



Stafford Commercial Real Estate

310.360.9900 www.staffordcommercial.com

For Lease

8825 Beverly Boulevard, West Hollywood, CA 90048



<u>AVAILABLE:</u>	2,195 ø (including a 322 ø patio)
<u>ASKING RENT:</u>	\$10.00 psf NNN Monthly
<u>NET EXPENSES:</u>	Approximately \$1.40 psf. Monthly
<u>ADDITIONAL SQUARE FOOTAGE:</u>	Can be made available to an Owner/User or Lessee for a total of 5,195 sq. ft.

COMMENTS:

- Owner would consider a sale of the building
- 13 car Covered Parking on Street Level
- 50 linear ft. frontage on Robertson Blvd, 16 ft. Ceiling Heights
- Sky Lights throughout premises, ADA Code bathrooms
- Handicap access Elevator at VI Spring, Inclidating Stair Lift at Hastings

Right next store to: Stella McCarthy, Ann Sacks, Madeo Restaurant, The Ivy Restaurant, Chanel, The Beverly Center, Restoration Hardware, Roche Bobois, Mayfair House, Poloform, DDC, Keihls, Eileen Fisher, Bristol Farms and Club house Italia SpA; including Bentley Home, Trusardi Casa, Heritage Collection and many other EU Brands

For Additional Information please contact:

Ted Stafford (310) 310 360-9900
ts@staffordcommercial.com
DRE Lic. 00497103

The information contained herein has been furnished for convenience purposes only and should not be entirely relied upon by any prospective lessee/buyer. The broker makes no representation or warranties by the publication of this material and any prospective lessee/buyer is specifically requested to perform his or her own independent investigation. All measurements are approximate and may not prove to be entirely accurate, information may be added or deleted without notice. This information is submitted subject to Seller's right to lease/sell the property or withdraws the property from the market at any time.



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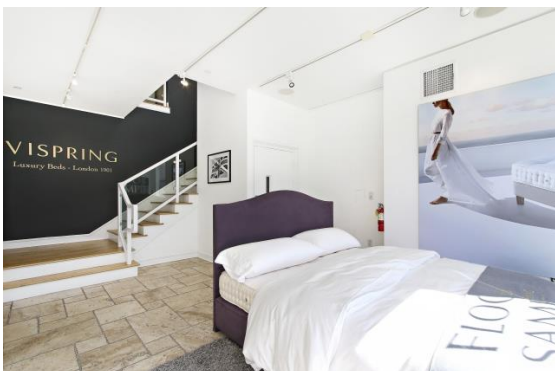
Property Highlights:

Prime West Hollywood High Street Location on Beverly Boulevard. This trophy property is situated on one of the most rarely traded stretches of any street in West Hollywood.

- Award winning design building, completely remodeled in 2008 to retail Beautiful Interior Design Luxury Showroom
- High-end designer quality finishes, interior skylights throughout, ADA compliancy, security doors, etc.
- Originally built in 1985.
- Cedars Sinai Hospital is one block away, with an employee base of over 10,001 individuals.
- Half a block from corner of Robertson and Beverly, 4 blocks from Beverly Hills
- Possible owner user property
- Centrally located in the West Hollywood Design District

Distinctively high street showroom location situated on a Prime Walking Street.

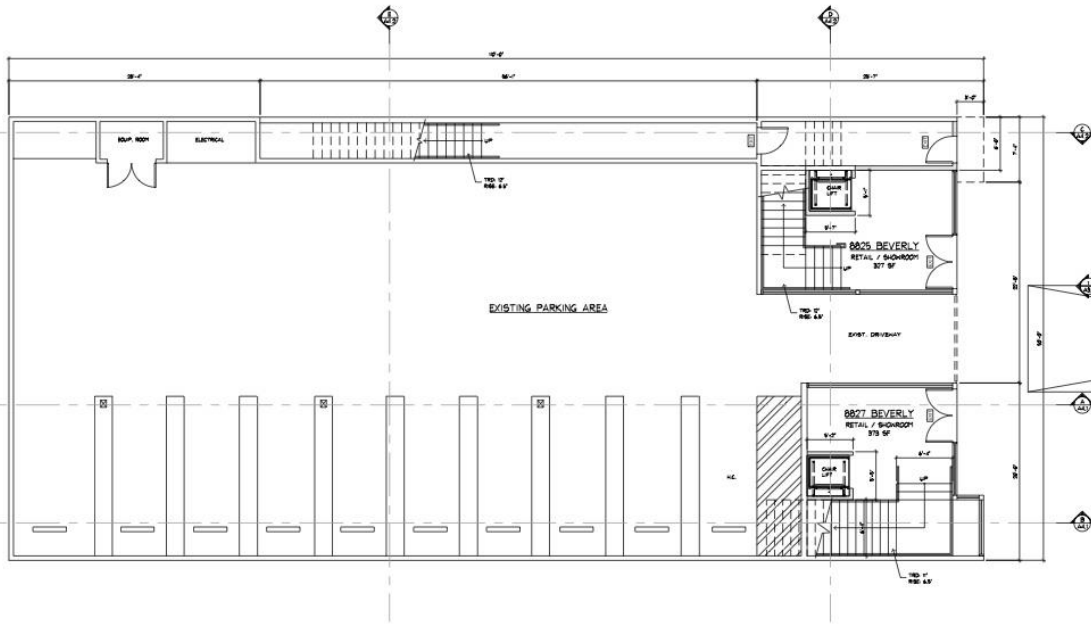






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1 PROP. 1ST FLOOR PLAN
SCALE 1/8" = 1'-0"



HALL LEGEND
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Proposed Facade Remodel
**8827 BEVERLY BLVD.
WEST HOLLYWOOD**

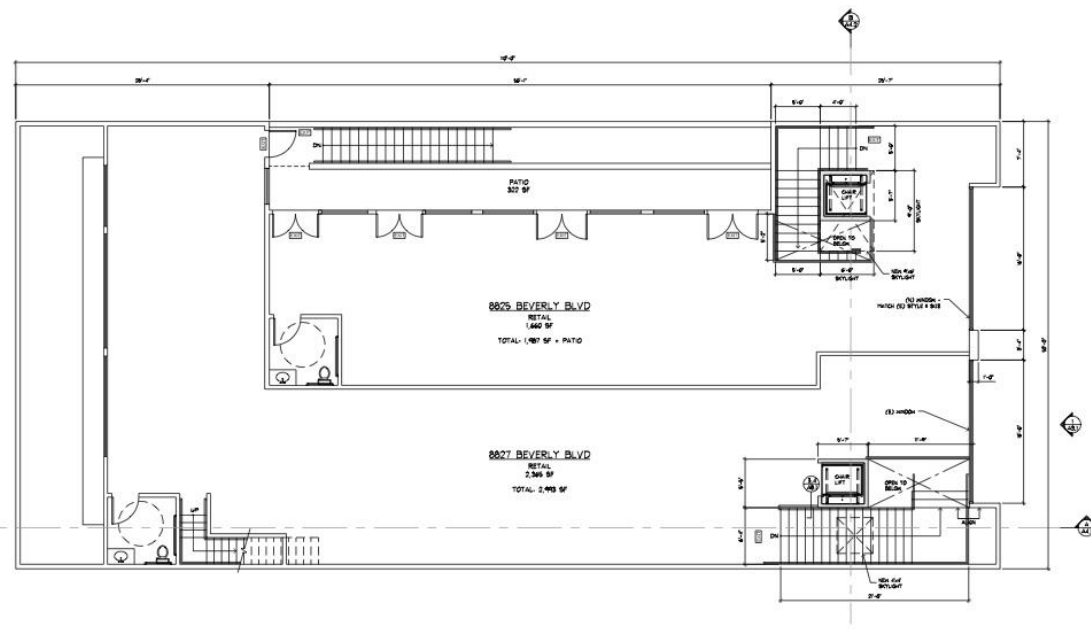


PROF. FIRST FLOOR PLAN

NO.	DESCRIPTION	DATE

A2.1

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1 PROP. 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"



HALL LEGEND
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Proposed Facade Remodel
**8827 BEVERLY BLVD.
WEST HOLLYWOOD**

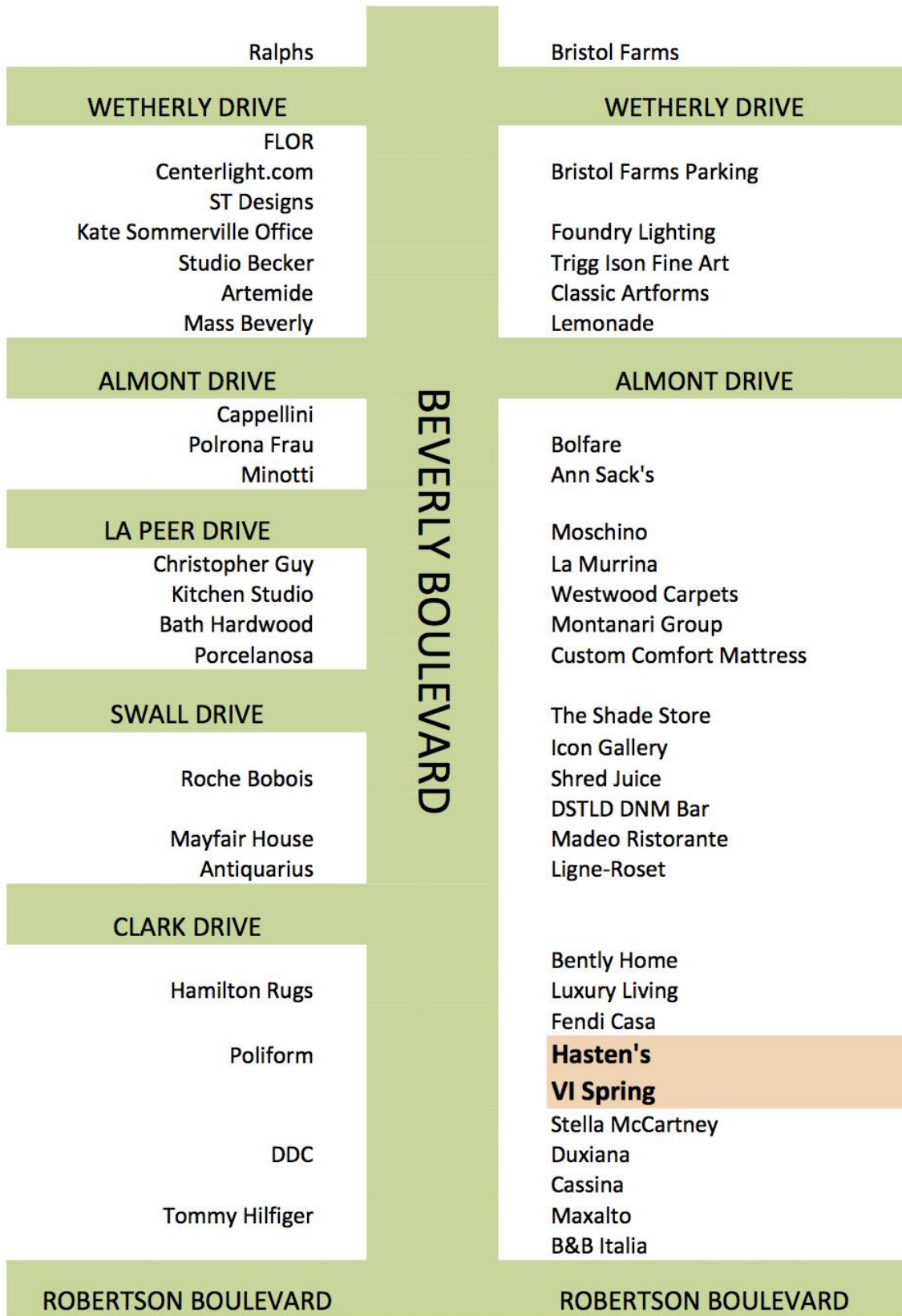


PROF. SECOND FLOOR PLAN

NO.	DESCRIPTION	DATE

A2.2

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**8825-8827 BEVERLY BLVD.
WEST HOLLYWOOD, CA 90048**

STREET MAP



STAFFORD COMMERCIAL REAL ESTATE, INC.
356 North Robertson Blvd., Los Angeles, CA 90048
Telephone: 310.360.9900
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