

# 499 N CANON DRIVE

BEVERLY HILLS, CA 90210

OFFICE FOR LEASE

Marisa Renfro  
Greg Briest  
Houman Mahboubi

**CBRE**



# WELCOME TO BEVERLY HILLS

499 N Canon is strategically located in the prestigious and highly sought-after business district of Beverly Hills, making it an ideal choice for professionals in the office space sector. Its proximity to affluent consumers and the strong real estate environment in Beverly Hills ensures that this space is tailored to meet the expectations of top-tier office professionals and related occupants.

\$2.03B

Consumer Spending

33,599

Total Population

\$2.08M

Avg. HH. Net Worth

1,237

Local Business

# PROPERTY FEATURES

CBRE is pleased to present a unique office opportunity at 499 N Canon Drive in the heart of the Beverly Hills Triangle. These fully-built out offices features hardwood floors and panoramic views. Their location sets it across from the Beverly Hills sign and steps away from LA's most coveted shopping and dining destination.



LOCATION  
**S Santa Monica &  
N Canon**



AVAILABILITY  
**Immediate**



RENT  
**Upon Request**




SUITES AVAILABLE  
**±211 SF**

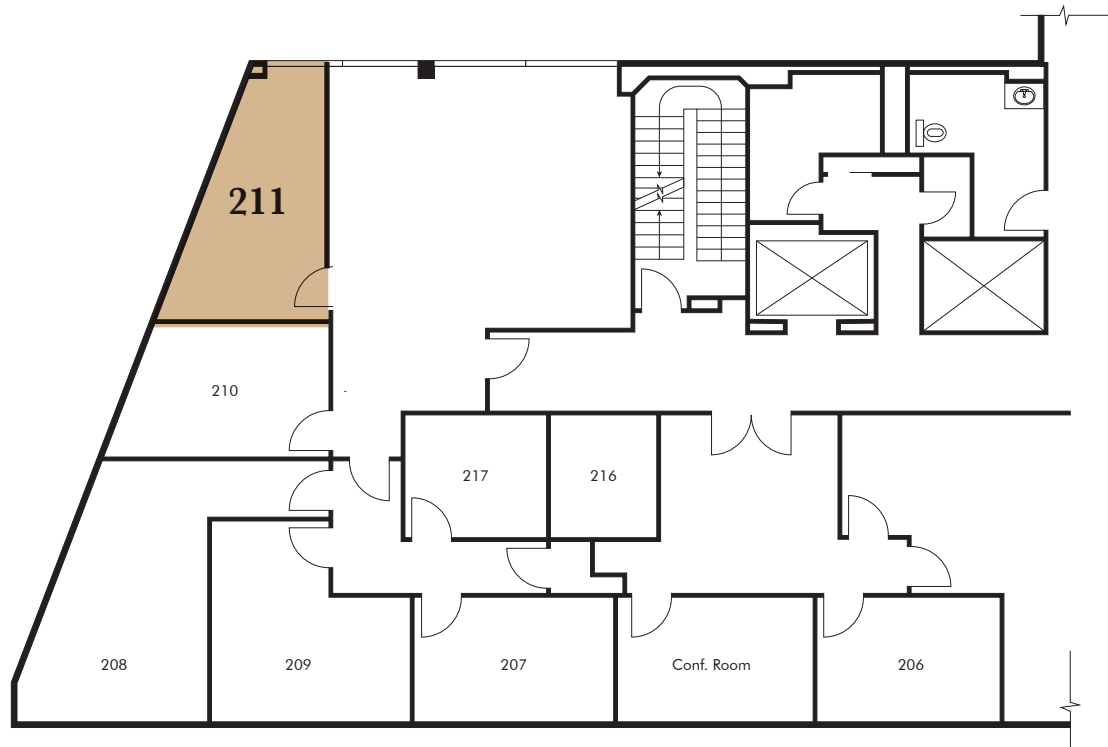


PARKING  
**On-Site Parking, Valet and close proximity  
to City of Beverly Hills Parking**

# SITE PLAN

Current Availabilities 2nd Floor:

 SUITE 211  
±270 SF



# NEARBY TENANTS



CASA  
BLANCA

CELINE



HANRO

SAINT LAURENT  
PARIS



**499 N CANON DRIVE**

N Canon Dr

Casablanca 9439  
Fatburger 474

Beverly Dr

Alfred 475  
Cha Cha Matcha 490  
Roller Rabbit 9461  
Available 9465-9469  
Hanro 9475  
Alaia (coming soon) 9495

N Rodeo Dr

Christian Louboutin 479  
AGCF 9511  
Available 9513  
Dita 9517  
Hey Tea 9523  
Joe's Pizza 9527  
Lorenzo California 9529  
UPS Store 9531  
Royal Lobster 9533  
Hastens 9555  
Avva Coffee 9563  
The Shade Store 9565

N Camden Dr

Shake Shack 9601  
Luscious Dumplings (coming soon) 9605  
Leased 9607  
Kreation 9609  
Sprinkles Cupcakes 9635  
Available 9637  
Palmetto Superfoods 9641  
Voila Nails 9647

N Bedford Drive

Blank Street Coffee (coming soon) 9659  
Beverly Hills Postal Place 9663  
Yazawa 9669  
IMA 9669  
Available 9685  
Salon Mikolaj 9687  
The Nosh of Beverly Hills 9689

N Roxbury Dr

DJO Threads 9701  
The Cheese Store of Beverly Hills 9705  
Greene & Co Diamonds 9713  
Salon Kazumi 9725  
Available 9729  
Murat's 9731  
88 Club 9737  
Leased 9749

N Linden Dr

Minx Beauty 9775  
Tempura Endo 9777  
La Dolce Vita 9785  
Avis Car Rental 9815

N Canon Dr

9440 Bank of America

Beverly Dr

468 LVMH (coming soon)

N Rodeo Dr

469 Saint Laurent  
9528 West

9530 Yu/Mi  
9532 Townhouse

9550 Everbank

N Camden Dr

9600 Gravitas  
9606 Diane Kron Chocolatier  
9606 La Colombe  
9606 Available  
9630 La Pain Quotidien  
9632 La Ong Beverly Hills  
9640 Maxferd Jewelry & Loan  
9646 Available

N Bedford Drive

9680 Available  
9696 Comerica Bank

N Roxbury Dr

465 Leased  
9732 Royal Motors/BH Car Rental

N Linden Dr

9797 TBFTW Cars

S Santa Monica Blvd

S Santa Monica Blvd



## CONTACTS

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**CBRE**

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