

For Lease: Ground Floor Retail/Medical Office

6221 WILSHIRE BLVD

LOS ANGELES, CA 90048

OLIVER GHADOUSHI

Vice President

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DRE 01973061

COMPASS
COMMERCIAL

Executive Summary

Compass Commercial is pleased to offer the ground floor of 6221 Wilshire Blvd, a highly visible medical and professional office building at the crossroads of Beverly Hills and Miracle Mile. With prominent Wilshire Blvd frontage, direct street-level access, and multiple entry points, the space is ideal for medical, retail, fitness, and professional uses alike. The suite includes four (4) built-out exam/treatment rooms, two (2) restrooms (one with a shower), and can be divided into 2 units. Offered on a Modified Gross basis with no NNN or CAM charges, the property also features a private parking lot with valet service for patients, clients, and staff. Surrounded by world-class medical facilities, including Cedars-Sinai, and positioned in a thriving commercial corridor, 6221 Wilshire Blvd delivers exceptional visibility, convenience, and flexibility for operators seeking a flagship location.



Space Overview

4,101 SF

SPACE SIZE (DIVISIBLE)

55,488 SF

BUILDING SIZE

2 PLUS 1

RESTROOMS + SHOWER

LA-C4

ZONING

UPON REQUEST

LEASE RATE

DEDICATED TO 1ST FLOOR

HVAC

14 FEET

CEILING HEIGHT

VALET/REAR

PARKING

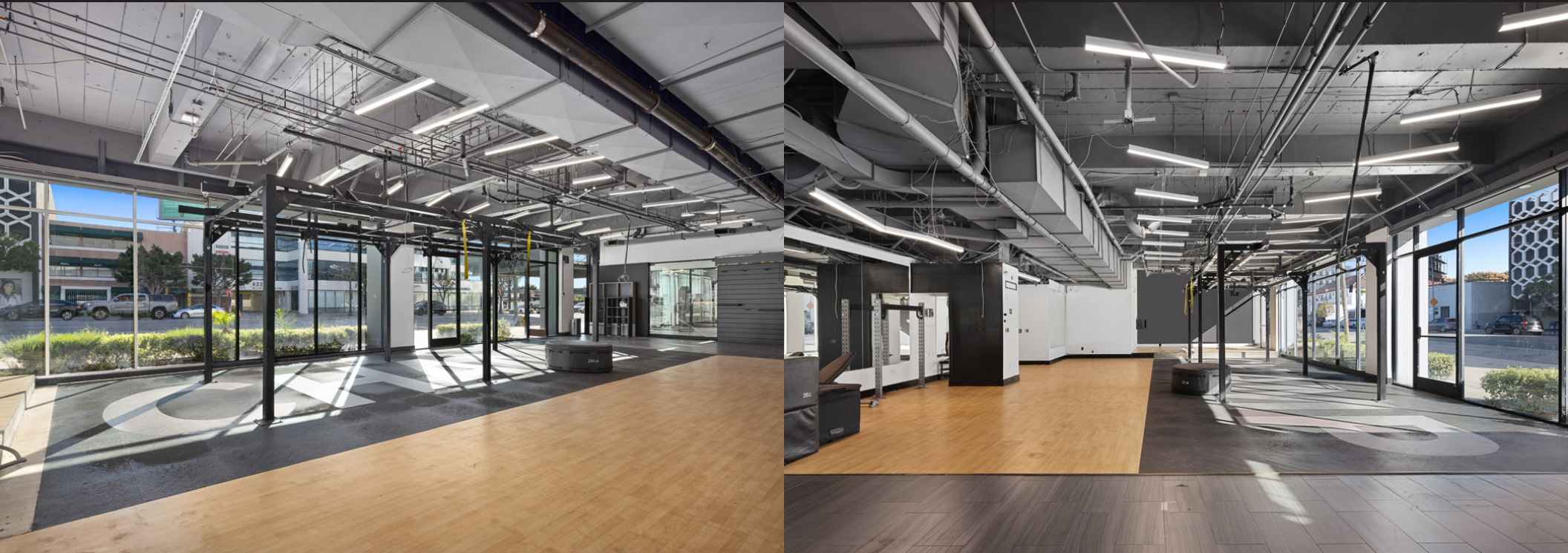
*LESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.

6221 Wilshire Blvd | Los Angeles



Space Highlights

- / Ideal for Retail, Medical, Dental, Surgery, Urgent Care, Fitness, or Office Uses
- / Ideal for Retail, Medical, Dental, Surgery, Urgent Care, Fitness, or Office Uses
- / ±73' Wilshire Blvd Frontage with Prominent Signage Opportunity
- / High Ceilings, Large Open Space
- / Central Miracle Mile Location near Beverly Hills, West Hollywood & Cedars-Sinai
- / Private On-Site Parking Lot with Valet Service



Area & Market Overview

Situated along the iconic Wilshire Corridor in the heart of Miracle Mile, 6221 Wilshire Blvd offers a premier location surrounded by Los Angeles' leading medical, cultural, and professional destinations. The property sits minutes from Cedars-Sinai Medical Center and numerous ancillary healthcare facilities, providing unmatched convenience for medical and office users alike. The Miracle Mile district blends historic character with modern vitality—home to world-renowned museums, creative agencies, and professional firms. With direct access to major arterials and Metro's new D Line extension, the property delivers exceptional visibility, connectivity, and prestige in one of Los Angeles' most established commercial hubs.





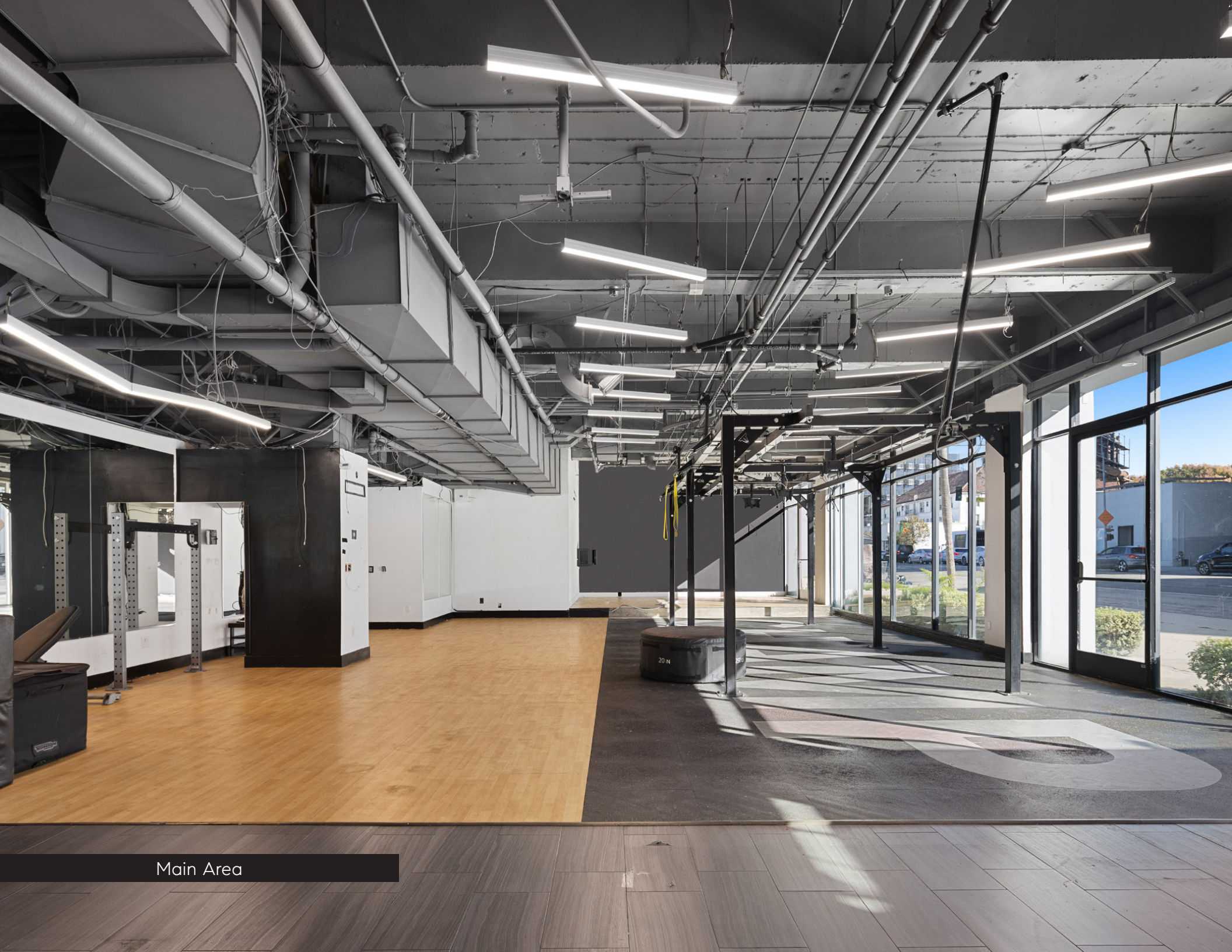
Main Area



3 Dedicated Entrances from Wilshire Blvd



Ample Frontage on Wilshire Blvd



Main Area



Direct Access from Lobby



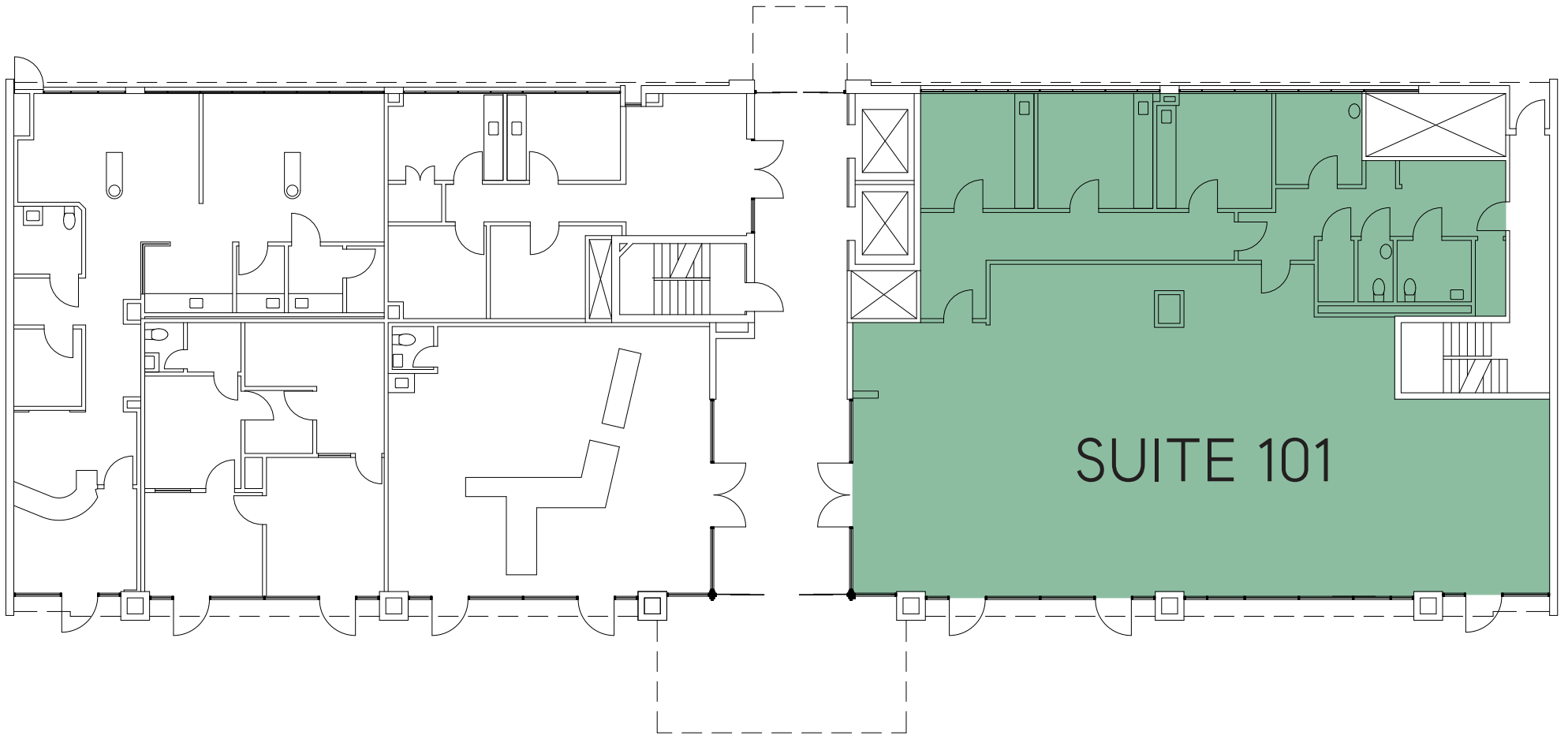
Existing Treatment Room with Plumbing



Existing Treatment Room with Plumbing



2 Restrooms Plus Shower



Current Floor Plan (Suite 101)

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 6221 Wilshire Blvd, Los Angeles, CA 90048 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.