



9247 ALDEN DRIVE

OFFICE SPACE AVAILABLE FOR LEASE

JAY LUCHS GROUP

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NEWMARK
PACIFIC

PROPERTY HIGHLIGHTS

- Freestanding office building in the heart of Beverly Hills with a campus-feel
- Open-plan workspace for flexible layouts
- Expansive full kitchen
- Two dedicated conference rooms and nine private offices
- Exposed ceilings for a modern, airy aesthetic
- Outdoor patio area, perfect for gatherings, team collaboration, or hosting events
- Ample on-site private parking
- Prime Beverly Hills setting moments from the Golden Triangle, South Beverly Drive, Robertson/Melrose, Beverly Center, and Cedars-Sinai
- Nearby fine dining, cafés, boutiques, salons, markets, and everyday services
- Located in the prime Beverly Hills entertainment district, surrounded by studios, agencies, and top-tier creative tenants



OVERVIEW

GROUND FLOOR: ±4,485 SF

RENT: UPON REQUEST

2ND FLOOR: ±3,718 SF

AVAILABLE: IMMEDIATE

TOTAL: ±8,203 SF

**PARKING: 20 TANDEM
10 STANDARD**

**NEWMARK
PACIFIC**

AREA OVERVIEW

Located in the heart of one of the most coveted addresses in the world, this property places you at the epicenter of Beverly Hills' most dynamic business corridor. The area draws a diverse mix of industries — from entertainment giants like UTA, Live Nation, and major production firms, to private equity, wealth management, boutique law firms, luxury retail, and world-class hospitality and wellness. Few addresses in Los Angeles command this breadth of influence.

Perfectly positioned between Beverly Hills, Century City, and West Hollywood, the location offers unrivaled access to the Westside's top decision-makers. Steps from Rodeo Drive, the Golden Triangle, and Wilshire Boulevard, residents enjoy immediate proximity to the city's finest dining, landmark hotels, and luxury shopping — all while maintaining the quiet, estate-driven character that makes this enclave so rare.



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EXTERIOR



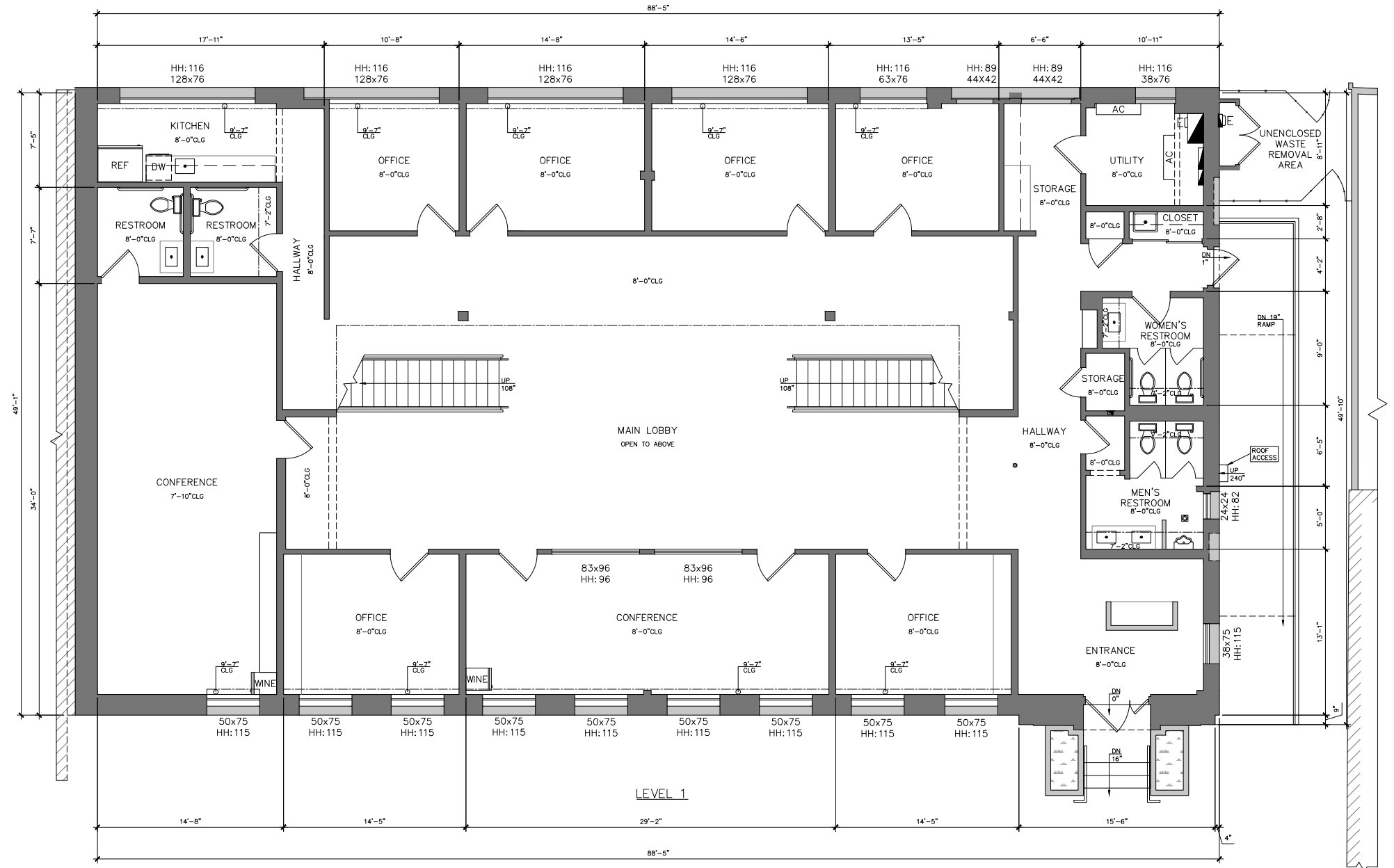
INTERIOR SPACES



FLOOR PLAN

GROUND FLOOR

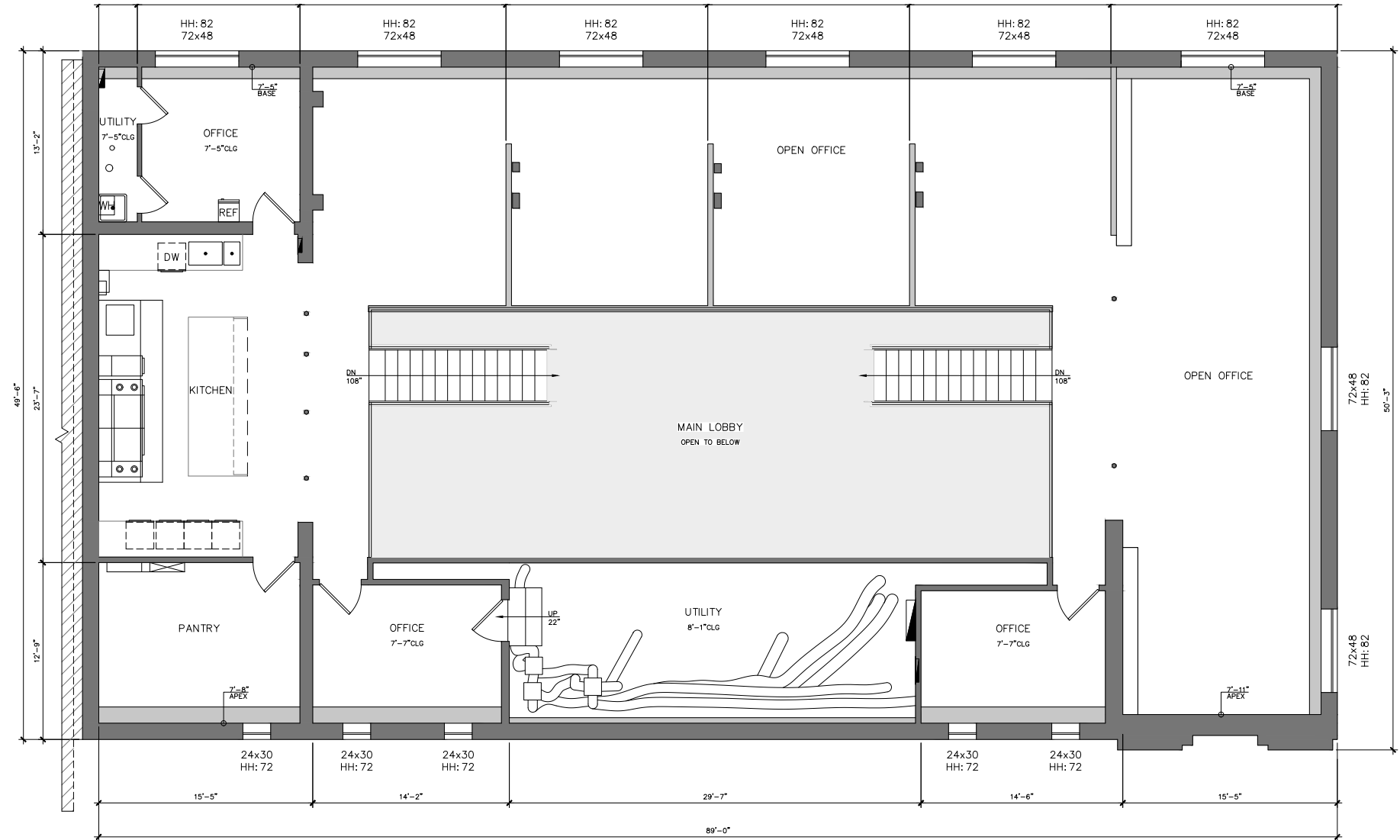
±4,485 SF



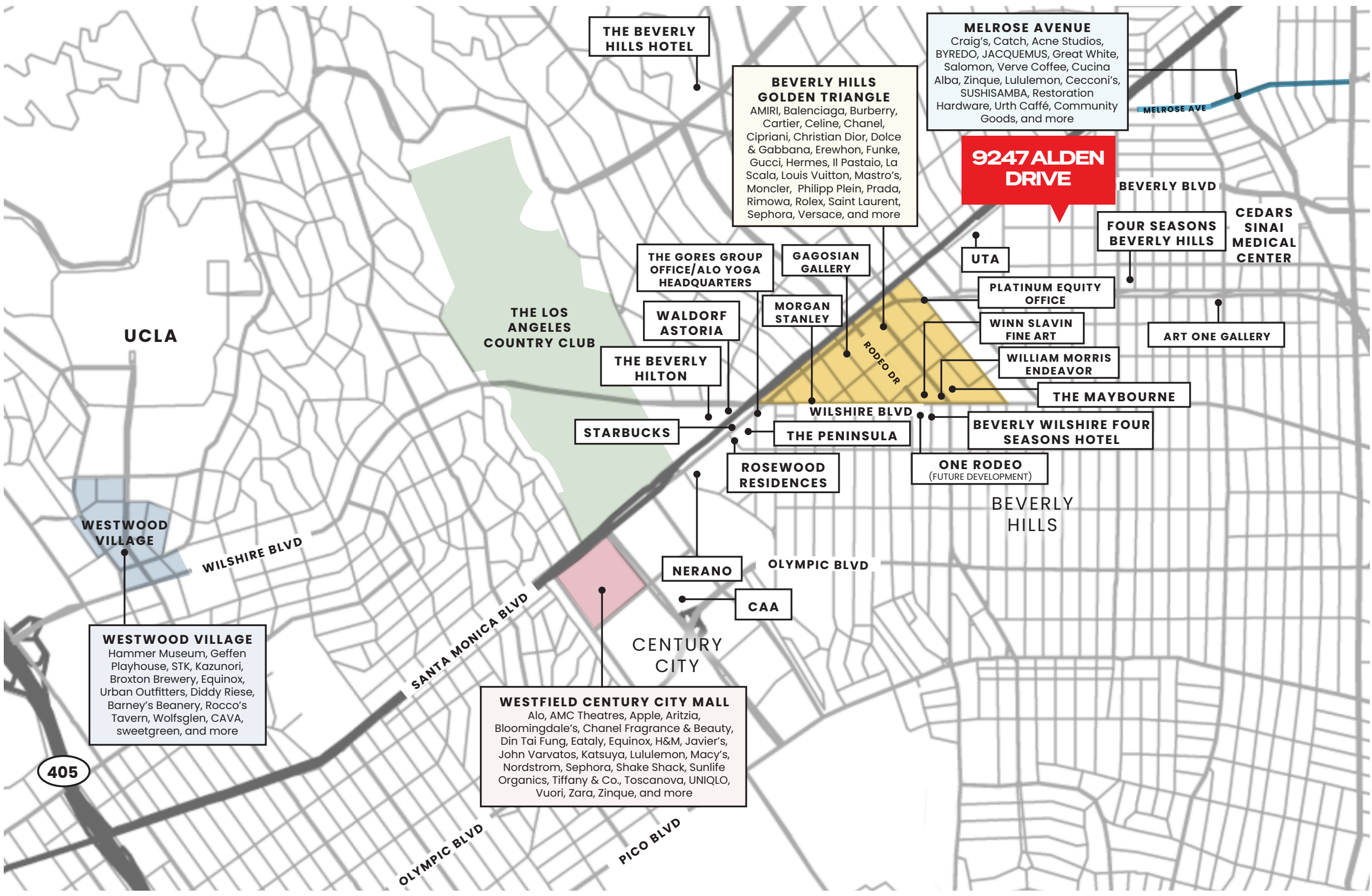
FLOOR PLAN

2ND FLOOR

±3,718 SF



LEVEL 2



THE BEVERLY HILLS HOTEL

BEVERLY HILLS GOLDEN TRIANGLE
AMIRI, Balenciaga, Burberry, Cartier, Celine, Chanel, Cipriani, Christian Dior, Dolce & Gabbana, Erewhon, Funke, Gucci, Hermes, Il Pastaio, La Scala, Louis Vuitton, Mastro's, Moncler, Philipp Plein, Prada, Rimowa, Rolex, Saint Laurent, Sephora, Versace, and more

MELROSE AVENUE
Craig's, Catch, Acne Studios, BYREDO, JACQUEMUS, Great White, Salomon, Verve Coffee, Cucina Alba, Zinque, Lululemon, Ceconi's, SUSHISAMBA, Restoration Hardware, Urth Caffé, Community Goods, and more

9247 ALDEN DRIVE

BEVERLY BLVD

CEDARS SINAI MEDICAL CENTER

FOUR SEASONS BEVERLY HILLS

UTA

PLATINUM EQUITY OFFICE

WINN SLAVIN FINE ART

WILLIAM MORRIS ENDEAVOR

THE MAYBOURNE

ART ONE GALLERY

GAGOSIAN GALLERY

MORGAN STANLEY

THE GORES GROUP OFFICE/ALO YOGA HEADQUARTERS

WALDORF ASTORIA

THE BEVERLY HILTON

WILSHIRE BLVD

BEVERLY WILSHIRE FOUR SEASONS HOTEL

ONE RODEO (FUTURE DEVELOPMENT)

ROSEWOOD RESIDENCES

THE PENINSULA

STARBUCKS

BEVERLY HILLS

OLYMPIC BLVD

NERANO

CAA

CENTURY CITY

WESTFIELD CENTURY CITY MALL
Alo, AMC Theatres, Apple, Aritzia, Bloomingdale's, Chanel Fragrance & Beauty, Din Tai Fung, Eataly, Equinox, H&M, Javier's, John Varvatos, Katsuya, Lululemon, Macy's, Nordstrom, Sephora, Shake Shack, Sunlife Organics, Tiffany & Co., Toscanova, UNIQLO, Vuori, Zara, Zinque, and more

UCLA

THE LOS ANGELES COUNTRY CLUB

WESTWOOD VILLAGE

WESTWOOD VILLAGE
Hammer Museum, Geffen Playhouse, STK, Kazunori, Broxton Brewery, Equinox, Urban Outfitters, Diddy Riese, Barney's Beanery, Rocco's Tavern, Wolfsglen, CAVA, sweetgreen, and more

WILSHIRE BLVD

SANTA MONICA BLVD

OLYMPIC BLVD

PICO BLVD

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