



FOR LEASE

Office Building For Lease

1631 BEVERLY BLVD, LOS ANGELES, CA 90026



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**Kidder
Mathews**

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Highlights

RATE \$1.75 PSF

AVAILABILITY entire 2nd floor

SUITE 9,000 SF

YEAR BUILT 1953

ZONING LAC2

ACCESS to 101, 110 & 2 freeways

PARKING 3/1000 gated secured parking lot

FURNITURE some included

SIGNAGE exterior building signage available

ELEVATOR-SERVED 2nd floor space

SEPARATE dedicated 2nd floor access



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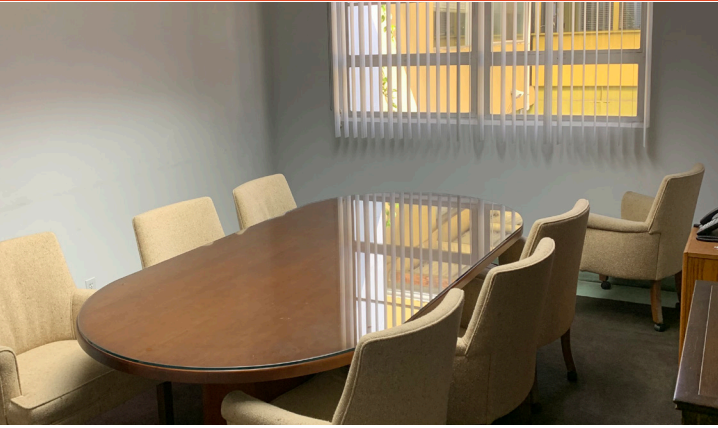
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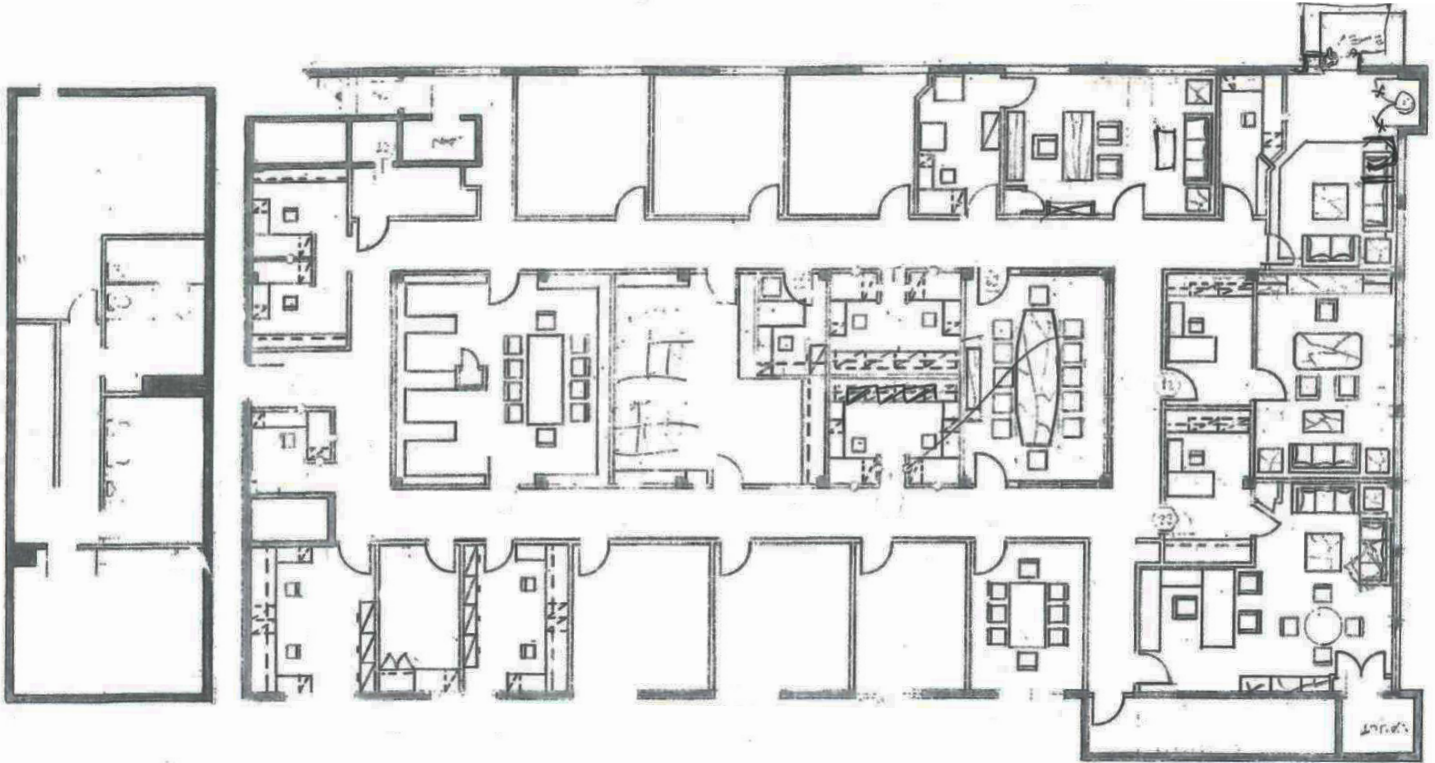
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Floor Plan



ENCLOSED Reception

14 PERIMETER Offices

INTERIOR Offices

14 Work Stations

2 Conference Rooms

KITCHEN

WORK ROOM

STORAGE

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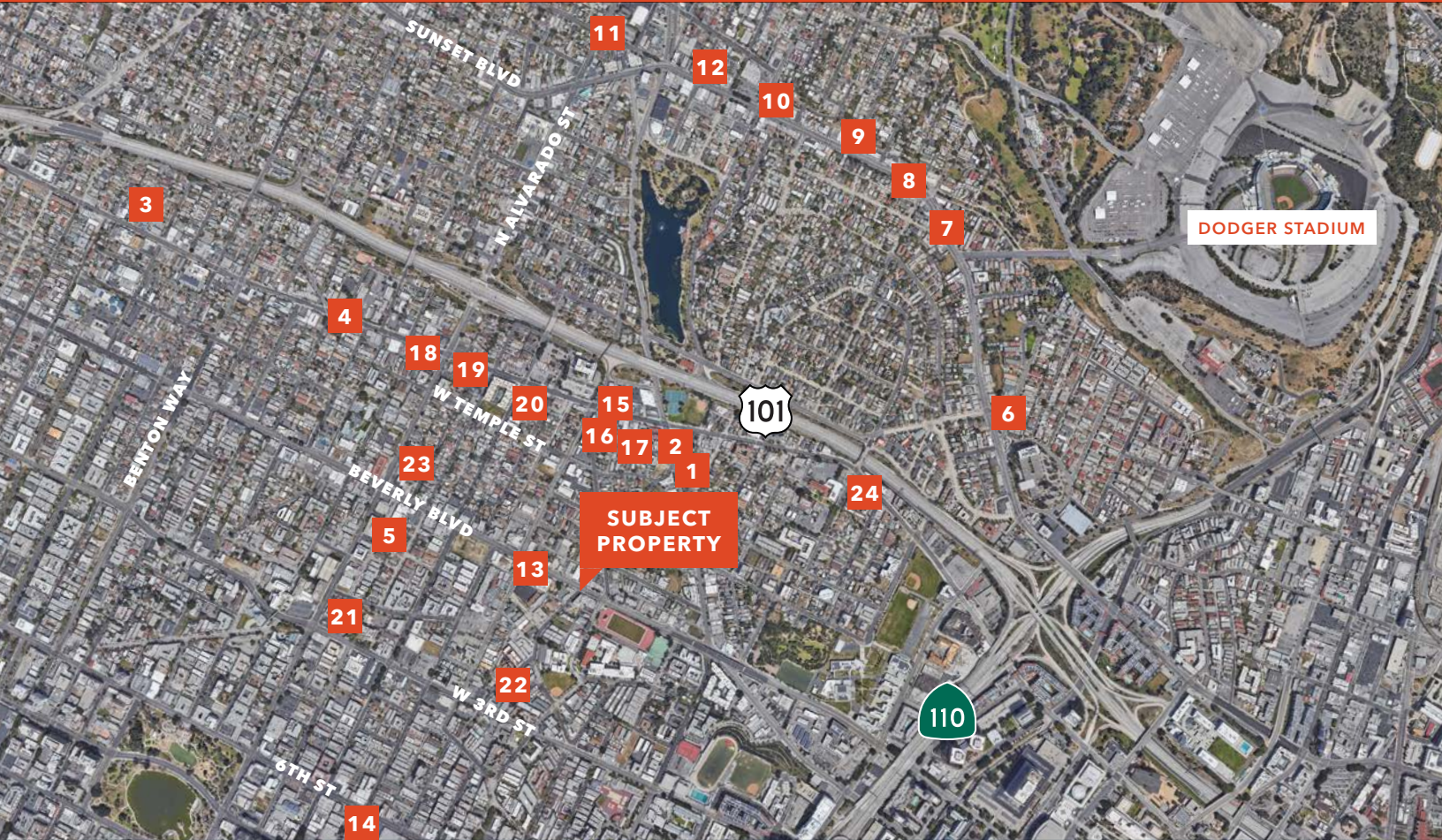
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LOCAL AMENITIES

1 1642 Bar	7 Button Mash	13 Boba Guys	19 El Pollo Loco
2 Tribal Café	8 The Park Restaurant	14 The Home Depot	20 Target
3 Doubting Thomas	9 El Compadre	15 Chevron	21 Starbucks
4 Original Tommy's	10 The Short Stop	16 Bloom & Plume Coffee	22 Gus's Drive In
5 Brooklyn Bagel Bakery	11 Ostrich Farm	17 Leo's Taco Truck	23 Chevron
6 Guisados	12 Blue Bottle Coffee	18 Arco	24 Thunderbolt

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