

331 N. MAPLE DRIVE **Beverly Hills, CA**

Madison Partners, as exclusive advisor, is pleased to present the opportunity to acquire 331 N. Maple - a premier, Class A office project located in one of the most desired sites in the world. Built in 2000, this 3-story, 82,756 square foot building is situated on approximately 1.04 acres of land. Parking is provided in the building's subterranean garage which contains a total of 276 stalls for a ratio of 3.7 spaces per 1,000 square feet.

Investment Highlights:

- **Premier Class A Jewel-Box Asset**
- **Anchored by AOL, a Publicly Traded Company**
- **Over \$120 psf spent on Existing Improvements**
- **\$34,000,000 of In-place Assumable Financing**
- **Internationally-recognized Corporate Address**
- **3 levels of subterranean parking with an overall parking ratio of 3.7 space**
- **Geographic placement in the center of one of the world's most potent marketplaces**
- **Beverly Hills ranks first among all cities in Los Angeles in percentage of homeowners, executives & professionals**
- **Within walking distance to many first-class dining establishments and high-end retail destinations**



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at <http://www.madisonpartners.net/property/221>.

Exclusive Investment Advisor

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