

MOTIVATED SUBLESSOR!

Brentwood Medical Office Sublease



11600 Wilshire Boulevard Suite 100, Los Angeles, CA 90025



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

This West Wilshire Medical Building ground floor space is ideal for High-End Medical, Spa, or Professional Use. Discover an extraordinary office space with a sophisticated, turnkey design, perfect for those seeking an upscale work environment. Recently renovated with over \$300,000 invested, this suite combines luxury with functionality for medical practices, spa, wellness centers, or professional offices.

- Available Space** Approximately 2,600 square feet.
- Lease Rate** \$3.75 per month. Full Service Gross.
- Term** Expires May 31, 2026. There is a 5 year option. **SHORT TERM OK (OPEN TO DAILY, WEEKLY, OR MONTHLY).**
- Space Highlights**
- 4 private exam rooms (3 with sinks)
 - 2 private offices that can also be used for exams or pre-op
 - Operating room ready for immediate use
 - Beautifully built out
 - Stunning reception area
 - Onsite pharmacy
 - Currently occupied by Global Lasik and & Cataracts
- Bathroom** 1 ADA bathroom
- Parking** Convenient surface and structure parking.
- Area** A Prime Westside location just East of Barrington Avenue. Very close to the 405 and 10 Freeways.
- Nearby Tenants:** Property is in Brentwood, adjacent to San Vicente and an abundance of local restaurants, shops and service businesses.

Demographics

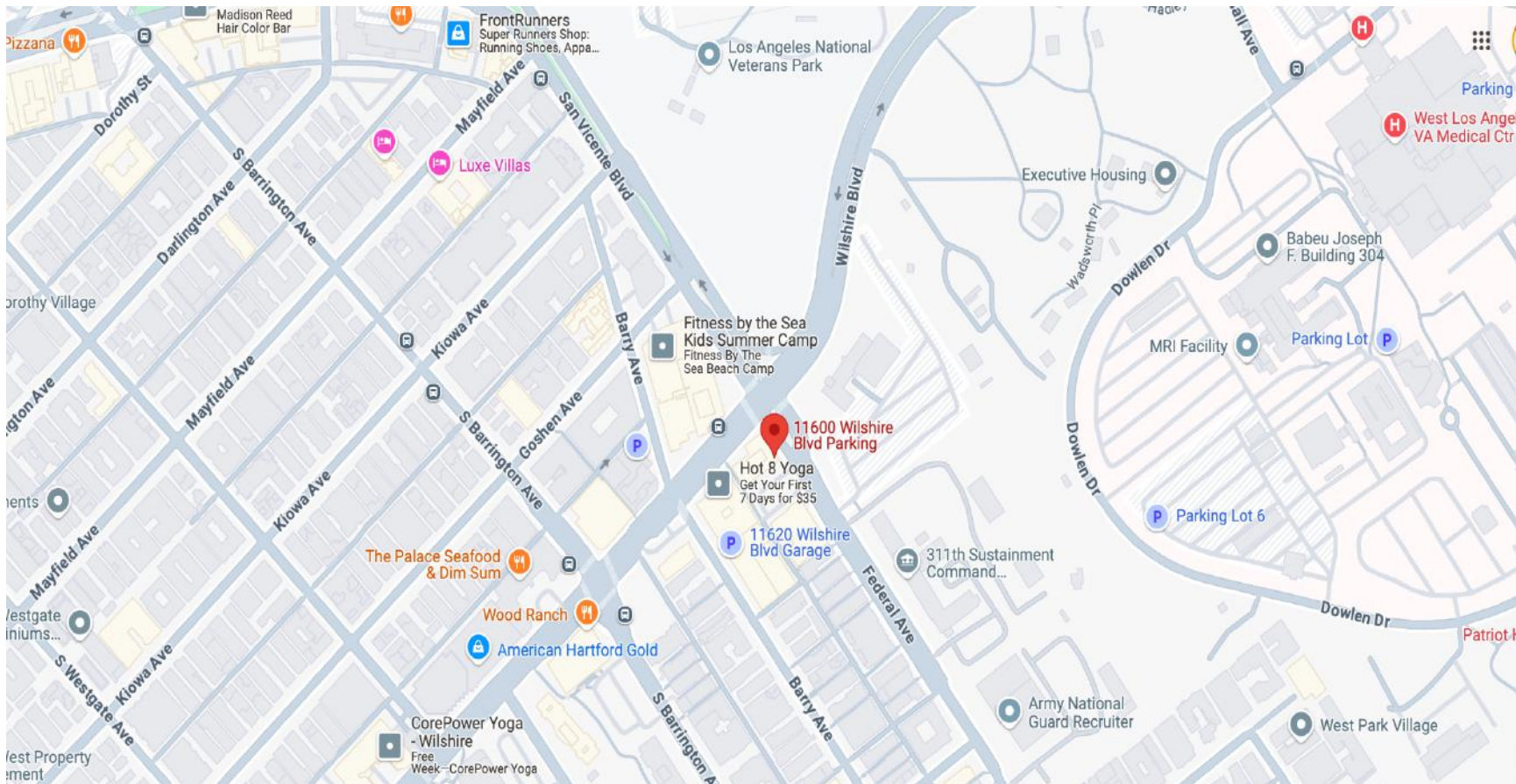
Radius	2 miles	5 miles	10 miles
2024 Household	64,679	246,195	813,095
Median Household Income	\$99,398	\$106,091	\$81,582
Daytime Employees	181,592	523,762	153,798
Traffic Count	457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.		



Photos



Map View



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

DRE BROKER # 00825237

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.