

9025 Wilshire Blvd

Beverly Hills, CA 90211

MEDICAL SPACE FOR LEASE - CLASS A OFFICE/MEDICAL BUILDING



COMMERCIAL
ASSET GROUP

Adam Funk
Managing Director
310.666.0124
afunk@cagre.com
Lic. 02129715

PROPERTY HIGHLIGHTS

ENTRY LOBBY

SPACE SIZE

SUITE 300: ±1,147 RSF

SUITE 301: ±8,137 RSF

(DIVISIBLE TO ±2,000 RSF)

SUITE 407: ±1,700 RSF

RENTAL RATE

SUITE 407: \$3.95/RSF/MO

ALL OTHER SUITES: \$4.75/RSF/MO, FSG

TERM

NEGOTIABLE

AVAILABILITY

IMMEDIATELY

PARKING

2/1,000 RSF

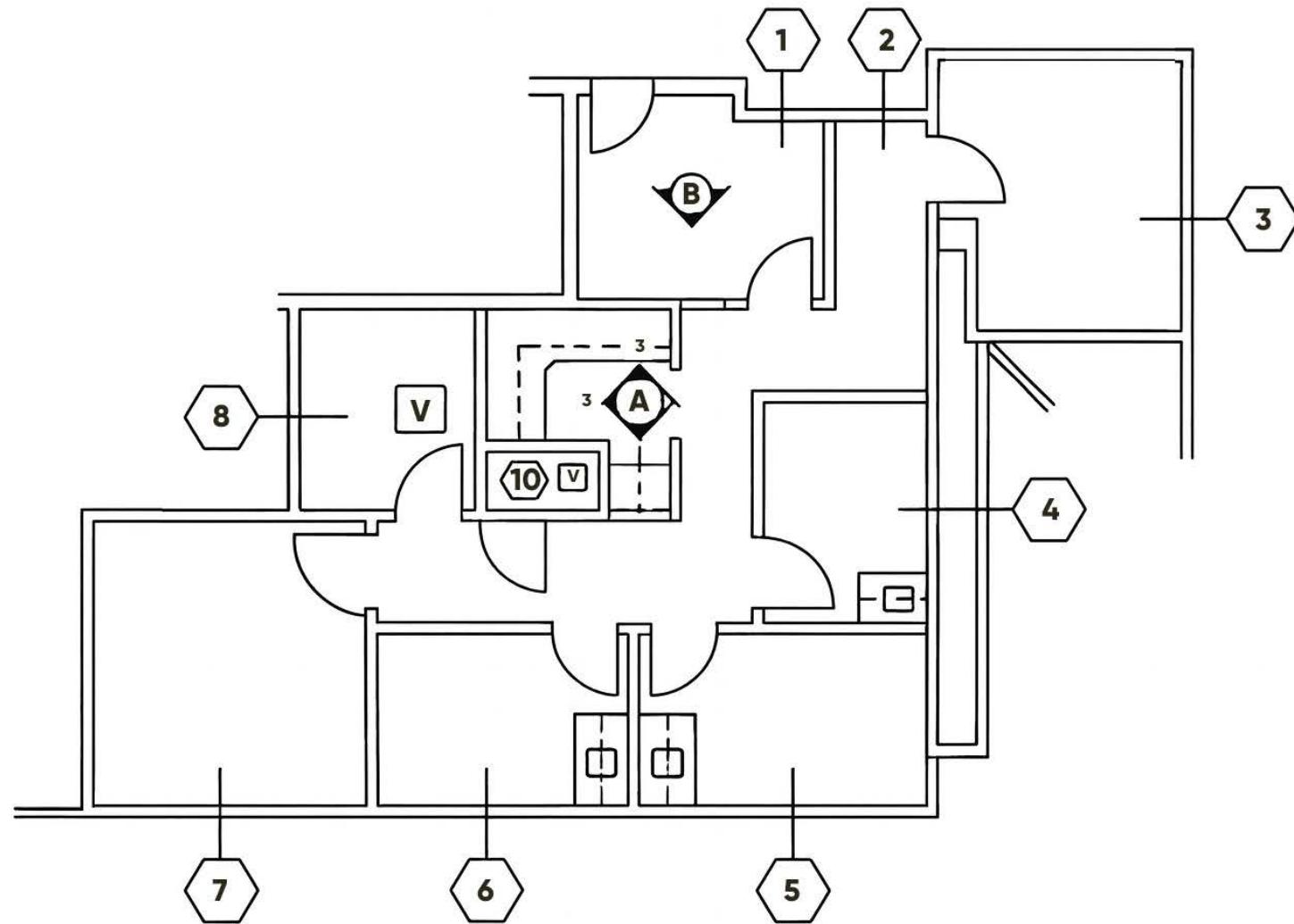
RESERVED: \$195/MO

UNRESERVED: \$165/MO

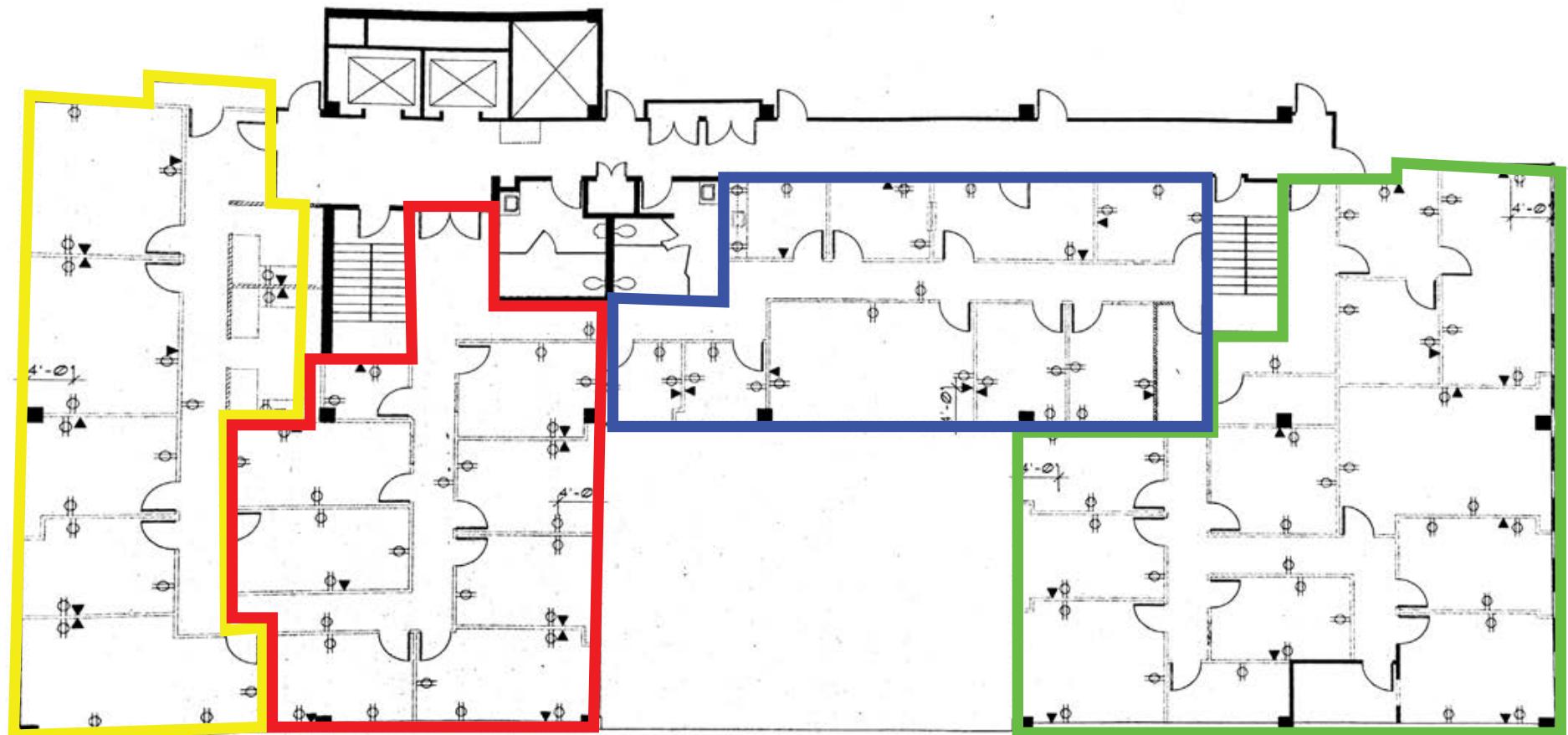
9025 Wilshire is located on the northeast corner of Wilshire and Wetherly Drive. The five-story, 50,008 square foot Beverly Hills office building is in close proximity to highend retail stores, trendy restaurants and chic offices. The building is well maintained by on-site management and has subterranean parking. Locally renowned La Gondola restaurant on site.



SUITE 300 FLOOR PLAN: ±1,147 RSF



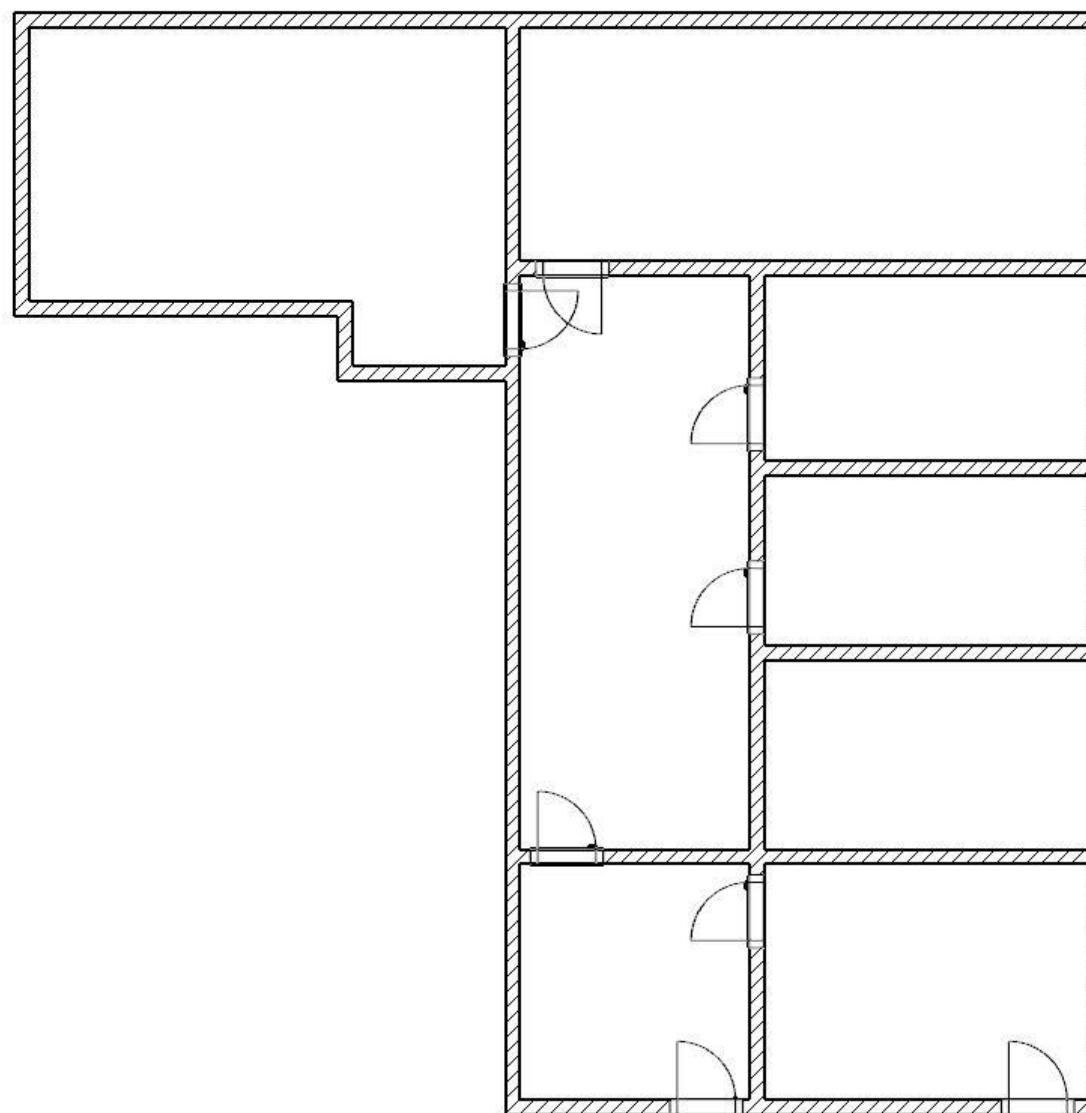
SUITE 301 FLOOR PLAN: CONTIGUOUS FOR $\pm 8,137$ RSF (DIVISIBLE TO $\pm 2,000$ SF)



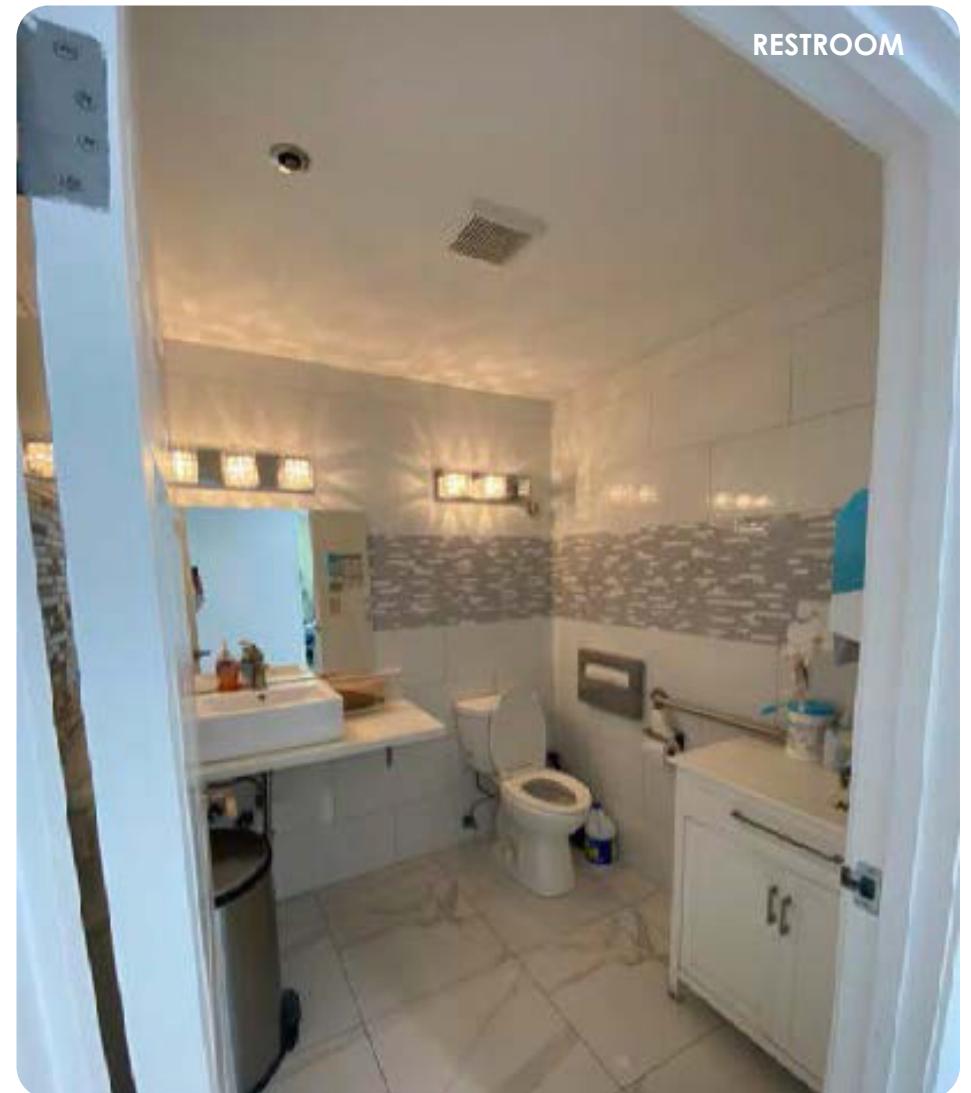
SUITE 301 PHOTOS



SUITE 407 FLOOR PLAN: ±1,700 RSF



SUITE 407 PHOTOS



AERIAL



ADAM FUNK
MANAGING DIRECTOR
310.666.0124
AFUNK@CAGRE.COM
LIC. 02129715

COMMERCIAL ASSET GROUP
190 N. CANON DRIVE, STE 300
BEVERLY HILLS, CA 90210
P: 310.275.8222 F: 310.275.8223
CAGRE.COM LIC: 01876070



**COMMERCIAL
ASSET GROUP**

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

