

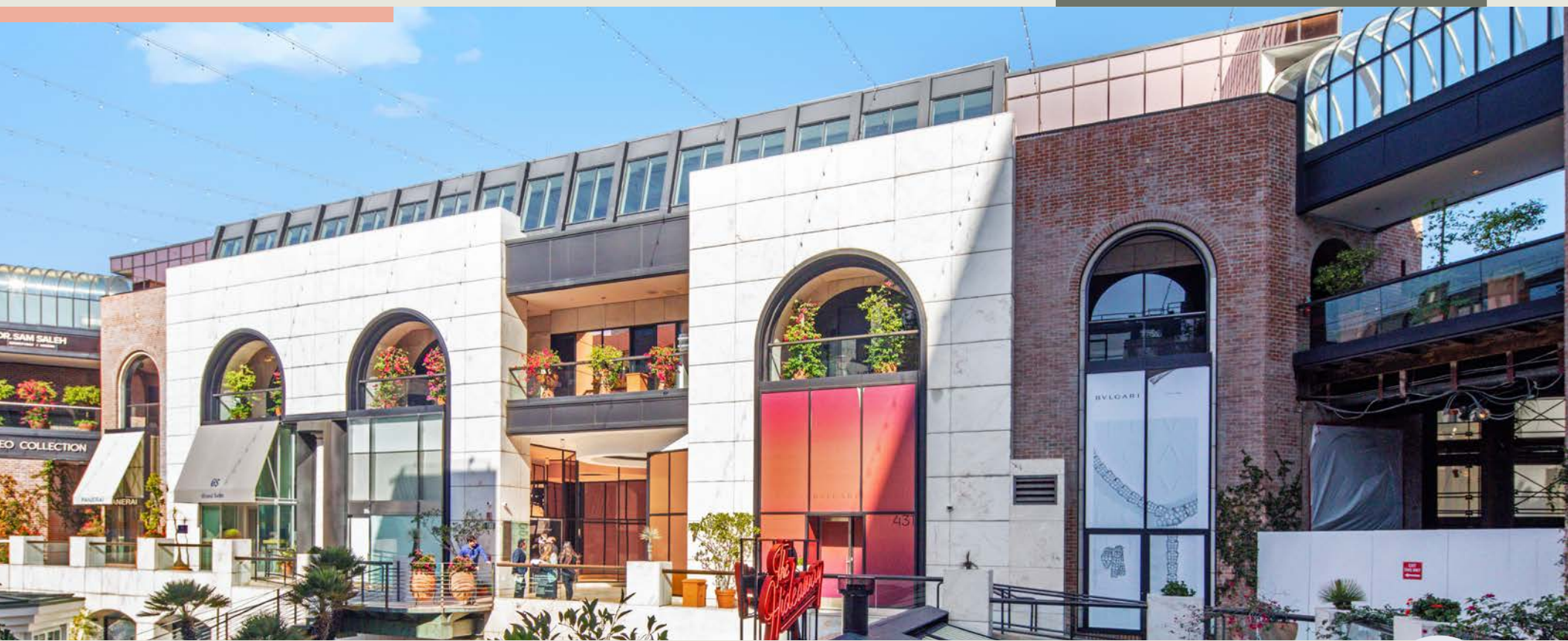
FOR LEASE

CBRE

421 N. RODEO DRIVE

BEVERLY HILLS
CA 90210

PREMIERE PENTHOUSE OFFICE/RETAIL



HOUMAN MAHBOUBI | DAVID FREITAG | ROCKY BINSWANGER



WELCOME TO BEVERLY HILLS

421 N. Rodeo Drive sits within one of the most revered and coveted retail locales not just in the United States, but globally. The strength of the real estate in Beverly Hills and its extremely close proximity to some of the world's most affluent consumers ensures that the space will meet the expectations of the highest quality retail professionals and related occupiers.



\$2.1+B

CONSUMER SPENDING



\$740,771

AVG. HH NET WORTH



227,583

DAYTIME POPULATION



11,000

LOCAL BUSINESS

PROPERTY FEATURES

The Rodeo Collection, in the heart of the Beverly Hills Triangle, is located immediately adjacent to marquee luxury flagship brands and generates exceptional foot traffic, international tourists and luxury-brand shoppers.

The property features gleaming white marble walkways and pillars, peaceful and beautifully landscaped terraces and courtyard, office and retail spaces both above and below street level and an underground parking structure with valet and direct elevator access. The building also offers 24 hour concierge, fantastic dining options and a top notch security team.



**PENTHOUSE TOTAL SIZE:
±7,355 SF (DIVISIBLE)**



**AVAILABLE
NOW**



**RENT
UPON REQUEST**



**PRIVATE PARKING
AND VALET**



**EXCLUSIVE, WITH
ELEVATOR ACCESS TO
SUITE DIRECTLY FROM
PARKING AND STREET
LEVEL**



**NATURAL LIGHT
AND IMPRESSIVE VIEWS**



**FOOT
TRAFFIC**



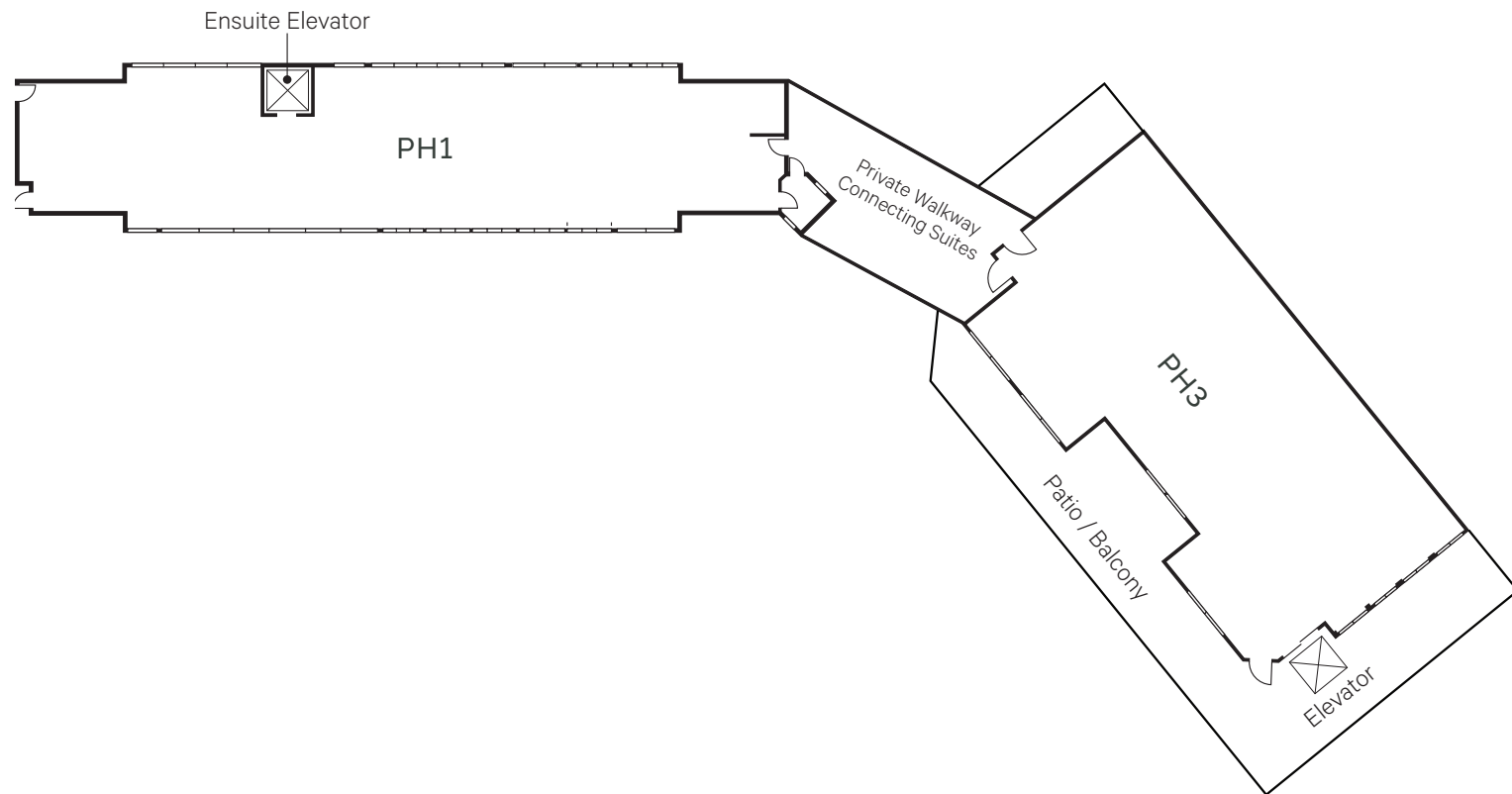
**EXCELLENT
SIGNAGE**

PENTHOUSE FLOOR PLAN

CURRENT

± 4,500 SF
PH1

± 2,855 SF
PH3



OUTDOOR BALCONY/ LOUNGE AREA

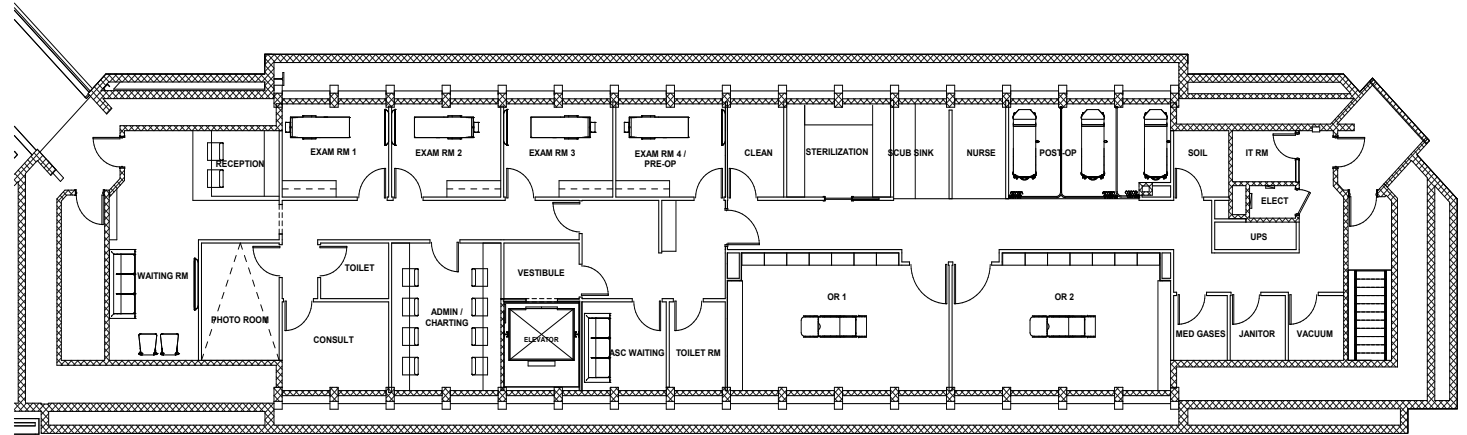




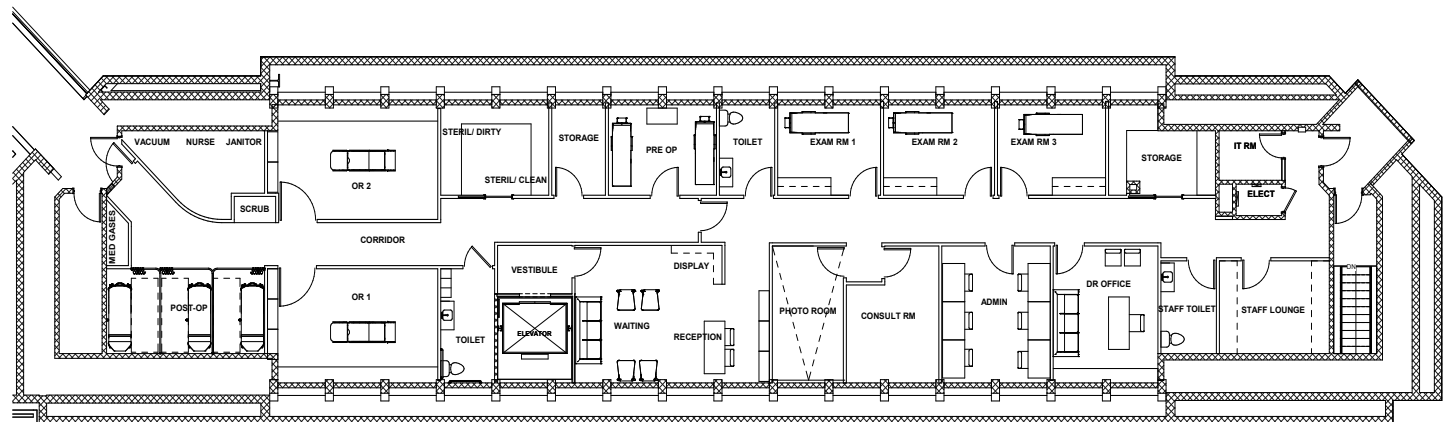
PH1 FLOOR PLAN

HYPOTHETICAL $\pm 4,500$ SF
PH1

SURGERY SUITE
OPTION I



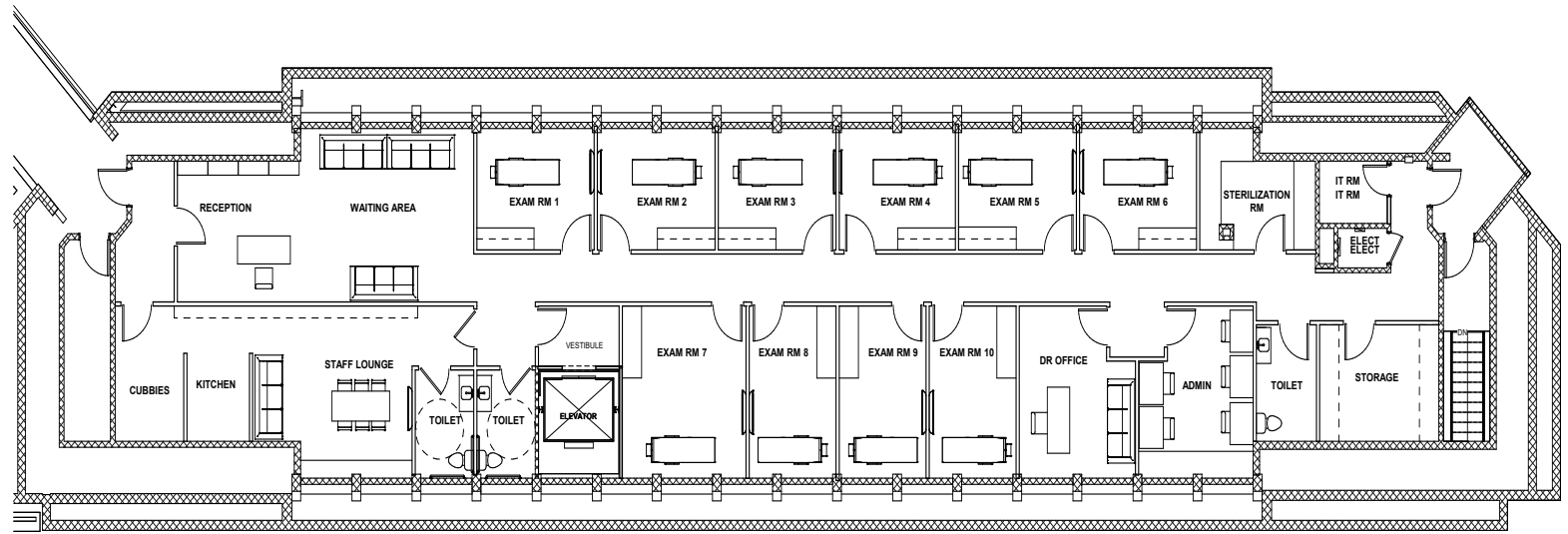
SURGERY SUITE
OPTION II



PH1 FLOOR PLAN

HYPOTHETICAL $\pm 4,500$ SF
PH1

AESTHETIC
CLINIC





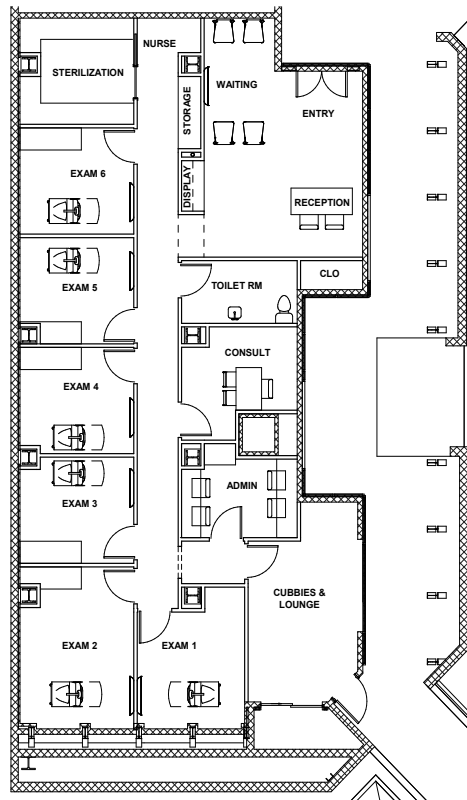
PH3



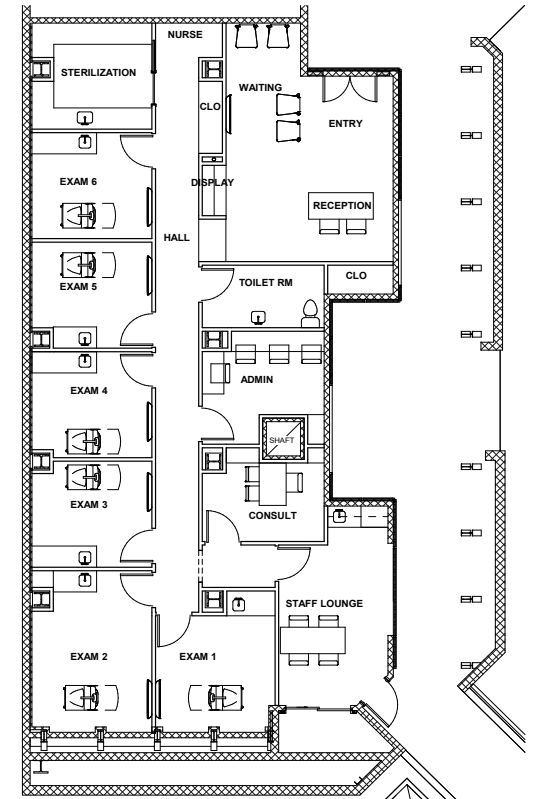
PH3 FLOOR PLAN

HYPOTHETICAL $\pm 2,855$ SF
PH3

AESTHETIC
CLINIC OPTION I



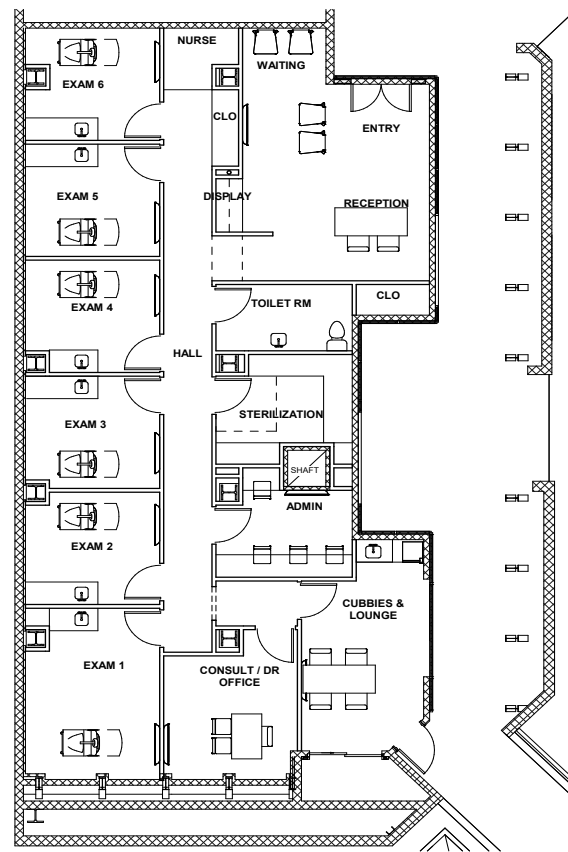
AESTHETIC
CLINIC OPTION II



PH3 FLOOR PLAN

HYPOTHETICAL $\pm 2,855$ SF
PH3

AESTHETIC CLINIC OPTION III



CONCEPTUAL RENDERING



NEARBY TENANTS

biJan



BIJAN

Posh airy shop featuring premium menswear, accessories & fragrances, plus signature luxury cars.

BVLGARI



BVLGARI

Upscale retailer of Italian designer jewelry, watches, accessories & fragrances for men & women.

PANERAI



PANERAI

Luxury retailer selling the Italian brand's high-end watches in upscale surrounds.

SAINT LAURENT
PARIS



SAINT LAURENT

iconic luxury fashion brand, with ready-to-wear & leather goods, shoes, and jewelry for men & women.

The Hideaway



THE HIDEAWAY

Upscale restaurant at the Rodeo Collection serving steak and other Mexican fare, plus margaritas.

Christian
Louboutin



CHRISTIAN LOUBOUTIN

Luxury retailer known for the designer's red-soled shoes, plus handbags, wallets & select cosmetics.

NEARBY TENANTS

sushi
note
omakase



SUSHI NOTE

Thoughtful Sushi creations in a finely curated omakase.

RALPH LAUREN



RALPH LAUREN

Upscale boutique from the famed chain showcasing men's and women's apparel and accessories.

LVMH



LVMH

Multi building flagship development coming soon featuring retail spaces, an exhibition area, cafe and rooftop garden,


HERMÈS
PARIS



HERMÈS

High-end retailer carrying the luxury brand's apparel, handbags, scarves & other accessories.

Cartier



CARTIER

Luxury brand founded in 1847 specializing in high jewelry, jewelry, timepieces & accessories.

BALENCIAGA



BALENCIAGA

Luxury fashion brand for clothing, shoes, objects & accessories for women & men.

N. RODEO DRIVE





421
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DRIVE

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