

11600 Wilshire Boulevard

WEST LOS ANGELES, CALIFORNIA

CLASS A MEDICAL OFFICE



NEWMARK



COMMERCIAL
ASSET GROUP

BROKER BONUS \$3.00 PER RSF!

** For all new 5+ Year Leases signed by 12/31/2024*

11600 Wilshire Boulevard

Los Angeles, CA 90025

AVAILABILITY

RETAIL

Suite 114 ± 1,131 RSF Available now

OFFICE

Suite 18 (LL) ± 779 RSF Available now

Suite 218 ± 1,091 RSF Available now

Suite 222 ± 1,196 RSF Move-in Ready Suite

Suite 407 ± 901 RSF New Medical Spec Suite

Contiguous to
±4,987 RSF

Suite 408/410 ± 2,520 RSF Available 4/1/2024

Suite 412 ± 1,610 RSF Available 4/1/2024

Contiguous to
±1,842 RSF

Suite 516 ± 1,036 RSF New Medical Spec Suite

Suite 518 ± 806 RSF Move-in Ready Suite

Suite 522 ± 1,323 RSF Available now

Suite 524 ± 1,114 RSF New Medical Spec Suite

RENTAL RATE

\$4.50 – \$4.75 FSG

FLOORS

5 – Story Building



West Los Angeles Class A Medical Office Building for Lease

- 5-story Class A Medical Office Building
- Premier, amenity-rich Brentwood location on Wilshire Boulevard
- Centrally located to all of the Westside, 405 Freeway, public transportation and the local hospitals
 - 0.6 miles to West LA VA Medical Center
 - 1.7 miles to Ronald Regan UCLA Medical Center
 - 2.3 miles to UCLA Santa Monica Medical Center
- Convenient surface and structure parking
- On-Site Pharmacy

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Los Angeles, CA 90025



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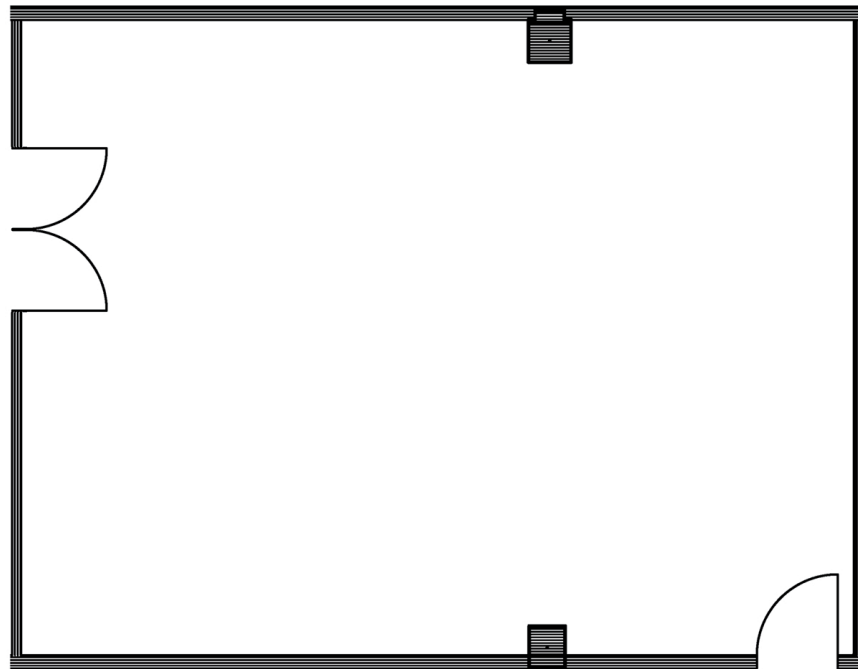
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11600 Wilshire Boulevard

Los Angeles, CA 90025

Suite 114

±1,131 RSF (Retail)



FLOOR PLAN



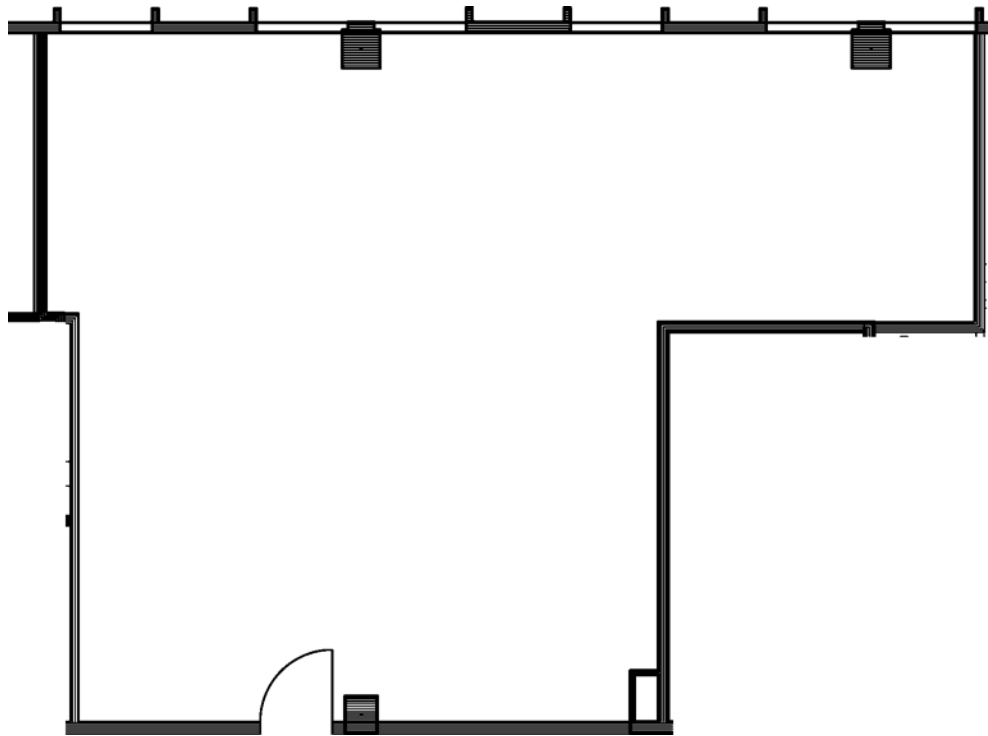
11600 Wilshire Boulevard

Los Angeles, CA 90025

Suite 218

±1,091 RSF

- Second generation medical suite
- Reception/File area
- Two (2) exam rooms with sinks
- One (1) doctor's office



FLOOR PLAN



11600 Wilshire Boulevard

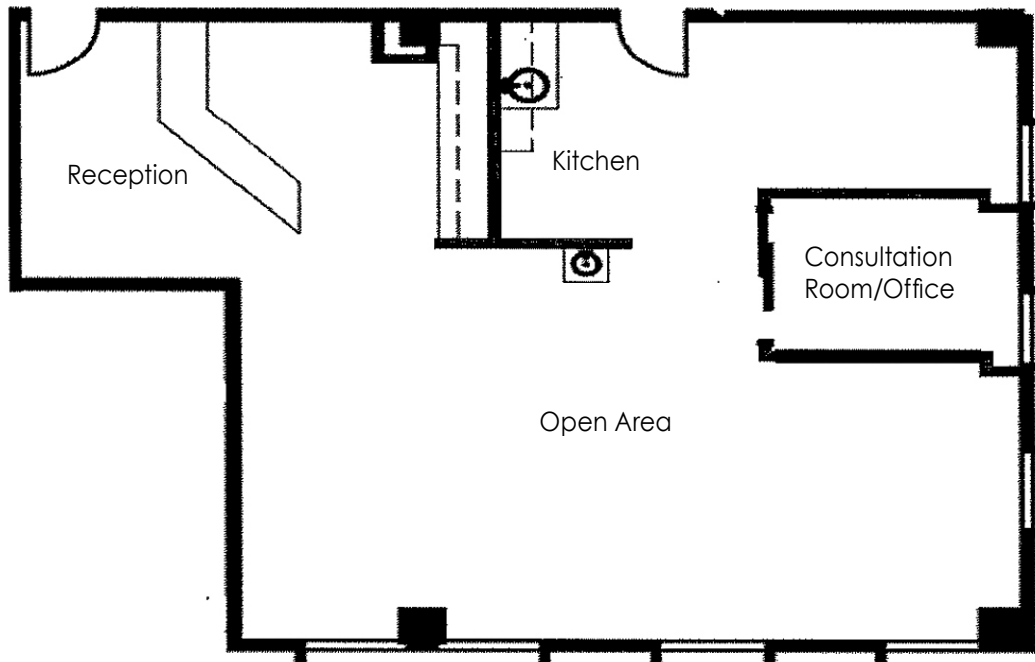
Los Angeles, CA 90025

FLOOR PLAN

Suite 222

±1,196 RSF

- Move-in ready suite
- Reception
- Kitchen
- One (1) consultation room/office
- Open area



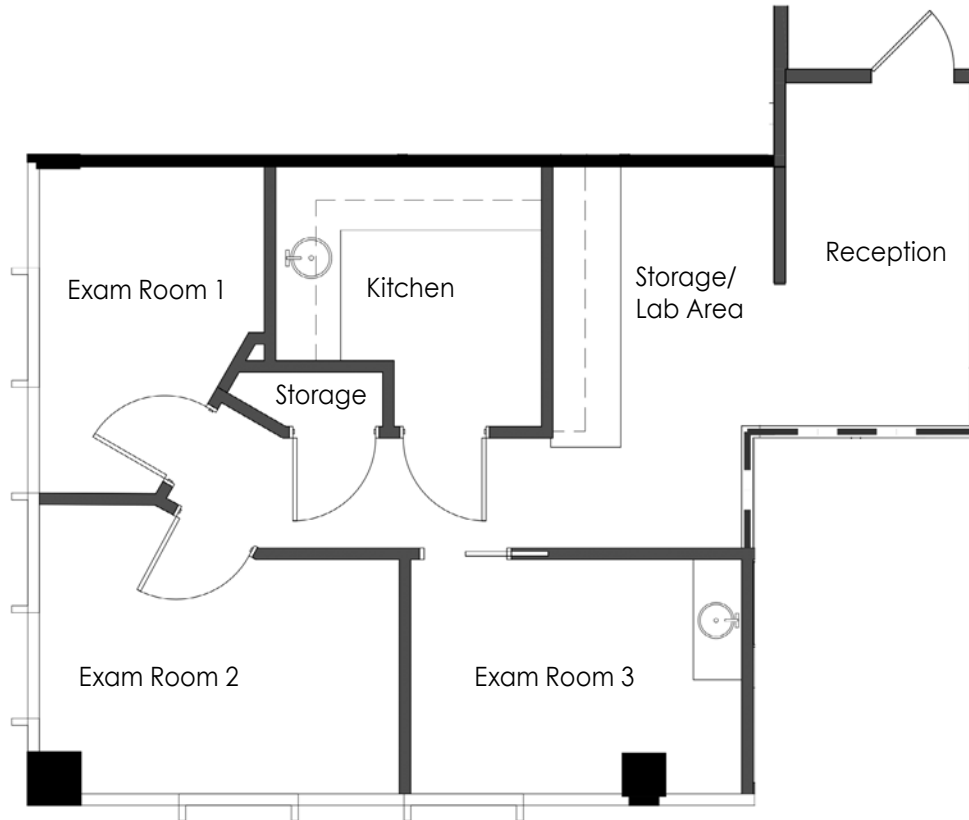
11600 Wilshire Boulevard

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Suite 407

±901 RSF

- New spec suite now available
- Reception
- Three (3) exam rooms with sinks
- One (1) storage room
- Kitchen
- Storage/lab area



FLOOR PLAN



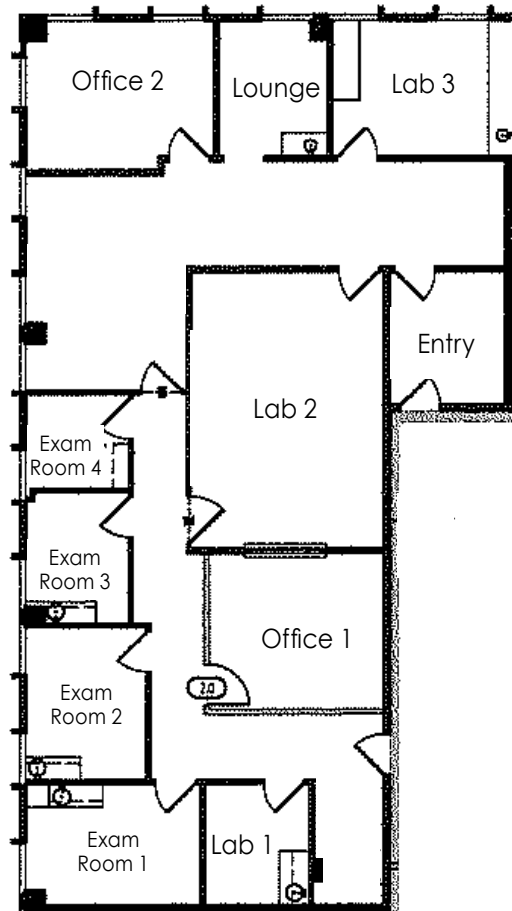
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FLOOR PLAN

Suite 408/410 ±2,520 RSF

- Two (2) offices
- Four (4) exam rooms
- Three (3) lab areas
- Lounge



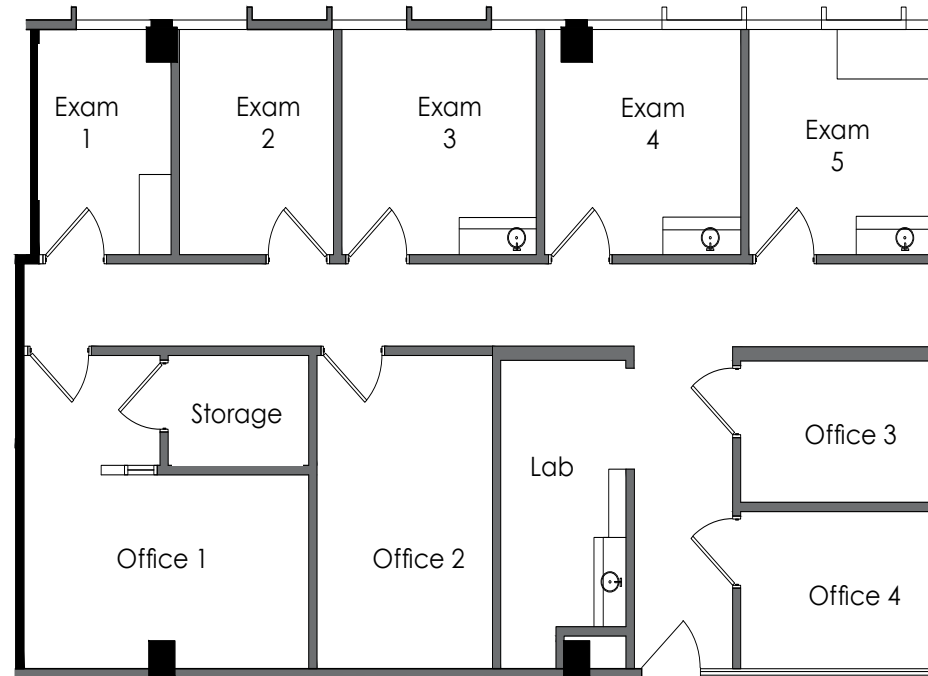
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Suite 412

±1,610 RSF

- Four (4) offices
- Five (5) exam rooms
- Lab
- Storage



FLOOR PLAN



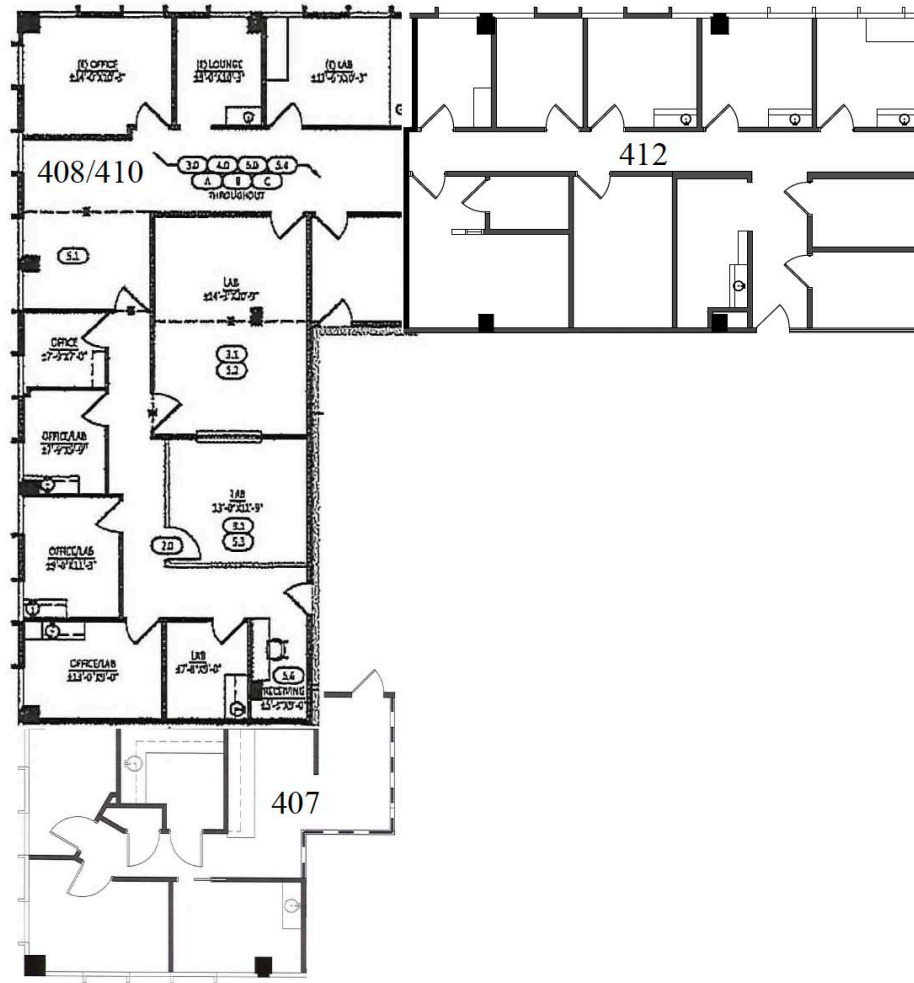
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FLOOR PLAN

Suites 407, 408, 410, & 412

±4,987 Contiguous RSF



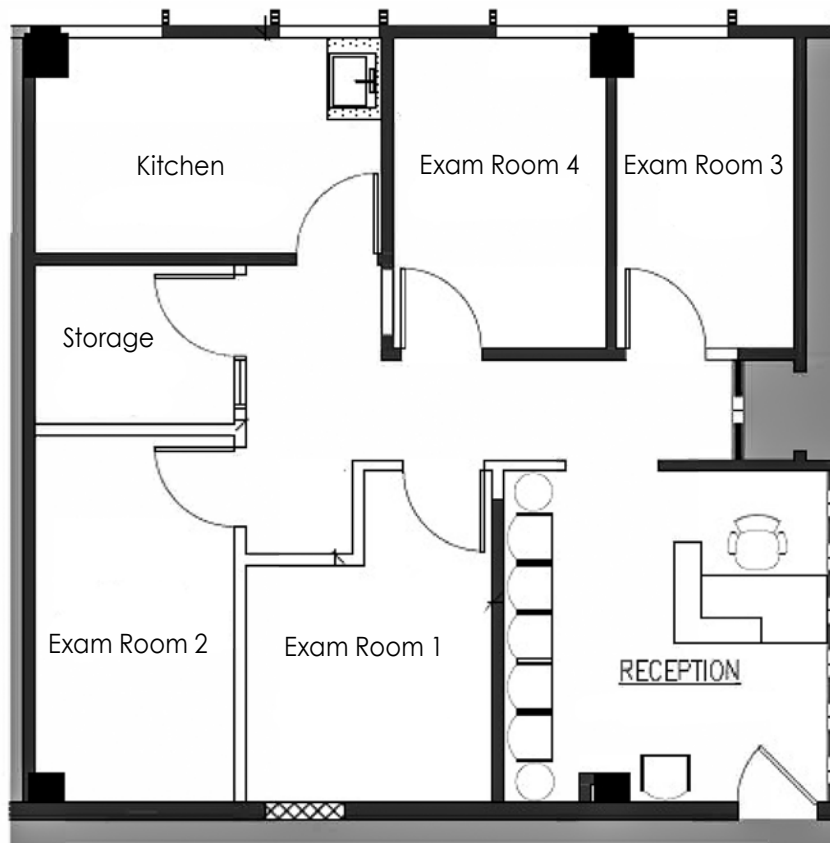
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Suite 516

±1,036 RSF

- New spec suite now available
- Reception
- Kitchen
- Four (4) exam rooms
- One (1) storage room



FLOOR PLAN



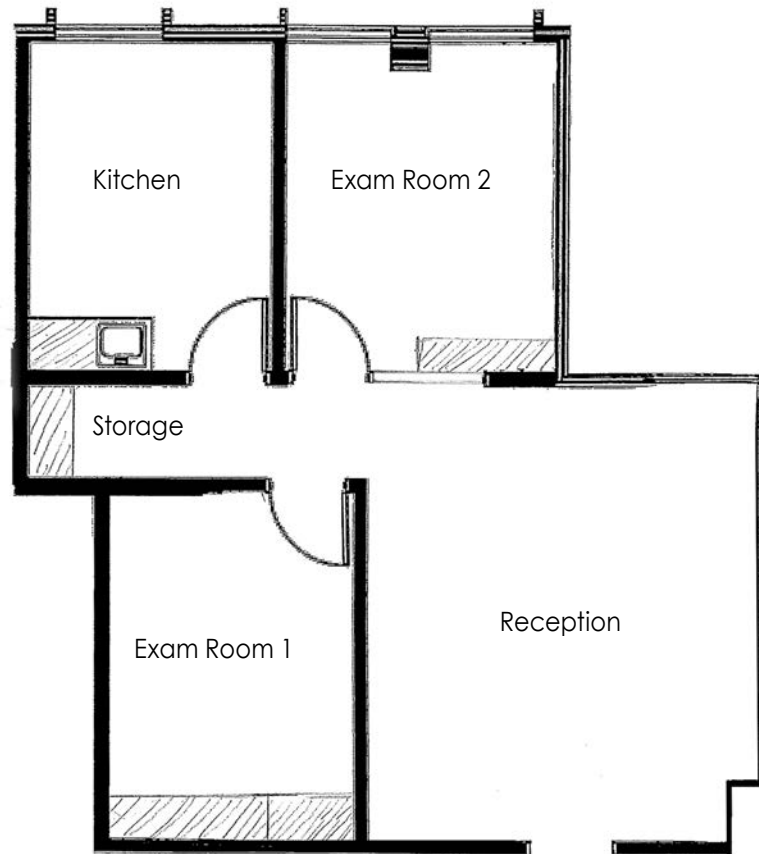
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Suite 518

±806 RSF

- Move-in ready suite
- Reception
- Kitchen
- Two (2) exam rooms
- One (1) storage area



FLOOR PLAN

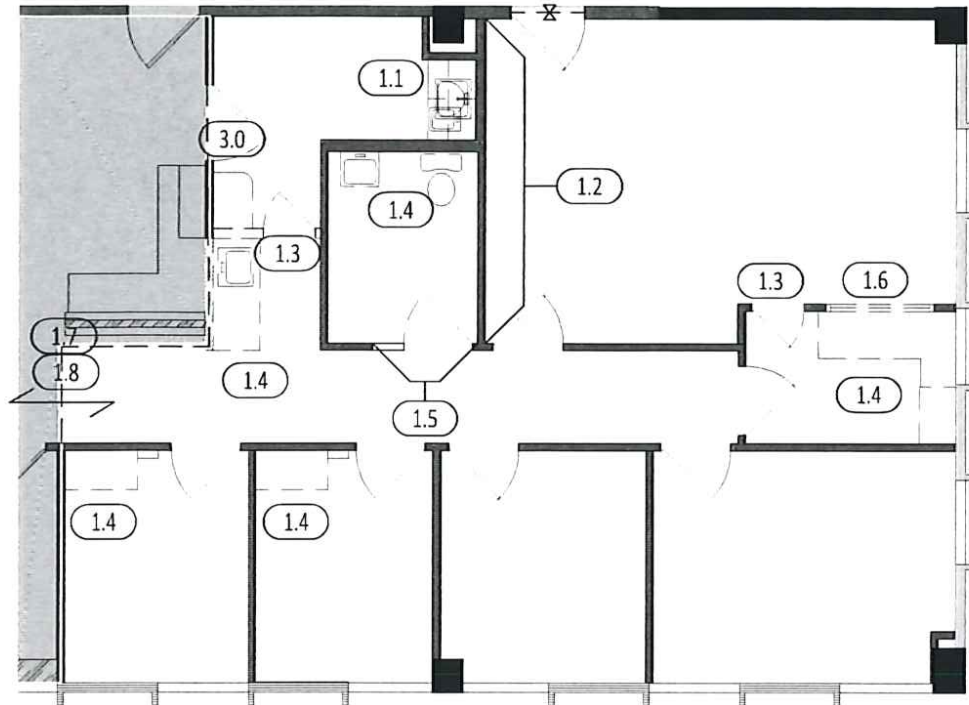


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Suite 522

±1,323 RSF



FLOOR PLAN



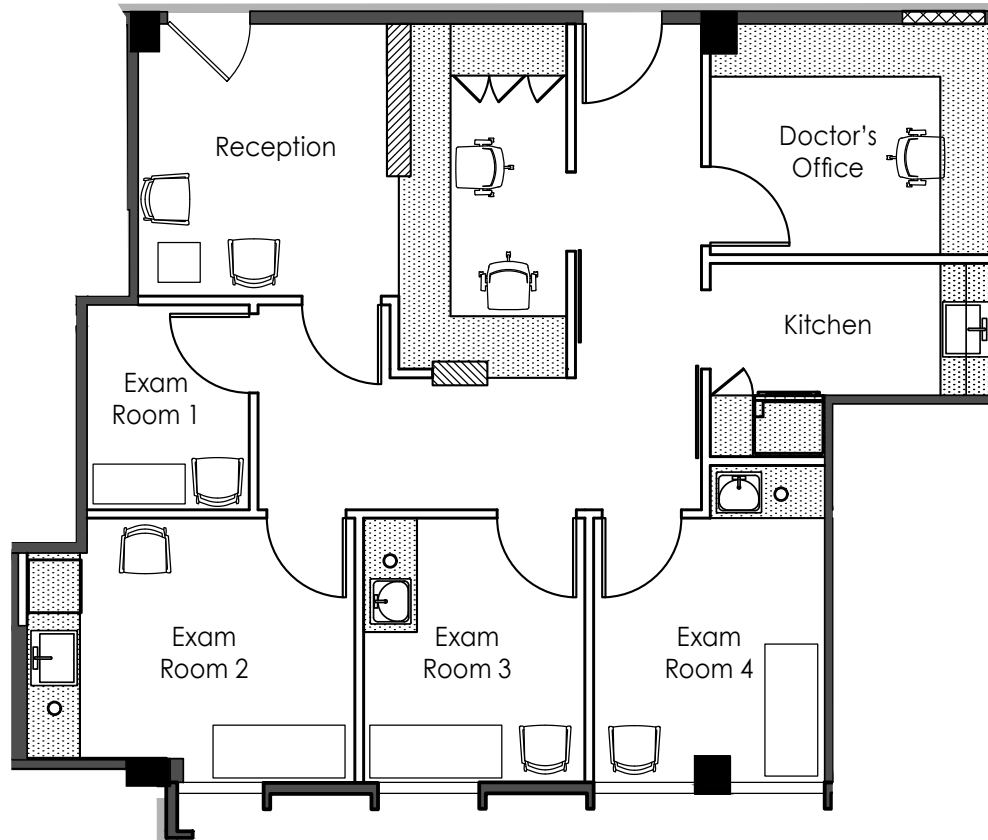
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FLOOR PLAN

Suite 522 ±1,323 RSF

- New spec suite now available
- Reception
- Kitchen
- Four (4) exam rooms
- One (1) doctor's office



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SELECTED AMENITIES



KATSUYA



CORAL TREE



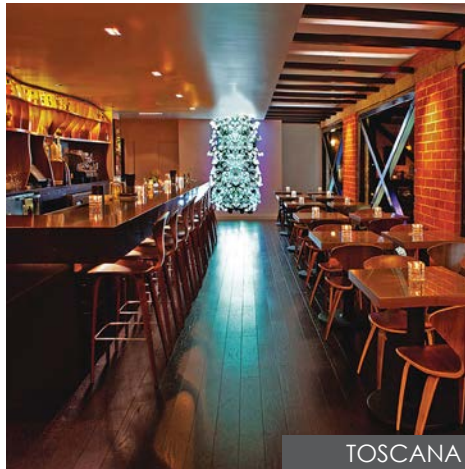
RAG & BONE



THE PALACE SEAFOOD & DIM SUM



BANDERA



TOSCANA



SUSHI SASABUNE



BURGER LOUNGE

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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