

9300 Wilshire Boulevard

Beverly Hills, California

INVESTMENT OPPORTUNITY

THE OFFERING

Madison Partners, as exclusive advisor, is pleased to present the opportunity to acquire a leasehold interest in 9300 Wilshire Boulevard (the "Property")—an architecturally unique Class A asset totaling 58,484 square feet in Beverly Hills, California. Situated on the southwest corner of Wilshire Boulevard and Rexford Drive, the Property's strategic location, coupled with exceptional functionality, offer tenants a first-class business environment ideal for leading financial and professional services firms requiring a presence in Beverly Hills—the most prestigious location within the West Los Angeles office market.



INVESTMENT HIGHLIGHTS

- Unique Investment Opportunity
- 93% Occupied
- 10% All Cash Yield
- Stabilized Investment Opportunity with Upside Potential
- Discount to Replacement Cost
- Spectacular View Corridors
- Excellent Submarket Fundamentals and Positioning
- Prominent Location with Excellent Visibility and Identity
- Excellent Regional Access
- Affluent Residential Community
- World-Class Amenity Base



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at [\[INSERT HTML LINK\]](#)



EXCLUSIVE ADVISOR
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