

# 4317 BEVERLY BOULEVARD

OVER 50,000 SF OF  
RETAIL/OFFICE AVAILABLE



**NEWMARK**

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# PROPERTY SUMMARY



## ADDRESS

4317 Beverly Boulevard  
Los Angeles, CA 90004  
(Corner of Beverly Blvd &  
Kingsley Dr)

## SIZE

Ground Floor: ±28,392 SF  
Basement: ±18,217 SF  
**Total: ±46,609 SF**

\*Additional ±3,820 SF space  
available for a combined total  
of: **±50,429 SF**

## USE

Retail/Office

## RENT

\$1.8 Million per annum All-in

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# HIGHLIGHTS



## HIGHLIGHTS

- » Gated 100+ car surface parking lot in rear
- » ±216' of frontage on Beverly Blvd
- » Vaulted ceiling (16' feet clear 32' to peak)
- » 9 skylights
- » 10,000 lbs Freight Elevator Ground Floor to Basement (7'-9" W x 8' H x 7' D)
- » HVAC 80 tons Ground Floor
- » Rollup Door (11'-11" W X 7'-11" H)
- » 3 phase/240v/1.400 AMPS & 1 phase/120V/800 AMPS power
- » 3 dumpsters
- » 3 Entry doors double doors: 5'-6" W x 9'-11" H
- » 2 Entry doors off parking (north, double doors: 5'-6" clear x 8'-11" clear)

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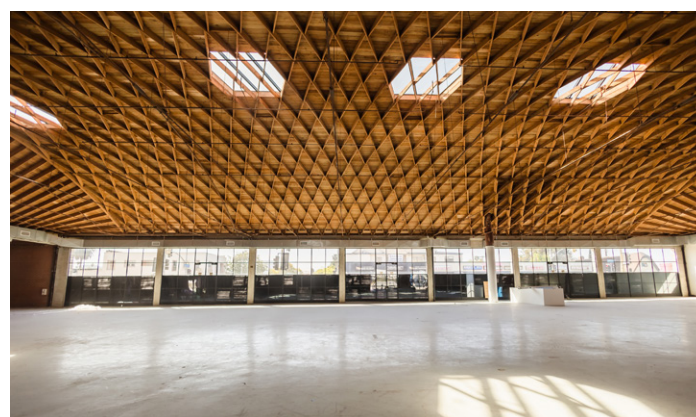
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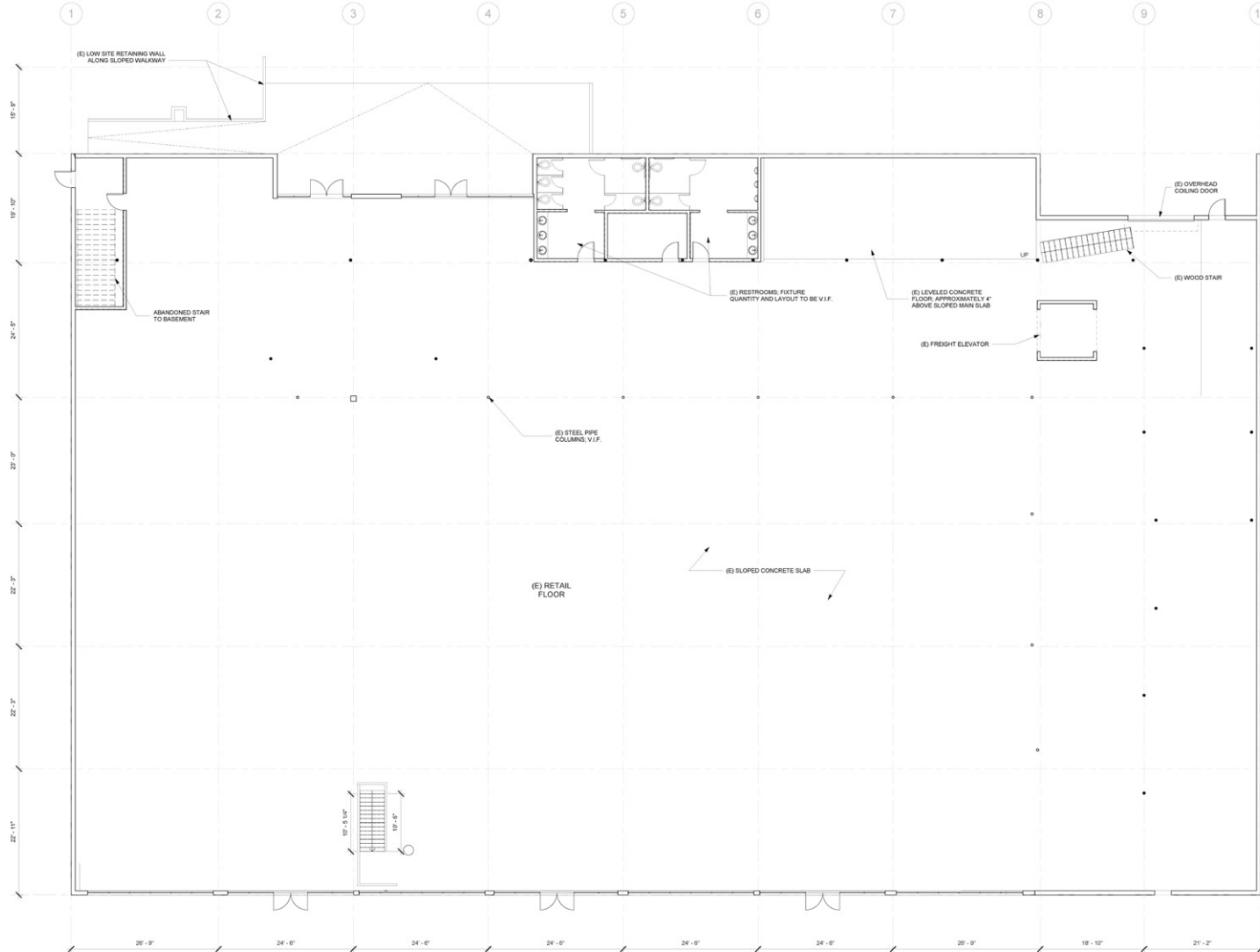
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# FLOOR PLAN

## GROUND FLOOR

±28,392 SF



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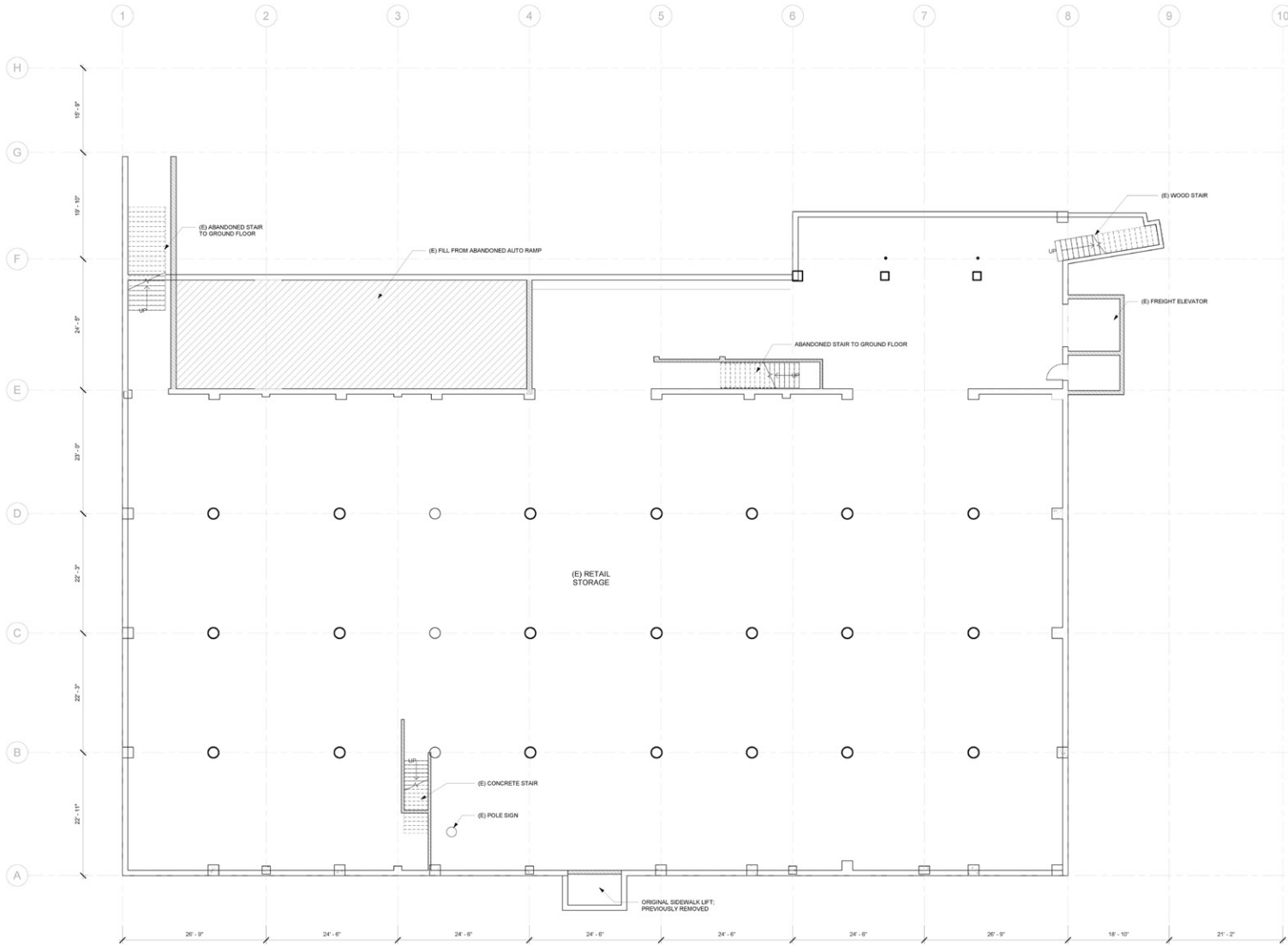


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## BASEMENT FLOOR

±18,217 SF



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