

**BC** BRANDON COHAN  
REAL ESTATE // BCRE.LA

SECOND FLOOR OFFICE AVAILABLE

# 257 N CANON

BEVERLY HILLS, CA 90210

BEVERLY HILLS GOLDEN TRIANGLE



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POSITIONED IN THE MIDDLE OF

# WORLD CLASS RETAIL & RESTAURANTS

**257 N CANON**

**18,456 SF**

TOTAL SQUARE FOOTAGE

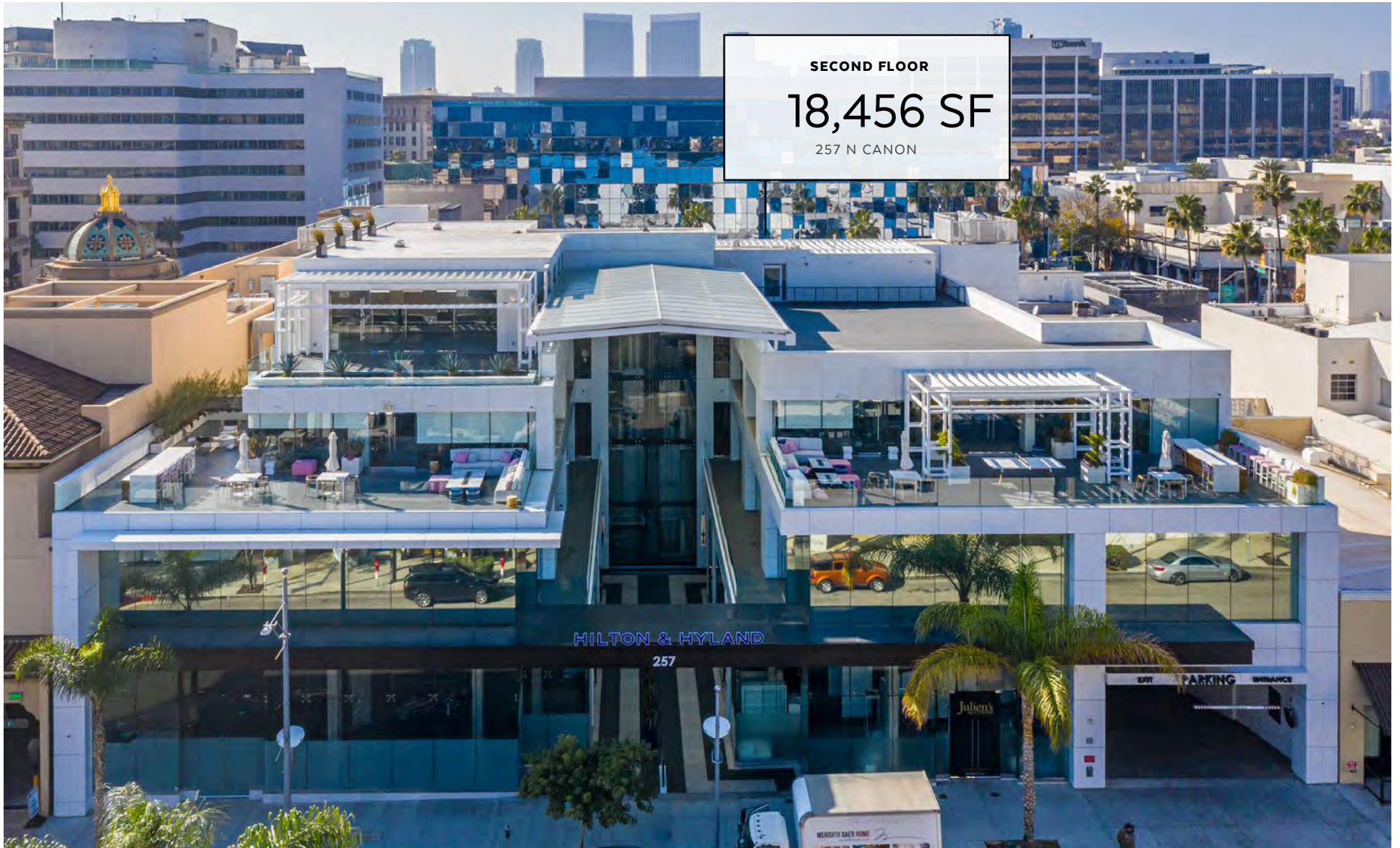


**NOVIKOV**  
RESTAURANT & BAR

**BOSH / THERMADOR / GAGGENAU**  
FLAGSHIP SHOWROOM

IN THE HEART OF THE BEVERLY HILLS

# AVAILABLE NOW



**SECOND FLOOR**  
**18,456 SF**  
257 N CANON

HILTON & HYLAND  
257

EXIT PARKING ENTRANCE

# ANCHORING OFFICE SPACE IN THE GOLDEN TRIANGLE

Centrally located on North Canon Drive, this brand new three story building features 18,456 SF of Office space anchored by Discovery Land Company, Novikov Restaurant Group, & Bosh Thermador Gaggenau showroom. Serving as a global headquarters, this space spans the entire second floor with a stunning build. This floor is move - in ready for any and all fields. 136 subterranean parking spaces available. Monument building signage available as well.

**136**

On-Site  
Parking Spots

**VALET**

Parking On-Site

**640**

City Parking

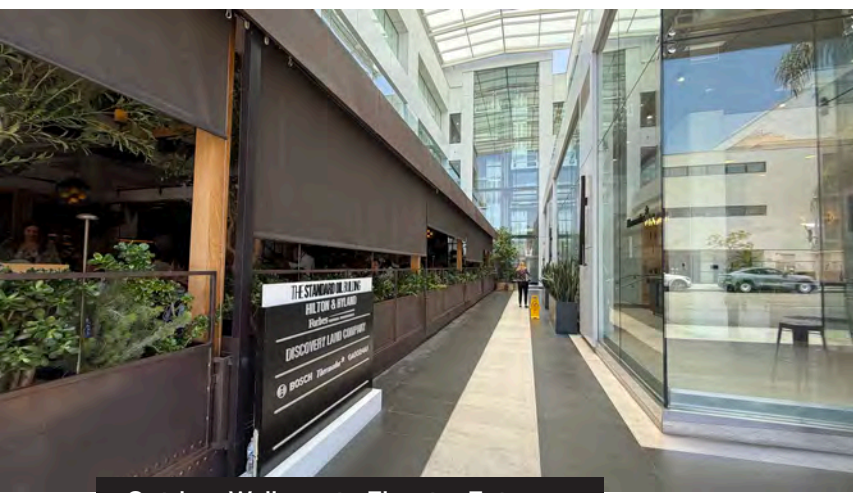
**18,456**

Total Square Footage

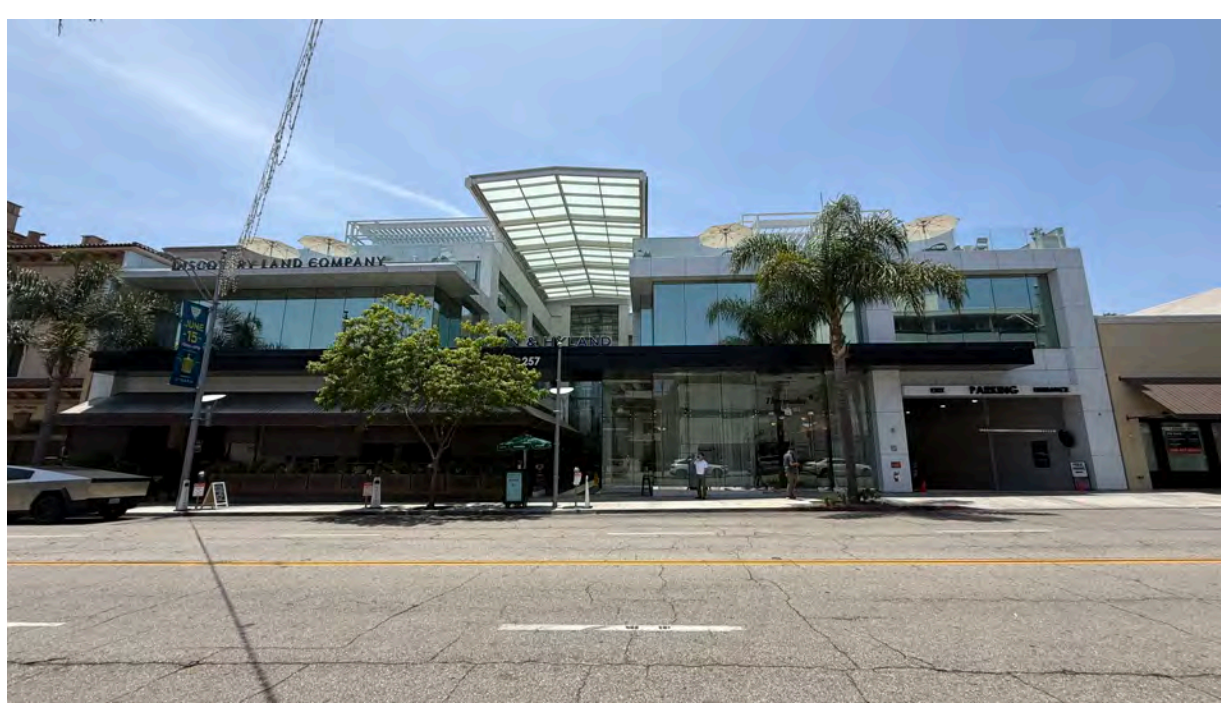
## GOLDEN TRIANGLE

In the Heart of Beverly Hills

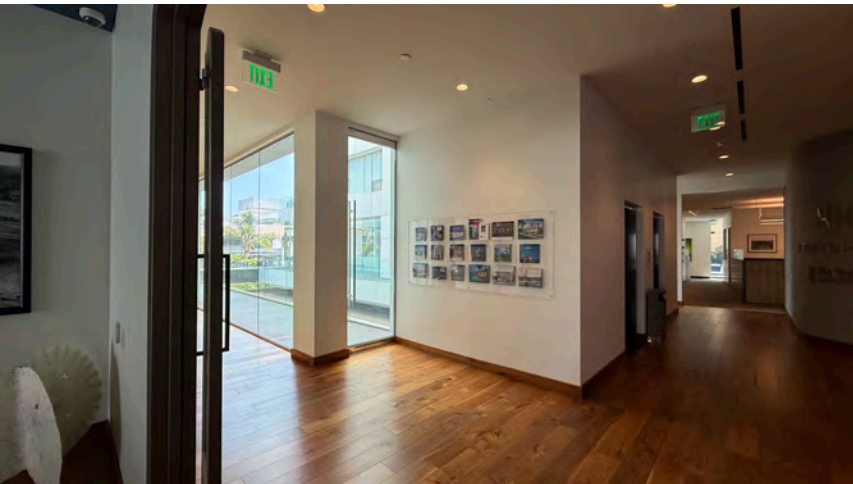




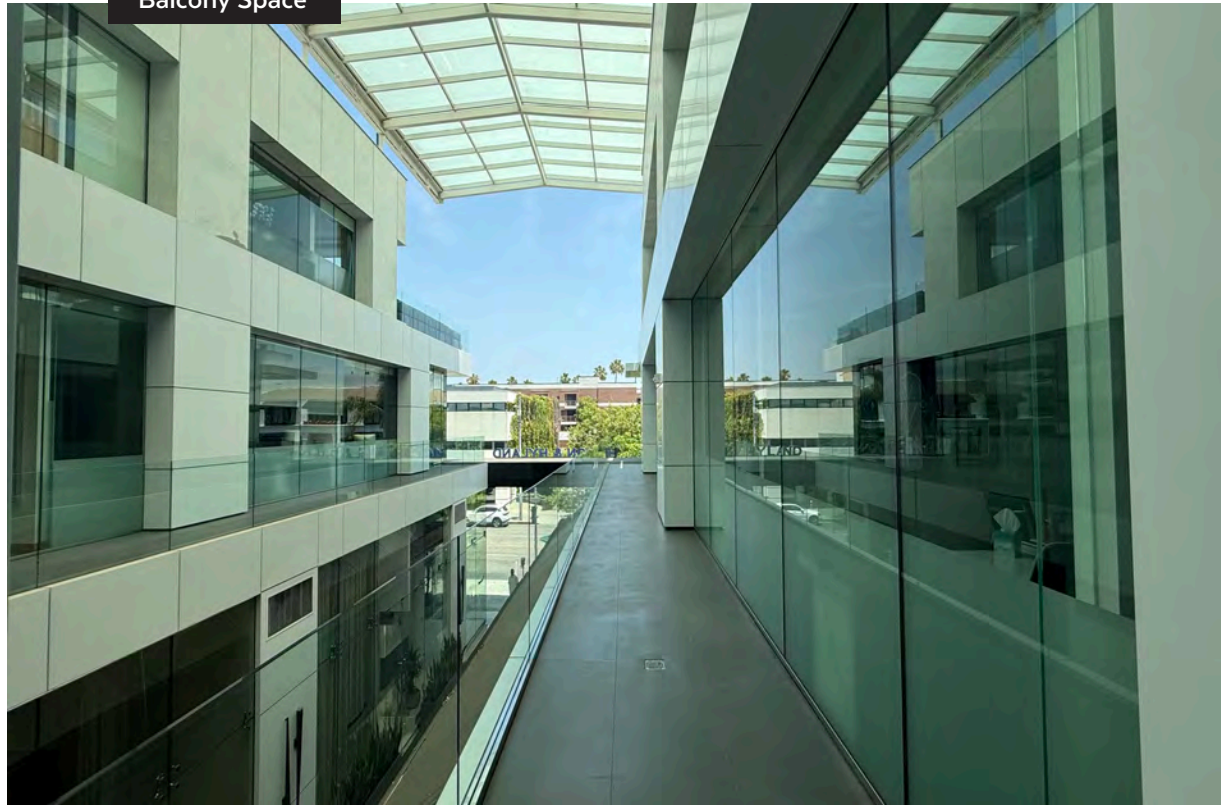
Outdoor Walkway to Elevator Entrance



Balcony Space



Common Lounge Area

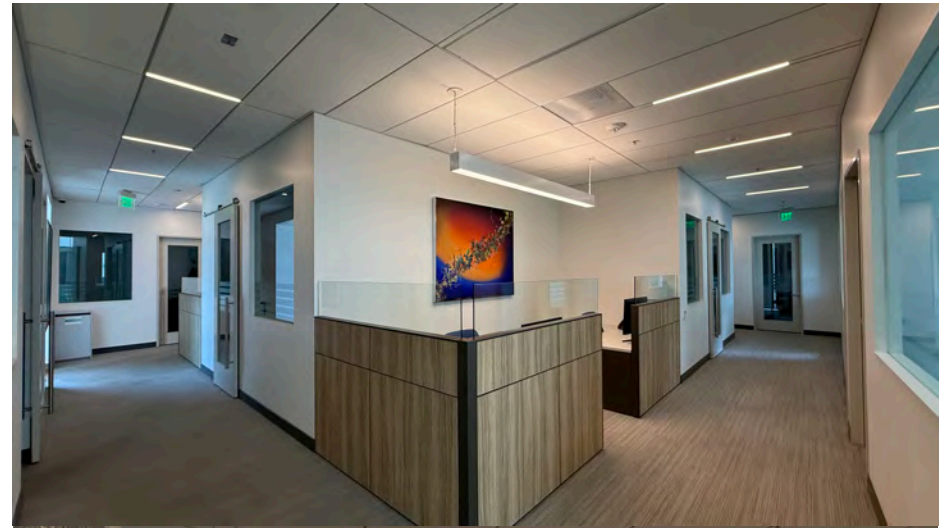
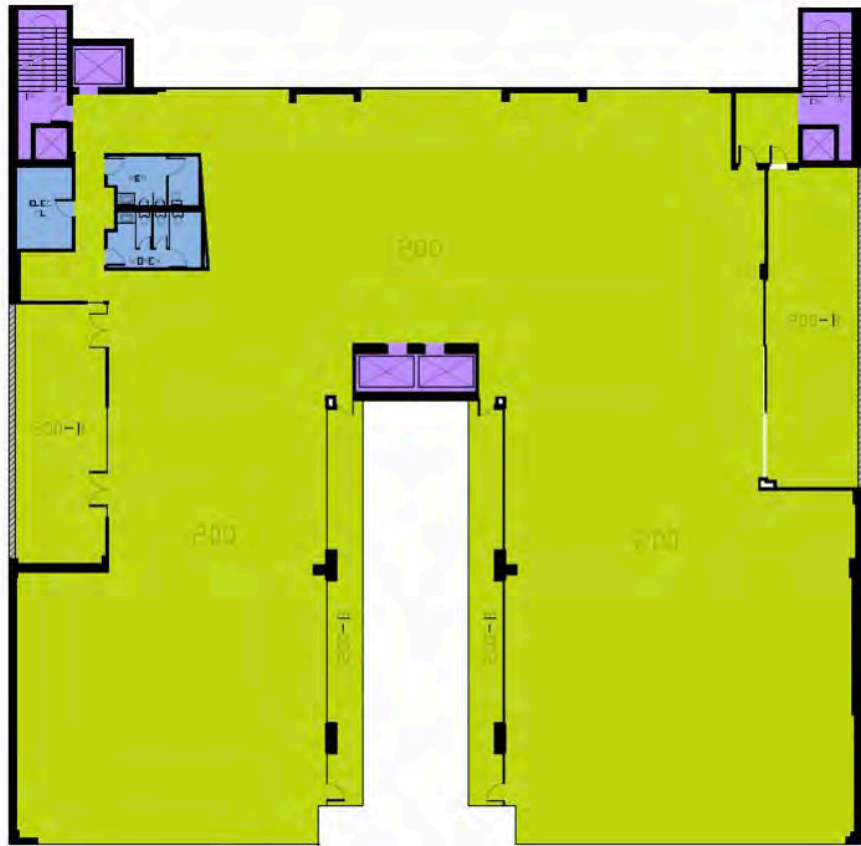


OFFICE SPACE

# SECOND FLOOR

Second Floor

±18,456 SF (divisible)



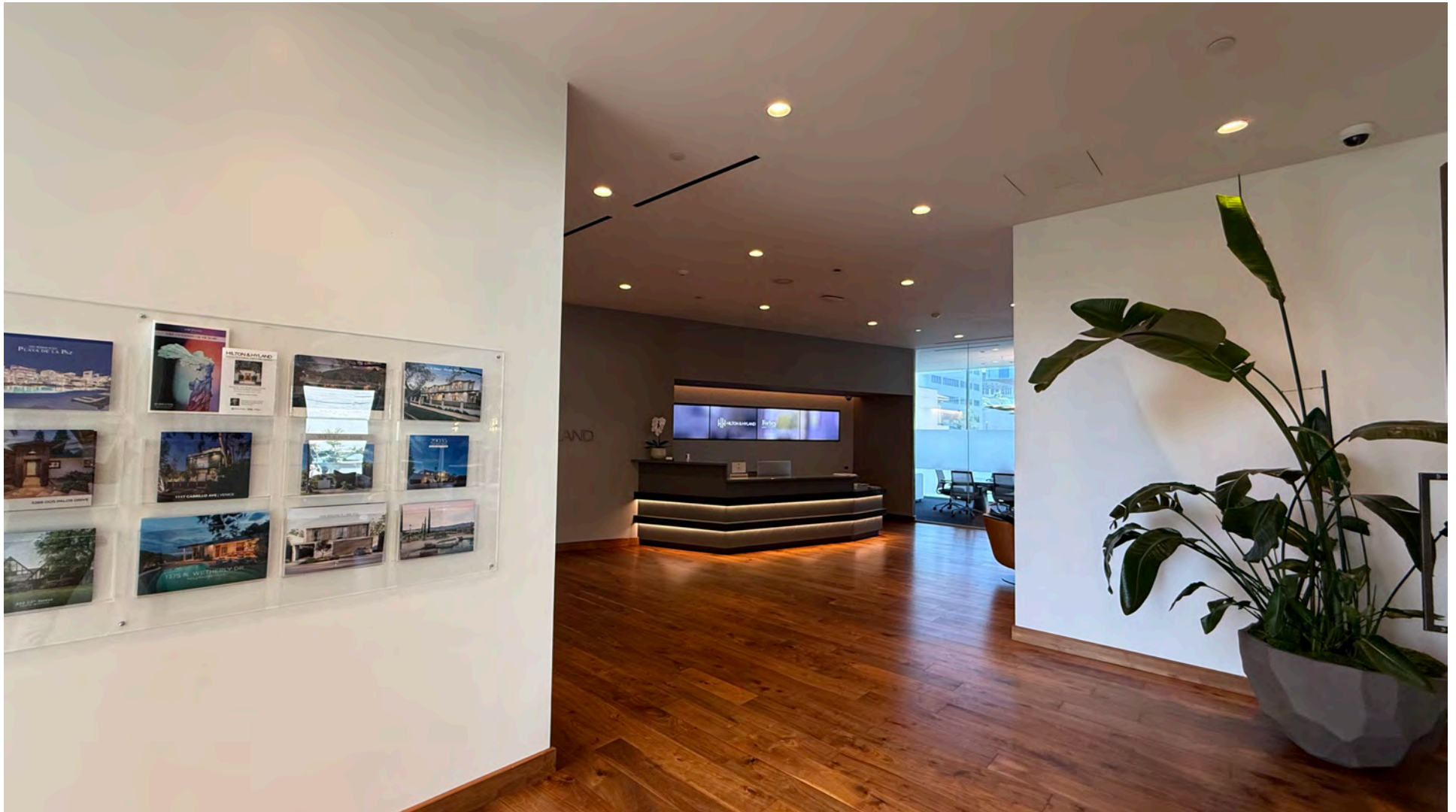
MODERN AND COLLABORATIVE

# CLASS A OFFICE SPACE



CLASS A BEVERLY HILLS OFFICE

# FRONT DESK LOBBY





**257 N CANON**  
BEVERLY HILLS

WORLD CLASS

# CO-TENANCY

● **RETAIL**

- 01 & Other Stories
- 02 AG Jeans
- 03 Alice and Olivia
- 04 AllSaints
- 05 Bvlgari
- 06 Burberry
- 07 Céline
- 08 Chanel
- 09 Club Monaco
- 10 COS
- 11 Crate & Barrel
- 12 David Yurman
- 13 Dolce & Gabbana
- 14 Fendi
- 15 Gagosian Gallery
- 16 Gucci
- 17 Harry Winston
- 18 Hermès
- 19 James Perse
- 20 Lacoste
- 21 Louis Vuitton
- 22 Lululemon
- 23 Moncler
- 24 Pottery Barn
- 25 Prada
- 26 Sephora
- 27 Tiffany
- 28 Tom Ford
- 29 Valentino
- 30 Erewhon
- 31 Yves Saint Laurent
- 39 Il Pastaio
- 40 La Colombe Coffee
- 41 La Scala
- 42 Ladurée
- 43 Cipriani
- 44 Mastro's Steakhouse
- 45 Mr Chow
- 46 Nate'n Al Delicetessen
- 47 Nespresso
- 48 Nozawa Bar
- 49 Ocean Prime
- 50 Spago
- 51 Sprinkles
- 52 Starbucks
- 53 Sugarfish
- 54 Pura Vida
- 55 Quality Italian
- 56 Urban Fresh
- 57 Via Alloro
- 58 Wally's Beverly Hillst
- 59 YAZAWA

● **HOTELS**

- 60 Beverly Wilshire Four Seasons
- 61 Crescent Hotel Beverly Hills
- 62 Montage Beverly Hills
- 63 SIRTAJ Hotel
- 64 Viceroy L'Ermitage Beverly Hills

○ **FITNESS & BEAUTY**

- 65 Alo Yoga
- 66 Anastasia Beverly Hills Salon
- 67 Cristophe Beverly Hills Salon
- 68 Equinox
- 69 José Eber
- 70 Obagi Skin
- 71 Rite Aid (2)
- 72 SKN Bar
- 73 The Spa on Rodeo
- 74 Umberto Salon

● **FOOD & BEVERAGE**

- 32 Avra Beverly Hills
- 33 Future Development
- 34 Caulfield's Bar & Dining
- 35 Comoncy
- 36 Crustacean Beverly Hills
- 37 CUT
- 38 Il Fornaio

# BEVERLY HILLS DEMOGRAPHICS

<b>\$2.7BN</b>		yearly total spending in City of Beverly Hills
<b>7.4MM</b>		yearly visitors to City of Beverly Hills
<b>\$161K</b>		average household income
<b>35,848</b> RESIDENTS	<b>54.3%</b> FEMALE	
<b>44.8</b> MEDIAN AGE	<b>45.7%</b> MALE	
<b>53.6%</b> RENT A HOUSE	<b>38.9%</b> OWN A HOUSE	
<b>70.1%</b> COMPLETED 4 YEARS OF COLLEGE+		
<b>95.8% EMPLOYED</b> 86% WHITE COLLAR WORKERS		
<b>31%</b> GRADUATE OR PROFESSIONAL DEGREE		



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