

FOR LEASE

9024

W. OLYMPIC BLVD
BEVERLY HILLS

9024 OLYMPIC BLVD.



EXECUTIVE SUMMARY

Boutique Two-Story Office Opportunity Along Beverly Hills *Coveted Olympic Boulevard*

Lee & Associates – Los Angeles West is pleased to present 9024 W. Olympic Blvd, a fully vacant boutique commercial asset positioned along the prestigious Olympic Boulevard corridor in Beverly Hills, one of the most sought-after commercial locations on Los Angeles' Westside. The property consists of a two-story $\pm 6,058$ square foot building situated on a well-positioned lot and benefits from C-3T zoning within the Beverly Hills commercial district, allowing for a variety of office, retail, gallery, and creative commercial uses. With strong street presence, abundant natural light, and 12 dedicated on-site parking stalls—an exceptionally rare amenity in this submarket—the property provides both convenience and visibility for a wide range of users. The flexible layout allows spaces to be leased separately or occupied by a single tenant, making the offering ideal for an owner-user, creative office, showroom, wellness concept, or boutique commercial tenant.



PROPERTY OVERVIEW

Property Type:	Creative Office / Retail / Professional Services
Occupancy:	Immediate (Minimum 1 Year)
Building Area:	$\pm 6,058$ SF
1st Floor Area:	$\pm 2,522$ SF
2nd Floor Area:	$\pm 3,536$ SF
Rate:	Contact Broker for Details
Parking:	12 gated stalls included

HIGHLIGHTS



PRIME BEVERLY HILLS CORRIDOR

Positioned along the prestigious Olympic Boulevard corridor, the property benefits from strong daily traffic counts and close proximity to Robertson Boulevard, Beverly Hills' luxury retail and dining destinations, and surrounding high-income residential neighborhoods.



FLEXIBLE COMMERCIAL ZONING (C-3T)

C-3T zoning within the Beverly Hills commercial district allows for a range of commercial applications including office, retail, wellness, studio, and creative workspace concepts.



BOUTIQUE TWO-STORY COMMERCIAL BUILDING

A distinctive two-story structure with strong street presence, polished wood floors, and abundant natural light creates an appealing environment.

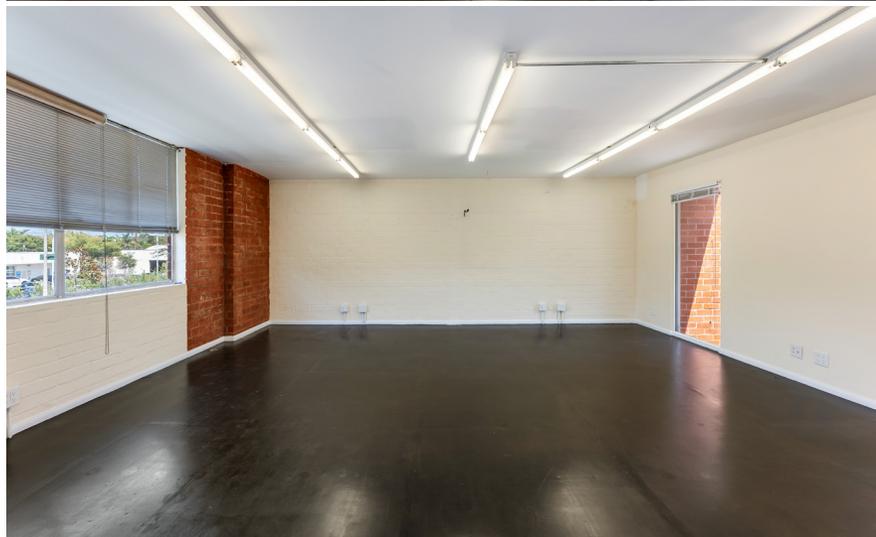


FLEXIBLE OCCUPANCY CONFIGURATION

The building layout allows for single-tenant occupancy or division into two suites, providing flexibility for boutique tenants.









Century City

Golden Triangle

9024
W. OLYMPIC
BOULEVARD

MARU
ESPRESSO BAR

LODGE BREAD
MADE IN L.A., USA EST. 2015
LODGE BREAD.COM

EREWHON

sweetgreen

PURA VIDA
MAMA
THE BAY AREA

PIZZERIA
Sei

THE PENINSULA
BEVERLY HILLS

CAMEO
BEVERLY HILLS

BAGELS & COFFEE
layla
1614 OCEAN PARK

LORENZO
California

THE
MAYBOURNE
BEVERLY HILLS

Dr. Sandwich
MEDITERRANEAN EATS

il Pastaio
SINCE 1993

W
WALDORF ASTORIA
BEVERLYHILLS

OSTE
THE BAY AREA

goop kitchen

STELLA COFFEE
LOS ANGELES

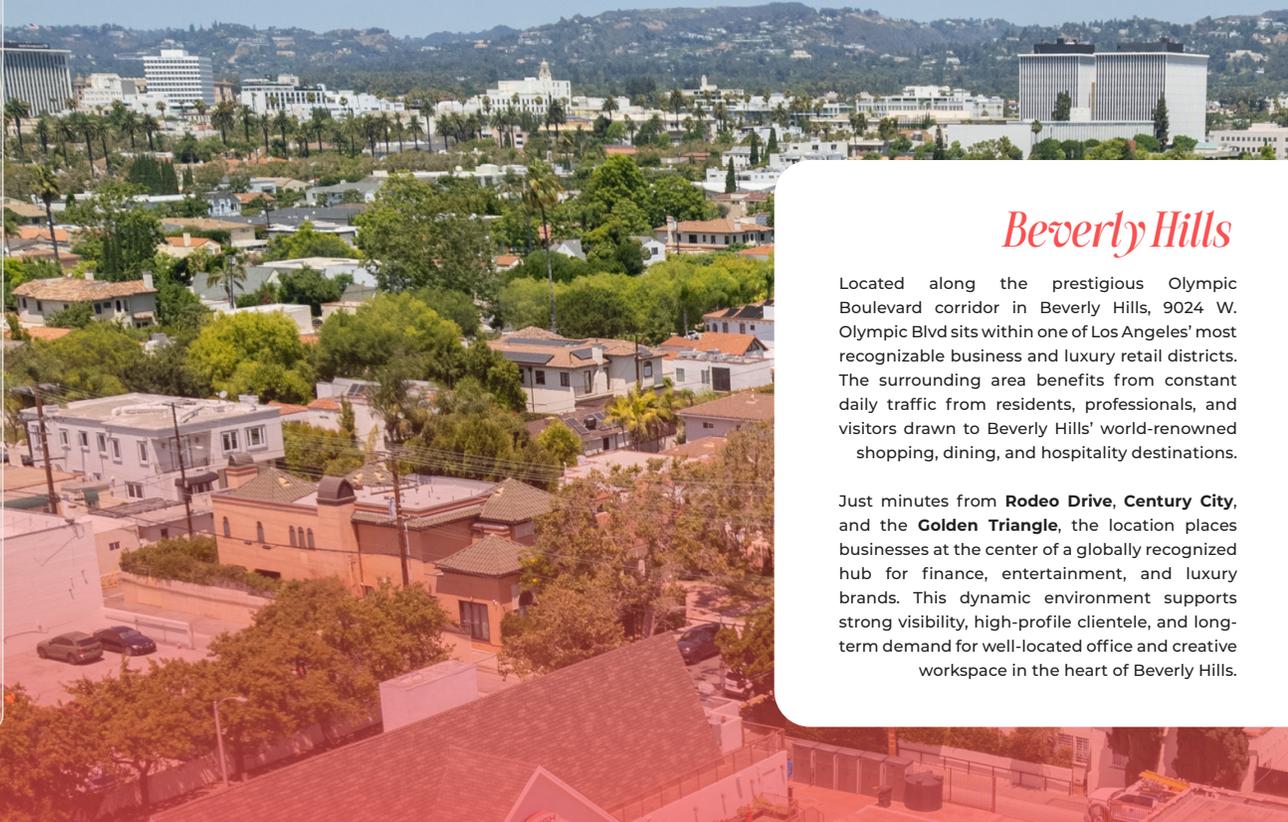
Cha Cha
MATCHA

La La Land
KIND CAFE

JAMES PERSE

ALFRED

ATTRACTIONS



Beverly Hills

Located along the prestigious Olympic Boulevard corridor in Beverly Hills, 9024 W. Olympic Blvd sits within one of Los Angeles' most recognizable business and luxury retail districts. The surrounding area benefits from constant daily traffic from residents, professionals, and visitors drawn to Beverly Hills' world-renowned shopping, dining, and hospitality destinations.

Just minutes from **Rodeo Drive**, **Century City**, and the **Golden Triangle**, the location places businesses at the center of a globally recognized hub for finance, entertainment, and luxury brands. This dynamic environment supports strong visibility, high-profile clientele, and long-term demand for well-located office and creative workspace in the heart of Beverly Hills.



Leasing Advisors

1508 17th Street,
Santa Monica, CA 90404
310-899-2727
leewestla.com
Lic# 01222000

Conor Halloran PARTNER

conor@leewestla.com
323-590-9494
Lic# 02085970

Brad McCoy CO-PRESIDENT

brad@leewestla.com
310-418-1692
Lic# 01938098

Dylan Mahood PRINCIPAL, CCIM

dylan@leewestla.com
310-488-2373
Lic# 02027002

Cristina Glascock ASSOCIATE

cglascock@leewestla.com
310-899-2746
Lic# 02252335

This Offering Memorandum has been prepared by Lee & Associates – Los Angeles West, Inc. ("Broker") solely for use by qualified prospective purchasers of the property described herein (the "Property"). This information has been compiled from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and the Broker expressly disclaims any liability in connection with such information.

Prospective purchasers should conduct their own independent investigations and analyses of the Property, including but not limited to physical inspections, environmental assessments, zoning requirements, and all other matters deemed relevant. This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute an offer, recommendation, or solicitation to sell or purchase the Property or any interests therein.

By accepting this document, the recipient agrees that it will not, directly or indirectly, reproduce, publish, or disclose this Offering Memorandum or any of its contents to any third party without the prior written consent of Broker. All communications, inquiries, and requests regarding the Property must be directed solely to Broker.

Lee & Associates – Los Angeles West, Inc. is a licensed real estate brokerage in the State of California, License No. 01222000.