

9024 W. OLYMPIC BLVD
BEVERLY HILLS

9024 OLYMPIC BLVD.

TWO STORY CREATIVE OFFICE / RETAIL SPACE

±4,067 SF SECOND FLOOR - FOUR SUITES FOR LEASE



EXECUTIVE SUMMARY

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

Lee & Associates – Los Angeles West is pleased to present a rare second-floor leasing opportunity at 9024 W. Olympic Blvd, situated along the prestigious Olympic Boulevard corridor in Beverly Hills — one of the most sought-after commercial locations on Los Angeles' Westside. The building benefits from C-3T zoning within the Beverly Hills commercial district, accommodating a variety of office, retail, gallery, and creative commercial uses. The second floor offers four boutique suites ranging from ±365 to ±1,795 RSF, available for lease individually or combined as a full ±4,067 SF floor — providing exceptional flexibility for growing tenants or those seeking a turnkey suite. With strong street presence, abundant natural light, and 12 dedicated on-site parking stalls — an exceptionally rare amenity in this submarket — the offering provides both convenience and visibility for creative office, showroom, wellness, and boutique commercial users.



PROPERTY OVERVIEW

Property Type:	Creative Office / Retail / Professional Services
Occupancy:	Immediate (Minimum 1 Year)
Building Area:	±6,058 SF
Available:	±4,067 SF - Second Floor Suites 200, 201, 202, 203
Rate:	\$5.50 SF, Modified Gross <i>Suites available individually, see per suite pricing</i>
Parking:	12 gated stalls included

**Modified Gross: Landlord pays property taxes, insurance, water, trash and common area maintenance. Tenant contracts and pays for its own wifi/internet and janitorial service.*

HIGHLIGHTS

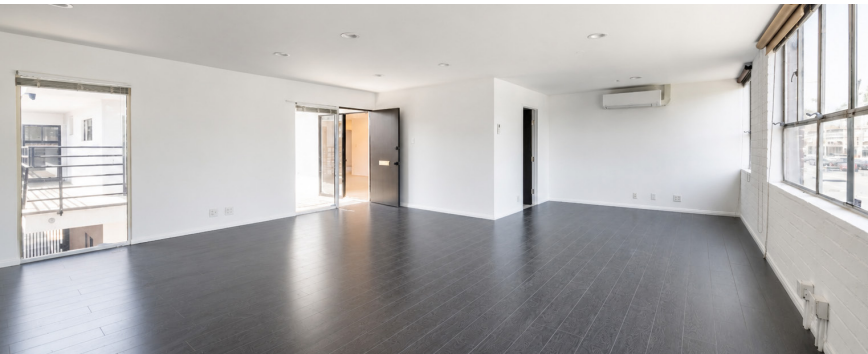
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PRIME BEVERLY HILLS CORRIDOR
Positioned along the prestigious Olympic Boulevard corridor, the property benefits from strong daily traffic counts and close proximity to Robertson Boulevard, Beverly Hills' luxury retail and dining destinations, and surrounding high-income residential neighborhoods.
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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.
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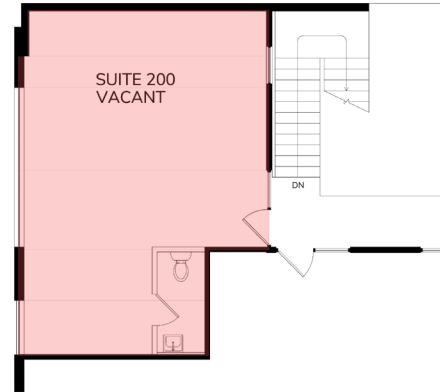
BOUTIQUE TWO-STORY COMMERCIAL BUILDING
A distinctive two-story structure with strong street presence, polished wood floors, and abundant natural light creates an appealing environment.
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FLEXIBLE OCCUPANCY CONFIGURATION
The building layout allows for single-tenant occupancy or division into two suites, providing flexibility for boutique tenants.



Suite 200 - ±688 RSF

\$3,784/month, MG | \$5.50/SF/month



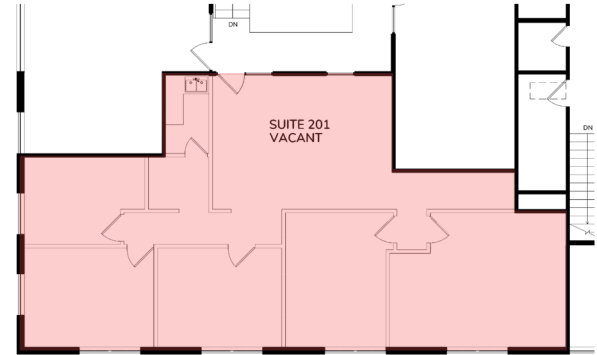
- Private corner suite
- Ample natural light
- Open floor plan
- One private restroom

**Tenant contracts its own WiFi and janitorial.
Parking \$175 / stall / month*



Suite 201 - ±1,795 RSF

\$9,873/month, MG | \$5.50/SF/month



- Central location on 2nd floor
- Kitchenette
- Five private offices
- Best for creative studios or medical/wellness uses

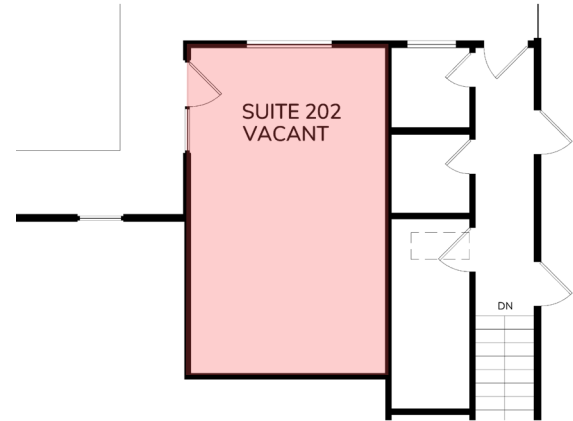


**Tenant contracts its own WiFi and janitorial.
Parking \$175 / stall / month*



Suite 202 - ±365 RSF

\$2,008/month, MG | \$5.50/SF/month



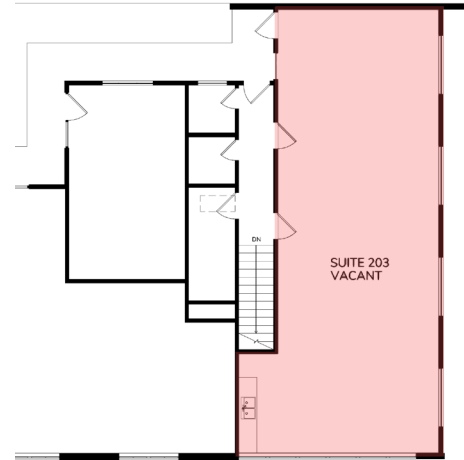
- Ideal as plug and play single tenant office

**Tenant contracts its own WiFi and janitorial.
Parking \$175 /stall / month*



Suite 203 - ±1,219 RSF

\$6,705/month, MG | \$5.50/SF/month



- Dedicated access
- Open floor plan
- Abundant natural light with operable windows

**Tenant contracts its own WiFi and janitorial.
Parking \$175 / stall / month*

SUITE SUMMARY

Suite:	RSF:	Monthly (MG):	Notes:
200	±688	\$3,784	Private corner suite
201	±1,795	\$9,873	Five private offices, kitchenette
202	±365	\$2,008	Plug-and-play single office
203	±1,219	\$6,705	Dedicated access, open plan
TOTAL:	±4,067	\$22,370	Entire second floor

**All rates Modified Gross. Tenant contracts its own WiFi and janitorial. Parking \$175 / stall / month.
Minimum 1-year term*





Major Tenants In the Area



Healthcare

Proximity to Cedars-Sinai and UCLA Health fuels strong demand for medical and wellness space



Media & Entertainment

Home to major firms in production, talent, and post-production



Professional Services

Legal, financial, and private wealth offices thrive in close proximity to clientele



Talent & Capital

Access to top-tier labor, education, and global investment markets





MARU
ESPRESSO BAR



EREWON

sweetgreen



THE PENINSULA
BEVERLY HILLS

CAMEO
BEVERLY HILLS



THE
MAYBOURNE
BEVERLY HILLS

Dr. Sandwich
MEDITERRANEAN EATS

il Pastaio
SINCE 1993

W
WALDORF ASTORIA
BEVERLY HILLS



goopkitchen

STELLA COFFEE
LOS ANGELES

Cha Cha
MATCHA



JAMES PERSE

ALFRED

ATTRACTIONS



RODEO DRIVE



GOLDEN TRIANGLE



CENTURY CITY

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.



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