



9629-9647 Brighton Way  
**Beverly Hills**

Up to 20,000 SF Available

**PRIME SINGLE-TENANT MEDICAL  
BUILDING OPPORTUNITY**



\*Post Renovation Rendering\*

# PROPERTY IMAGES

# 01.



# PROPERTY HIGHLIGHTS

# 02.

Total Available: **20,000 RSF\***

1st Floor: **7,500 RSF**





Mezz: **4,000 RSF**

2nd Floor: **8,500 RSF**

Rent: **\$7.50 NNN\*\***

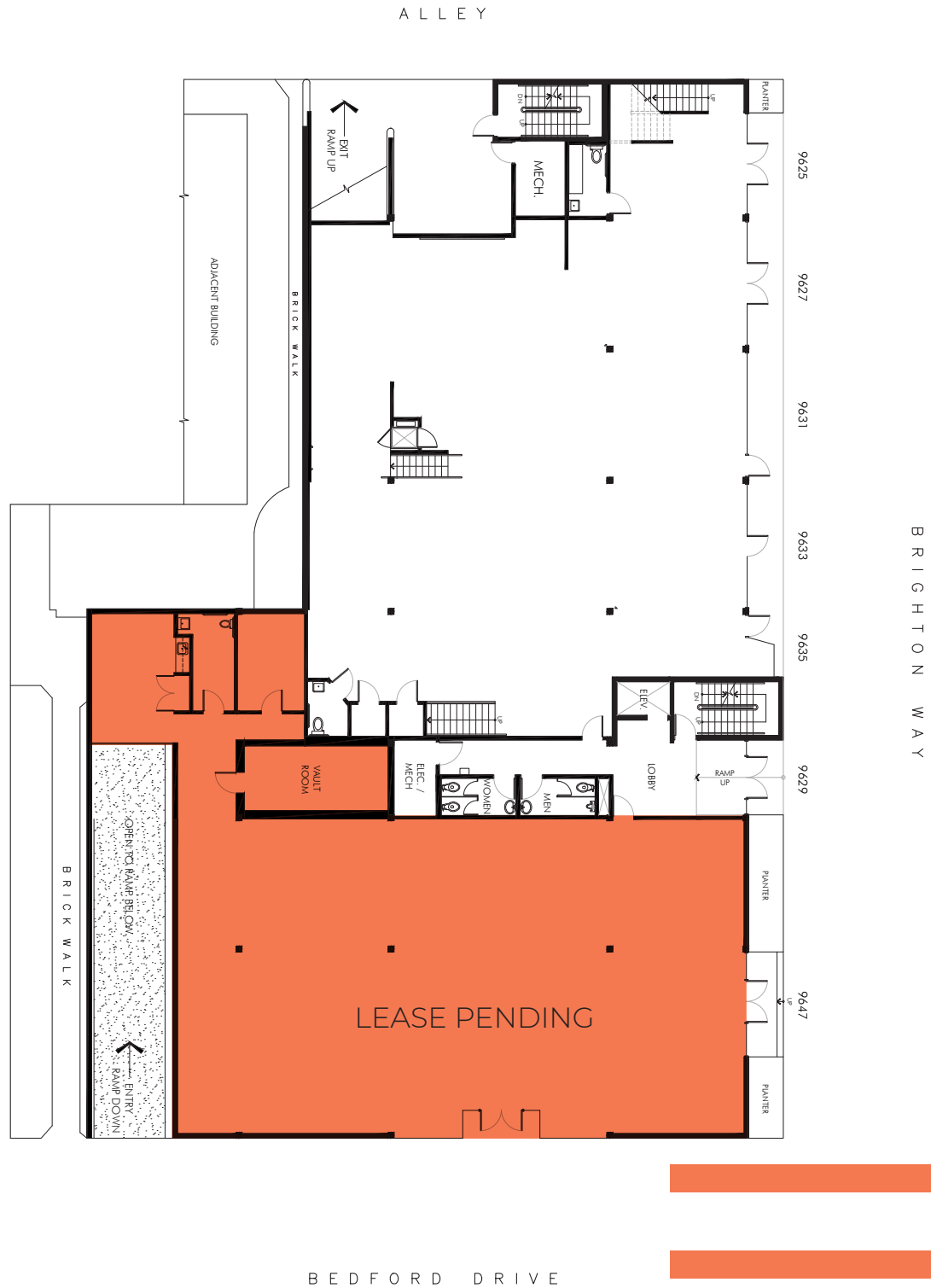
Rare opportunity to lease a prominent, single tenant building with a large block of contiguous medical space within the Beverly Hills Golden Triangle. The building is located at the well-known and high-traffic intersection of Brighton Way and Bedford Drive. Additionally, the building offers massive frontage and signage opportunities on both streets. Private, secure parking is located in the subterranean garage. Well suited for a surgery center, concierge medicine, oncology, or any use requiring unparalleled identity on the preeminent healthcare street on the West Coast

\*Divisibility options to be considered | \*\*Opportunity for long-term ground lease as well

HEALTHCARE DEMOGRAPHICS	1 MILE ▼	3 MILES ▼	5 MILES ▼
 Population w/ insurance	80.93%	76.67%	74.91%
 2020 Health Care Avg.	\$6,180.24	\$5,043.37	\$4,597.09
 Median Population Age	45.6	38.1	37.9
 65+ Population	23.93%	16.06%	15.36%

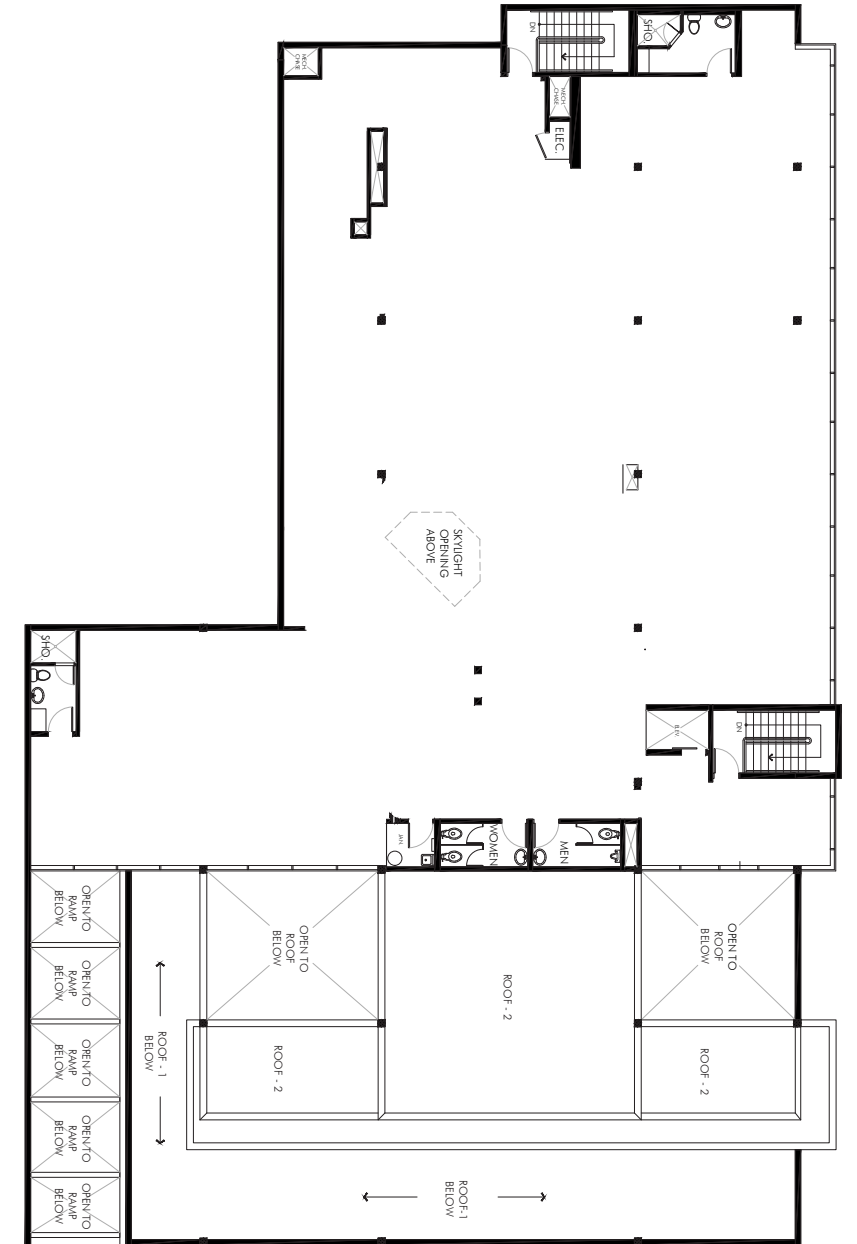
SITE PLAN  
First Floor

03.



SITE PLAN  
Second Floor

04.





## CONTACT US

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