



Beverly Hills' First Office Building Refinanced with \$13.7 Mil, Long-Term Loan

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Quantum Capital Partners has arranged \$13.7 mil in long-term non-recourse financing to recapitalize an historic mixed-use building in Beverly Hills' famed Golden Triangle. The office and retail property, known as the Writers and Artists Building, is located at 479 N. Rodeo Drive, at the corner with Santa Monica Blvd.



The structure was the first office building in Beverly Hills when it was constructed in 1926. Among its first tenants were Will Rogers, Clark Gable, Cary Grant and entertainment company United Artists.

The borrower, 9501 Santa Monica LLC, acquired the building in 2008 and recently completed a significant renovation and restoration of the distinctive Spanish Colonial style building. Today, the fully occupied three-story building features approximately 7k sf of office space over 7.3k sf of boutique street level retail.

Office tenants include a mix of individuals and companies involved in the entertainment industry. Ground floor retail tenants include pastry boutique Bo Nuage, fashion designer Badgley Mischka, childrens's fashion boutique Cantimini and home electronics firm Bang & Olufsen.

A life insurance company provided the seven-year financing, which was fixed at 3.75 percent.