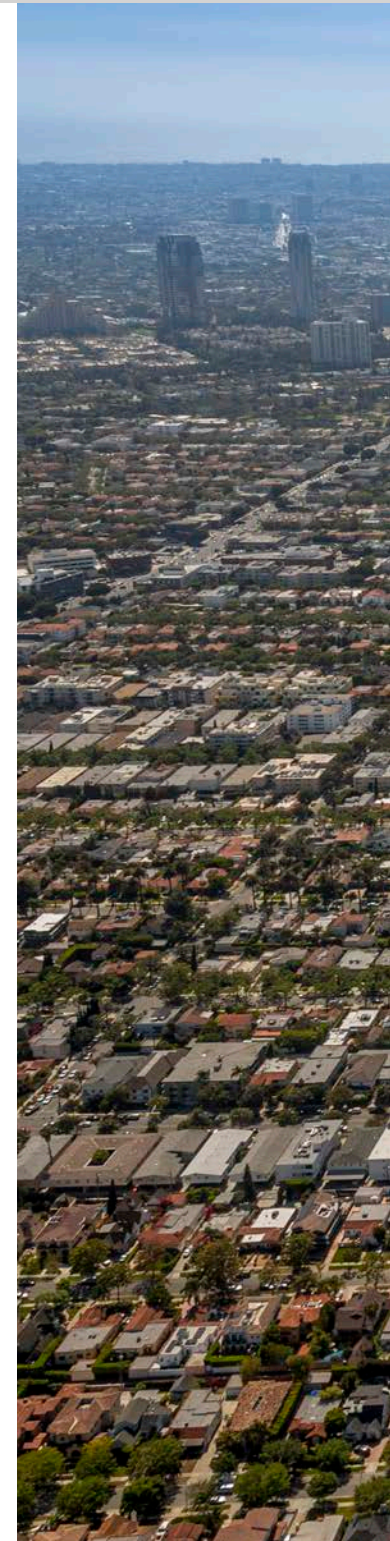
PROPERTY OVERVIEW

The Property consists of an eight-story office tower facing Wilshire Boulevard, an adjacent valet parking garage with 138 spaces, a single-story restaurant with exceptional visibility at the corner of Wilshire Boulevard and Doheny Drive, and a separate 2-story parking garage with 219 spaces along Doheny Drive, one block south of the Property. Wilshire & Doheny offers an above-market parking ratio of 3.14 per 1,000 SF.

| | 9101 & 9107 WILSHIRE BOULEVARD Beverly Hills, CA | 140 S. DOHENY DRIVE Beverly Hills, CA |
|--------------------|--|---|
| Site Address | | |
| Property Type | Office & Retail | Parking Garage |
| Rentable Area | 113,808 SF | N/A |
| Occupancy % | 28% | N/A |
| Floors | 8 | 3 |
| Typical Floor Size | 10,961 SF | N/A |
| Year Built | 1958 | 1960 |
| Parking | 138 spaces | 219 spaces |

HIGHLIGHTS:

- Located along Wilshire Boulevard, just steps away from the Beverly Hills Golden Triangle
- Potential full-building availability
- Opportunity for single-tenant user to create it's own campus identity
- Ample parking via an adjacent parking structure and separate covered parking



BRENTWOOD

WESTWOOD

CENTURY CITY

GOLDEN TRIANGLE

N. SANTA MONICA BOULEVARD

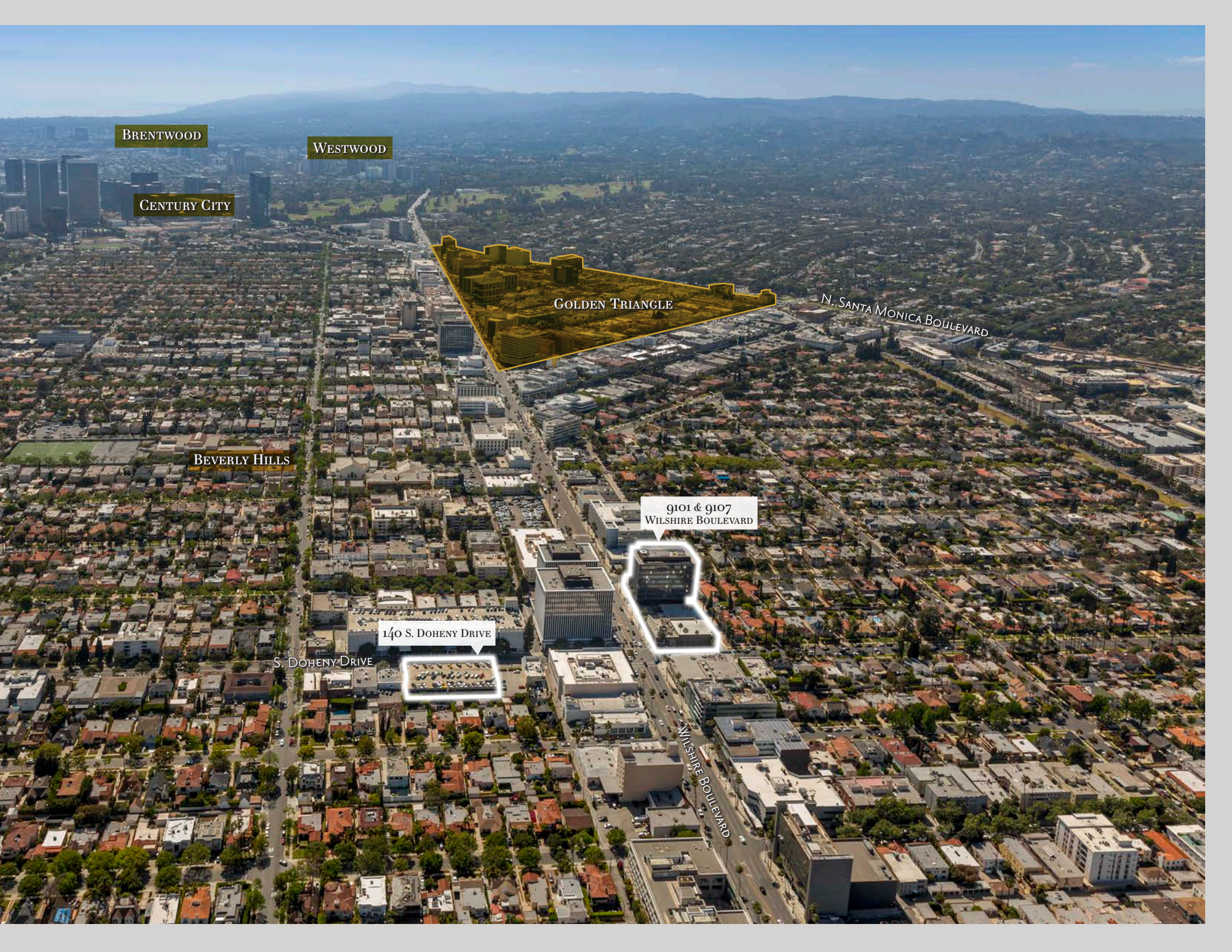
BEVERLY HILLS

9101 & 9107
WILSHIRE BOULEVARD

140 S. DOHENY DRIVE

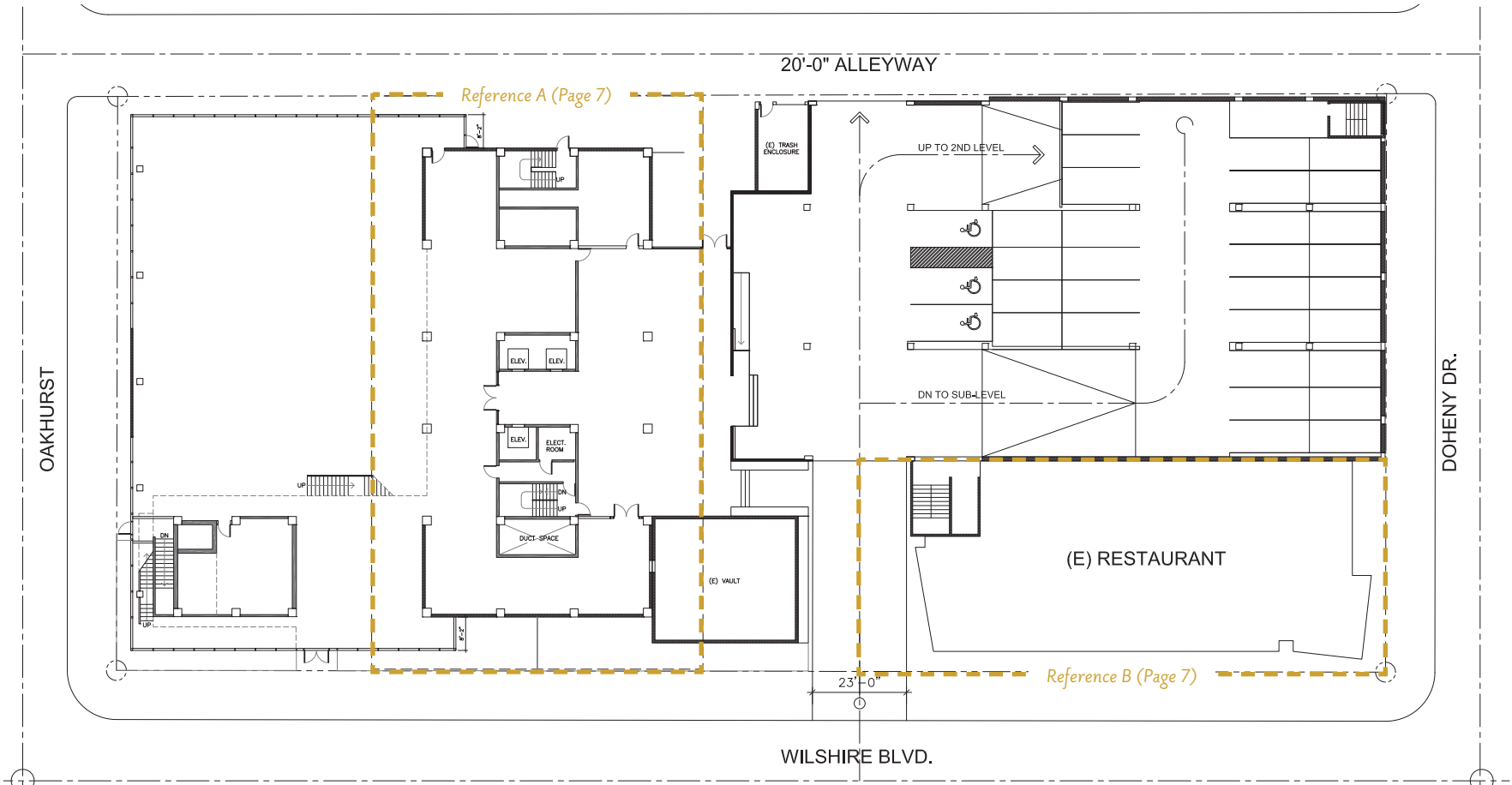
S. DOHENY DRIVE

WILSHIRE BOULEVARD



9101-9111 WILSHIRE BOULEVARD

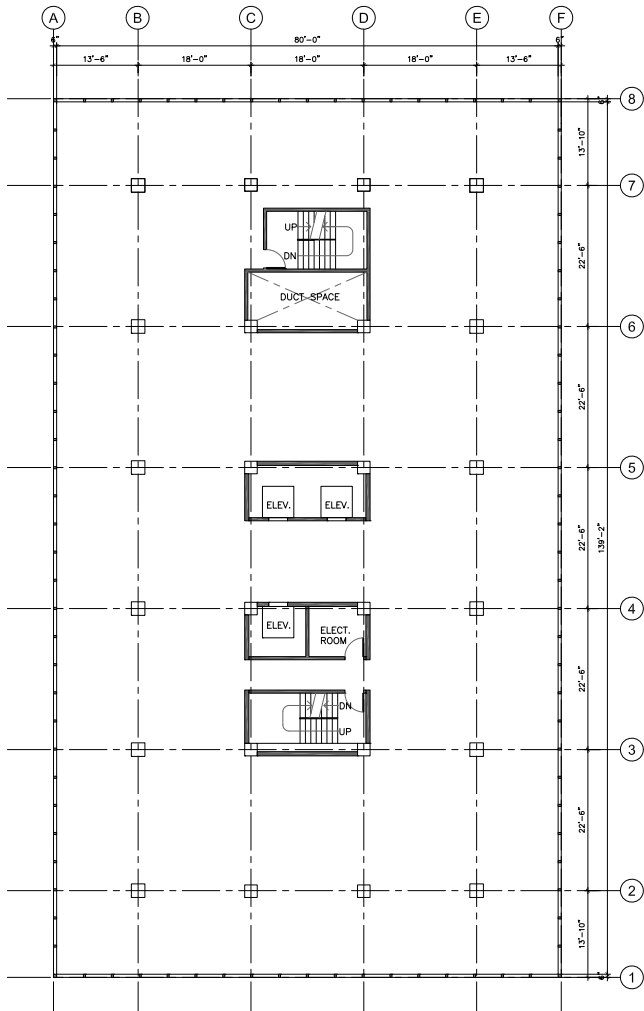
Ground Floor



9107 WILSHIRE BOULEVARD

Typical Office Floor Plan - 10,961 square feet

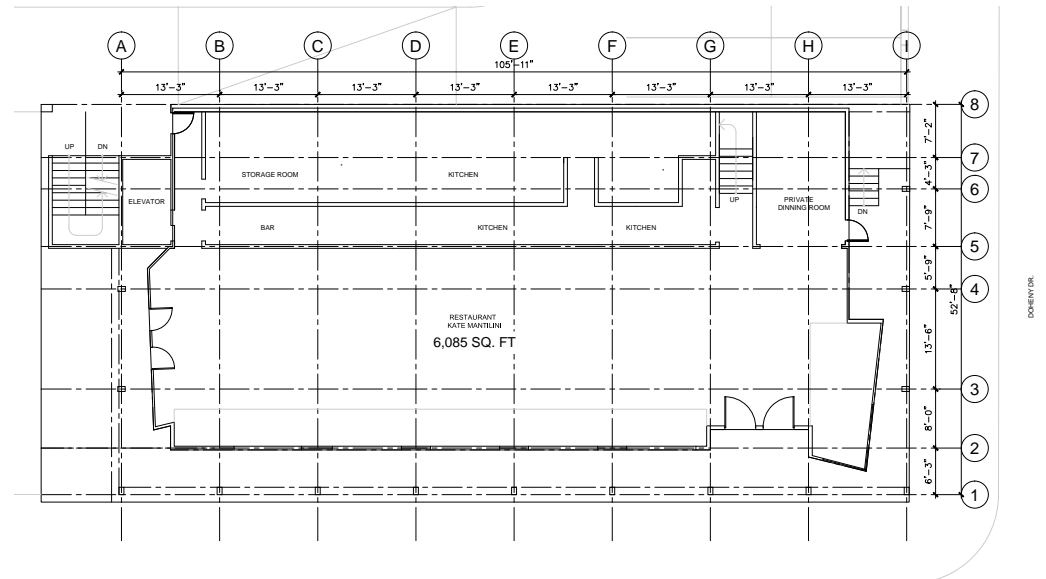
A



9101 WILSHIRE BOULEVARD

Restaurant Floor Plan - 6,239 square feet (including mezzanine)

B





***82,207 SF - 113,808 SF OF AVAILABILITY**

9107 & 9111 Wilshire Boulevard

9101 Wilshire Boulevard

| Floor | 9107 & 9111 Wilshire Boulevard | | | 9101 Wilshire Boulevard | Leased | Vacant | Total |
|-----------------------|--------------------------------|--------------------------------------|----------------------|-------------------------|---------------|---------------|----------------|
| 8 | Vacant 10,961 SF | | | | - | 10,961 | 10,961 |
| 7 | Vacant 10,833 SF | | | | - | 10,833 | 10,833 |
| 6 | Vacant 10,820 SF | | | | - | 10,820 | 10,820 |
| 5 | Vacant 10,961 SF | | | | - | 10,961 | 10,961 |
| 4 | Vacant 3,395 SF | Washco Realty 3,321 SF | Mgmt 360 4,000 SF | | 7,321 | 3,395 | 10,716 |
| 3 | Vacant 10,461 SF | | | | - | 10,461 | 10,461 |
| 2 | Vacant 9,316 SF | | | | - | 9,316 | 9,316 |
| Mechanical | | | | | N/A | N/A | - |
| Ground & Mezz | Vacant 7,876 SF | Management 360 14,250 SF | | Vacant 6,084 SF | 14,250 | 13,960 | 28,210 |
| Basement | Vacant 1,500 SF | Maple Counseling Center 10,030 SF | | | 10,030 | 1,500 | 11,530 |
| Total Property | | | | | 31,601 | 82,207 | 113,808 |
| % of Property | | | | | 28% | 72% | |

*All suites sizes are based on the rent roll provided by current ownership. Prospective tenants are responsible for verifying any building or suite sizes.

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