



9033

Wilshire Blvd.

Beverly Hills, CA 90211

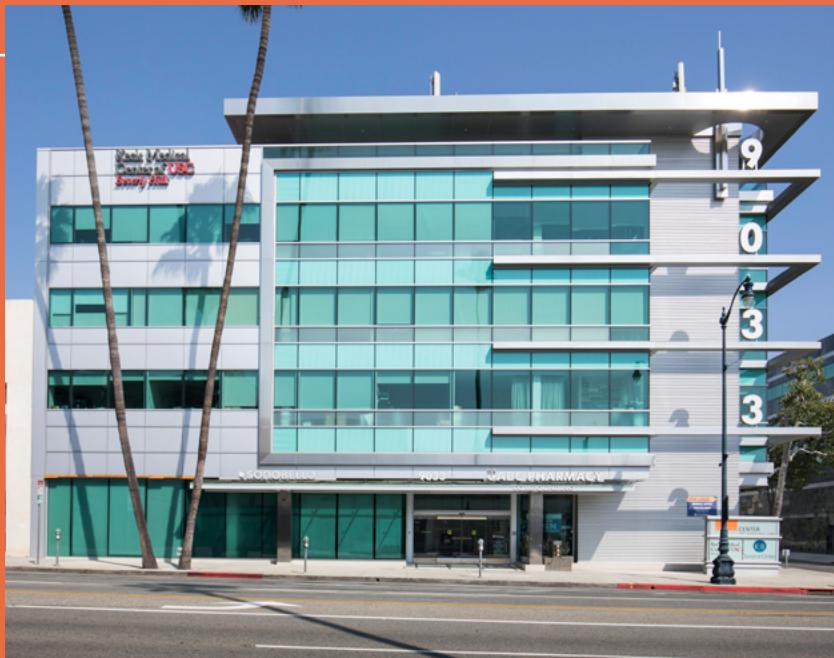
Medical Office Build-Outs Available
987 – 4,352 RSF



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

Located just outside the Beverly Hills Golden Triangle

A prestigious medical office space just steps from Beverly Hills' renowned Golden Triangle district. The property features dedicated management, on-site security, and convenient valet parking to enhance the experience for healthcare providers and their patients.



 1,000 - 4,300 RSF of available medical space

 Recently renovated building

 Dedicated on-site property management

 Valet parking available for tenants and guests

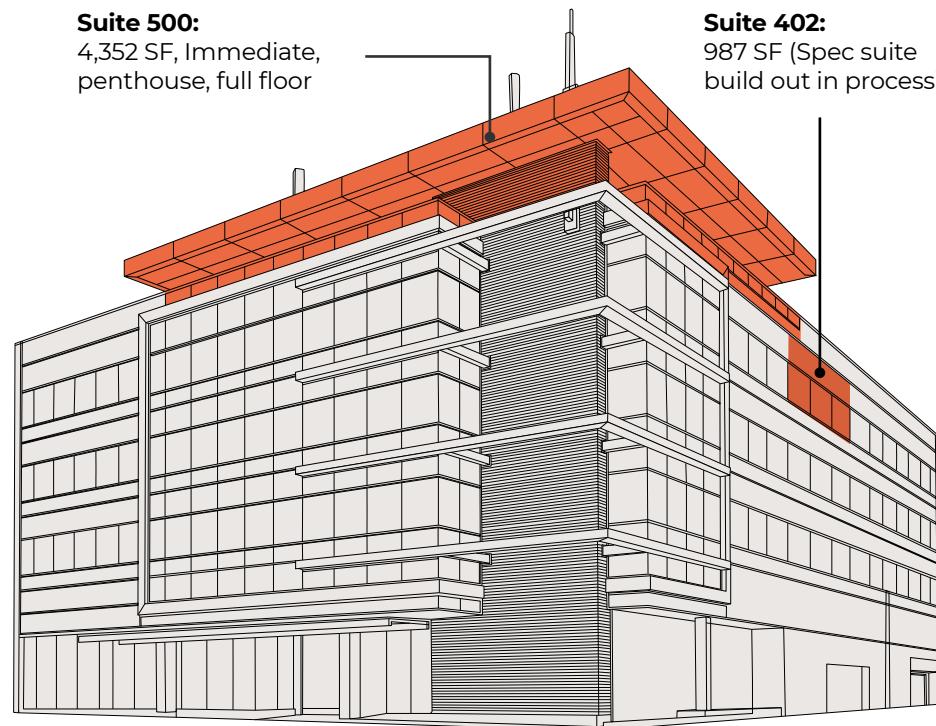
 On-site security

 Institutional Ownership

Availabilities

Rare opportunity to lease a full floor, penthouse medical space with the best views in the market.

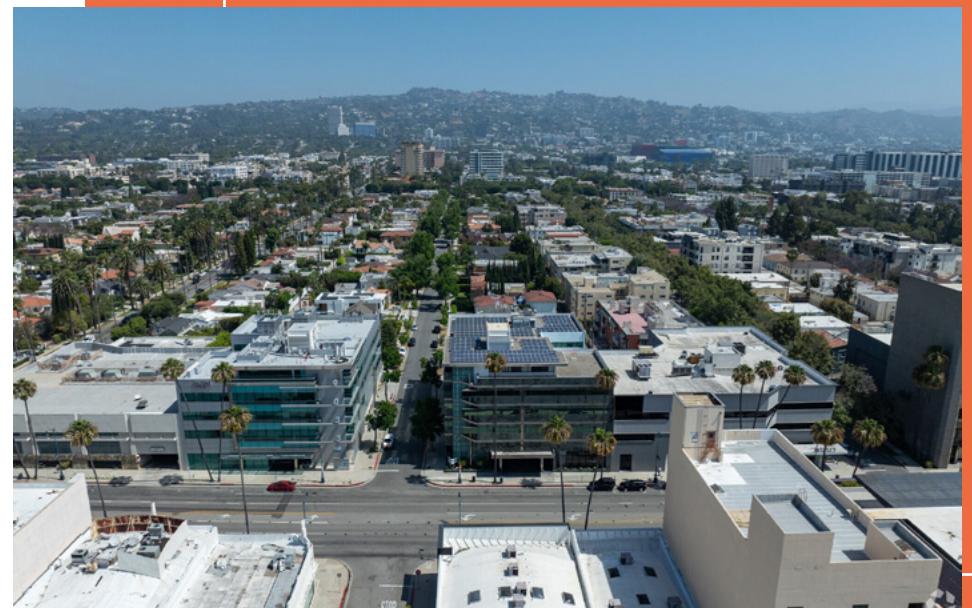
Turnkey and customizable medical suites available for immediate occupancy.

**Suite 500:**

4,352 SF, Immediate, penthouse, full floor

Suite 402:

987 SF (Spec suite build out in process)



Suite	Size	Availability	Notes
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Suite 402	987 SF	1/1/26	Spec suite build out in process
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Suite 500	4,352 SF	Immediate	Penthouse, full floor with private balcony
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Prime Beverly Hills Location



Population
286,899

Average Age
39.8

Number of Households
144,698

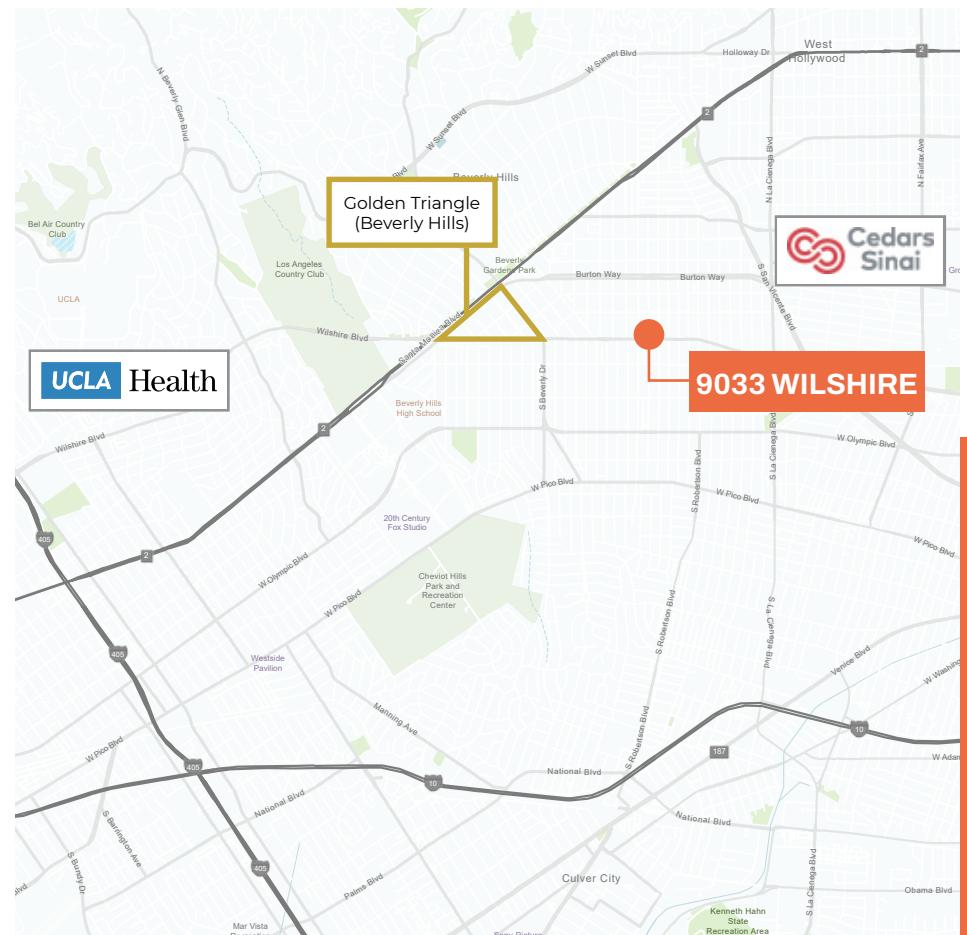
Average Household Income
\$177,691

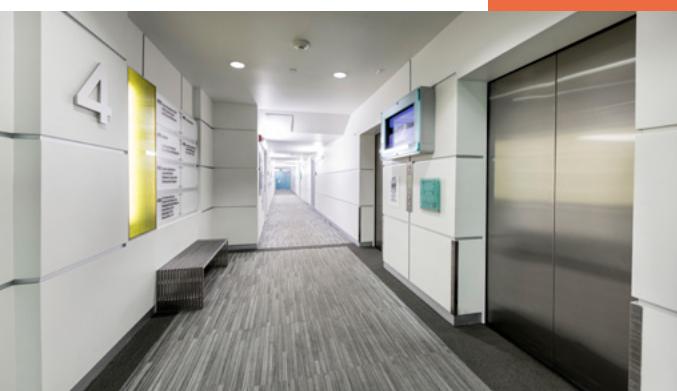
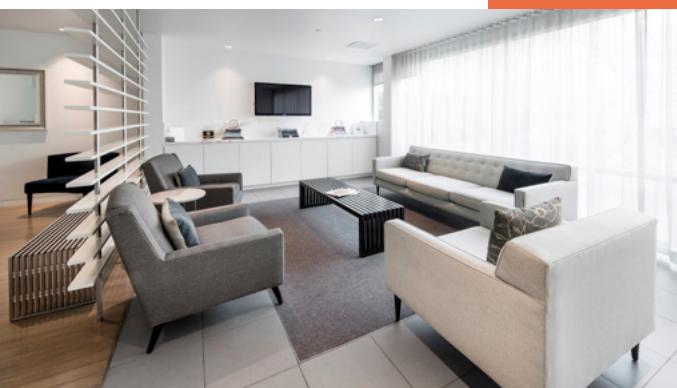
Daytime Population
425,570

Insured Population
64.5%

**Average Annual
Healthcare Spend**
\$10,090.73

Strategically positioned in Beverly Hills with excellent visibility and accessibility from major thoroughfares including Wilshire Boulevard. The location provides proximity to world-class amenities, Beverly Hills Golden Triangle, Century City, and West Los Angeles, making it an ideal setting for medical practices serving the region's affluent patient population. Additionally, the building is just one mile away from Cedars-Sinai Medical Center





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