

11600 Wilshire Blvd

Los Angeles, CA 90025

CLASS A MEDICAL OFFICE
BRAND NEW SPEC SUITES AVAILABLE



COMMERCIAL
ASSET GROUP

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PROPERTY HIGHLIGHTS

SUITES	SPACE SIZE	NOTES
14 (LL)	±2,286 RSF	Available Now
114 (G)	±1,131 RSF	Available Now
218	±1,091 RSF	Brand New Spec Suite
300	±2,275 RSF	Fully Built Out Dental Suite
408	±1,382 RSF	Brand New Spec Suite
410	±1,138 RSF	Brand New Spec Suite
412	±1,661 RSF	Brand New Dental Spec Suite
500	1,229 RSF	2nd Generation Medical Space
508	±732 RSF	Brand New Spec Suite
522	±1,323 RSF	Renovated Suite
524	±1,113 RSF	Brand New Spec Suite

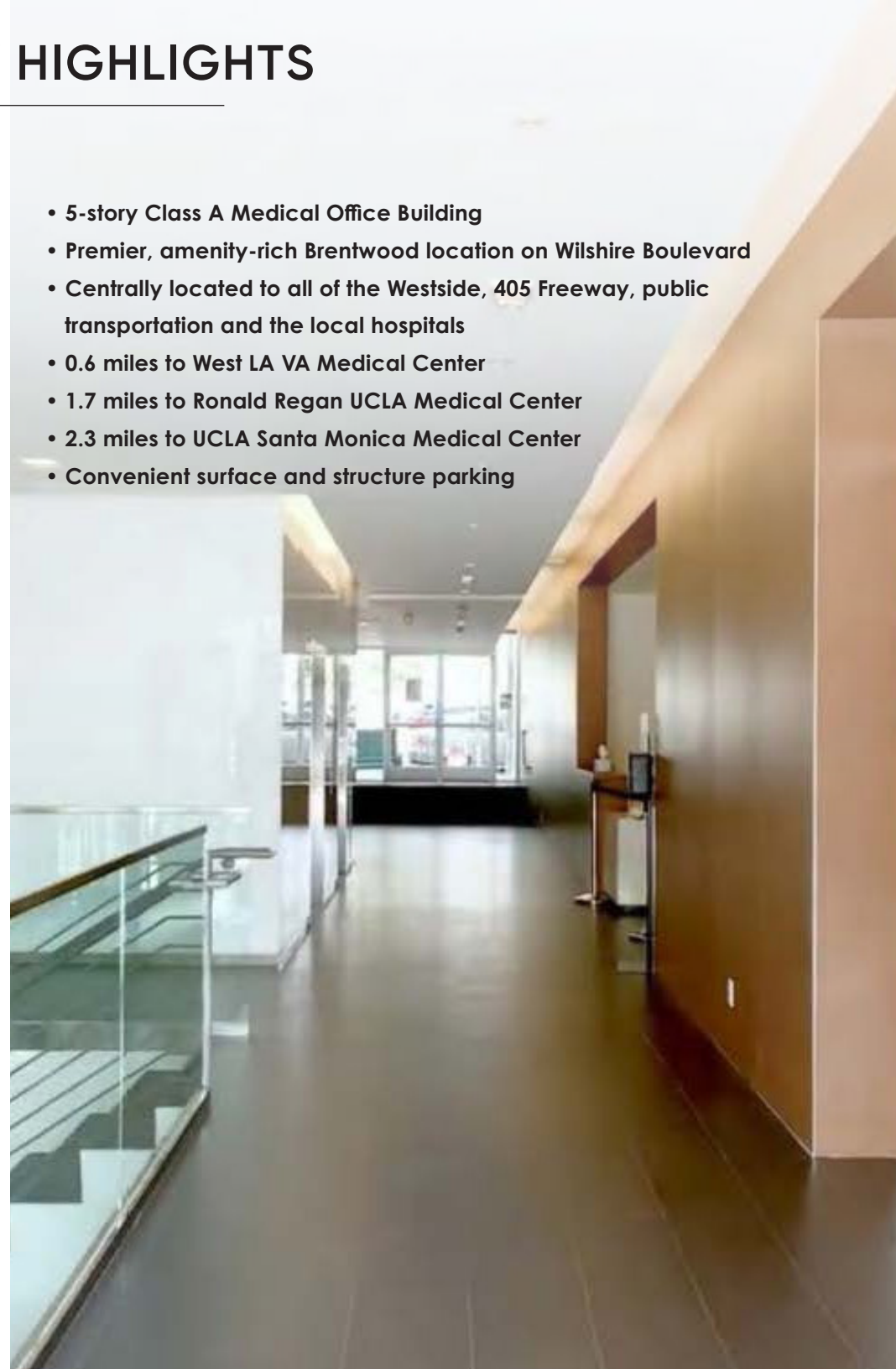
RENTAL RATE

SUITE 14: \$2.25 PSF/Mo, FSG

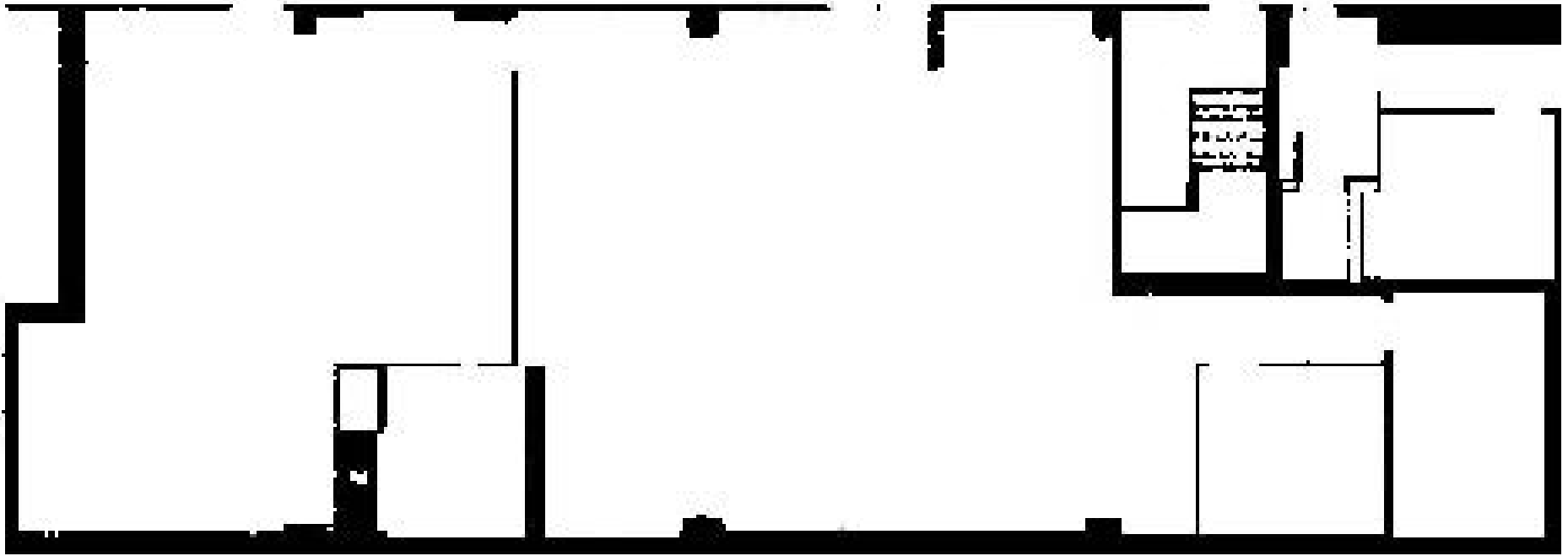
RATE: \$4.50 - \$4.75 PSF/Mo, FSG

SUITES 408, 410, 412 CONTIGUOUS FOR **±4,181 RSF**

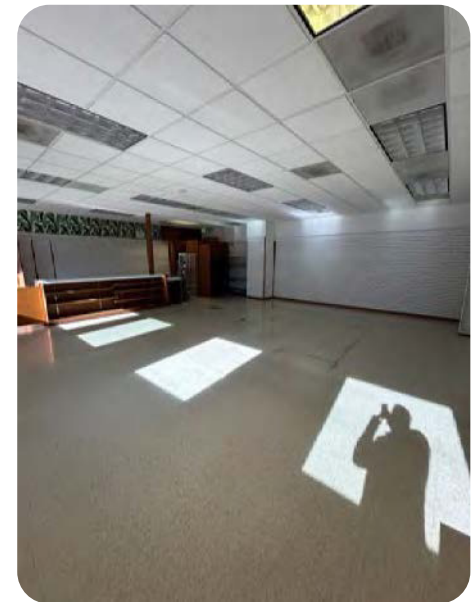
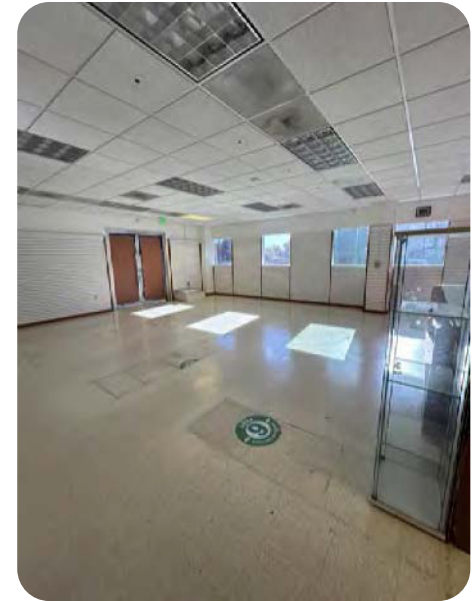
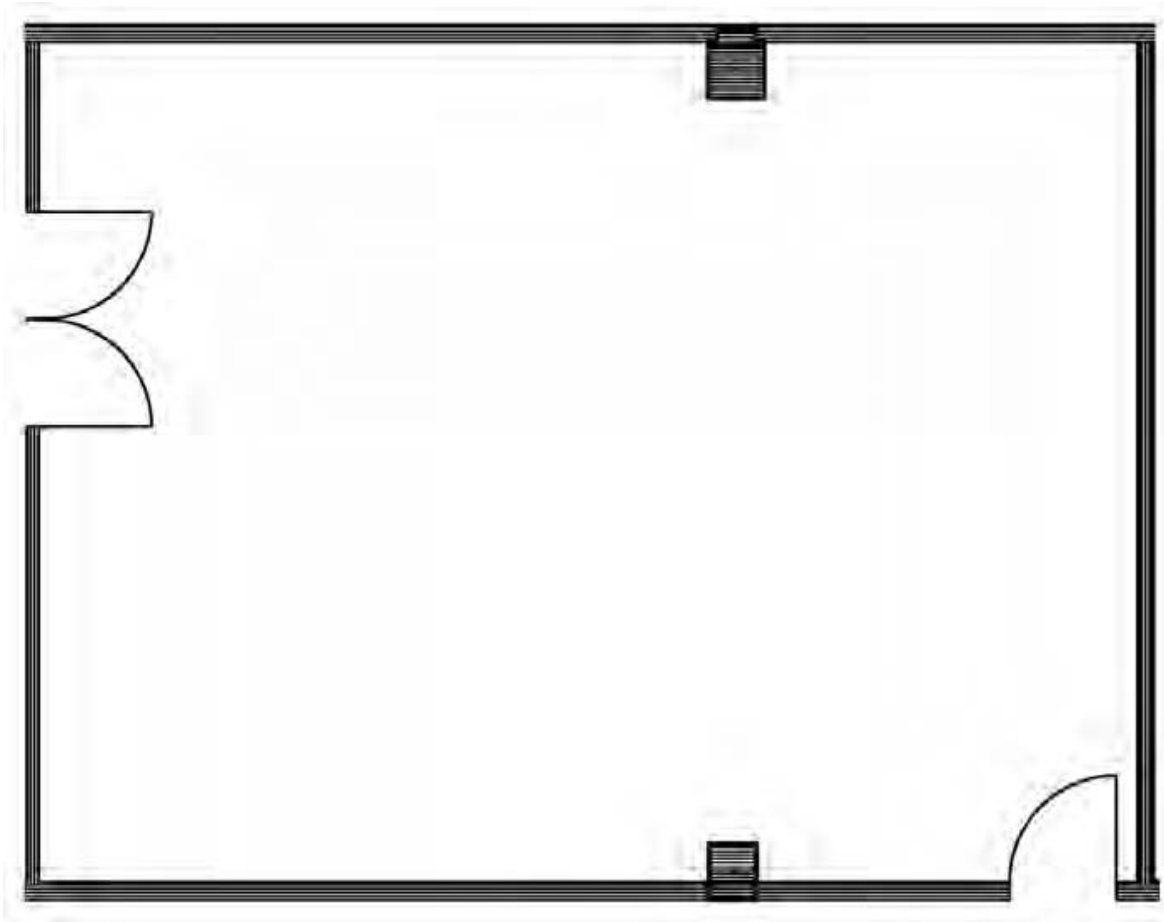
- 5-story Class A Medical Office Building
- Premier, amenity-rich Brentwood location on Wilshire Boulevard
- Centrally located to all of the Westside, 405 Freeway, public transportation and the local hospitals
- 0.6 miles to West LA VA Medical Center
- 1.7 miles to Ronald Regan UCLA Medical Center
-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



SUITE 14: ±2,286 RSF

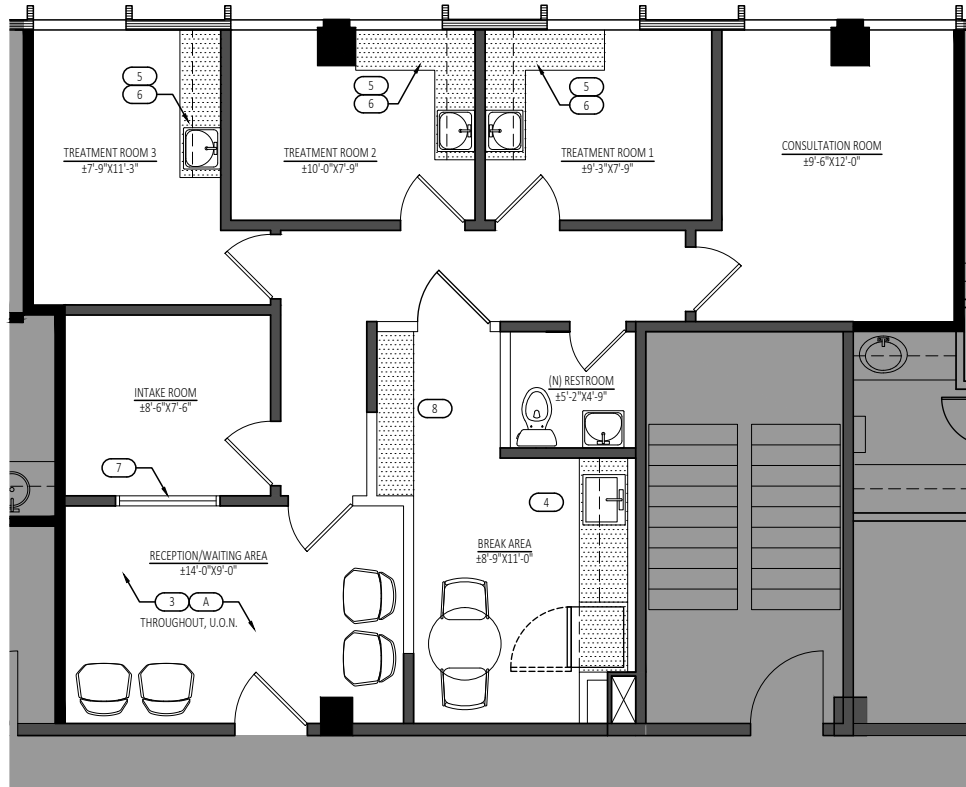


SUITE 114: ±1,131 RSF (Retail)



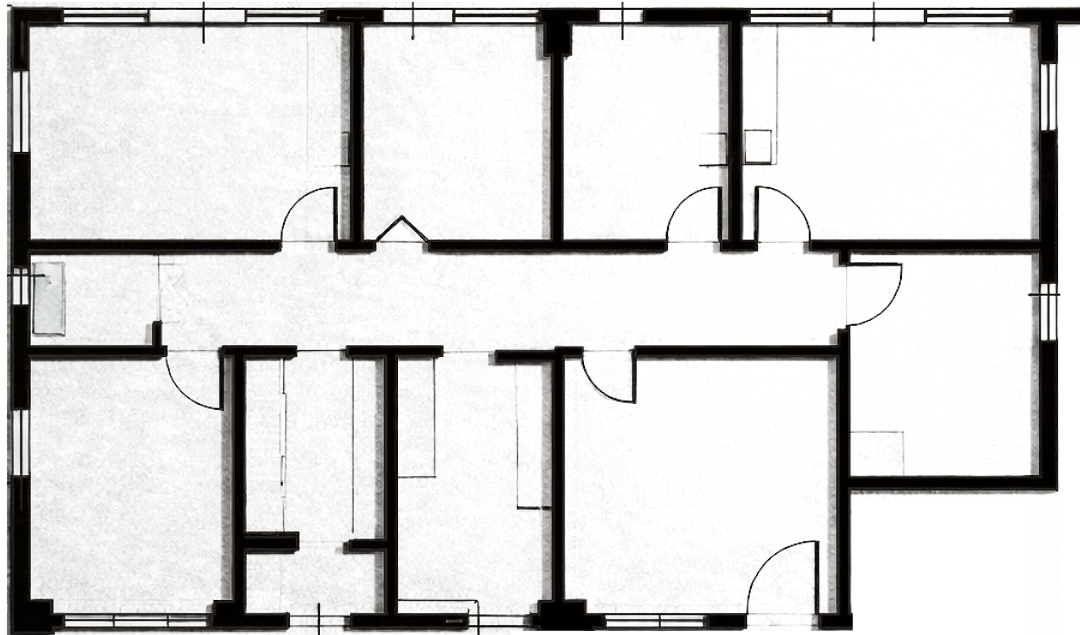
SUITE 218 (Brand New Spec Suite): ±1,091 RSF

- In suite restroom
- Reception
- Intake room
- Three (3) treatment rooms
- Consultation room



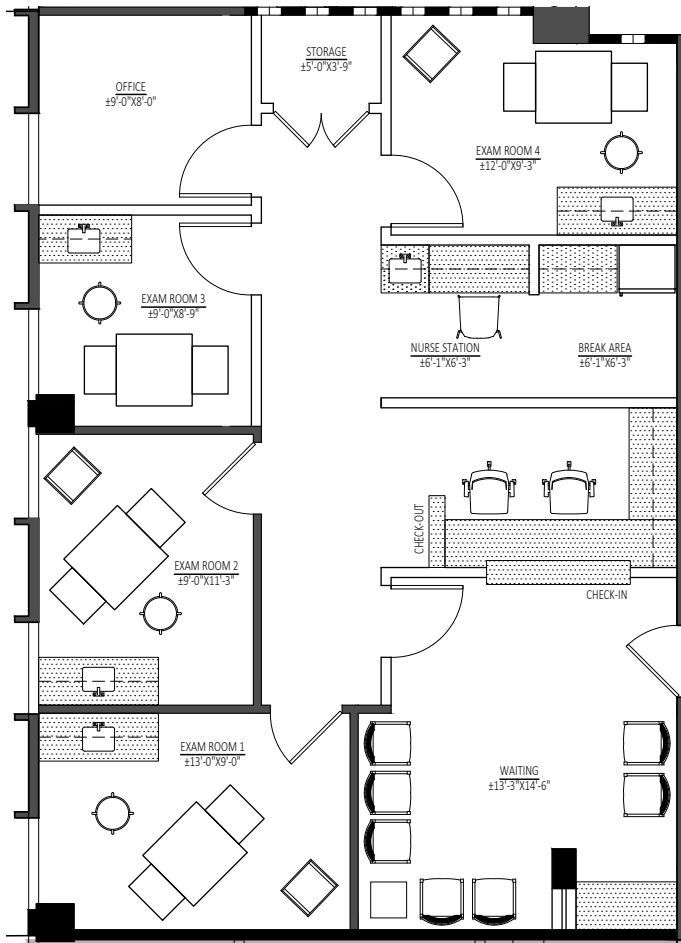
SUITE 300: ±2,275 RSF

- Fully built out dental suite



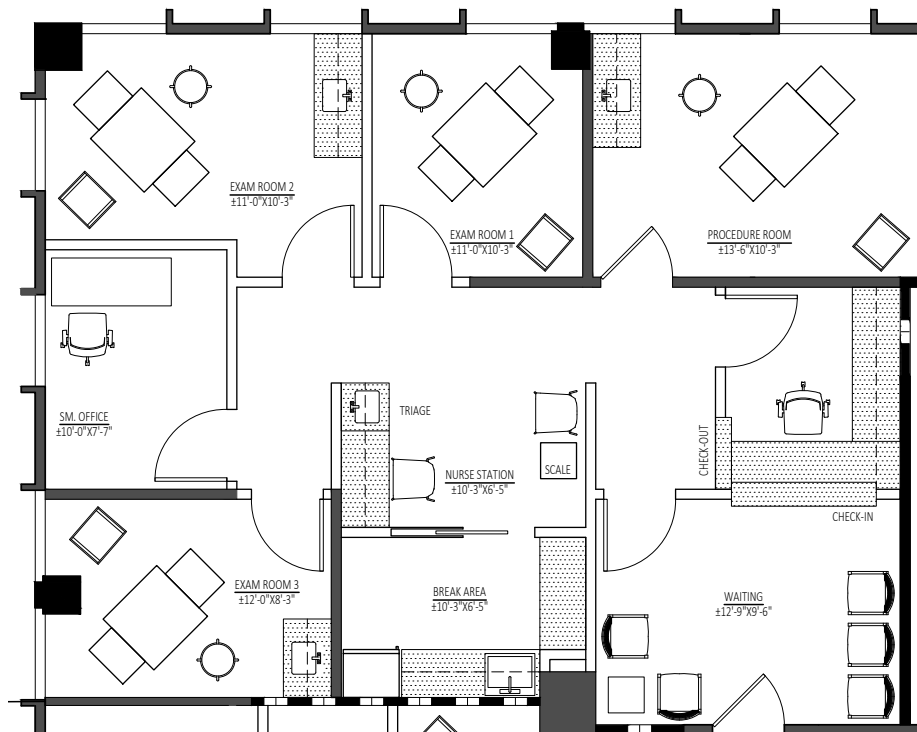
SUITE 408 (Brand New Spec Suite): ±1,382 RSF

- One (1) office
- Four (4) exam rooms
- Reception
- Nurses' station
- Lounge



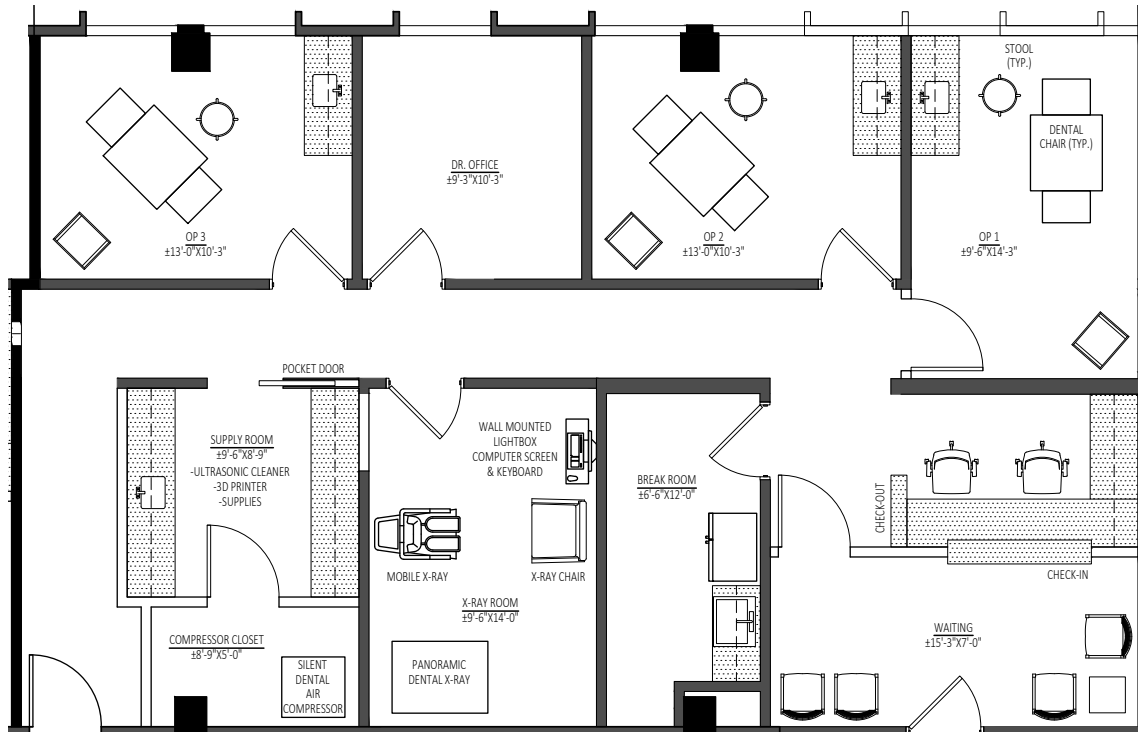
SUITE 410 (Brand New Spec Suite): ±1,138 RSF

- Reception room
- Break area
- Doctor's office
- Three (3) exam rooms
- Procedure room



SUITE 412 (Brand New Dental Spec Suite): ±1,661 RSF

- Reception room
- Break room
- Supply room
- Doctor's office
- Three (3) operatories

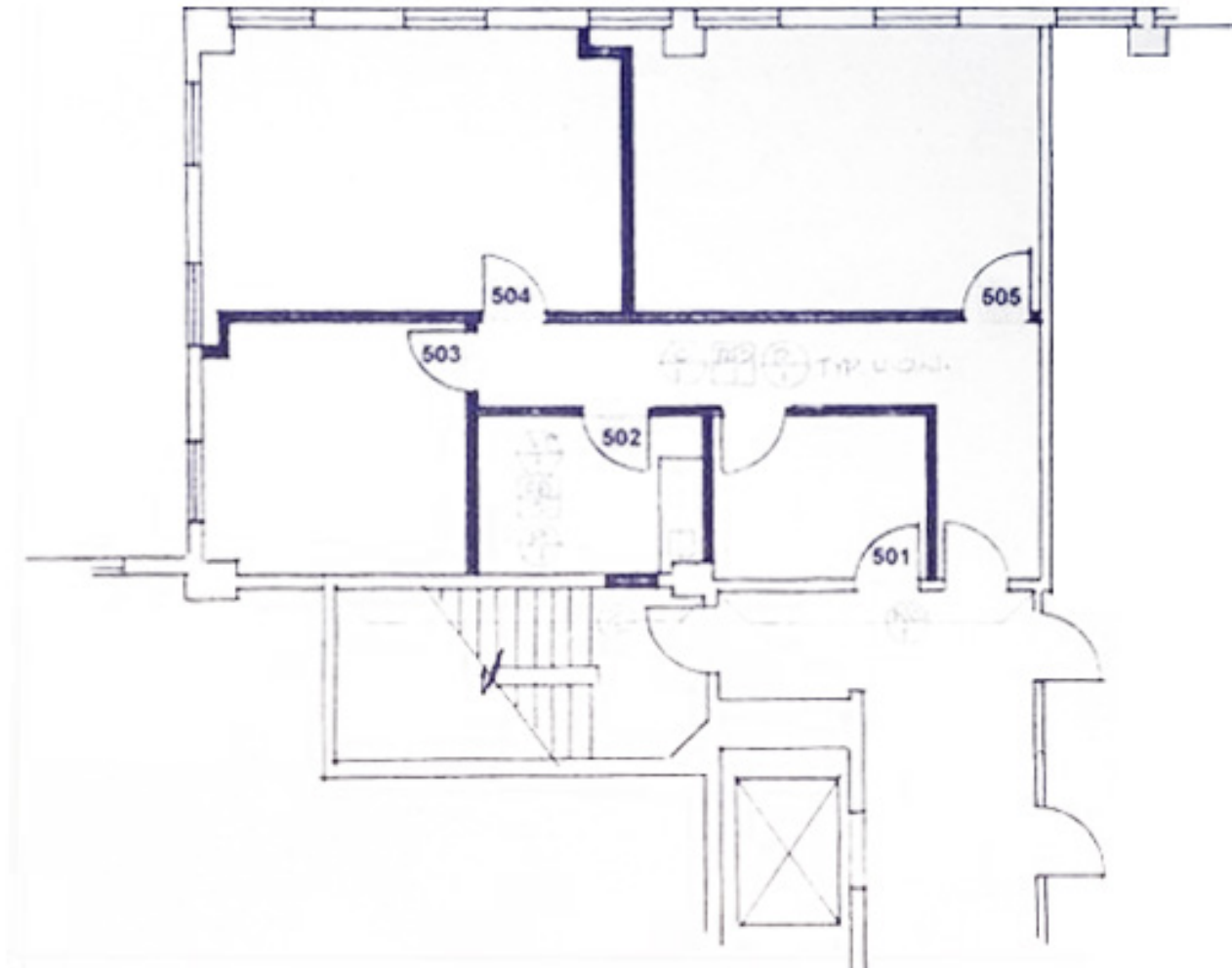


SUITE 408, 410, & 412 (Brand New Spec Suites): ±4,181 Contiguous RSF



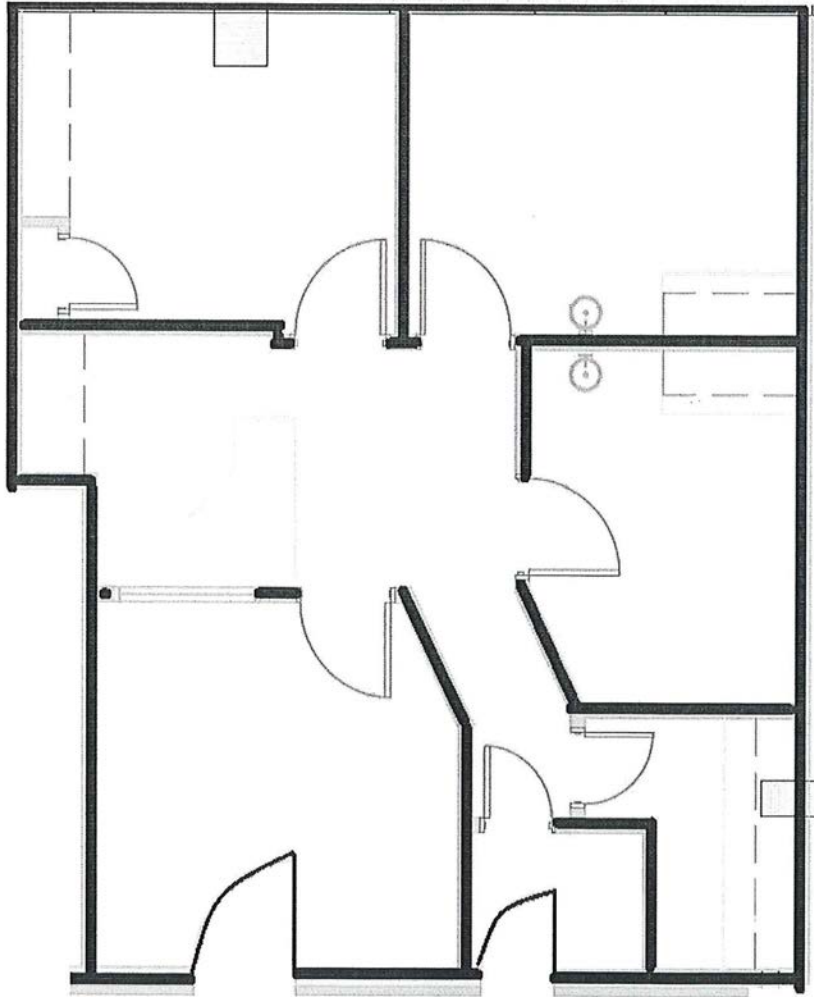
SUITE 500: ±1,229 RSF

- Second generation medical space
- 3 exam rooms
- Reception
- Kitchen



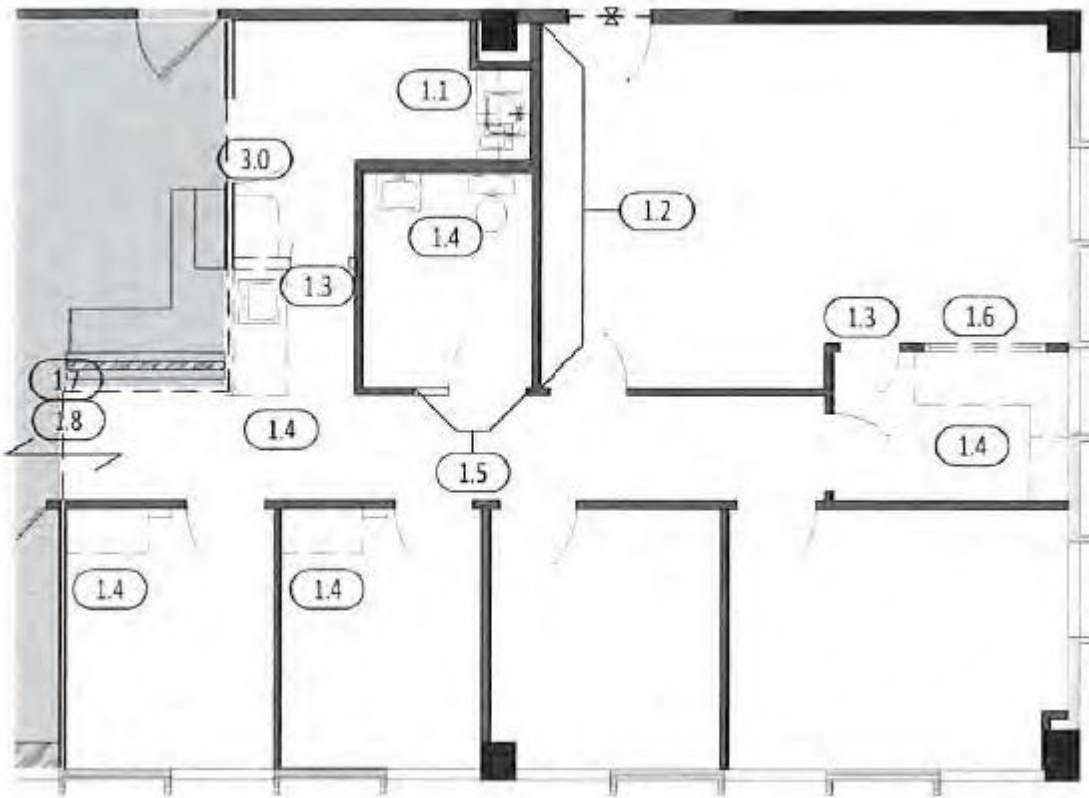
SUITE 508 (Brand New Spec Suite): ±732 RSF

- Three exam rooms
- Reception
- Storage
- Multiple points of entry/exit



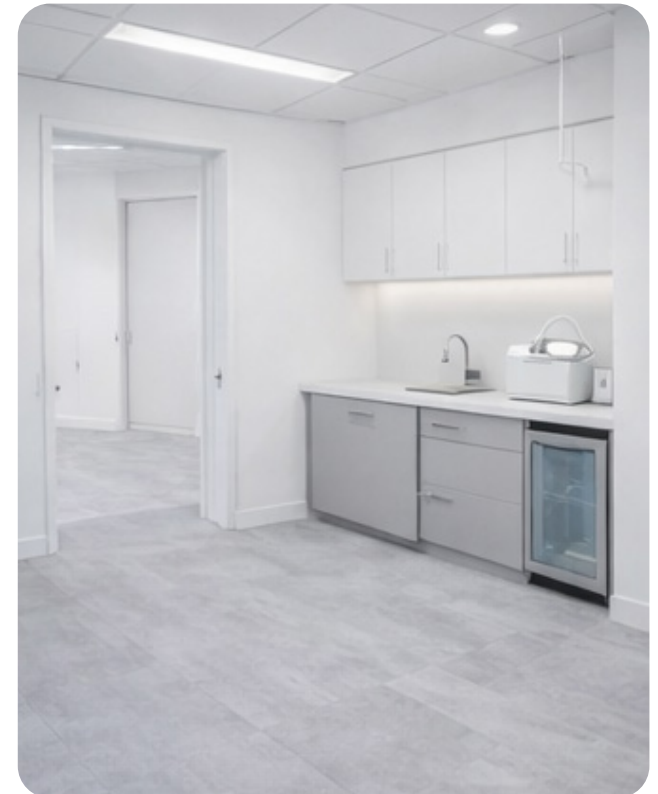
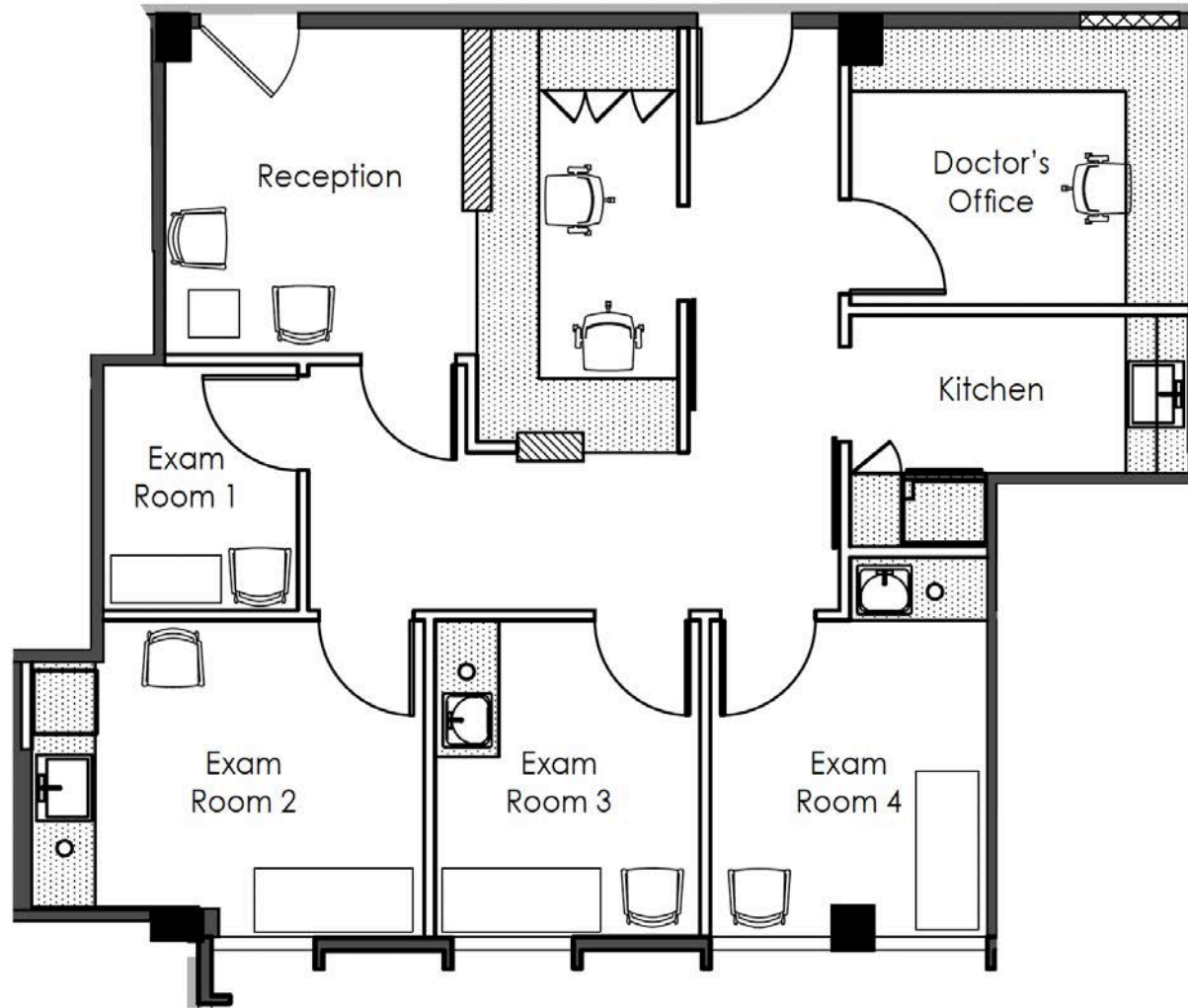
SUITE 522 (Renovated Suite): ±1,323 RSF

- Reception
- Kitchen
- Four (4) exam rooms
- One (1) doctor's office



SUITE 524 (Brand New Spec Suite): ±1,113 RSF

- Reception
- Four (4) exam rooms
- Doctor's office
- Kitchen



AERIAL



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