

9150

WILSHIRE

Beverly Hills, California



NOVEMBER 2025

NEWMARK

The Offering

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the leasehold interest in **9150 Wilshire** (the "Property"), an iconic Class A office and medical building **located in the heart of prestigious Beverly Hills, California**. The 88% leased building includes 92,349 square feet on an **almost one-acre site** and is distinguished by its striking architectural design and grand courtyard entrance, creating a landmark presence along Wilshire Boulevard.

Constructed in 1990 and renovated in 2019, the **Property has only had two prior owners since its original development**, providing investors with a generational ownership opportunity. Ideally positioned within a **few blocks of the Golden Triangle and within a mile of Cedars-Sinai Medical**, 9150 Wilshire offers tenants immediate access to world-class amenities as well as unrivaled synergies with one of the nation's most respected hospital systems.

With **four levels of subterranean parking offering a market leading parking ratio of 3.8/1,000 RSF**, the Property provides exceptional convenience for both tenants and visitors offering the investor the option to grow the Property's existing medical presence. With current rents approximately **30% below prevailing office and medical rates, the investor will benefit from an immediate mark-to-market opportunity in one of the nation's most sought after submarkets.**



PROPERTY SUMMARY

9150 Wilshire Boulevard
Beverly Hills, California

ADDRESS

92,349 SF	88%	1990/2019
RENTABLE AREA	LEASED	YEAR BUILT/RENOVATED

3	0.94 Acres
NUMBER OF FLOORS	LOT SIZE

3.8/1,000 SF
PARKING

9150



The Investment



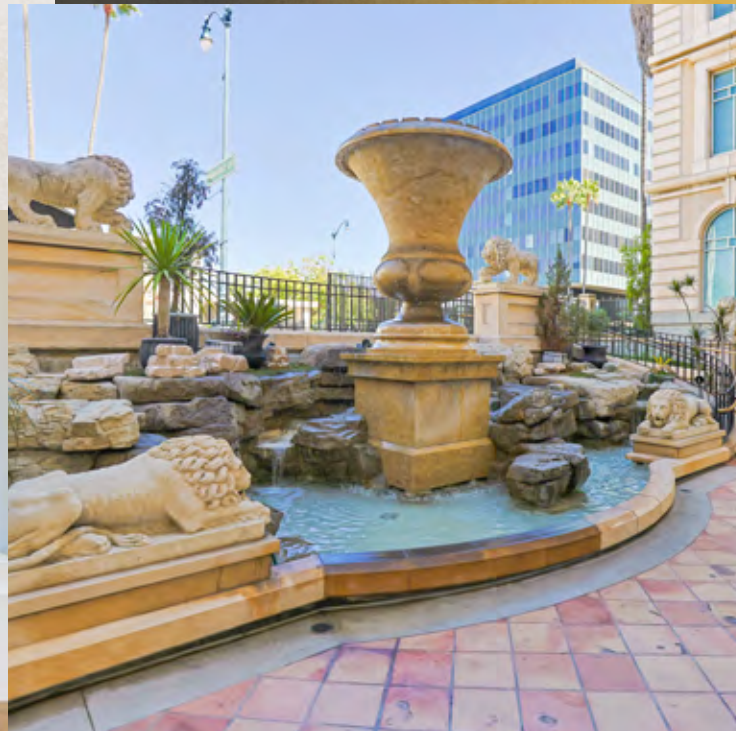
Mark to Market Opportunity

Existing rents are approximately 30% below prevailing office and medical rents, allowing investors to dramatically increase rental revenue as tenants roll. 73% of the building expires within the next three years, providing the near-term ability to capture prevailing market rents.



Medical Conversion Optionality

With approximately 20% of the property square footage reflecting medical use, investors have the option to increase the medical tenant base and benefit from the synergies with nearby world-class medical institutions such as Cedars-Sinai Medical Center and the Ronald Reagan UCLA Medical Center.



Discount to Replacement Cost

The offering provides the ability to acquire an iconic Beverly Hills asset at an all-in basis well below replacement cost.



Owner User Opportunity

A 1.9-year weighted-average lease term and an existing 9,946-square-foot vacancy provide both immediate and near-term opportunities for potential owner users.



The Market

Flight to Quality

Marked by its prestige, proximity to executive housing, premier amenities, and a secure environment, Beverly Hills continues to experience strong tenant demand and some of Los Angeles' highest rents. Alongside neighboring Century City, it remains one of the region's most robust and thriving office submarkets. Its proximity to nationally acclaimed hospitals, including Cedars-Sinai, also makes Beverly Hills the top choice for medical tenants, maintaining single-digit medical office vacancy for the past 20 years.

High Barriers to Entry Market

Beverly Hills has some of the highest barriers to entry in Los Angeles due to premium land costs, restrictive zoning, and a limited pool of ownership of Class A assets.

Generational Ownership Opportunity

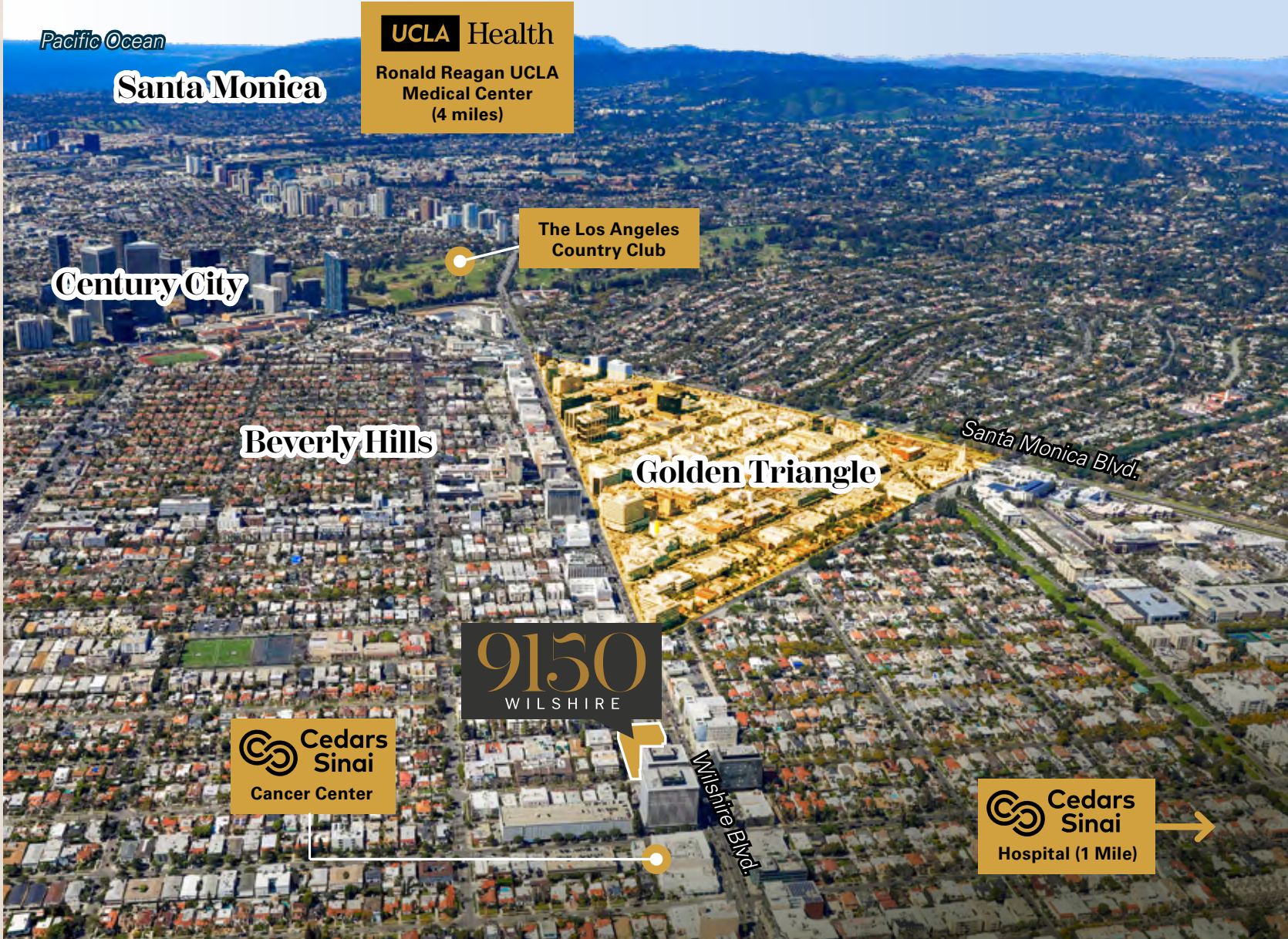
Delivered in 1990, 9150 Wilshire has had only two prior owners. The current owner has self-managed and self-leased the property for the past 10 years, presenting a new investor with the opportunity to implement institutional ownership practices.

Advantageous Municipal Infrastructure

Beverly Hills is an independent municipality with its own dedicated police and fire departments, providing exceptional service that ensures a secure environment. Additionally, properties in Beverly Hills are exempt from Los Angeles' "Measure ULA" transfer tax.

Beverly Hills: That's Where Tenants Want to Be

Beverly Hills' past, present and future are defined by an enduring appeal to a wide array of superior tenants in the entertainment, FIRE, legal, apparel, and medical industries. Companies flock to Beverly Hills for its unparalleled amenity set, central West Los Angeles location, and the assurance provided by its well-maintained, highly protected and safe environment.



The Property

Situated on a highly visible, 0.94-acre site along Wilshire Boulevard, the architecturally stunning Property boasts walkable access to world-class shopping, fine dining, five-star hotels and multi-million-dollar homes.

**Rooftop
Identity Signage
Opportunity**

*Visible to 43,000+
vehicles per day*

**Occupies a
Full City Block
Spanning
0.94-Acres**

STRIKING COURTYARD ENTRANCE

**4 LEVEL SUBTERRANEAN GARAGE WITH
SECURE ACCESS, PROVIDING A PARKING
RATIO OF 3.8/1,000 SF**

PROMINENT LOBBY ENTRANCE

14-15' CEILING HEIGHTS

**Potential Rooftop
Deck Optionality**

Iconic Building Design

**Highly Demisable,
31K SF Floorplates**

Abundant Natural Light

Center Core Design

**93
WALK SCORE**

World-Renowned Beverly Hills Location

Leading Global Retail Destination

AWARD-WINNING RESTAURANTS



LUXURY RETAIL

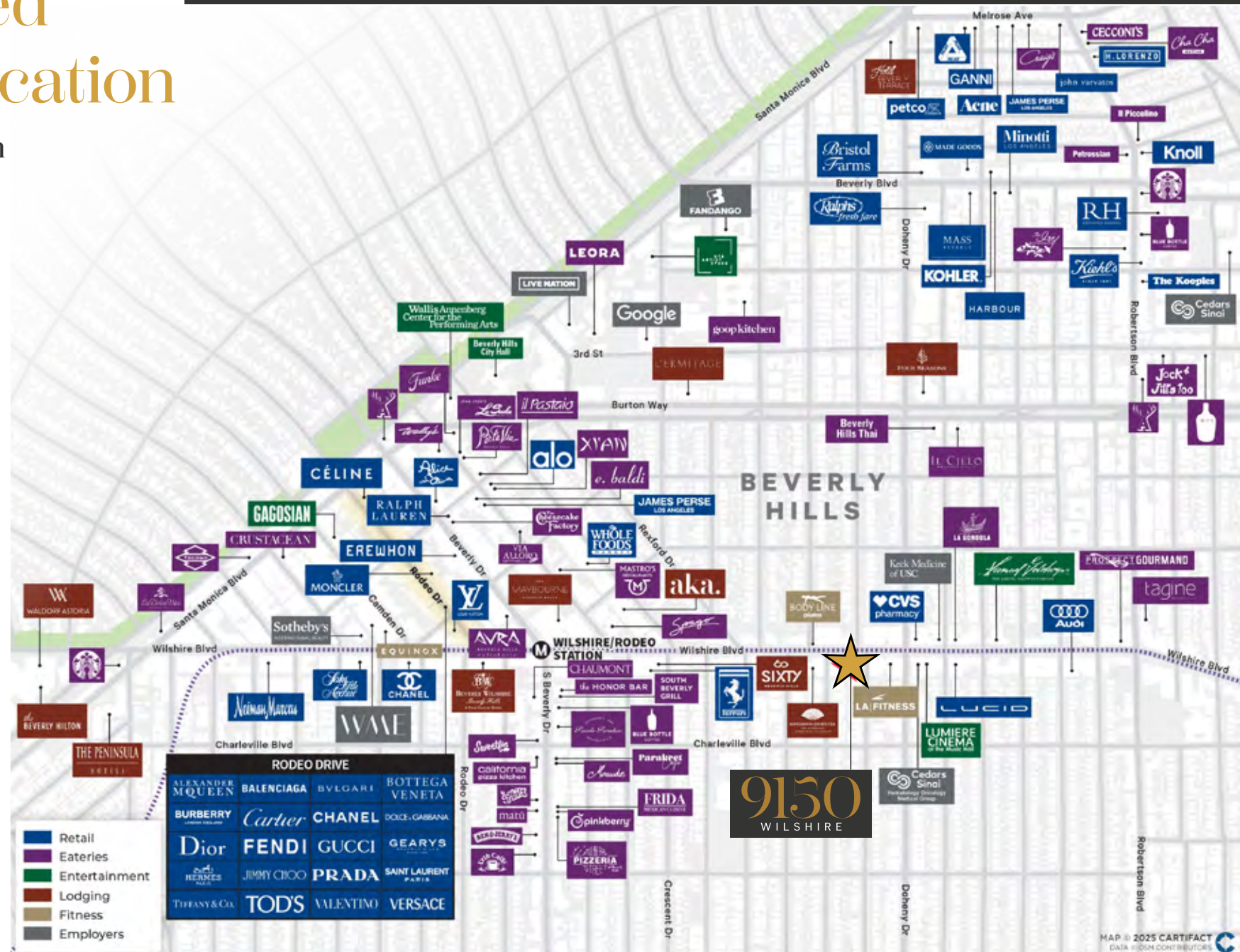


EXCELLENT REGIONAL ACCESS



AFFLUENT LOCAL DEMOGRAPHICS

	Avg Home Value	Avg HH Income
Beverly Hills	\$3.4M	\$250,500
Bel Air	\$3.9M	\$358,000
Brentwood	\$2.7M	\$170,000



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NOVEMBER 2025

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