

AVAILABLE

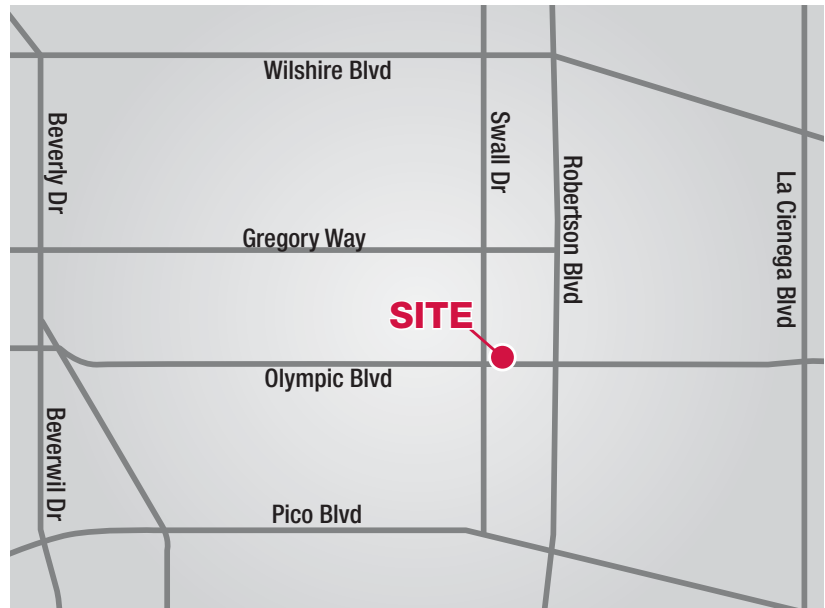
Beverly Hills Boutique Office Building

8857 W. Olympic Blvd. ■ Beverly Hills, California



Highlights:

- **Building:** 11,200 SF
- **Land:** 6,286 SF
- NEC Olympic Blvd. and Swall Drive
Traffic: 57,700 cars per day
- Two stories office over ground level Garage (21 Spaces)
- Great Upgrade Potential - Added Value Opportunity
- **List Price: \$5,500,000**
****Owner is Committed to Sell, will Consider Realistic Offers****
- Call for Appointment to Tour



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agents:

Randy Sheinbein
Senior Vice President
(310) 440-8500 tel
DRE Lic. #00700543
rsheinbein@naicapital.com

Rick Gold
Senior Exec. Vice President
(310) 440-8500 tel
DRE Lic. #00549936
rgold@naicapital.com

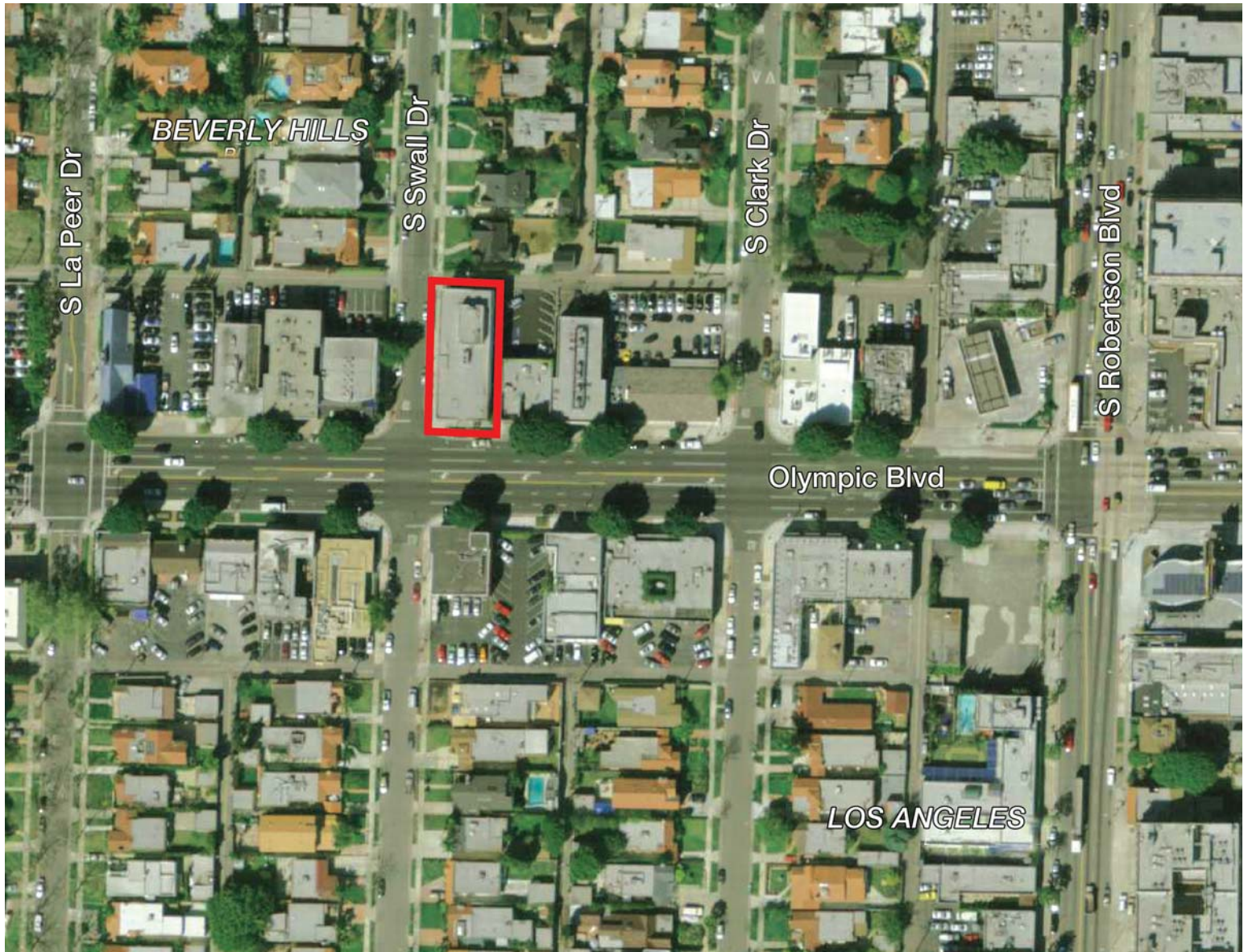
Chuck Carmichael
Senior Vice President
(818) 742-1648 direct
DRE Lic. #01846455
ccarmichael@naicapital.com

AVAILABLE

Beverly Hills Boutique Office Building

8857 W. Olympic Blvd. ■ Beverly Hills, California

Aerial



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agents:

Randy Sheinbein
Senior Vice President
(310) 440-8500 tel
DRE Lic. #00700543
rsheinbein@naicapital.com

Rick Gold
Senior Exec. Vice President
(310) 440-8500 tel
DRE Lic. #00549936
rgold@naicapital.com

Chuck Carmichael
Senior Vice President
(818) 742-1648 direct
DRE Lic. #01846455
ccarmichael@naicapital.com