

OFFERING MEMORANDUM

8900 West Olympic Boulevard



Ideal Beverly Hills Owner-User Building

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025 | Tel: (310) 478-7700 | Fax: (310) 479-3989



WESTMAC

PROPERTY INFORMATION

LOCATION:	8900 W. Olympic Boulevard Beverly Hills, CA 90211 <i>(southwest corner of Olympic and Swall)</i>
BUILDING SIZE:	Approximately 4,219* square feet. *3,706 square feet per tax record.
LAND SIZE:	Approximately 6,286 square feet.
APN:	4332-010-003.
ZONING:	BHC3YY.
YEAR BUILT:	1953. Renovated 2008.
SALES PRICE:	\$3,700,000.
STORIES:	One (1) floor.
PARKING:	Four (4) spaces. Single surface spaces behind building.

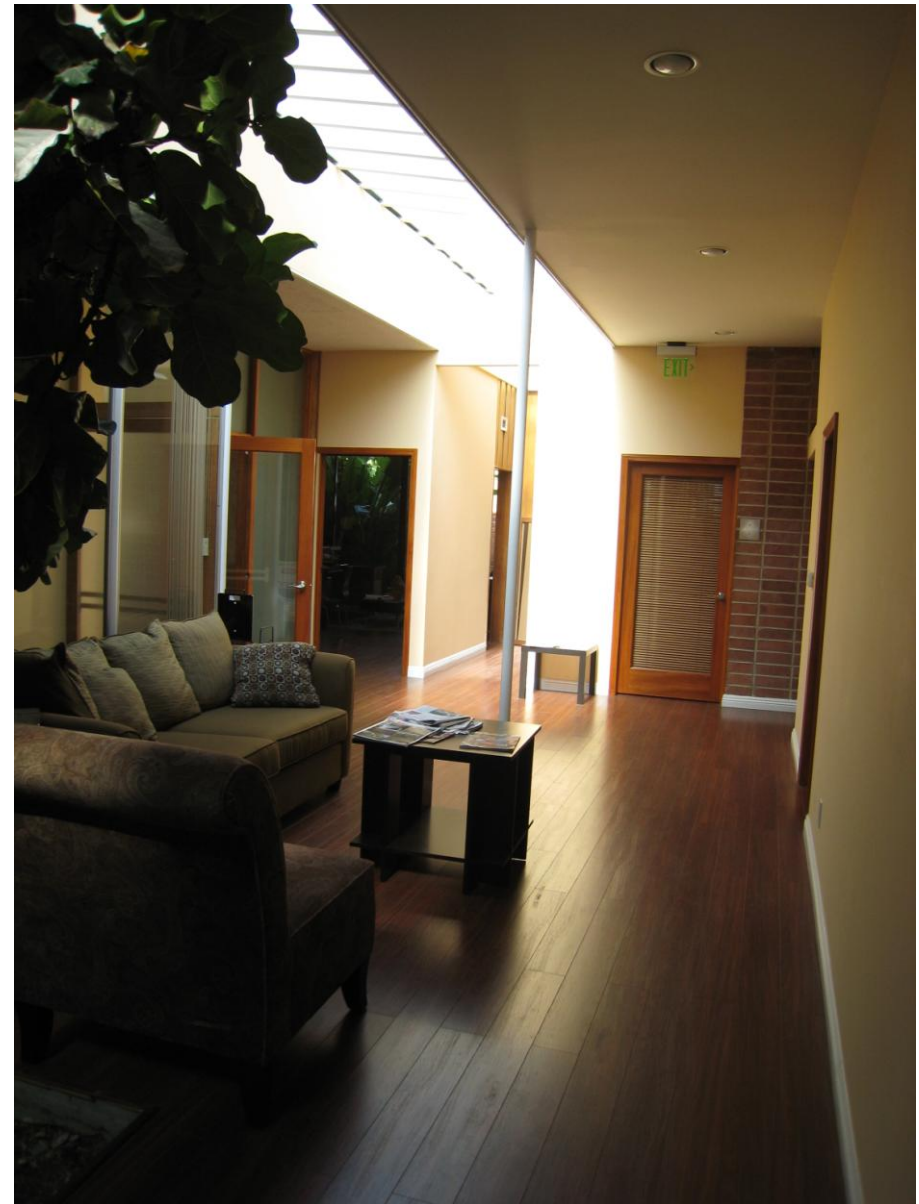
INVESTMENT HIGHLIGHTS:

- ☞ Newly renovated beautiful building.
- ☞ Ideal for owner-user.
- ☞ Famed architect Edward H. Fickett AIA Design.
- ☞ Original "Air Stream" headquarters.
- ☞ High traffic count of ±53,000 cars per day.

COMMENTS:

- ☞ Triple "A" location in up-scale Beverly Hills.
- ☞ Updated exteriors, interiors, common areas and landscaping.
- ☞ Excellent Corner Location (Swall Drive).
- ☞ Private patios, skylights, high-end tenant improvements.
- ☞ High visibility; good signage opportunity.

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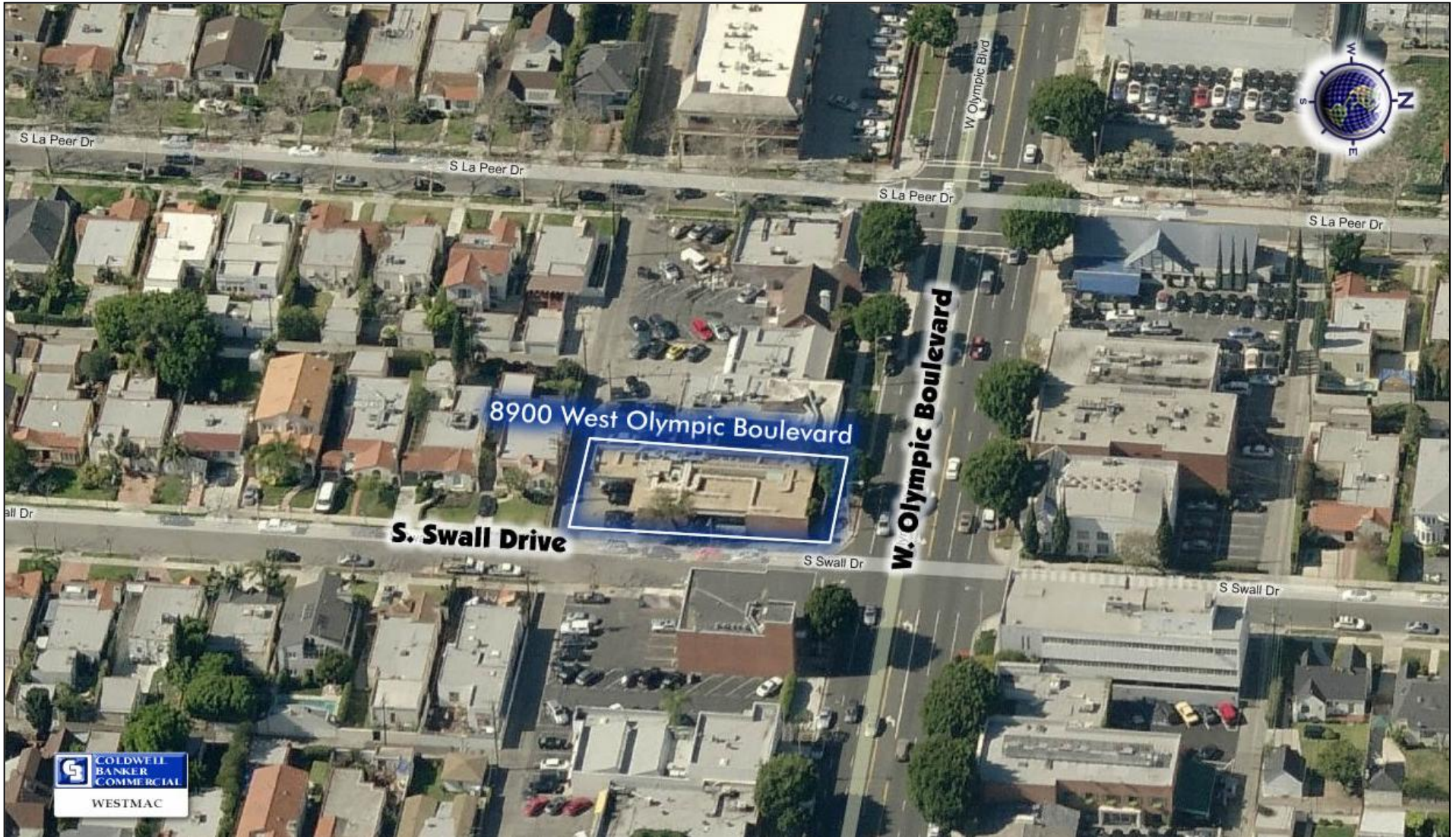
WESTMAC

8900 WEST OLYMPIC BOULEVARD

FOR SALE

8900 W. Olympic Boulevard, Beverly Hills, California 90211

AERIAL



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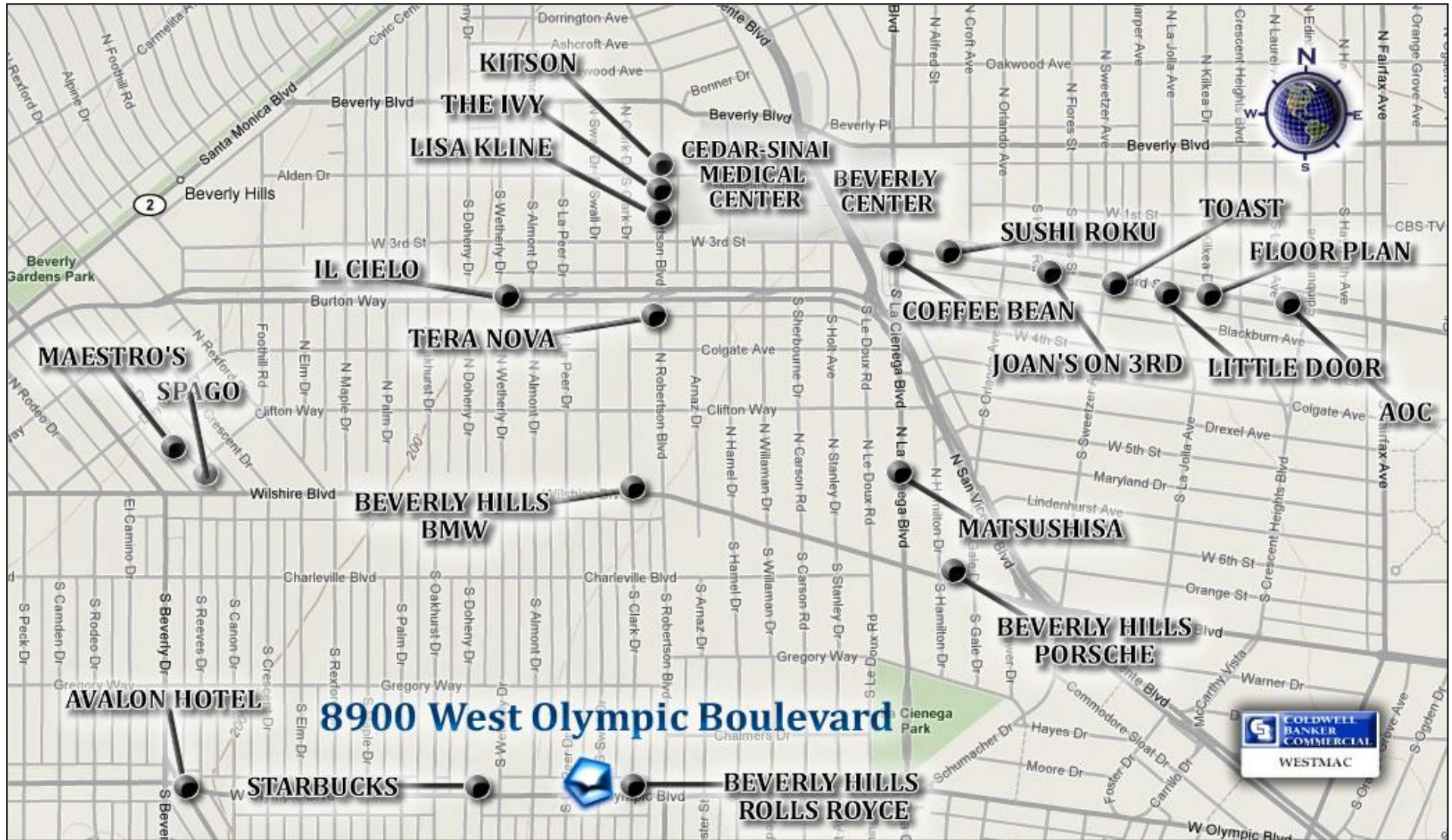


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[AREA MAP](#)



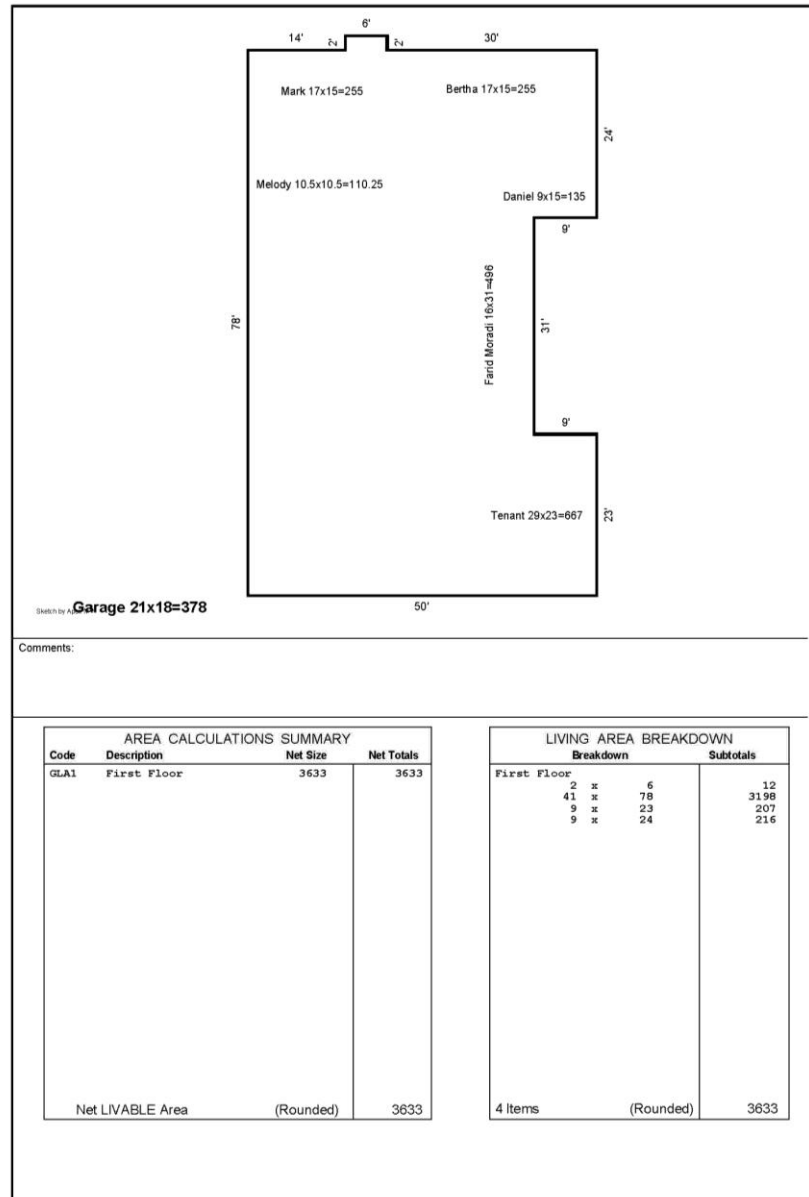
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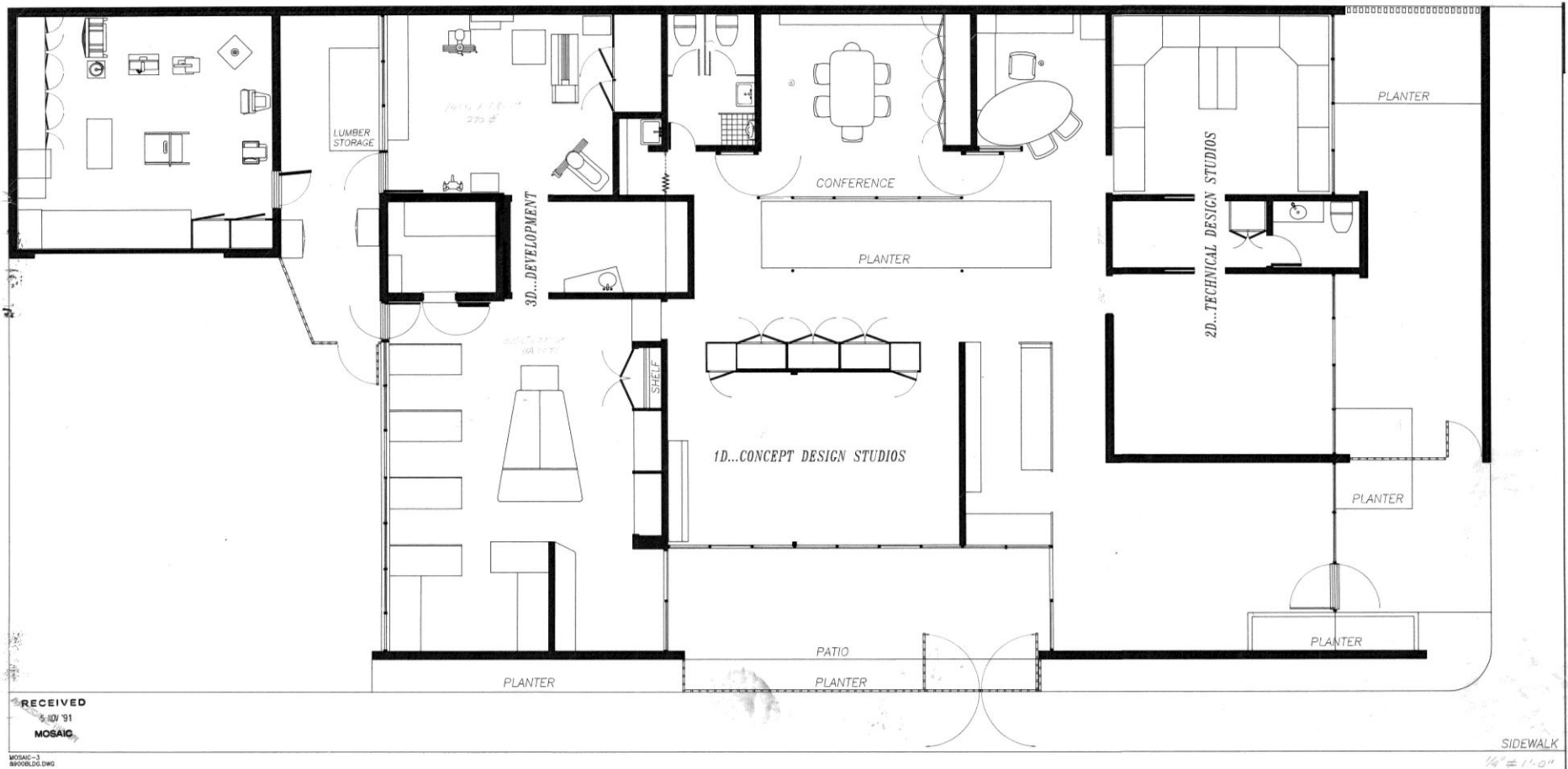
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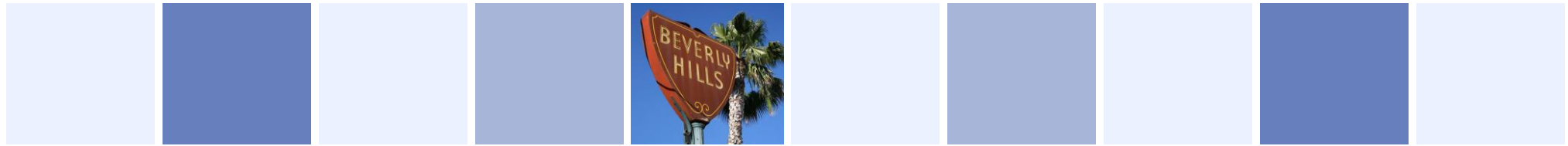


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PROPERTY IMAGES



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