



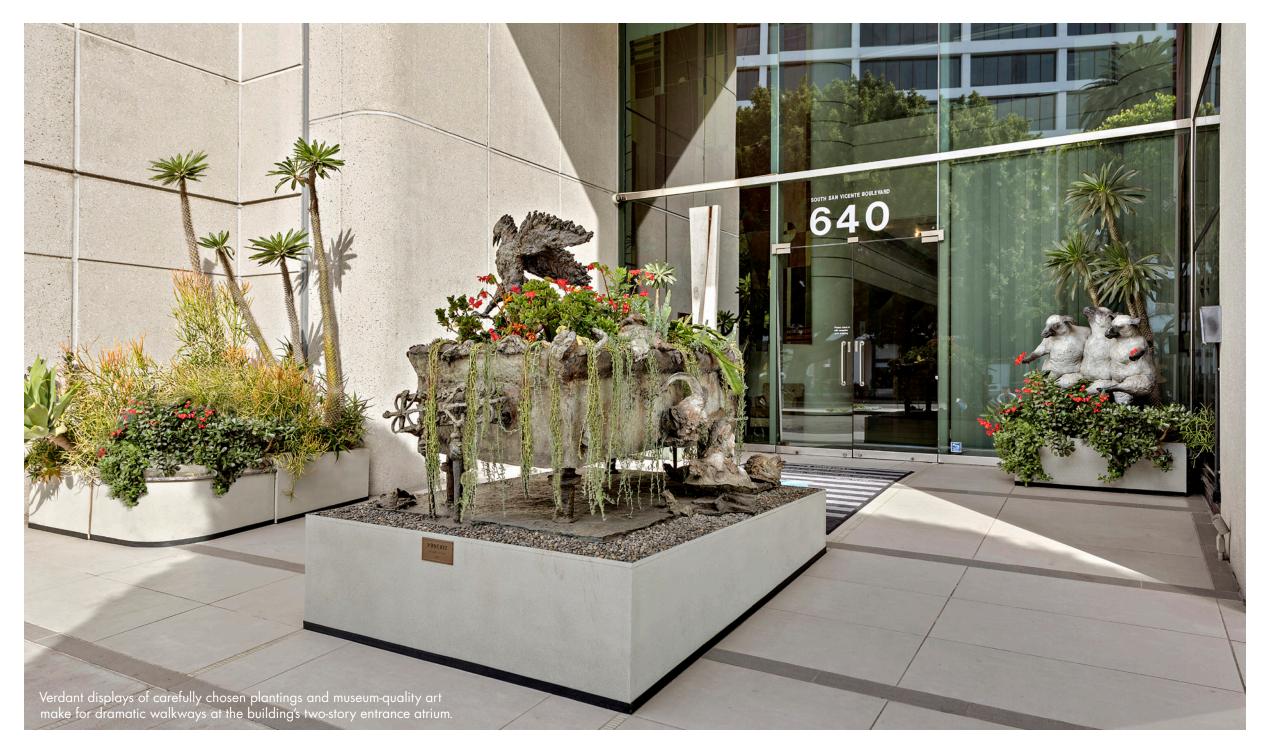
SOUTH SAN VICENTE

THE BOUTIQUE OFFICE BUILDING

640 South San Vicente is the Westside's premiere boutique office building offering luxury Beverly Hills-quality space for rent.

Located on a non-crowded access road on South San Vicente Boulevard just north of Wilshire Boulevard and across the street from Beverly Hills, this intimate five-story building enjoys easy access to a Metro station and professional services such as banks, accountants, attorneys, and notaries public.

The office complex features a sophisticated, newly redesigned interior and recently refurbished lobbies, restrooms, and exercise room.







Embassy-level decor is found throughout the building's common areas.

Creative offices spaces are built to suit.

unique blend of furnished and unfurnished suites available for short-term and long-term leases offer major benefits in cost, efficiency, flexibility, and convenience.

The suites range in size from a single 130-square-foot office to an entire 15,000-squarefoot floor.

Suites are provided fully furnished, unfurnished, carpeted and painted, or built to suit.

Window offices, interior offices, bullpens, cubicle spaces, and conference rooms are available singly or in combination.







Under construction is the "Garden in the Sky," which includes a pool, spa, jogging track, community deck, and open-air theater.



Modern, elegant conference rooms are available for use by tenants.



With carefully chosen, museum-quality art a standard throughout the building, no two elevator lobbies are alike.



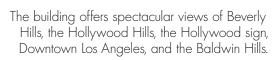




Third-floor elevator lobby









High-tech screening rooms, sound stages, and post-production facilities are also available.

A unique feature allows tenants to drive directly to their floor without having to walk to a bottom-floor elevator lobby.

Attention to detail is constant throughout the office complex.



What do the standpipes look like in your previous building?



Unusual offices with adjacent flower balconies enhance work/life quality.



Distinctive restroom signs.



Manicured trees and flowers enhance the building's street-level approach.



Carpeted stairwells for comfort and silence.











Unexpected, museum-quality art rotates throughout the office complex, even in the elevators and parking structure.









The best Beverly Hills office building is not in Beverly Hills!

—Beverly Hills Times

For seven years, Jose Nazar, the owner and building manager, has been a pleasure to work with. His crew takes meticulous care of us and keeps a standard of answering within one hour. Emergencies bring an instant response.

—Jennie Levin, Esq.

I don't care about the rates; I want my building full of happy tenants. Their happiness is my happiness.

> —Jose Nazar Building Owner

I have never been happier in my work space and office building as I have for the past year and a half. The Building Staff is extremely attentive and responsive to my every need. Jose Nazar, head of the team, is a true gem who makes everyone feel special and glad to be a tenant in his beautiful building. Art is moved about routinely so you never get used to looking at the same thing in the same place for long. I especially love the daily parables printed on the rugs at the entrance and staircase landings that get changed out every day! This is a great building to be officed!

> —Claire Carafello HOA Management



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