

# RATE REDUCTION!

## Prime Beverly Hills Adjacent Retail For Lease



**904 S. Robertson Boulevard, Los Angeles, CA 90035**



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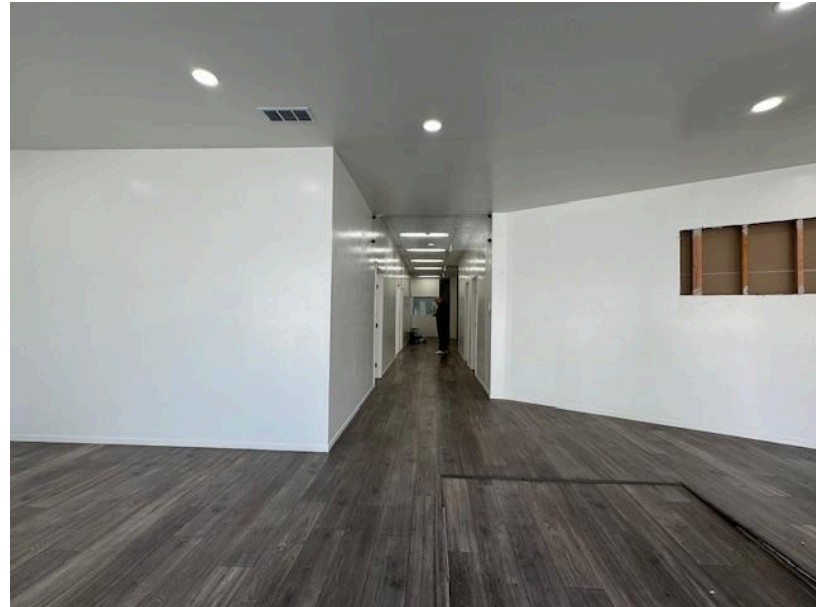
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Muselli Commercial Realtors is excited to present this Beverly Hills Adjacent retail opportunity on Robertson Boulevard. This unique space offers 2,200 square feet of retail space previously occupied by Skinic Body Aesthetics Center. Great for MedSpa, Pilates/Fitness, Personal Training Studio, Showroom, Clothing Boutique and much more!

- Size** Approximately 2,200 square feet of retail space
- Rental Rate** ~~\$3.50~~ **\$3.00**/SF NNN (approximately \$.47/sf).
- Lease Term** 3-5 years.
- Highlights** 35' of Windowed frontage on Robertson Boulevard  
Currently 8 treatment rooms, but easily removable for more open space.  
1 private restroom.  
Large Reception, Storage room, Kitchen.  
Wood floors.  
High ceiling, Showroom ready, Light and bright.  
Ample Signage.  
Double door glass entry.
- Parking** 4 Parking Spots at no additional charge
- Area** Prime Robertson Blvd just north of Olympic Blvd bordering Beverly Hills.  
93 Walk Score with many amenities nearby. Within a 10-minute drive are the I-10 or 405 Freeways, Brentwood, Hollywood, West Los Angeles, and the Metro Expo Line.



## Interior Images



## Map View



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