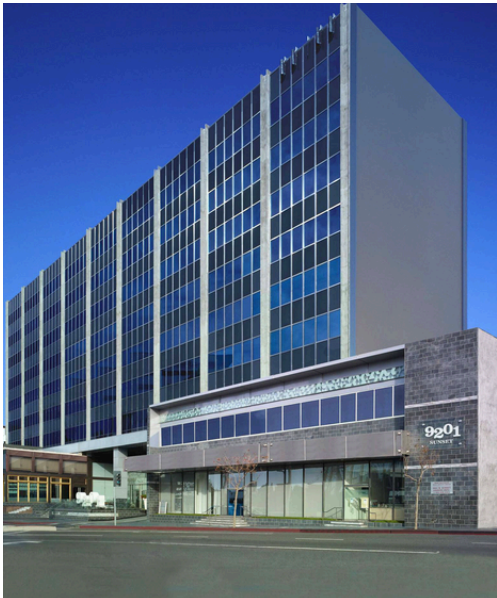


Surgery Center with 2 O.R.s & Fully Equipped IVF Lab  
For Sublease

9201 W. Sunset Blvd  
West Hollywood, CA 90069  
2<sup>nd</sup> Floor



Approximate Availability Date	November 2025
Premises	± 5,508 RSF (includes ± 97 SF of storage)
Rental Rate	\$6.50/PSF, FSG
Term	Through August 2028
Asset Purchase (optional)	Negotiable

- Fully Equipped Surgery Center and IVF Lab
- Includes a ± 97 SF Storage Unit
- Reception/Waiting Room
- Two Operating Rooms
- Three Recovery Beds
- Procedure Rooms
- Exam Rooms
- Premiere Sunset and Doheny Location
- Close to Cedars-Sinai Medical Center
- On-site Secured Tenant and Visitor Parking

\*Available for Daily Rent at \$2,500/day

Jeff Lipson  
310.202.9008 x 113  
[jlipson@wilshireag.com](mailto:jlipson@wilshireag.com)  
DRE# 01196852



Aaron Twersky  
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DRE# 02040056

The information furnished regarding rent roll, income, expenses, layouts, measurements and similar data has been submitted to us by others and thus we cannot make any representation as to its accuracy. The information furnished regarding property for sale, rental or financing is submitted subject to errors, omissions, change of price or other conditions, prior sale lease, or withdrawal without notice.



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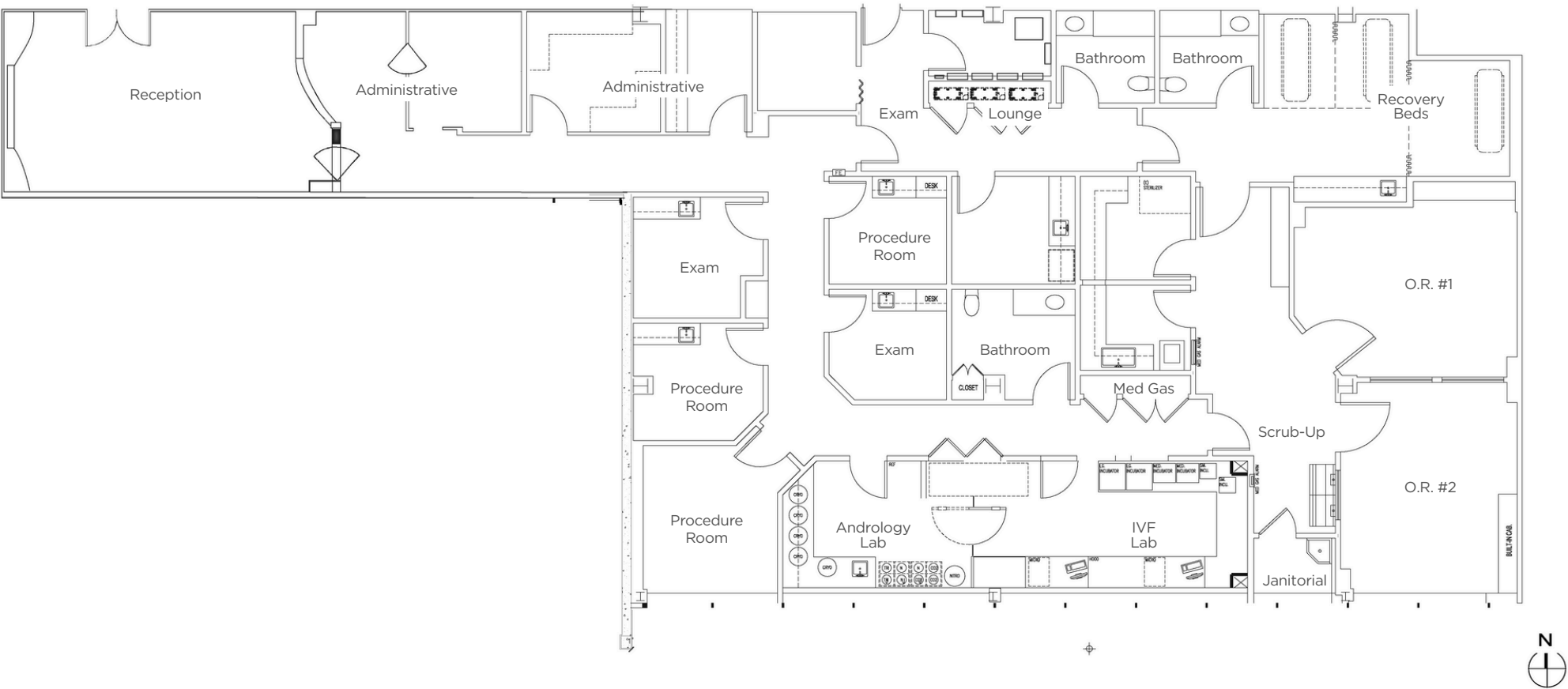
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