

Brand New Construction

Reduced to \$26,900,000



9212 W. Olympic Blvd.
Beverly Hills, CA 90212

PARTNERSCRE
SVIDLER | BRAVERMAN

A+ Office Building in Prime BH! Retail on Ground & Medical Above
Perfect for Owner-User, Investor and SBA Financing



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9212 W. Olympic Blvd.

Property Overview

Partners CRE is proud to exclusively present for sale a 100% Brand New Construction **Office Building** in **Beverly Hills**! Open and light and bright design, this office building is perfect for an **owner-user** or **investor** and it is ideal for **medical uses** on the 2nd and 3rd floors.

With **ground floor retail** and **56 side-by-side parking spaces**, the property features units with a **782 SF back courtyard** that could be turned into a **fine dining destination**!

The upstairs layout features **individual perimeter offices** with windows and a **bullpen** at the center of each floor. The 3rd floor provides access to a **deck**.

The current layout includes a **lobby** on the 2nd and 3rd floors with a **waiting area, reception** and **kitchen**. The building boasts **high ceilings**, with the third floor having a **tiered ceiling** with an **extra set of windows** all around, bringing the **sky and light inside**. Being the **only 3 story building in the area**, the property features **unobstructed views** to the front and back!

The elevator will take you from the main entrance to each of the **three subterranean parking levels** and each of the three office and retail levels. The design allows for **privacy** and **security** with **style**!

Walking distance to central Beverly Hills with casual and fine dining, shopping and more; Walk Score calls this destination a **Walker's Paradise**!

The property is currently **finishing construction** and the owners expect to get the Certificate of Occupancy during Escrow.

The building has 21,843 Gross Square Feet per Area Calculations in the Approved Plans (not counting the three garage levels and other common areas), and the **BOMA Rentable Building Square Footage is 24,413 SF**. In addition, the building also includes outdoor areas that could be used for restaurant space, among other uses.

Perfect for an **SBA Buyer**!

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At a Glance

Beverly Hills

24,413 SF
BOMA Building Rentable SF

12,000 SF
Lot Square Footage

Office Building
Property

Street Retail
Property

Medical Office Potential
Property

**Perfect for Owner-User, Investor
and SBA Financing**

Walker's Paradise
Walk Score Rating

56 Parking Spaces
APN

4332-001-001
APN

4332-001-002
APN




9212 W. Olympic Blvd.

Building Square Footages

9212 West Olympic Boulevard			SUITE CALCULATION SUMMARY				DATE: 8/21/2023	
TOTAL BUILDING RENTABLE: 24,413								
ID#	SUITE#	TENANT NAME	SUITE USABLE AREA	+ ANCLRY USF	= TOTAL USABLE	CLIENT RENTABLE AREA	LEASE EXP DATE	RENTABLE AREA
FLOOR 1								
01	100	Vacant	2,460.59	0.00	2,460.59			3,244.43
02	102	Vacant	964.87	0.00	964.87			1,272.23
03	104	Vacant	1,778.84	0.00	1,778.84			2,345.50
					5,204.30			6,862.17
FLOOR 2								
01	200	Vacant	6,880.24	0.00	6,880.24			8,740.23
					6,880.24			8,740.23
FLOOR 3								
01	300	Vacant	6,972.14	0.00	6,972.14			8,810.48
					6,972.14			8,810.48
			19,056.68		19,056.68			24,412.88

Space Accounting Book



Address
9212 West Olympic Boulevard
Beverly Hills, CA 90212

Space Accounting Book Date
08/21/2023

Final Calculation Analysis Report Date
08/15/2023

Report Type
2017 Office - Method A

Report ID
R01

From Plans AREA CALCULATIONS:

BUILDING AND SAFETY REQUIREMENTS:

FLOOR AREA CALCULATION SUMMARY		
LEVELS	GROSS	NET
GROUND	7,258 SF	6,547 SF
SECOND	8,032 SF	7,115 SF
THIRD	6,553 SF	5,887 SF
TOTAL	21,843 SF	19,549 SF

BASEMENT AREA CALCULATIONS SUMMARY:	
BASEMENT (P1)	7,998 SF
BASEMENT (P2)	8,825 SF
BASEMENT (P3)	11,107 SF
TOTAL	27,930 SF

STORAGE AREA CALCULATIONS SUMMARY		
LEVELS	STORAGE	AREA
P1	STO. 1 & 2	205 SF
P2	STO.	80 SF
P3	STO. 1,2 & 3	629 SF
TOTAL		914 SF

CITY NOTE: THE GARAGE STORAGE AREA IS LESS THAN 2000 SF AND LESS THAN 5% OF THE FLOOR AREA (5% OF 19,549 SF = 977 SF.)
(SEE SHEET LS-1 FOR PARKING OCCUPANCY/AREA CALCULATIONS.)

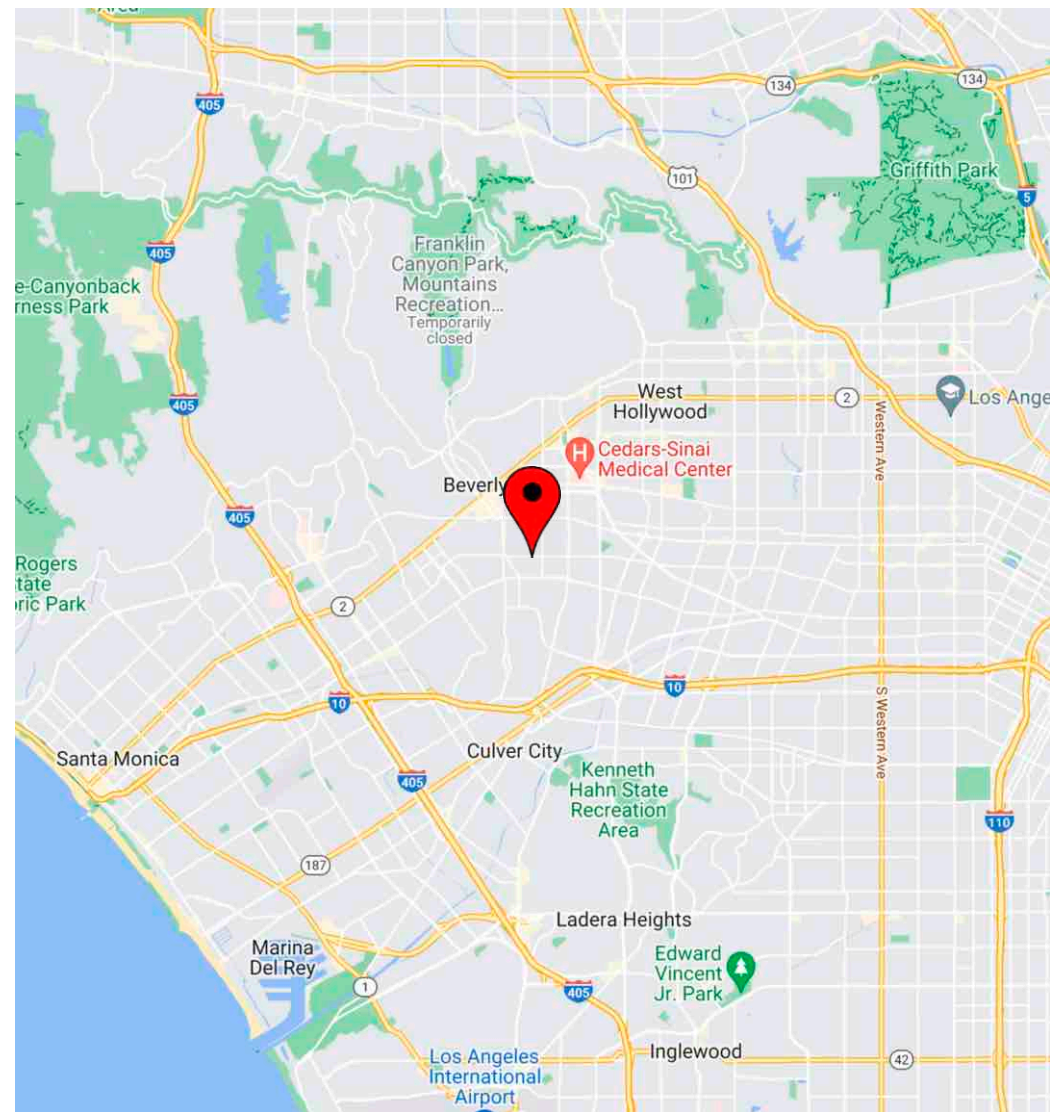
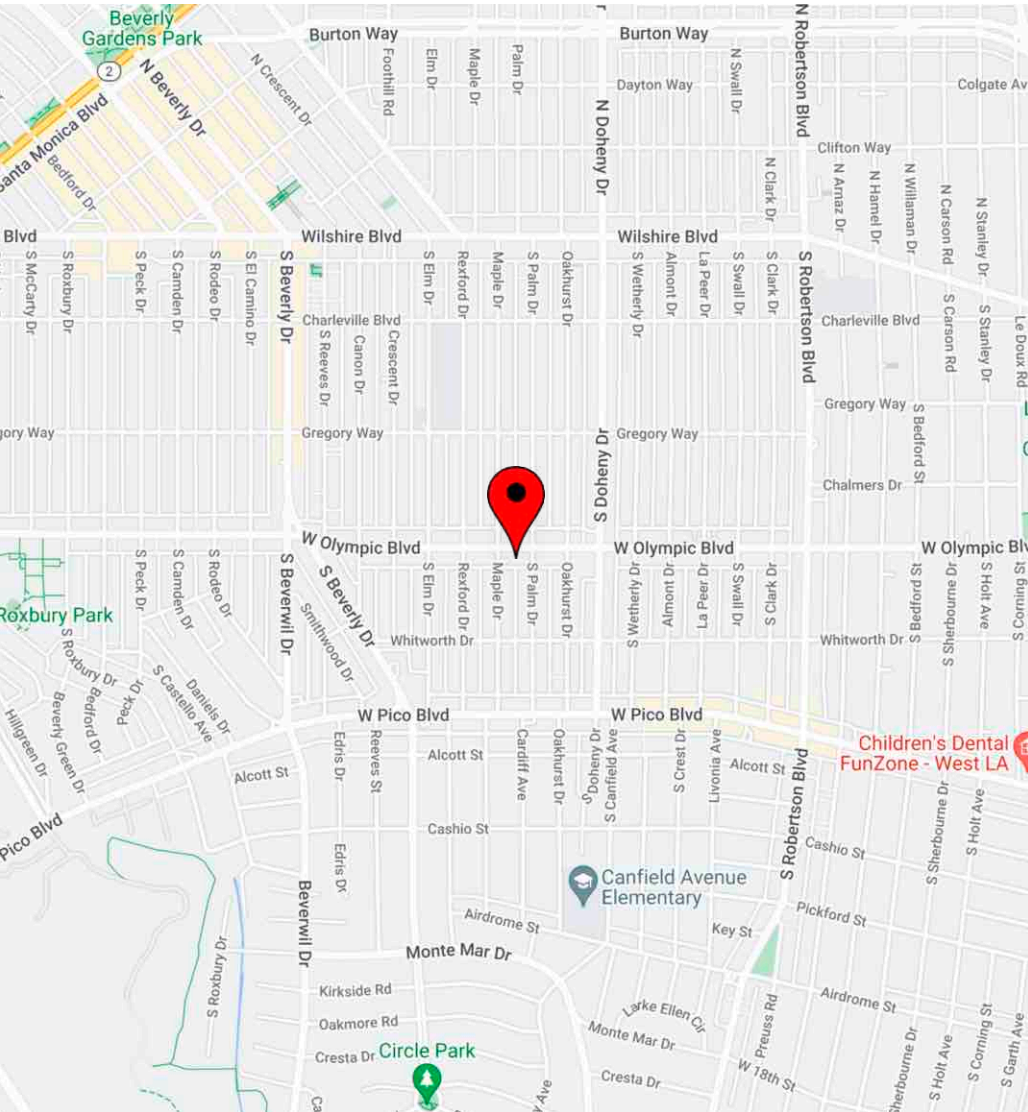
SHOWN ALSO IN FLOOR PLANS (A-1.4 TO A-1.6.)
NET AREA CALCULATIONS/BLOCK STUDY, SEE SHT. GN-6. 

Plus Common Areas, such as the ground floor back courtyard.

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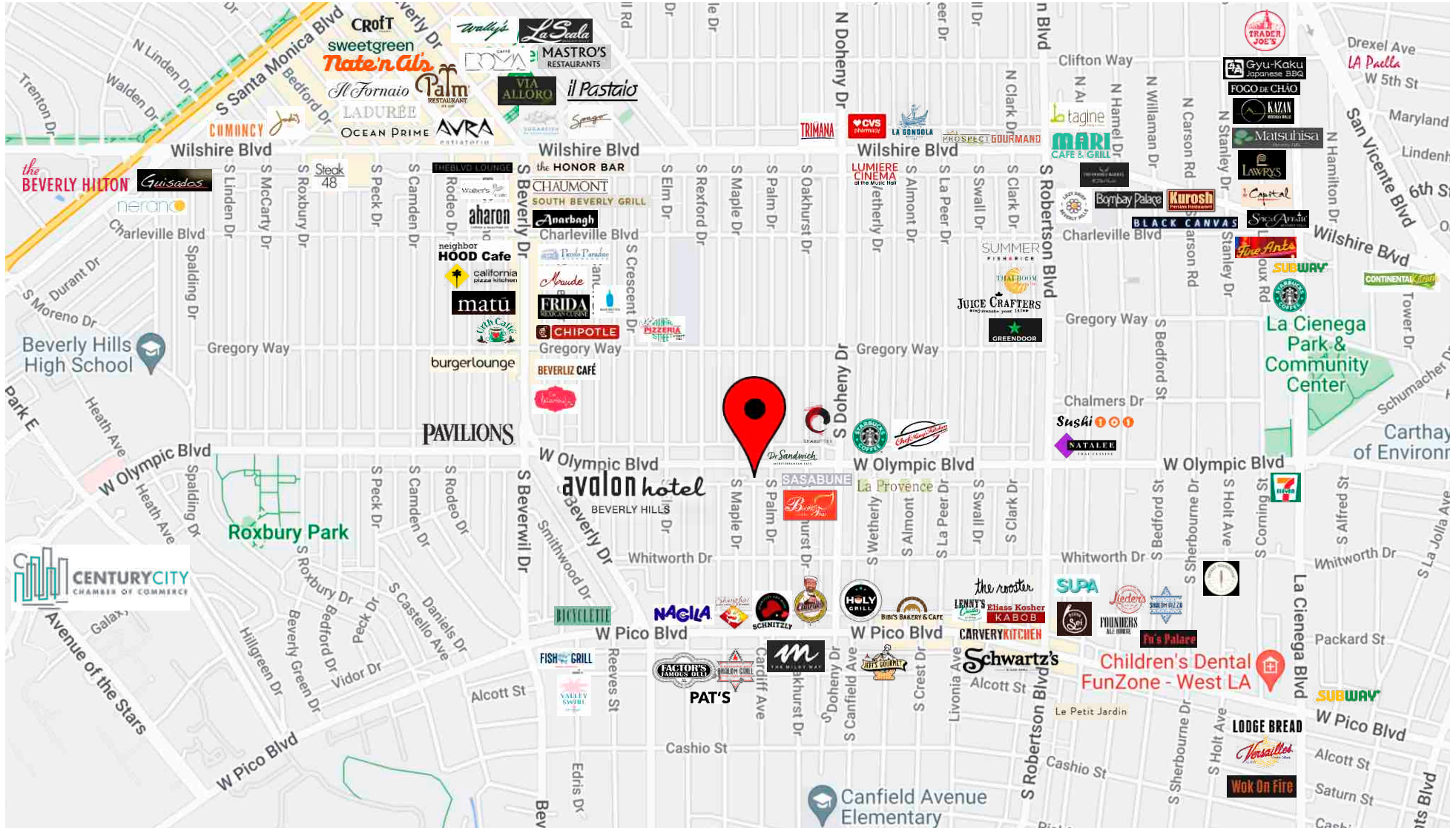
Maps



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Area Map



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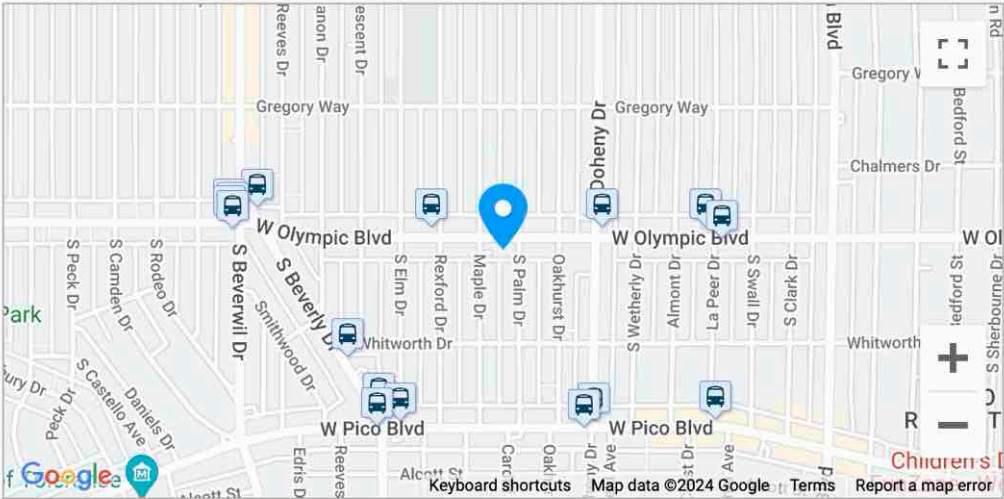
9212 W. Olympic Blvd.

Walk Score

Walk Score
90
Walker's Paradise
Daily errands do not require a car.

Transit Score
56
Good Transit
Many nearby public transportation options.

Bike Score
55
Bikeable
Some bike infrastructure.



Bus lines:

28 Metro Local Line	0.1 mi	617 Metro Local Line	0.3 mi
7 Pico Blvd	0.3 mi	R7 Pico Blvd Rapid	0.3 mi
534 CE534	0.4 mi		

About this Location

9212 West Olympic Boulevard has a Walk Score of 90 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in Beverly Hills. Nearby parks include Oakhurst Park, Robertson Recreation Center and Roxbury Park.

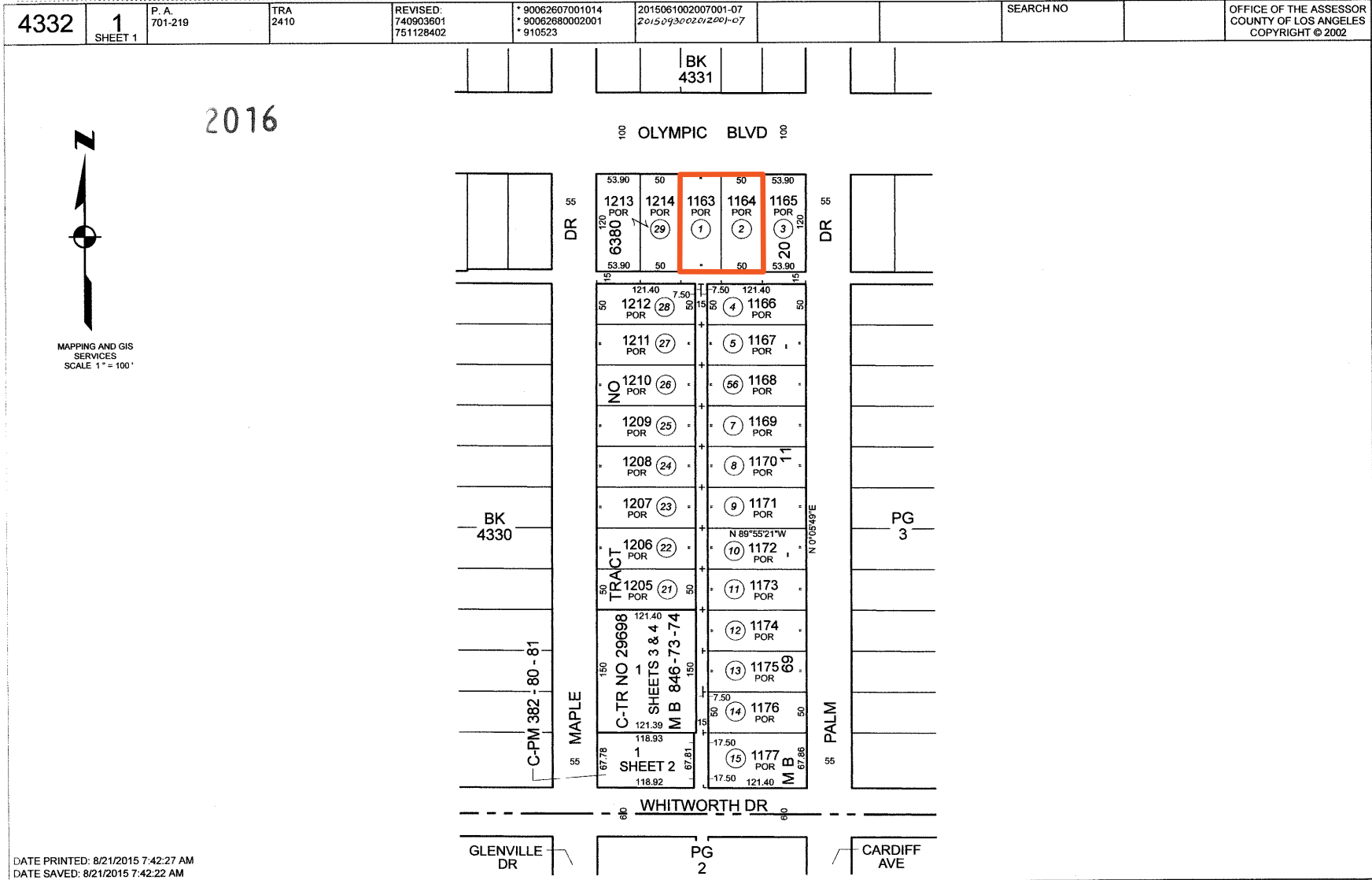


<https://www.walkscore.com/score/9212-w-olympic-blvd-beverly-hills-ca-90212>

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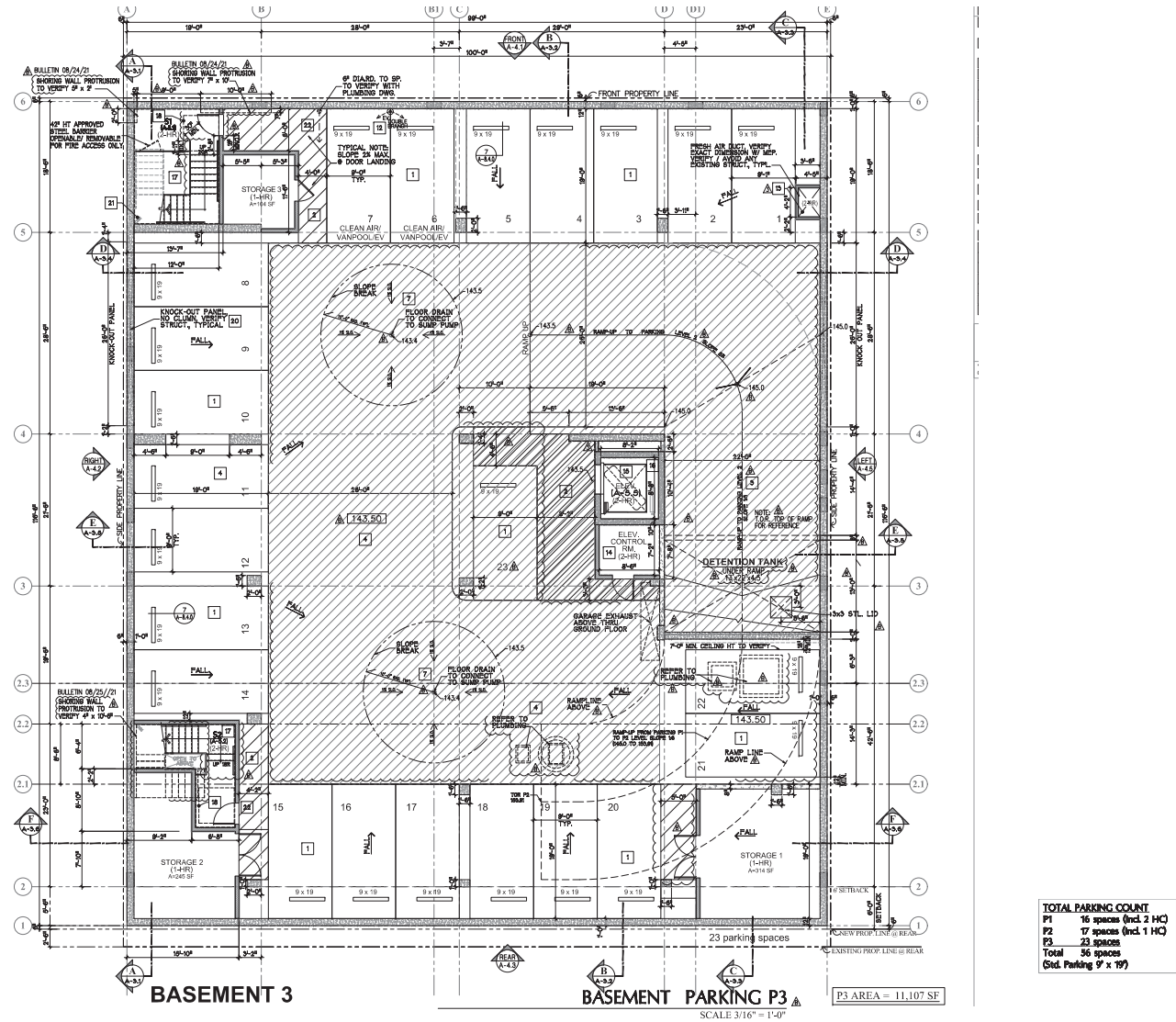
Parcel Map



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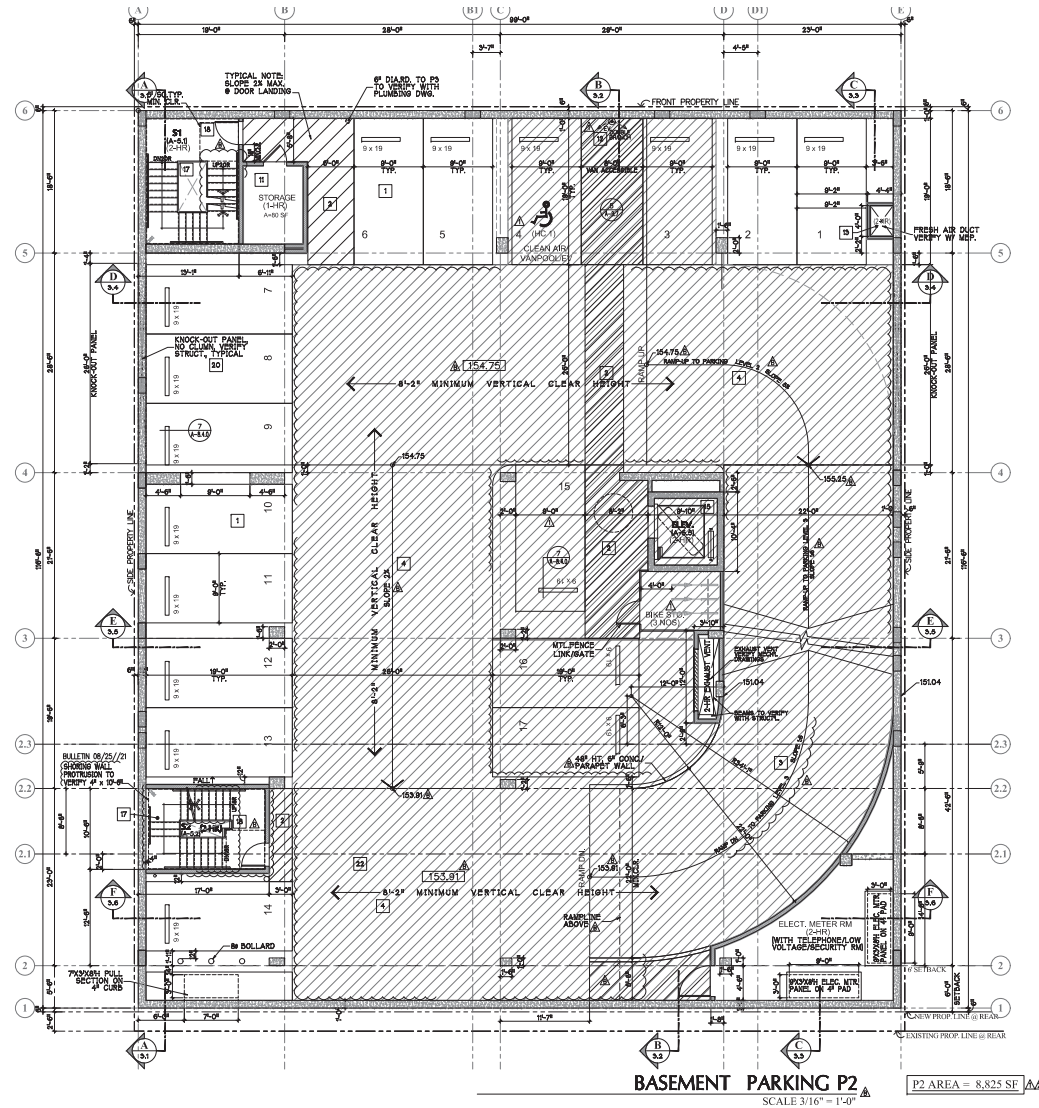
Plans - Parking - P3



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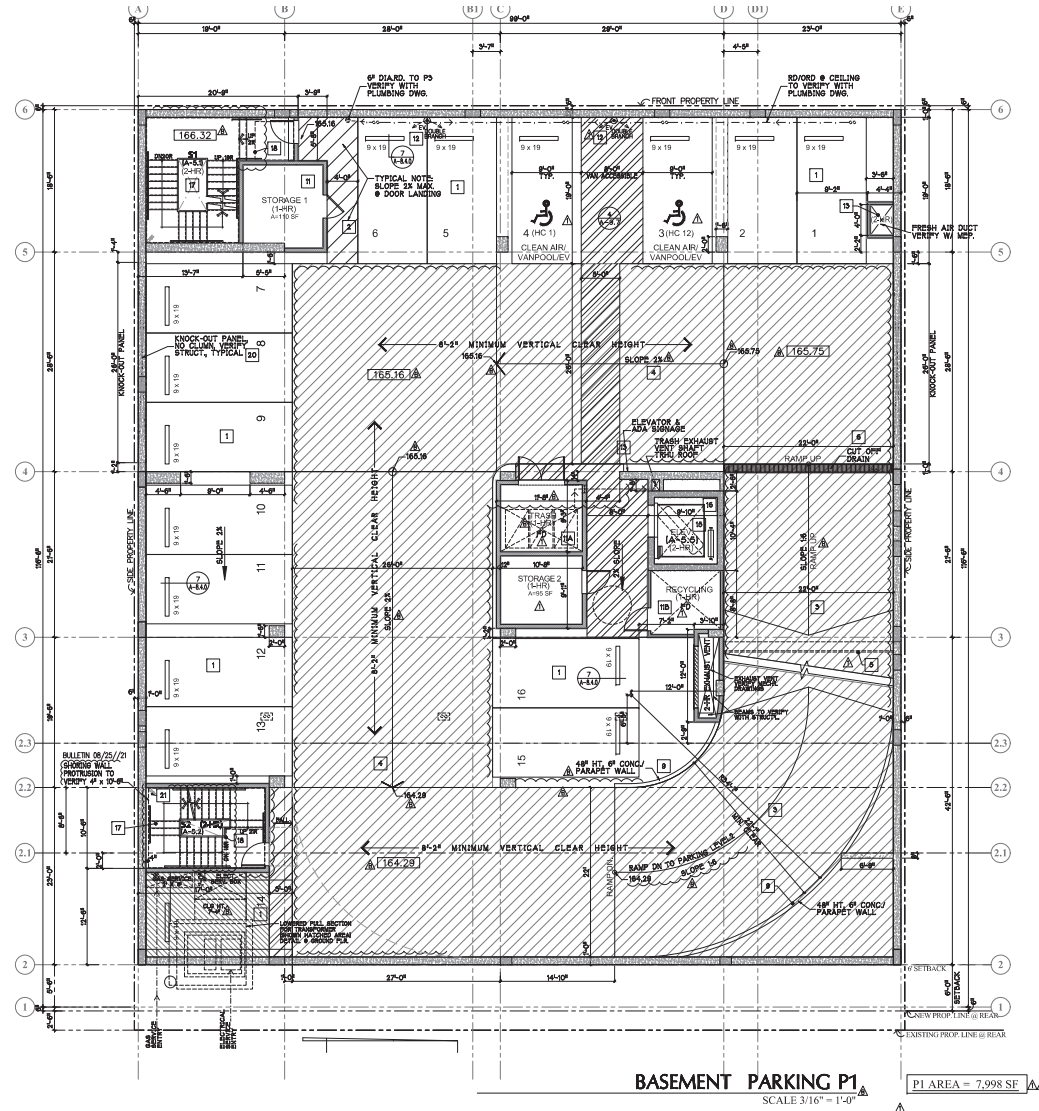
Plans - Parking - P2



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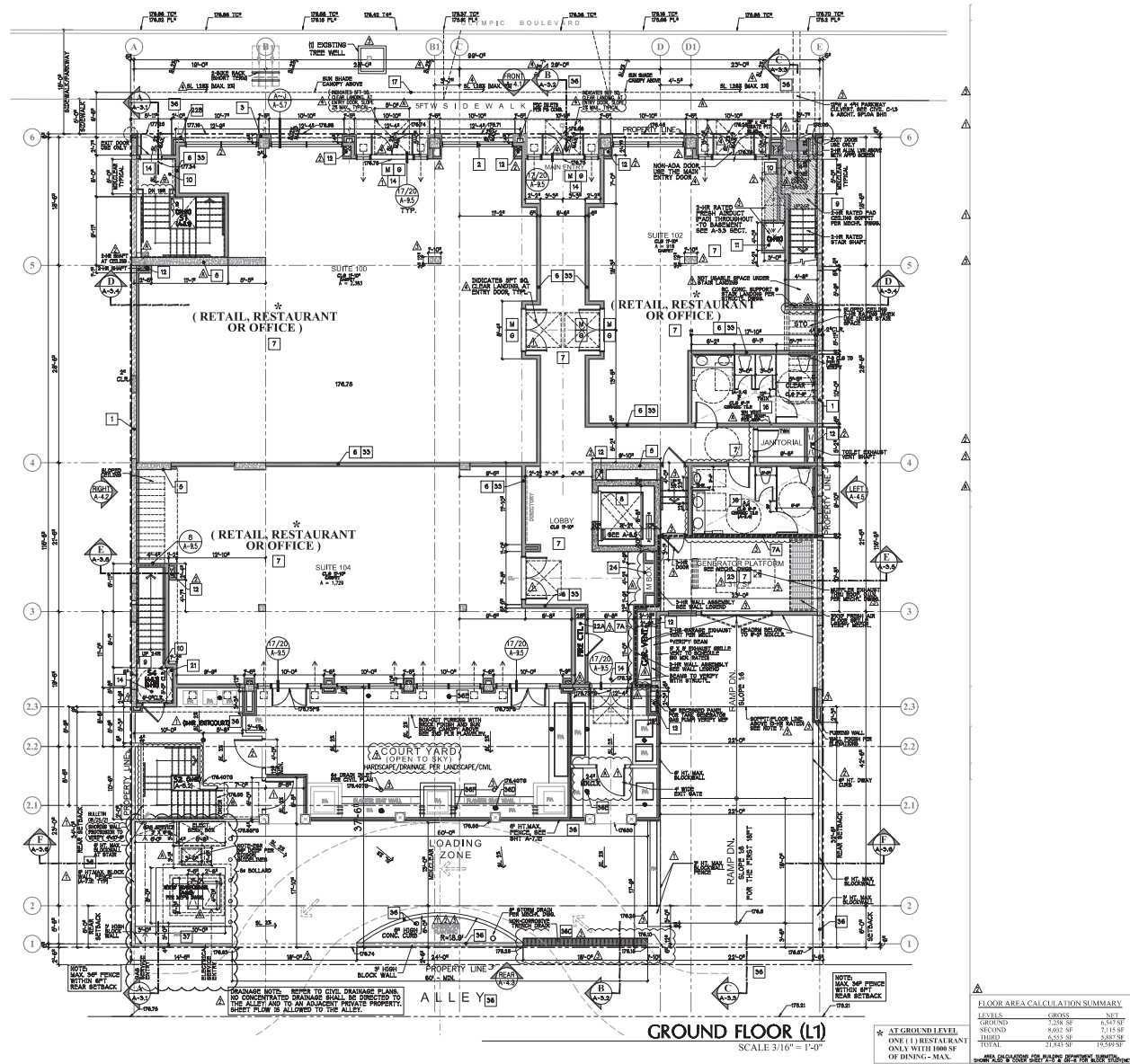
Plans - Parking - P1



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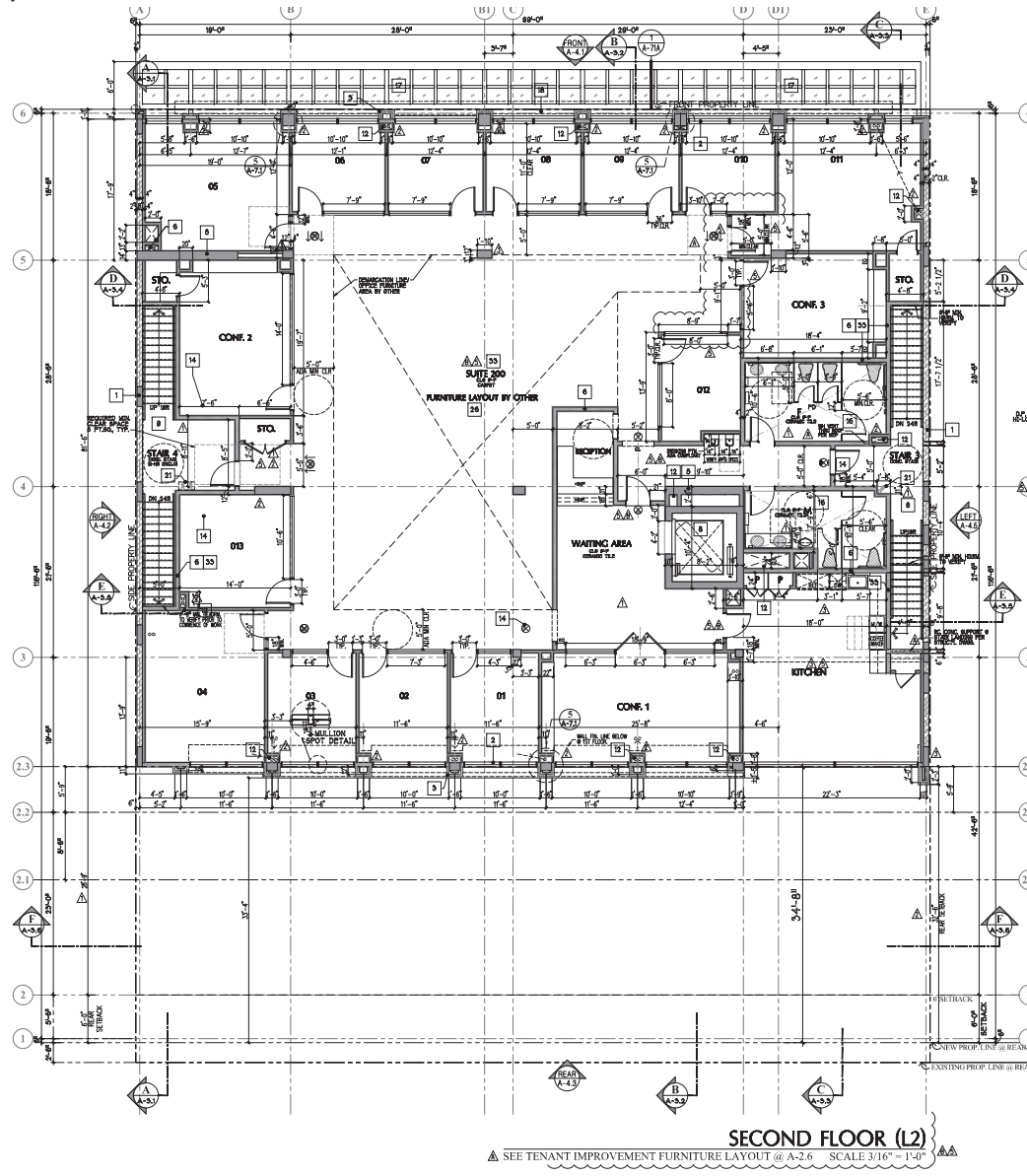
Plans - Ground Floor (L1)



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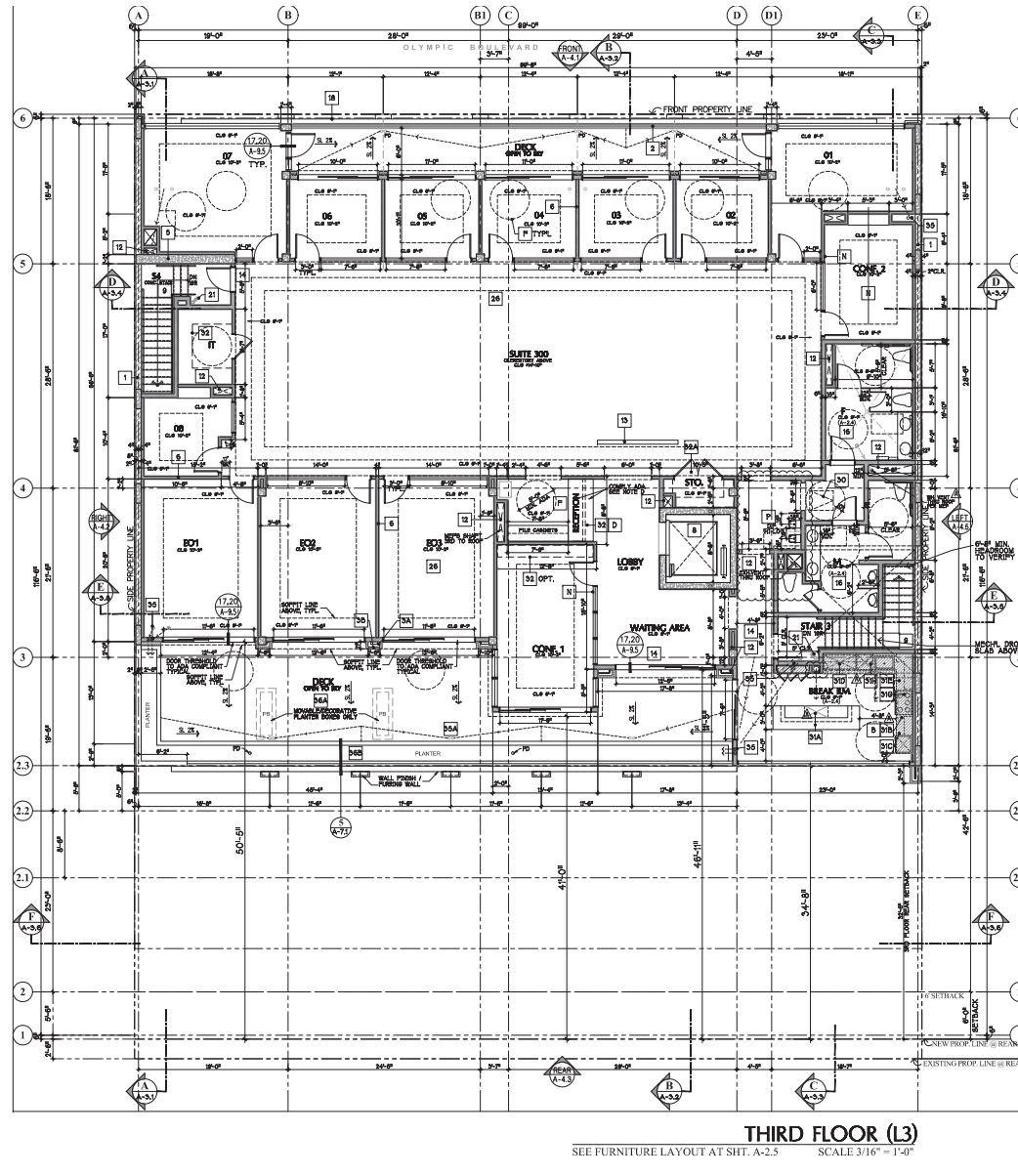
Plans - Second Floor (L2)



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Plans - Third Floor (L3)



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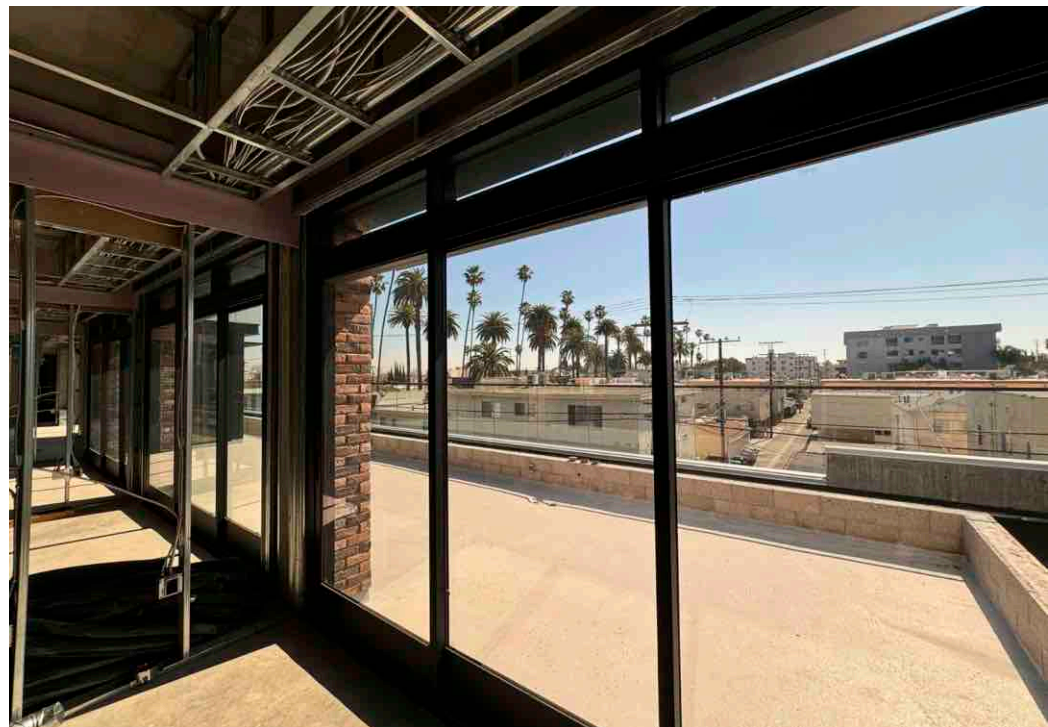
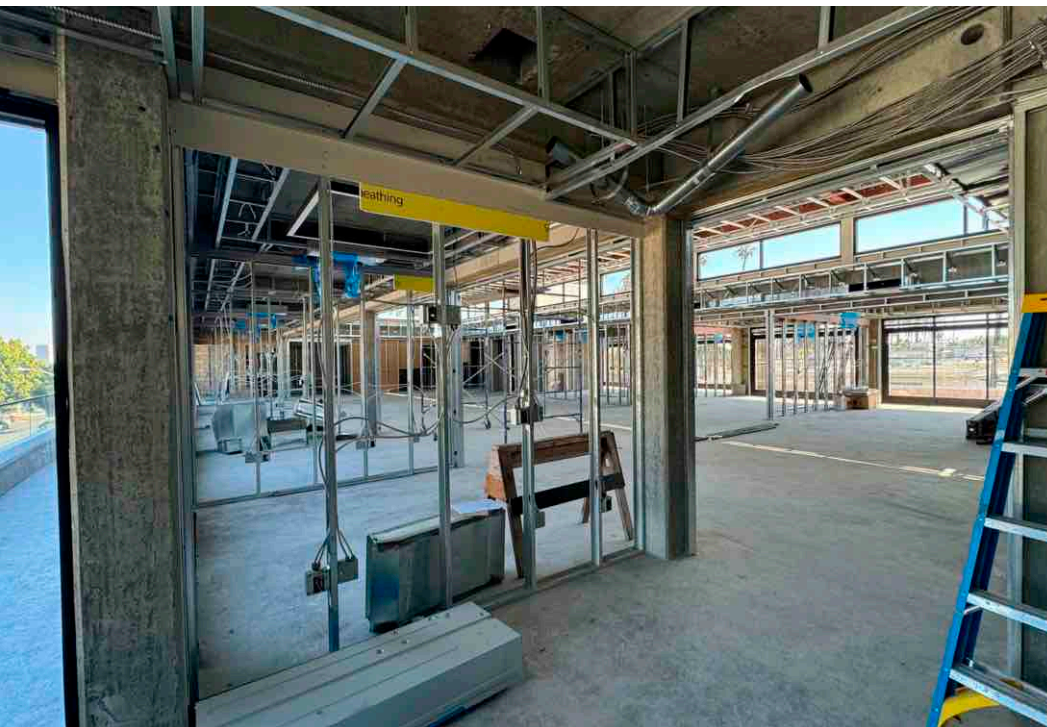


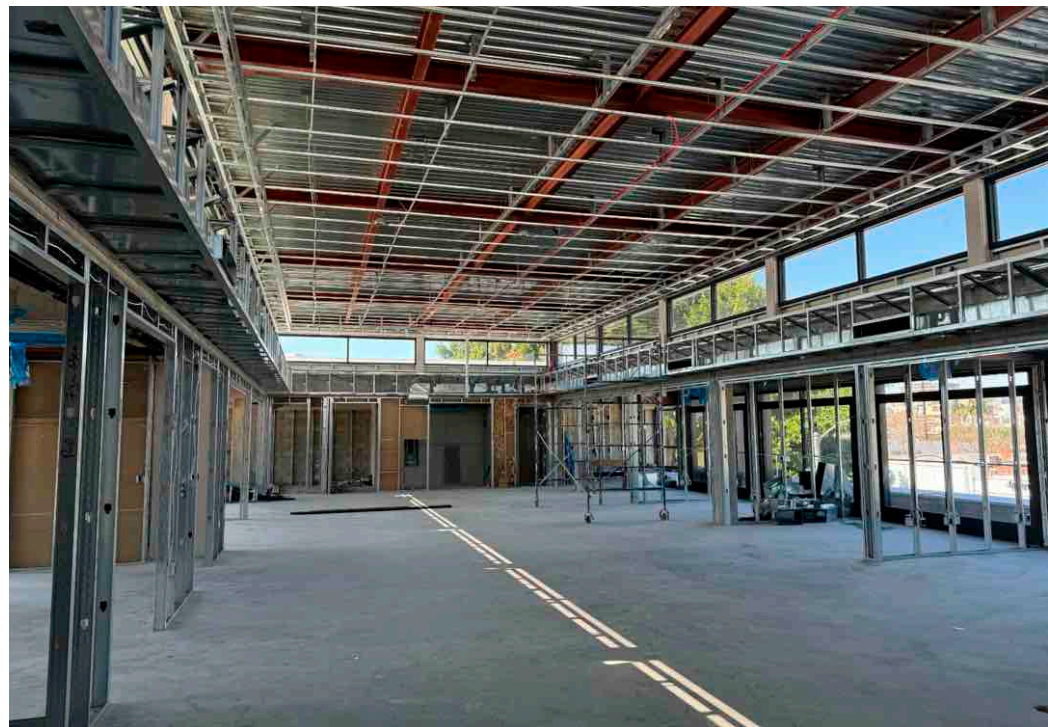


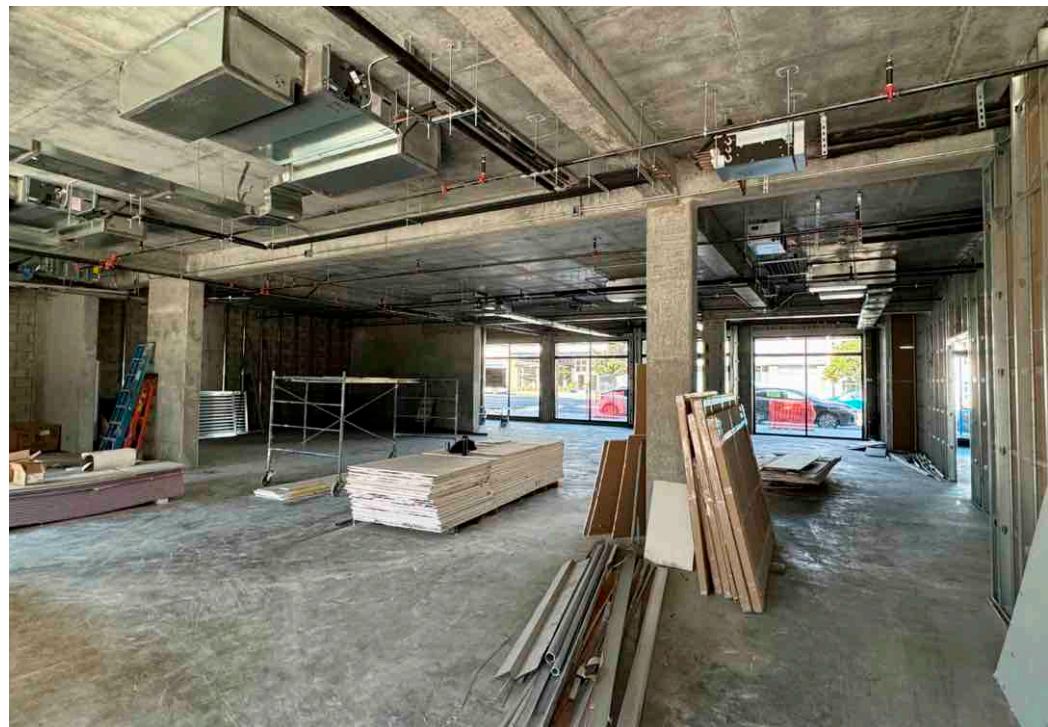
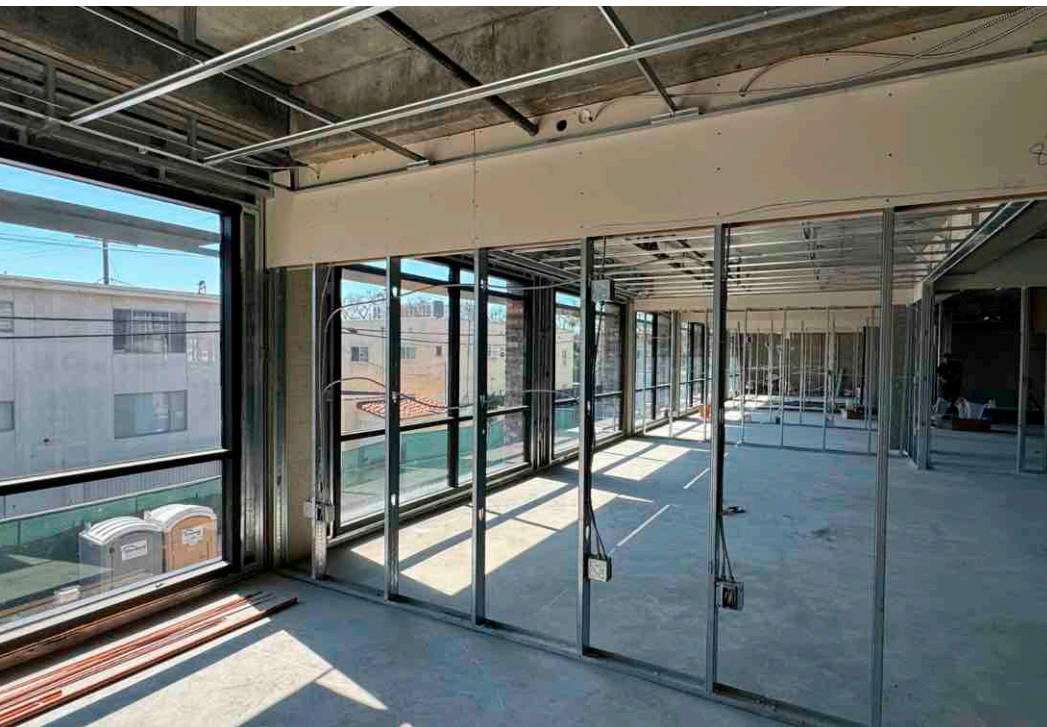


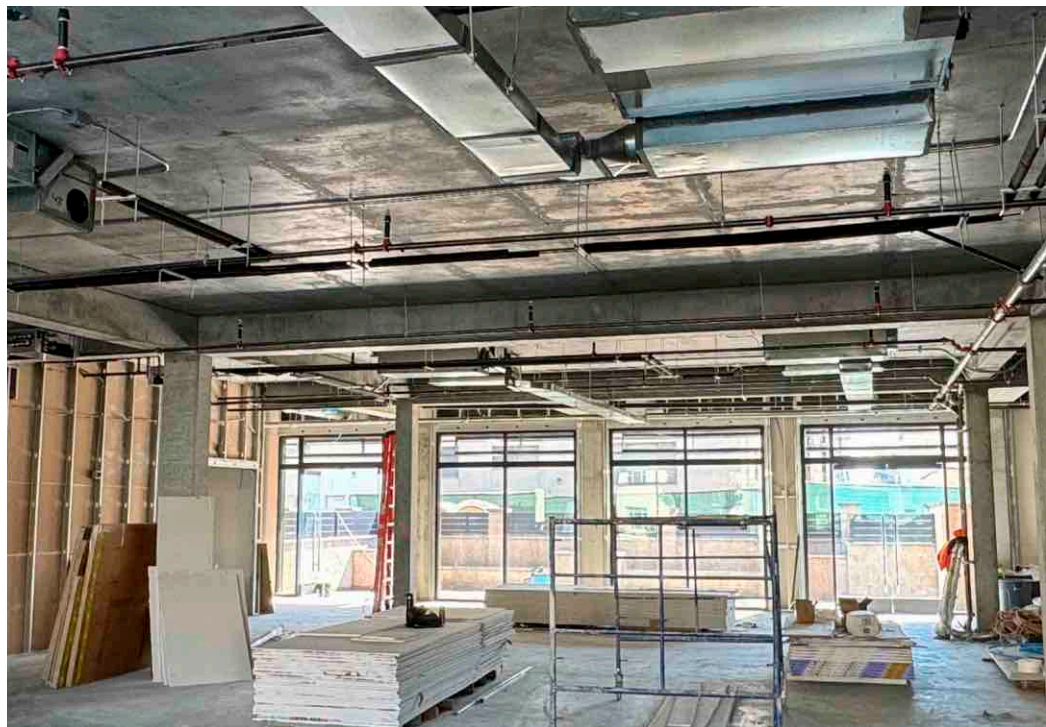
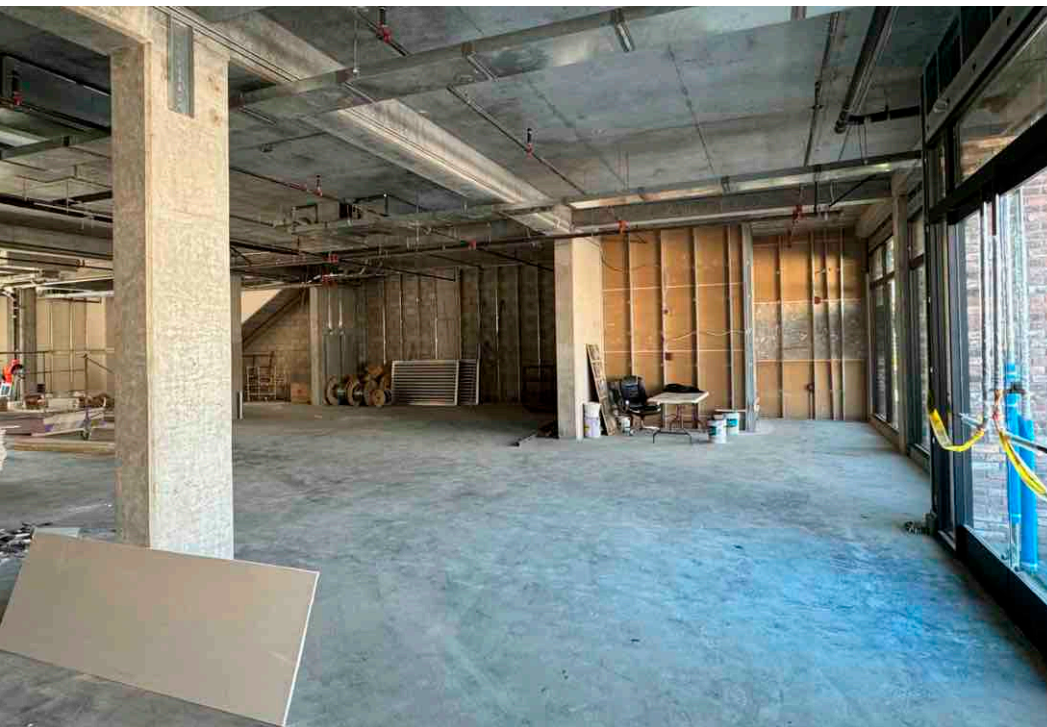
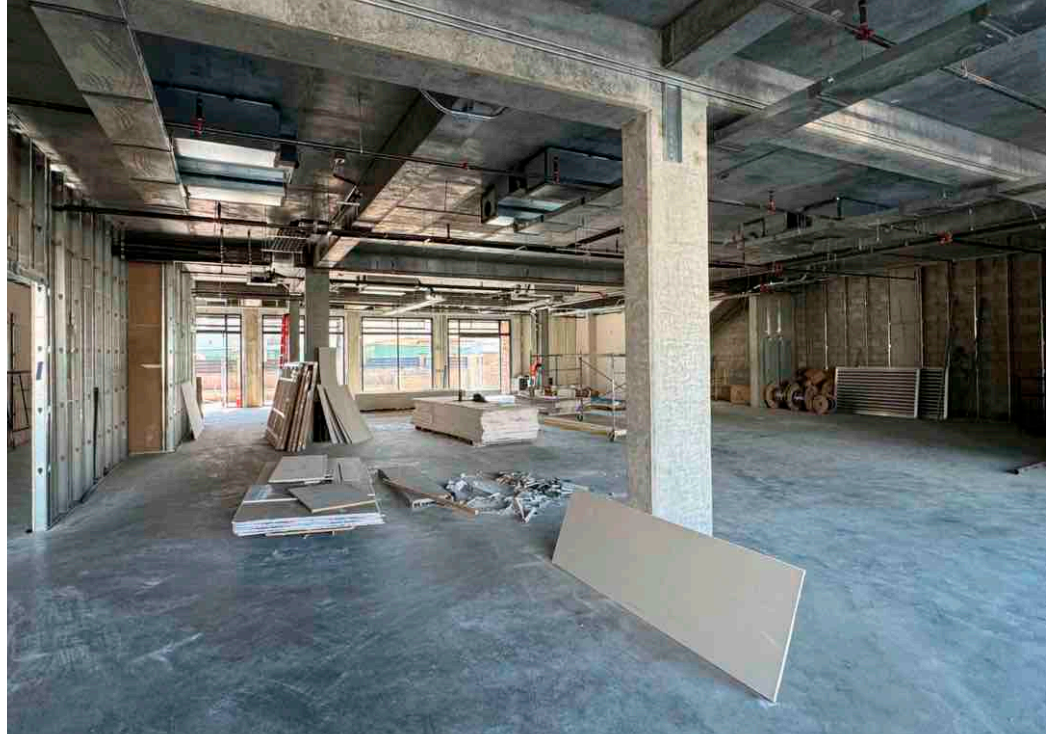


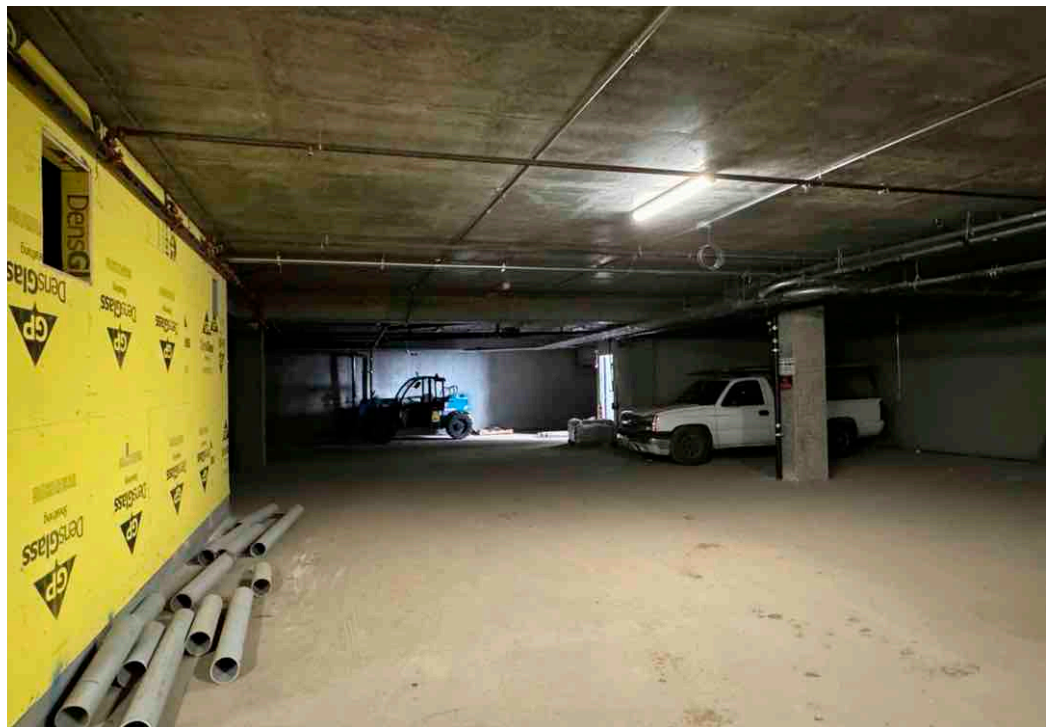
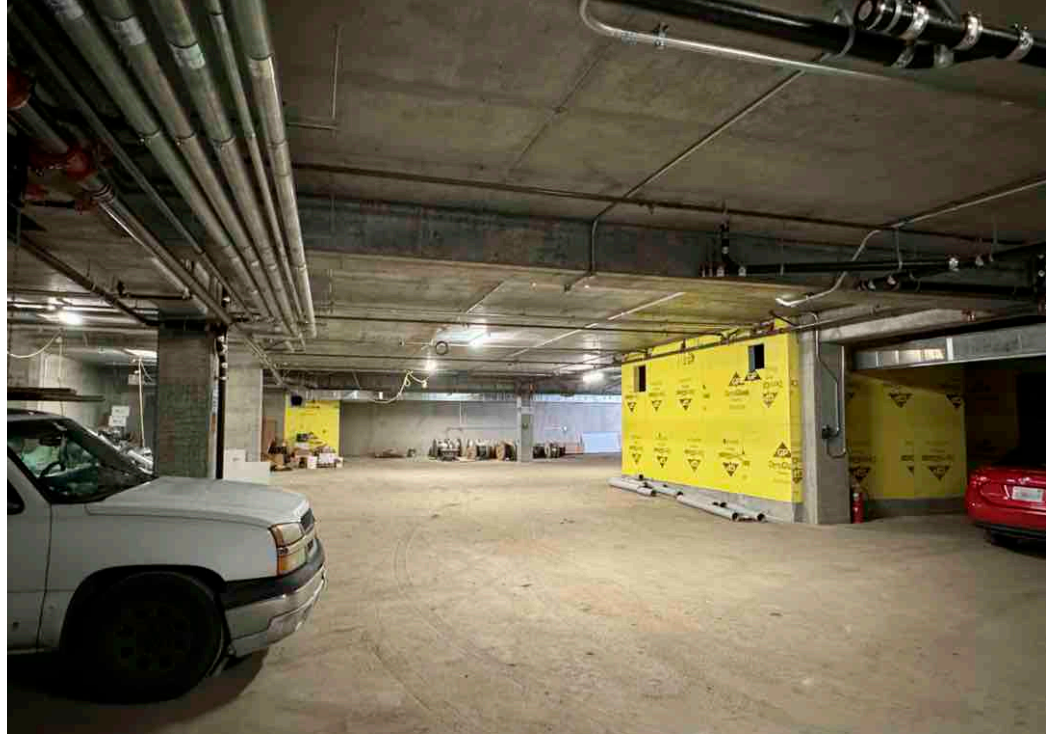


























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