



# ROBERTSON CENTER

*250 N Robertson Blvd. Beverly Hills*



*Premier Medical Office Opportunity  
in the Heart of Beverly Hills*

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## EXCLUSIVELY LISTED BY

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# EXECUTIVE SUMMARY

**Robertson Center** is a prominent six-story medical and professional office building located on the border of Beverly Hills and West Hollywood. Built in 1986 and comprising approximately 106,624 square feet, the property is 93.9% leased, reflecting strong tenant demand and long-term occupancy by established medical and professional users. The building supports a diverse tenancy mix, including nationally recognized healthcare providers, contributing to consistent foot traffic and long-term stability.

Currently, the property offers medical and office suites ranging from approximately 1,507 SF to 3,474 SF, with a total of 10,019 SF available, ideal for medical practices, therapy providers, and professional users seeking move-in-ready space in a highly sought-after submarket. Several available suites are fully built out with exam rooms, reception areas, and specialized layouts, allowing incoming tenants to minimize upfront build-out costs. Lease terms are flexible, with options ranging from short-term to long-term commitments depending on tenant needs.

Positioned along Robertson Boulevard just north of Wilshire Boulevard, the property offers excellent visibility, walkability, and access to key commercial and medical corridors. Tenants benefit from controlled access, valet parking, on-site property management, and convenient connectivity to Beverly Hills, West Hollywood, Century City, and major transportation routes.

## PROPERTY HIGHLIGHTS



1,507 – 3,474 SF medical and office suites available



Move-in-ready suites with existing exam rooms and efficient layouts



Valet parking, controlled access, and convenient transit connectivity



Highly leased medical building (93.9%) with established healthcare tenancy



# Premier Medical Office Opportunity in the Heart of Beverly Hills

Position your practice in one of the most sought-after medical and professional corridors in **Beverly Hills**. Located at **250 N Robertson Boulevard**, this well-maintained medical office building offers an exceptional opportunity for physicians, specialists, and healthcare providers seeking a prestigious address with strong patient accessibility.

The property is ideally situated just moments from Cedars-Sinai Medical Center, Beverly Hills' renowned "Medical Triangle," and the retail and dining amenities of Robertson Boulevard, Beverly Drive, and Third Street. Its central location provides convenient access to West Hollywood, Century City, and the greater Los Angeles region.

Designed to accommodate a variety of medical uses, the building features efficient floor plates, flexible suite configurations, and infrastructure well-suited for clinical operations. Tenants benefit from on-site and nearby parking options, professional building management, and a refined environment consistent with the Beverly Hills brand.

Whether establishing a new practice or expanding an existing one, 250 N Robertson Boulevard offers a rare combination of visibility, convenience, and prestige—making it an **ideal home for high-quality medical and healthcare services**.



250 N ROBERTSON BLVD. BEVERLY HILLS

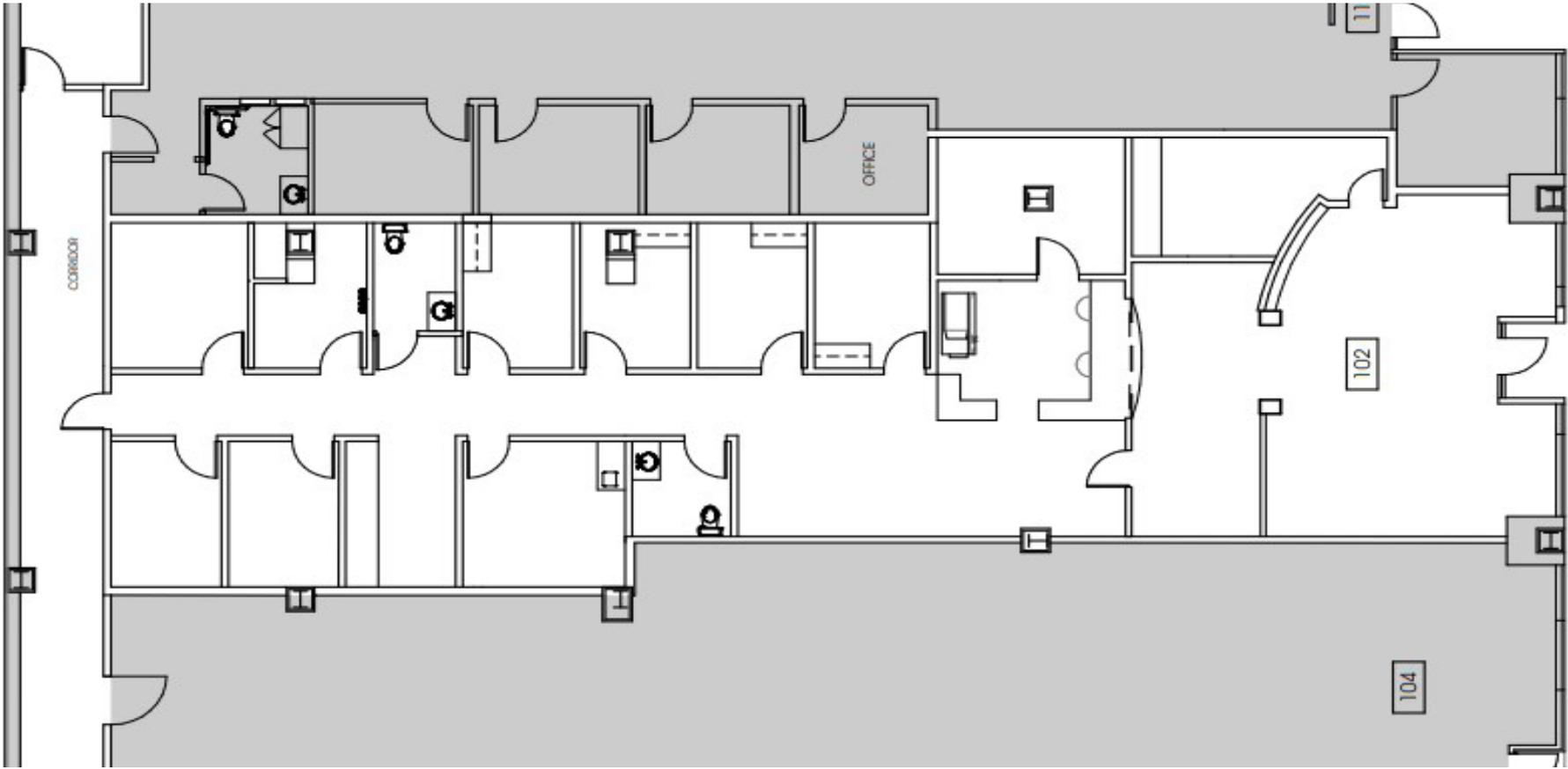
# AVAILABLE SPACES

FLOOR	SUITE	USE	SF AVAILABLE	RENT/SF/MONTH	OCCUPANCY	TERM
1	102	Office/Medical	3,350	Negotiable	Vacant	5-10 Years
3	301	Office/Medical	3,474	Negotiable	02/2026	5-10 Years
<p><i>Suite 301 is a fully built out physical therapy office with lots of natural light and a private balcony/patio. The space has an open open gym area with 4 exam rooms, laundry room and private managers office. Wheelchair access from the subterranean parking garage.</i></p>						
4	411	Office/Medical	1,688	Negotiable	Vacant	5-10 Years
<p><i>This bright beautiful office is located on the 4th floor facing west overlooking Robertson Blvd. in a prominent medical building just north of Wilshire Blvd. Thespace features reception/waiting, private office with secondary exit, 4 exam rooms, one large room for physical therapy or yoga and Pilates</i></p>						
4	419	Office/Medical	1,507	Negotiable	Vacant	Negotiable
<p><i>Suite 419 has a large spacious layout with a reception and common area. The suite has 4 private offices with glass enclosures for maximum natural light.</i></p>						



# SUITE 102

Floor Plan



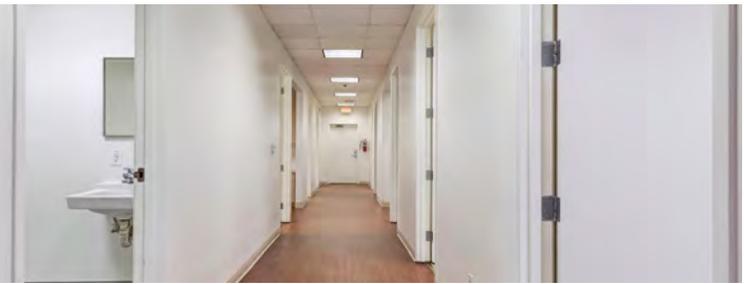
**3,350 SF**



250 N ROBERTSON BLVD. BEVERLY HILLS

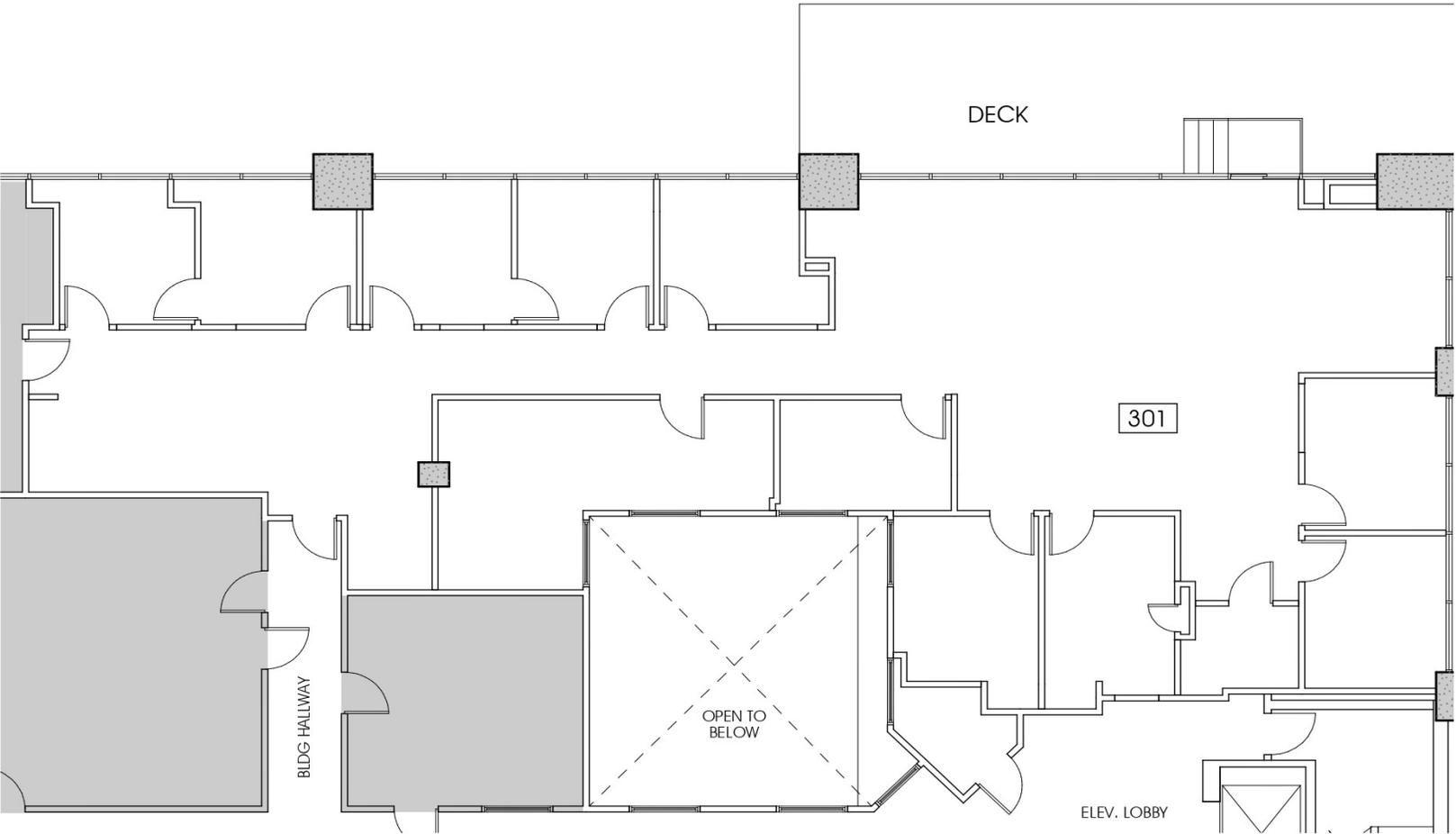
# SUITE 102

Photos



# SUITE 301

## Floor Plan



**3,474 SF**



# SUITE 301

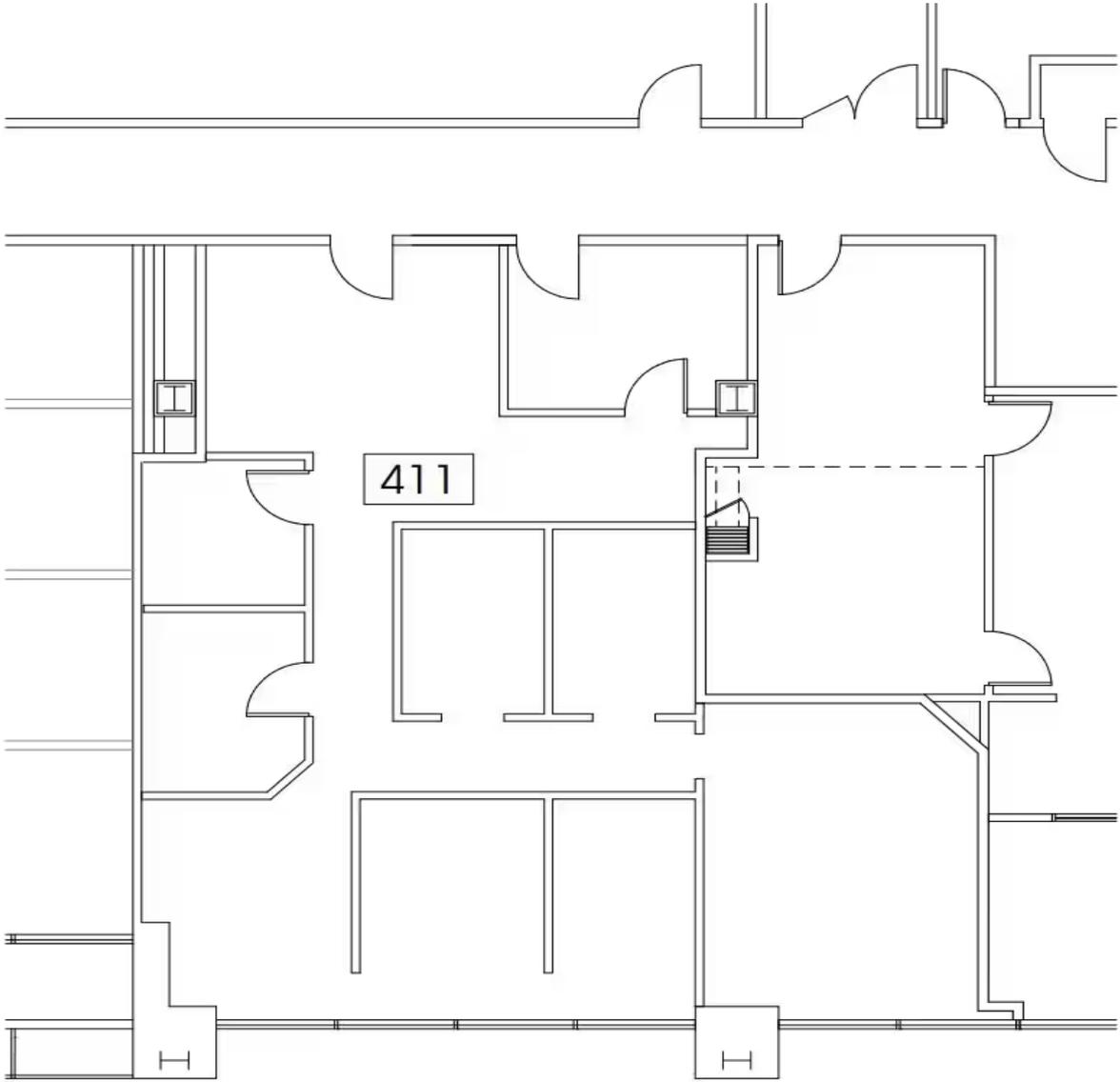
## Photos

Suite 301 is a fully built out physical therapy office with lots of natural light and a private balcony/patio. The space has an open gym area with 4 exam rooms, laundry room and private managers office. Wheelchair access from the subterranean parking garage.



# SUITE 411

Floor Plan



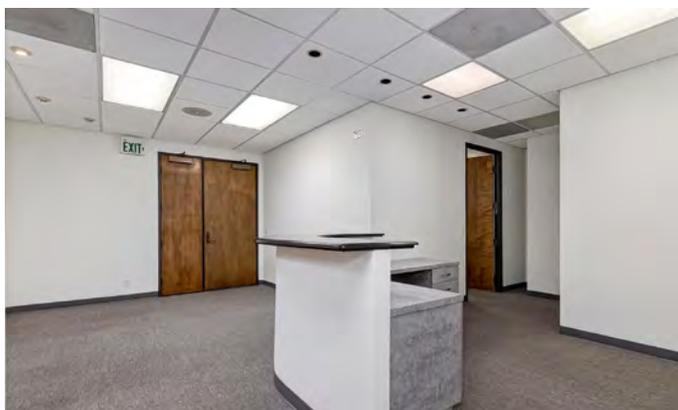
**1,688 SF**



# SUITE 411

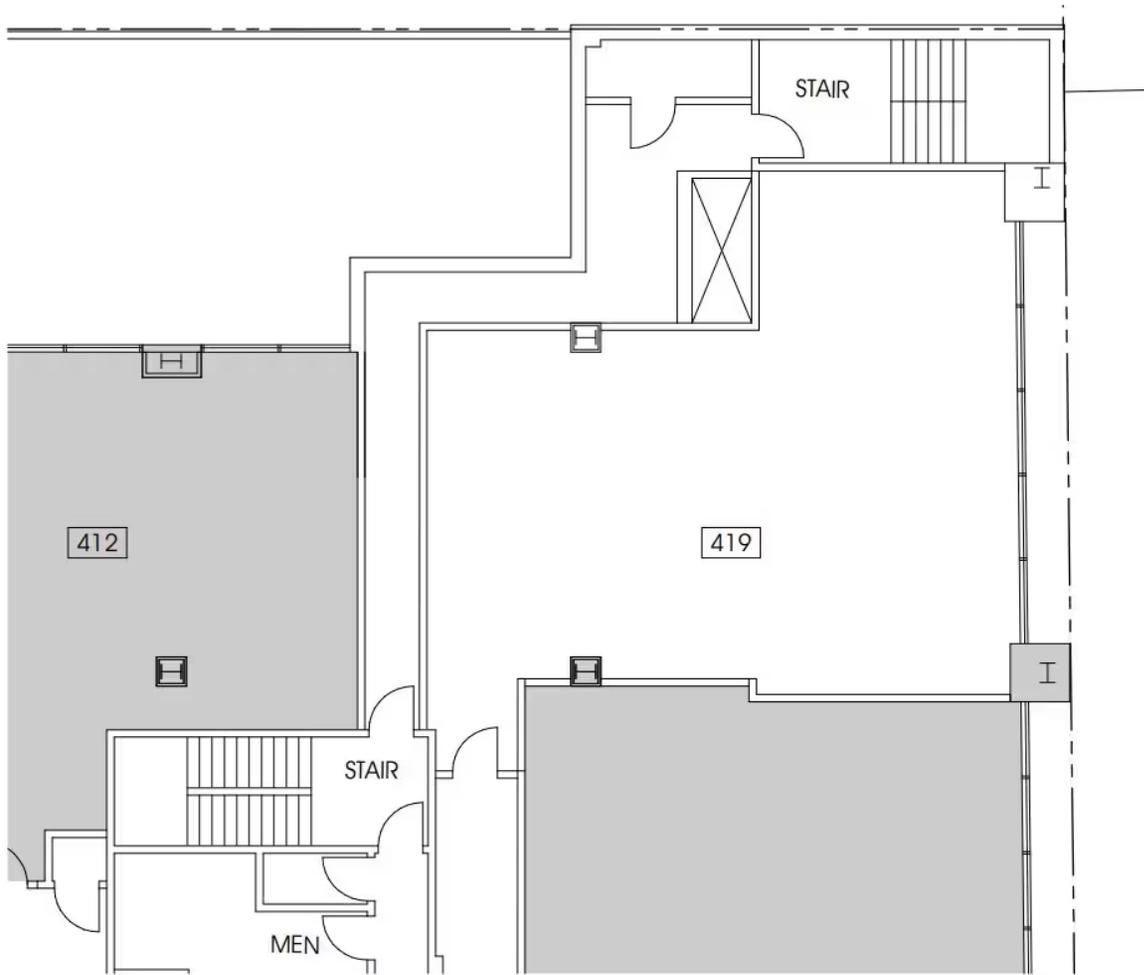
## Photos

*This bright beautiful office is located on the 4th floor facing west overlooking Robertson Blvd. in a prominent medical building just north of Wilshire Blvd. The space features reception/waiting, private office with secondary exit, 4 exam rooms, one large room for physical therapy or yoga and Pilates.*



# SUITE 419

## Floor Plan



**1,507 SF**



# SUITE 419

## Photos

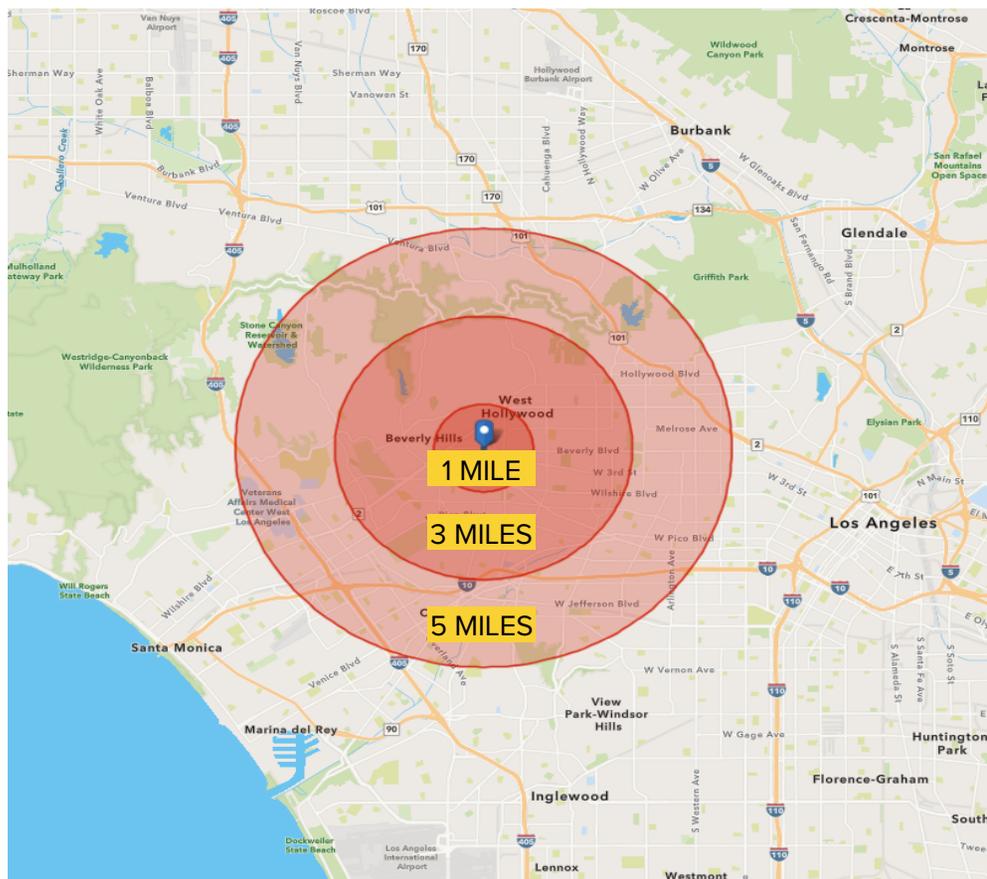
Suite 419 has a large spacious layout with a reception and common area. The suite has 4 private offices with glass enclosures for maximum natural light



# LOCATION OVERVIEW

250 N Robertson Blvd is strategically positioned at the intersection of Beverly Hills and West Hollywood, two of Los Angeles' most established and highly sought-after professional and medical submarkets. Located just north of Wilshire Boulevard, the property benefits from immediate access to major east–west and north–south corridors including Wilshire Blvd, Santa Monica Blvd, and La Cienega Blvd, allowing for efficient connectivity throughout Central Los Angeles.

The surrounding area offers a dense concentration of medical offices, professional services, retail amenities, dining options, and daily conveniences, creating a supportive environment for healthcare providers and office users alike. Nearby pharmacies, specialty clinics, and major healthcare institutions further complement the building's medical tenancy profile.



## WHY THIS LOCATION MATTERS

### Central Visibility & Accessibility

Robertson Boulevard provides strong street presence in a high-traffic, high-demand corridor near Wilshire Boulevard, enhancing visibility for medical and professional tenants.

### Patient / Staff Convenience

The highly walkable immediate area supports day-to-day errands and appointments, while the broader surrounding neighborhoods provide a strong labor pool for staff recruitment and retention.

### Established Medical & Professional Ecosystem

Proximity to long-standing healthcare providers and professional services reinforces the location's credibility and appeal for medical users seeking an established clinical environment.

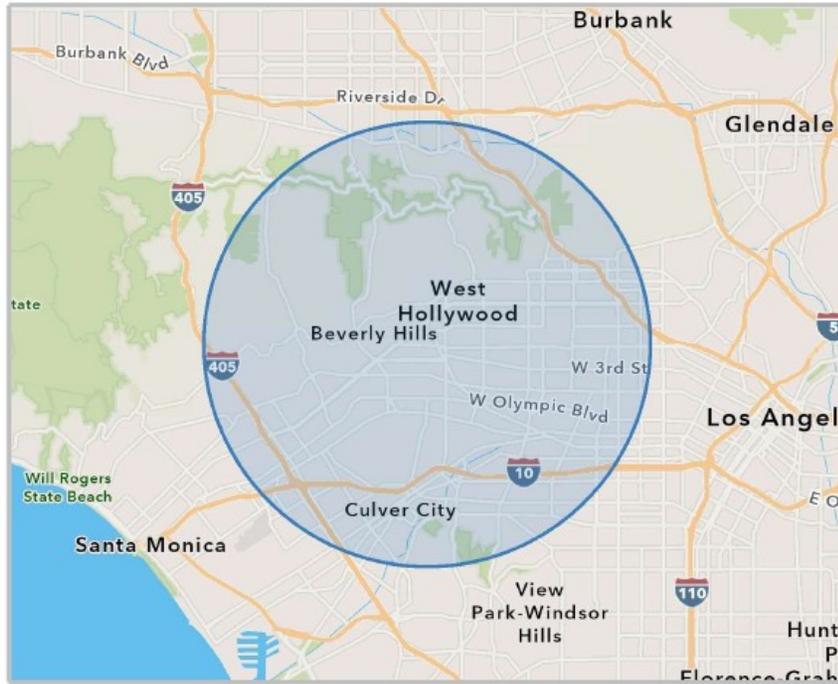
### Amenity-Rich Urban Setting

Access to nearby dining, retail, and services enhances the overall experience for tenants, employees, and visiting patients, supporting both operational efficiency and tenant satisfaction.



# DEMOGRAPHICS

## 5-MILE RADIUS



**791,700**  
Total Population  
(Current year)



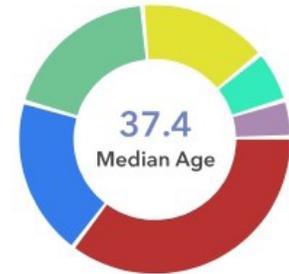
**0.06%**  
Population Growth  
(Projected 5-yr)



**\$88,172**  
Household Income  
(Median)

### Generational Predominance

- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen X (Ages 42 - 57)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



**\$1,508,340**  
Home Value  
(Median)



**\$70,638**  
Disposable Income  
(Median)



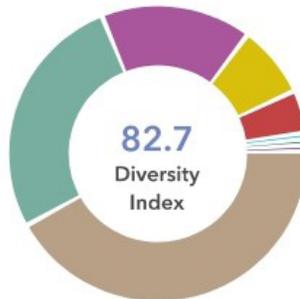
**366,912**  
Households  
(Total)



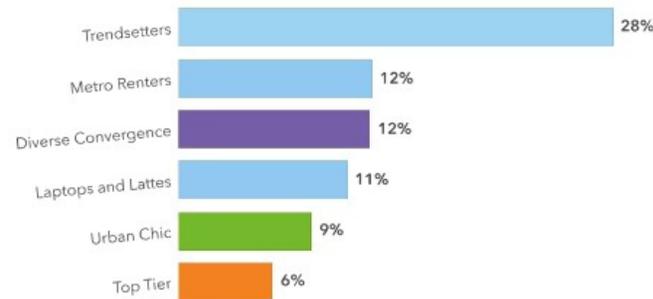
**2.1**  
Household Size  
(Average)

### Race and Ethnicity

- White Pop
- Hispanic
- Asian Pop
- Black/ African American
- Multiple Races
- Other Race
- American Indian
- Pacific Islander



### Top Lifestyle Segments





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