

10921

WILSHIRE
BOULEVARD
LOS ANGELES, CA

FOR LEASE



BROKER BONUS
CONTACT AGENTS FOR DETAILS



WESTMAC Commercial Brokerage Company
1515 S Sepulveda Boulevard, Los Angeles, CA 90025
310.478.7700 | Company DRE #01096973 | www.westmac.com

WESTMAC
Commercial Brokerage Company



PROFESSIONAL MEDICAL PLAZA WITH A VARIETY OF CONVENIENT AMENITIES



Premium Class “A” Medical Office Building
BOMA Toby Award Winning Building

On-Site Amenities Include: Fitness Center [LA Fitness] Pharmacy,
Full-Service Radiology with an Open MRI, National Bank [Chase]



Located on Corner of Westwood and Wilshire, Future
Site for Station Exit from Purple Line Extension.

Dedicated On-Site Property Management



24/7 On-Site Security Personnel

4-Story On-Site Adjacent Parking with
Valet and Attendant



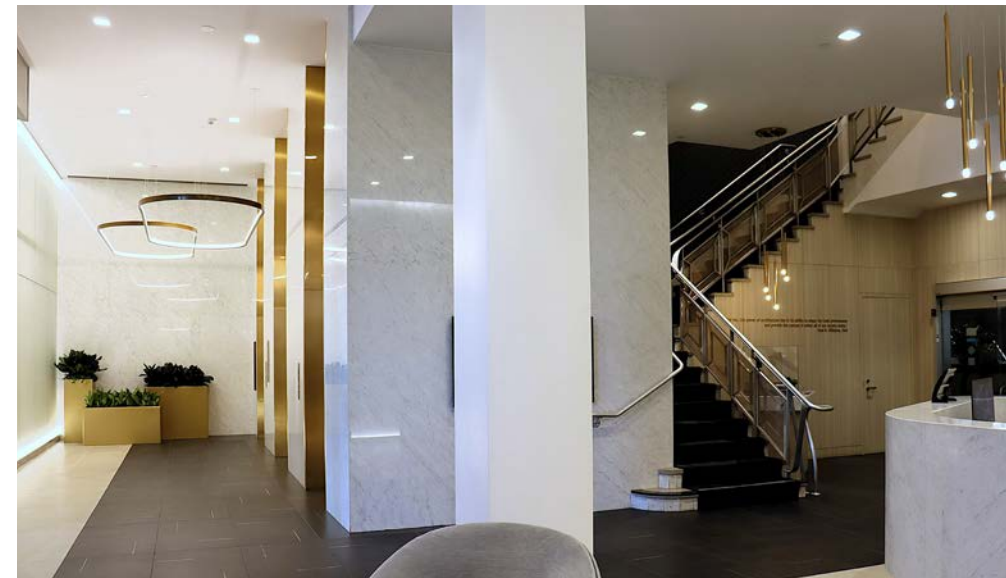
12 Stories with Spectacular West Los Angeles
Views of the City, Mountains and Westwood Village

Art Deco Styled Entrance with Three Elevators
and a Dedicated Service Elevator
(Recently Completely Renovated)



Westwood Medical Plaza was built in 1961 and had renovations in 1993, 1996, 2003, 2009 and 2015. Recently Westwood Medical Plaza has just finished a major renovation. Work has just been completed on a new ground floor lobby, common area’s, parking area’s, and more.

Westwood Medical Plaza’s prime location affords our tenants and visitors direct access to a fitness center, full-service radiology with an open MRI, EV charging station, bike racks, as well as a pharmacy and national bank. Just steps from the building is Westwood Village which houses a variety of entertainment opportunities from UCLA, The Hammer Museum, historic movie theaters, retail shopping and multiple dining experiences to enjoy.



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



LOCATION

10921 Wilshire Boulevard
Los Angeles, CA 90024

DESCRIPTION

Twelve (12) floors of a class ‘A’ office-medical building with approximately 154,196 square feet in a prominent class ‘A’ location

RENTAL RATES

Psych Suites: ±269 - ±687 square feet
Rate Withheld
Medical Suites: ±624 - ±10,401 square feet
Rate Withheld

PARKING

Three [3] spaces per 1,000 square feet leased
Monthly parking: \$230 unreserved, \$350 reserved, \$400 Premier VIP
Visitor parking: \$3.50 for 10 minutes & \$35.00 daily max.
Validations: \$350 booklet of 100 x 10 minute stamps
Keycard Deposit: \$75.00 all key fees are non-refundable

Entrances and exits from Gayley Avenue.
Ample motorcycle and bicycle parking are available on P1.

TENANT IMPROVEMENTS

Negotiable

TERM

Five (5) to ten (10) years

AVAILABILITY

Immediately (unless otherwise noted)

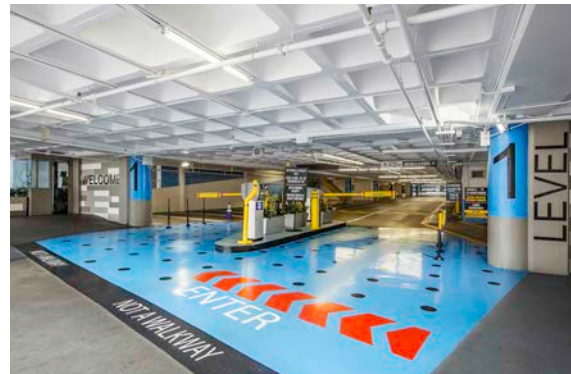
COMMENTS

- » The preponderance of suites are immediately available
- » Walking distance to world-class amenities in prime Westwood Village
- » Close proximity to UCLA, Century City, St. Johns and Cedars Sinai Hospitals
- » Easy access to I-405 and I-10 freeways
- » L.A. Fitness and pharmacy on the ground floor
- » Full-Service radiology with an open MRI
- » Dedicated on-site management
- » Common areas and all elevators and have been completely refurbished
- » Premiere landmark medical building on the Westside designed by Paul R. Williams, AIA
- » Building Owners and Managers Association (BOMA) Medical Office Building of the year for 2008, 2012 and 2016
- » After hours HVAC = \$85.00 per hour



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY PHOTOGRAPHS



CLICK/SCAN HERE FOR PROPERTY WEBSITE



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY PHOTOGRAPHS



CLICK/SCAN HERE FOR
PROPERTY WEBSITE



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



PSYCHIATRY

SUITE	RSF	DESCRIPTION
508	±469	One [1] large office, private reception with two [2] entrances/exits. City & Wilshire views.
509	±489	One [1] large office, private reception with two [2] entrances/exits. City & Wilshire views.
513	±775	Two [2] windowed offices. Shared reception, kitchenette area (with sink), and four [4] entrances/exits. Mountain & Village views.
514	±687	One [1] large window office and one [1] small office, reception, and kitchen. Mountain & Village views.
610A	±243	One [1] interior office.
612	±236	One [1] interior office.
902	±535	One [1] large office, private reception with two [2] entrances/exits, kitchenette. Mountain & Village views.
1214	±849	Two [2] windowed offices, reception area, two [2] entrances/exits, and storage/work area. Mountain & Village views.

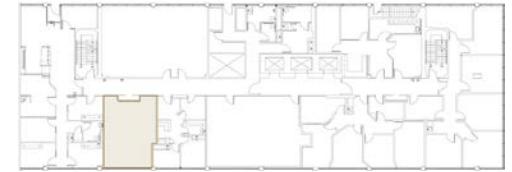
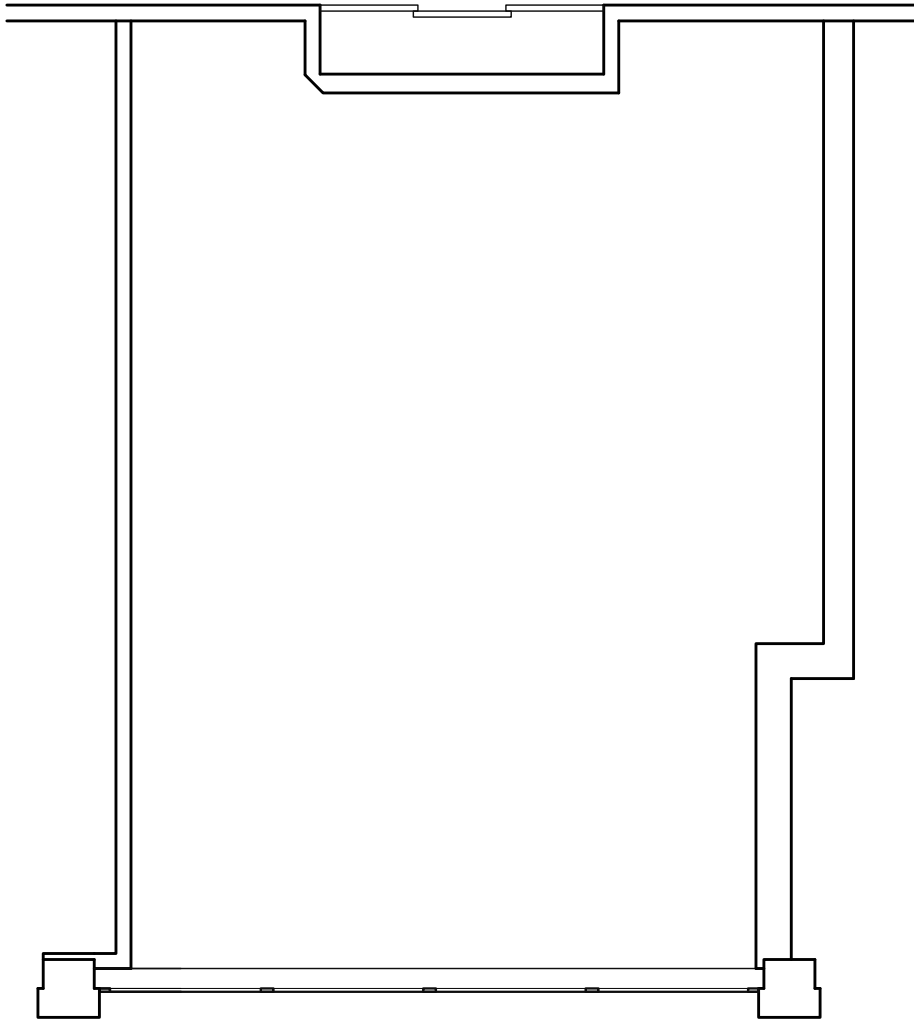
MEDICAL

SUITE	RSF	DESCRIPTION
410	±624	Raw space. City and Wilshire views.
411	±1,934	Six [6] offices, waiting area, and bathroom. City & Wilshire and Mountain & Village views.
412	±1,339	Four [4] window offices, waiting area, one [1] sink, and two [2] entrances/exits. Mountain & Village views.
507	±811	Four [4] total offices, two [2] of those are windowed offices with Mountain & Village views.
512	±899	Raw space with brand new ceiling system and flooring. Mountain & Village views.
601	±724	Three [3] window offices, three [3] sinks, reception and storage. Mountain & Village views.
613	±851	Two [2] large offices, private reception with two [2] entrances/exits, kitchen and closet space. Mountain & Village views.
700	±10,401	Full floor with multiple window line offices with city, mountain, and village views. Two [2] bathrooms, sinks, throughout with grand double door entrance directly off the elevators. Ideal space for Fertility Clinic.
810	±781	Raw space, brand new ceiling system in space. Mountain & Village views.
904	±1,306	Four [4] window offices (each with a sink), reception waiting area, receptionist station, lab room with two [2] sinks. City & Wilshire and Mountain & Village views.
1004	±2,466 (divisible)	Raw space. City and Wilshire views.
1010	±956	Built our dental space, three [3] exam rooms (five [5] sinks), waiting room, and formal interior office. City & Wilshire views.
1103	±802	Two [2] window offices, one [1] sink, nurses station, and reception. Mountain & Village views.
1201	±1,247	Four [4] window offices, reception, six [6] sinks, Dr. Office and lab area. Mountain & Village views.
1211	±1,387	Three [3] window offices, two [2] interior offices, lab areas, reception, receptionist area, two [2] entrances/exits. Mountain & Village views.
1214	±849	Two [2] large window offices & two [2] entrances/exits/reception areas. Mountain & Village views.

IN SEEKING

THE IDEAL LOCATION FOR YOUR MEDICAL OFFICE, ONE OF THE MOST IMPORTANT CONSIDERATIONS IS CONVENIENCE FOR YOU, FOR YOUR EMPLOYEES, AND FOR YOUR CLIENTS. INSIDE LOS ANGELES, CALIFORNIA'S PRIME BUSINESS AREA, THERE IS NO MORE CONVENIENT MEDICAL BUSINESS ADDRESS THAN WESTWOOD MEDICAL PLAZA, A STRIKING BUILDING COMPLEX DIRECTLY ADJACENT TO THE SAN DIEGO FREEWAY IN THE HEART OF THE WESTWOOD VILLAGE AT THE INTERSECTION OF WILSHIRE BOULEVARD AND WESTWOOD BOULEVARD, IMMEDIATELY ADJACENT TO UCLA.

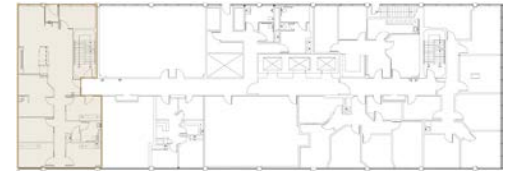
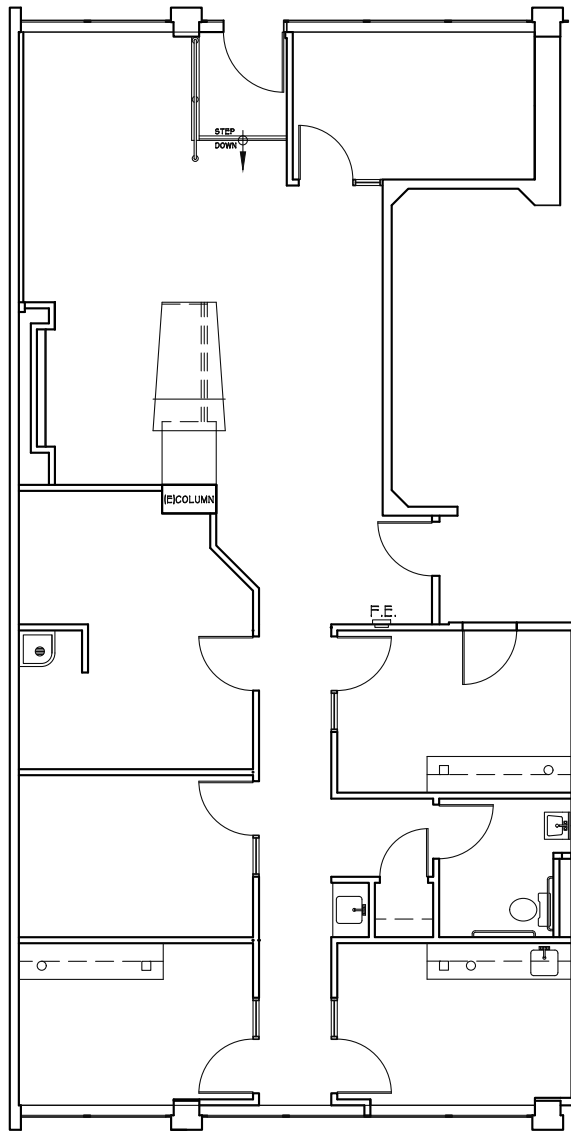
We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



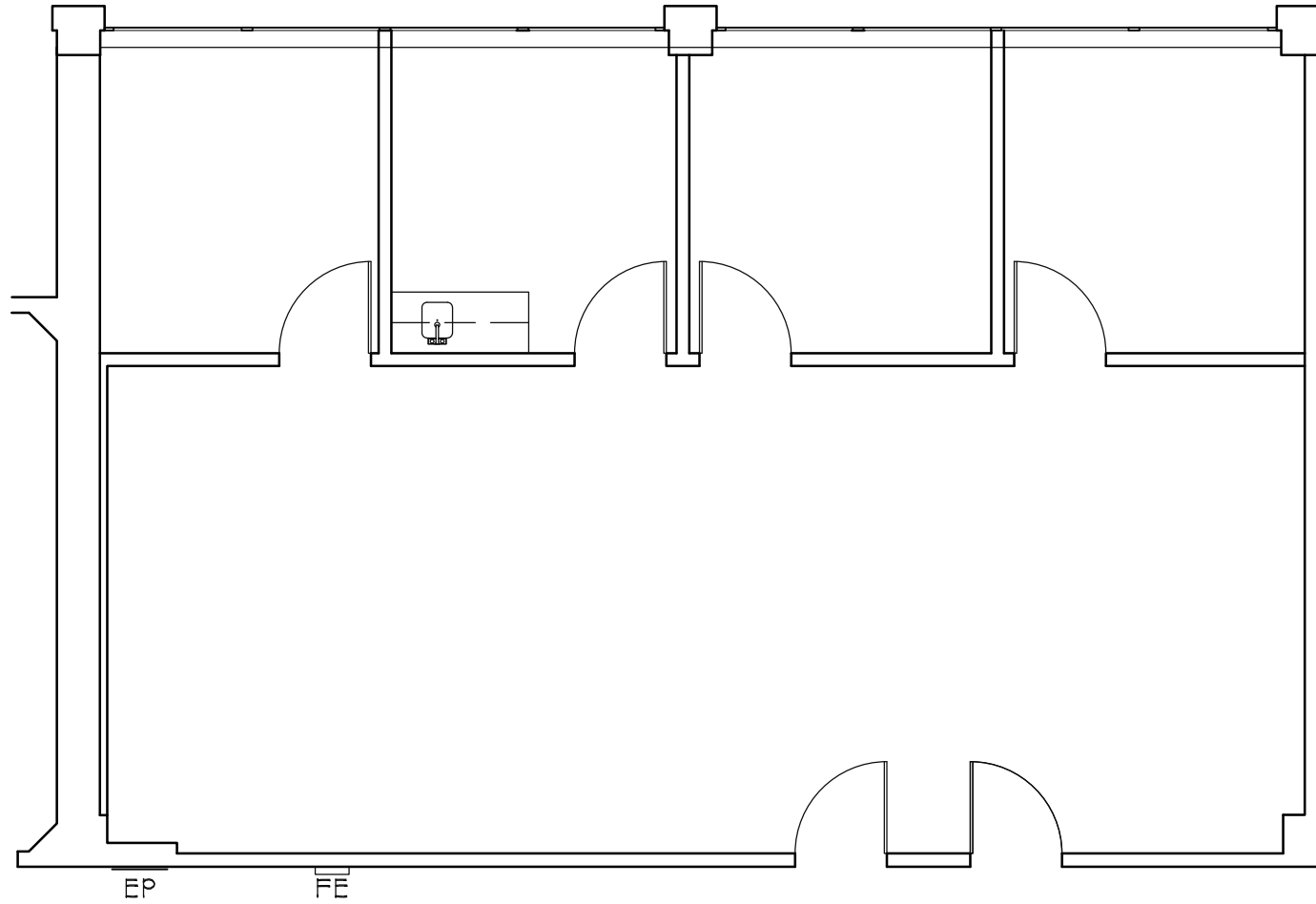
SUITE
410
±624 RSF

FLOOR PLANS

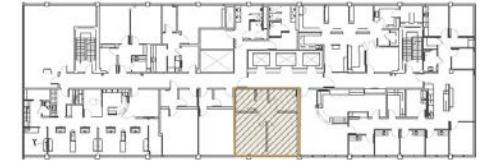
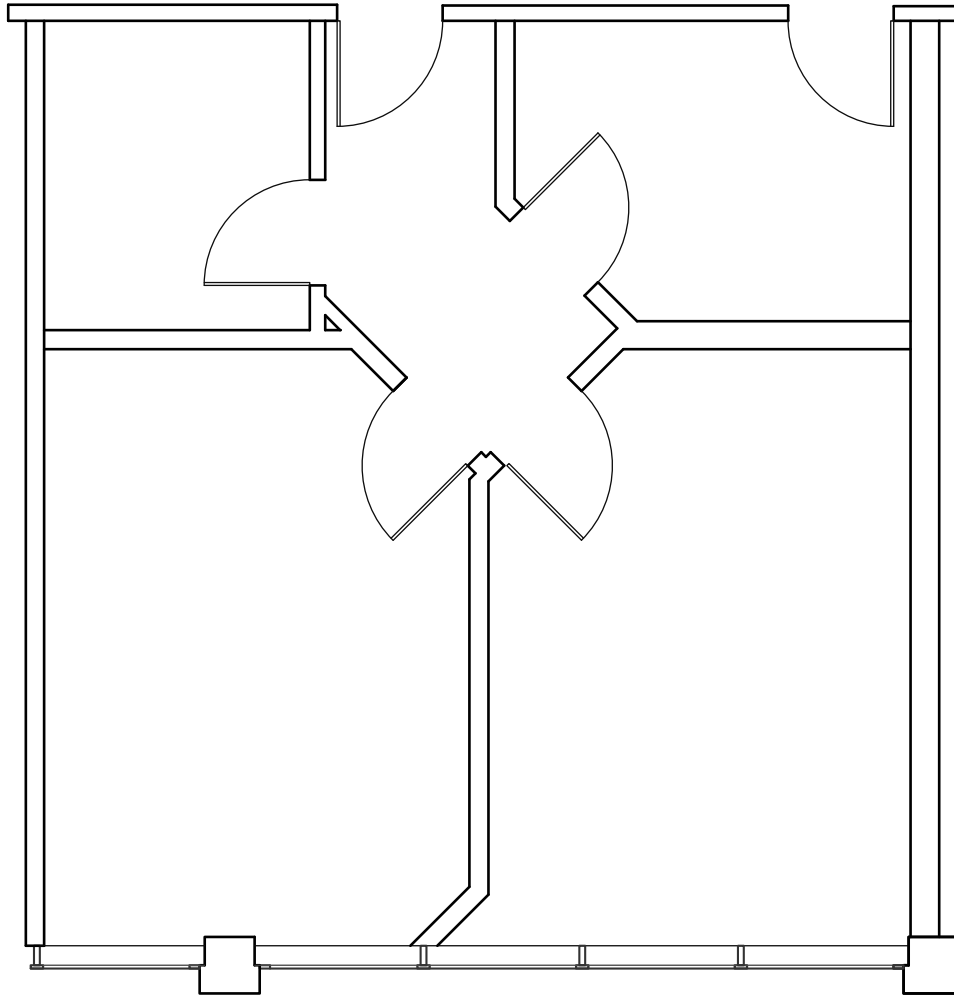
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024

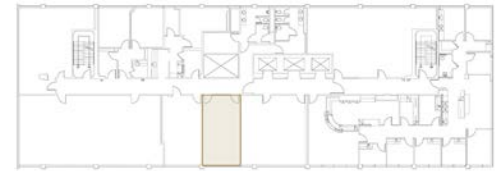
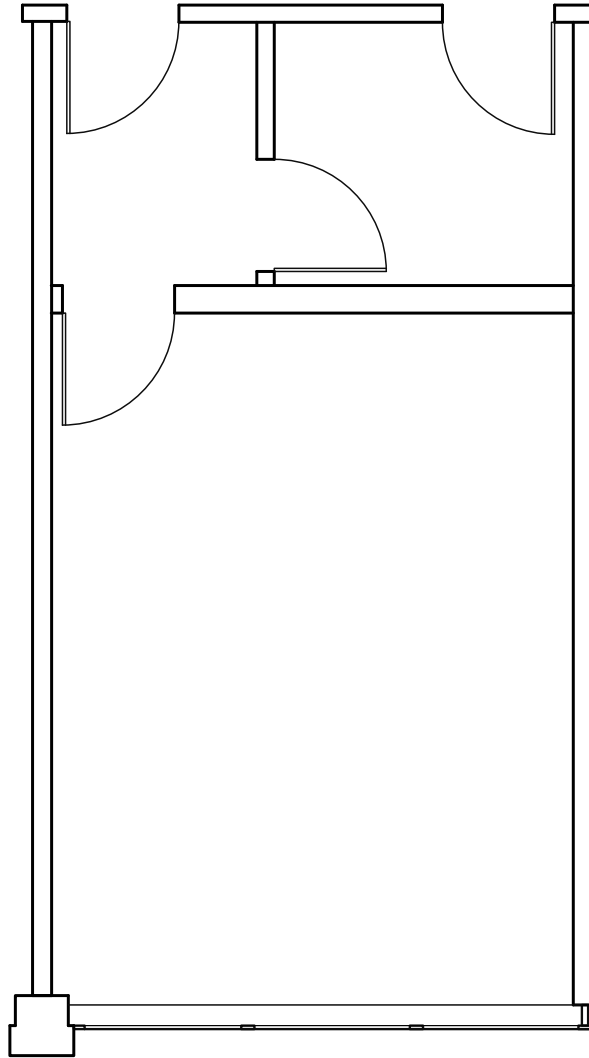


SUITE
411
±1,934 RSF

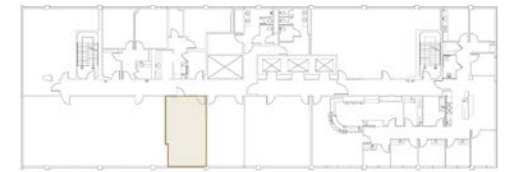
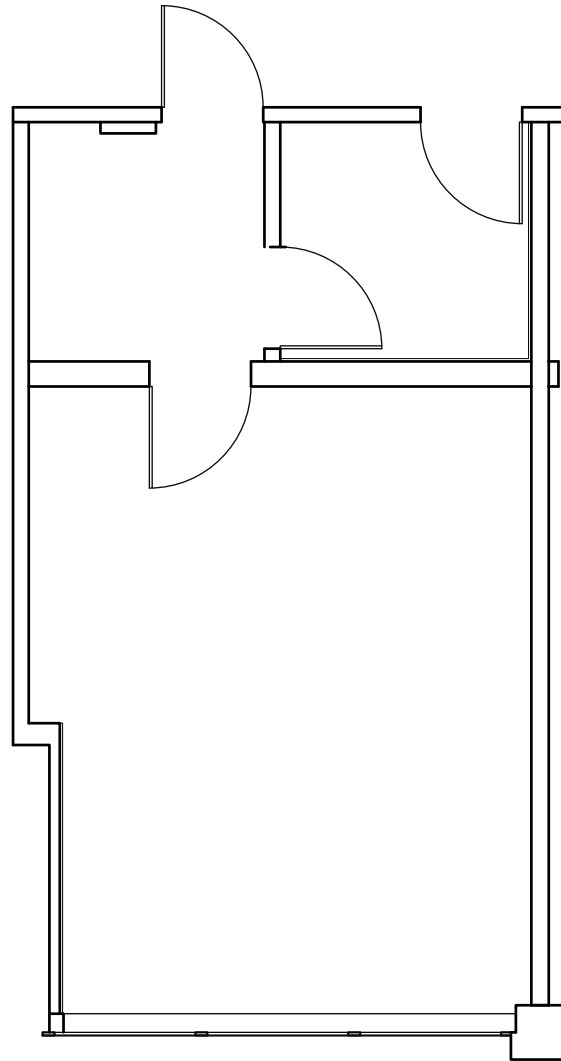


SUITE
412
±1,339 RSF



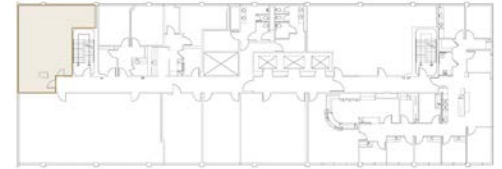
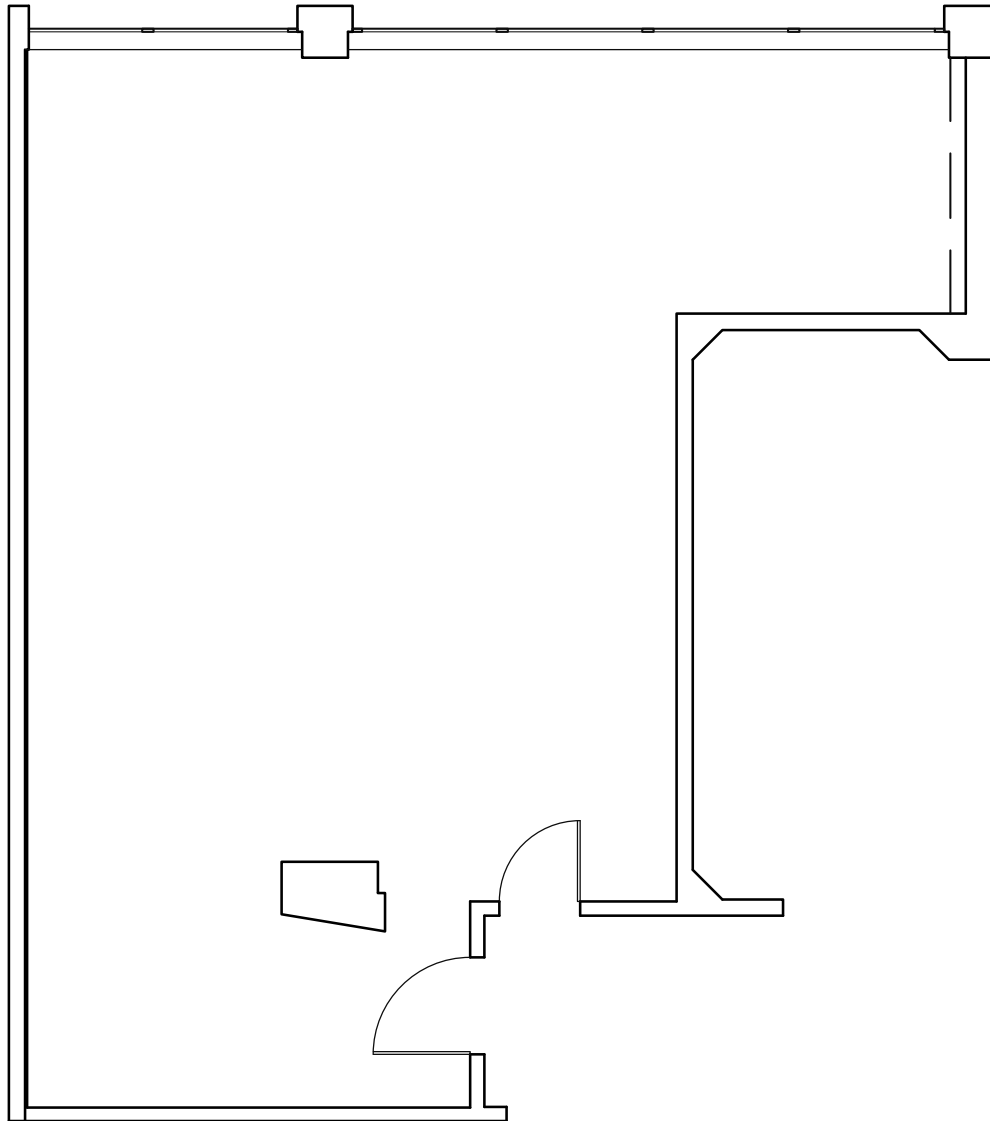


SUITE
508
±469 RSF

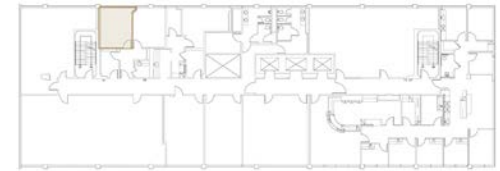
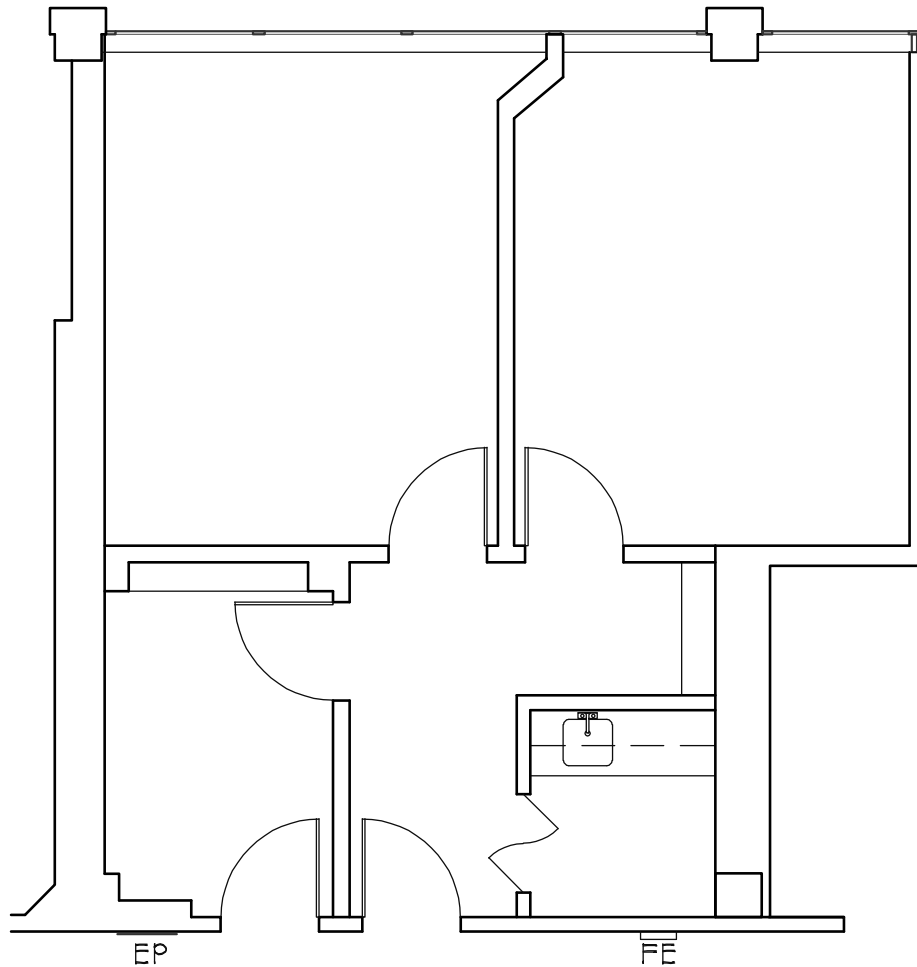


FLOOR PLANS

10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



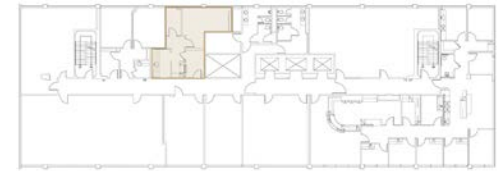
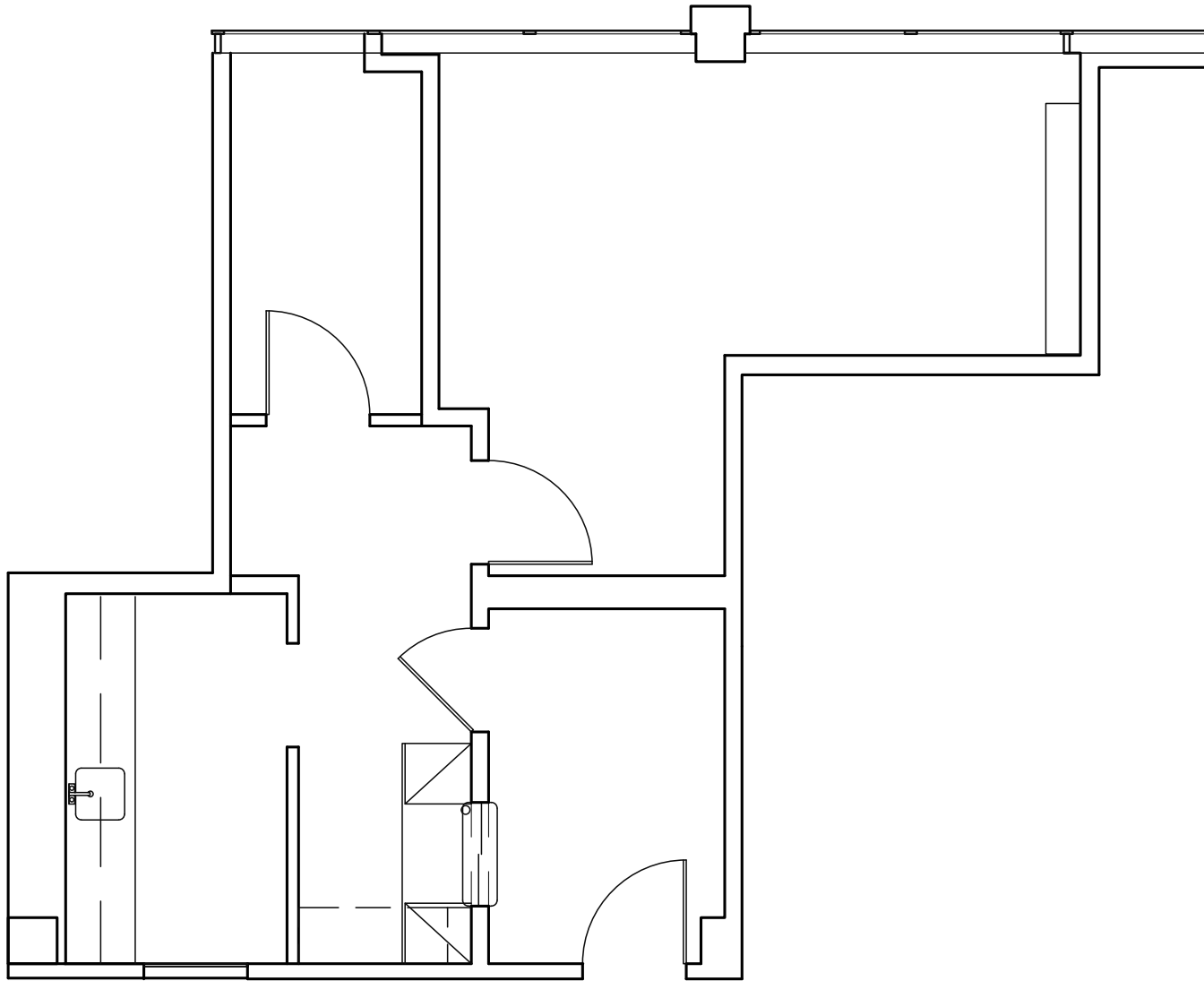
SUITE
512
±899 RSF



SUITE
513
±775 RSF

FLOOR PLANS

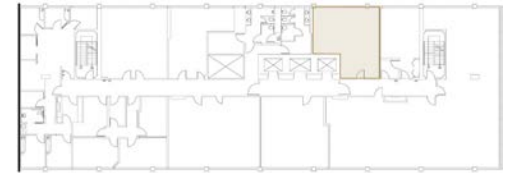
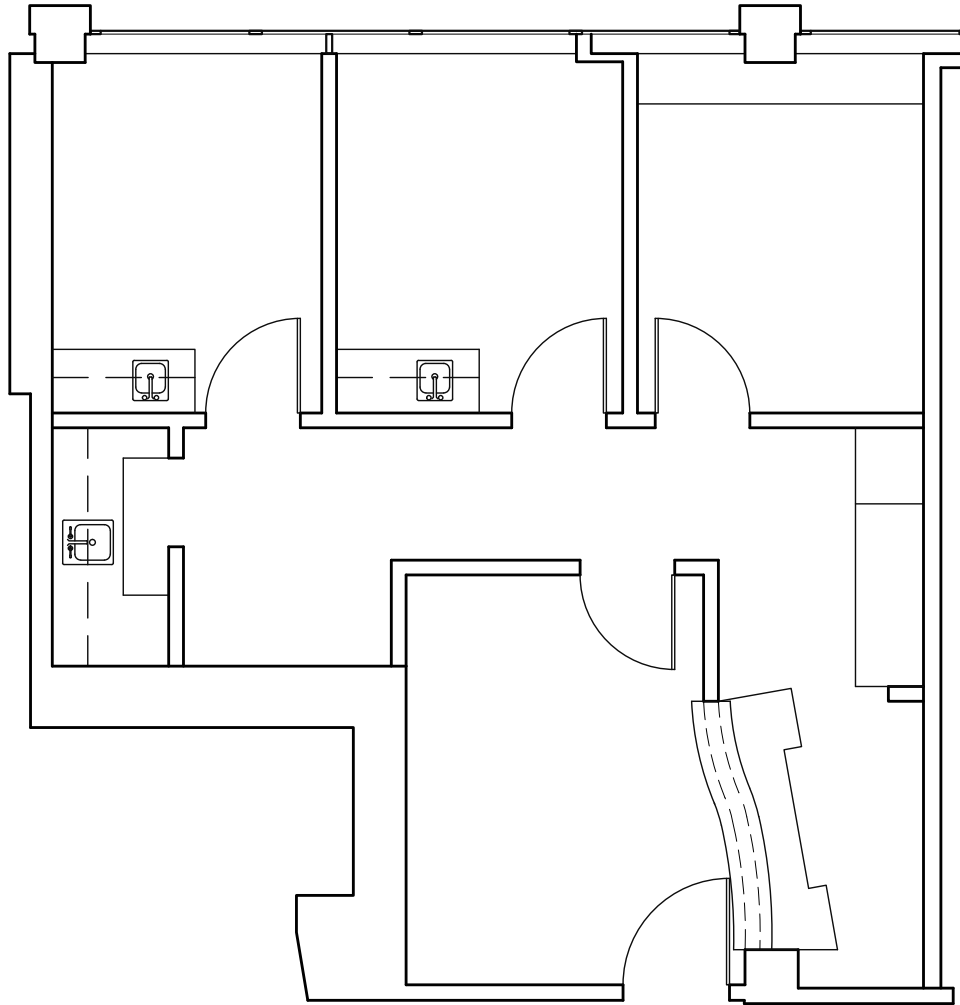
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024

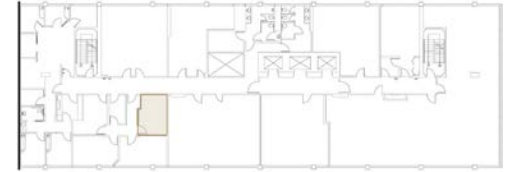
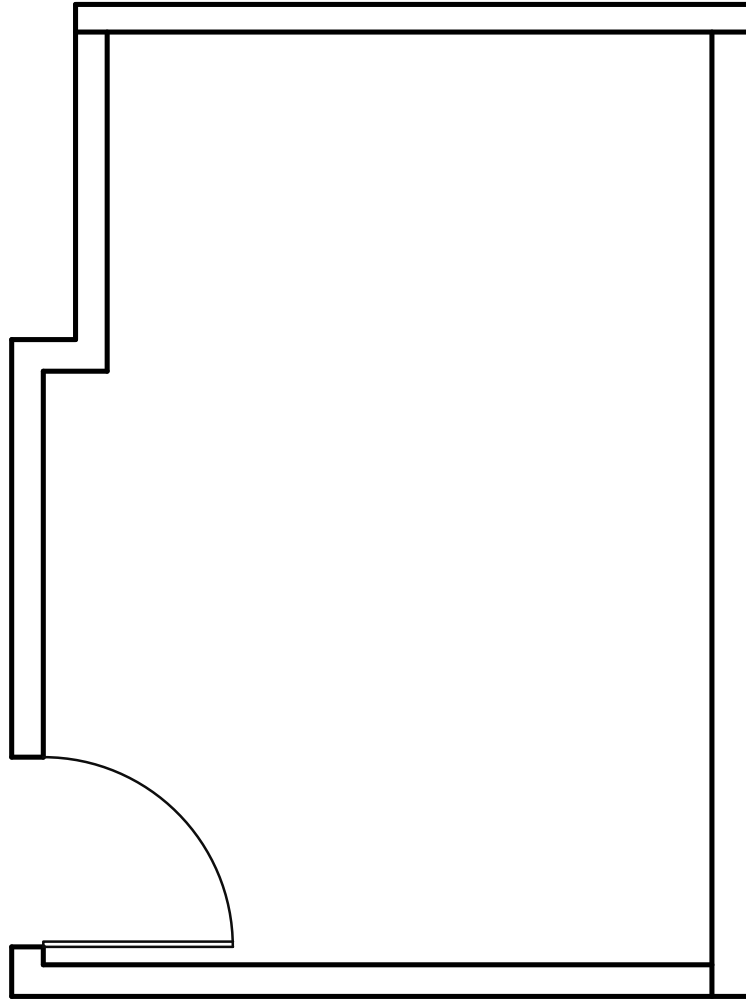


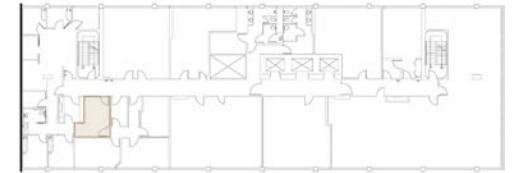
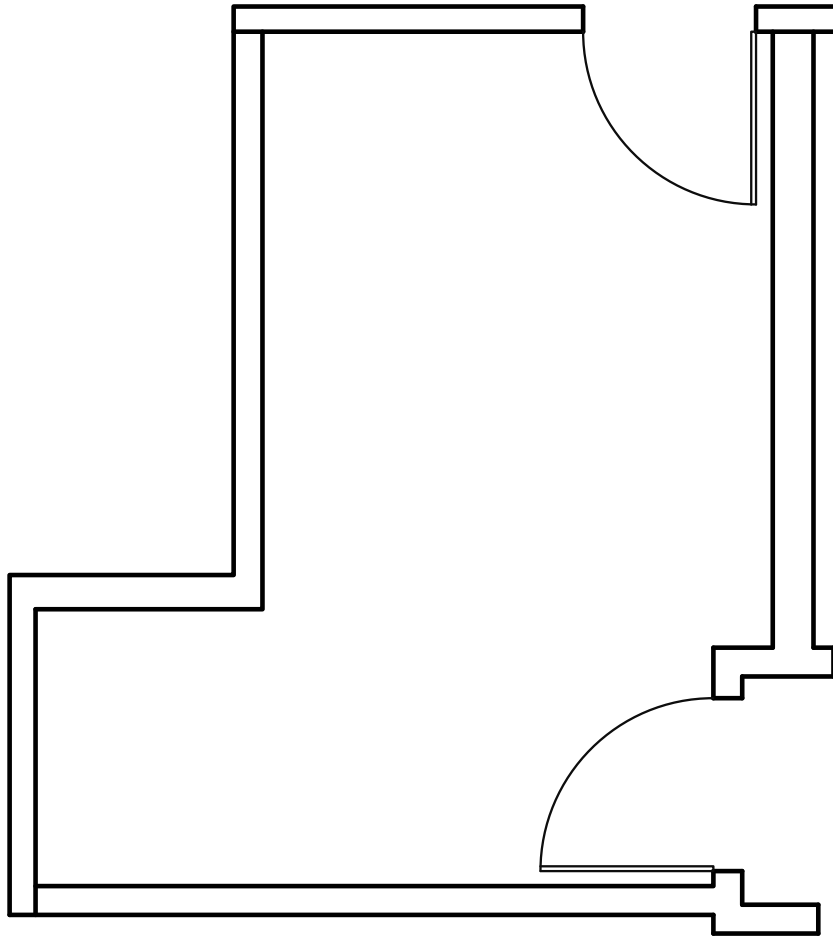
SUITE
514
±687 RSF

FLOOR PLANS

10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024

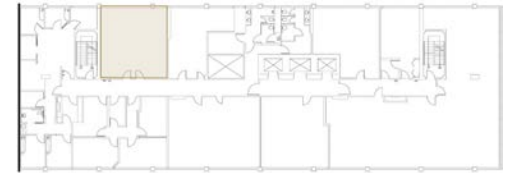
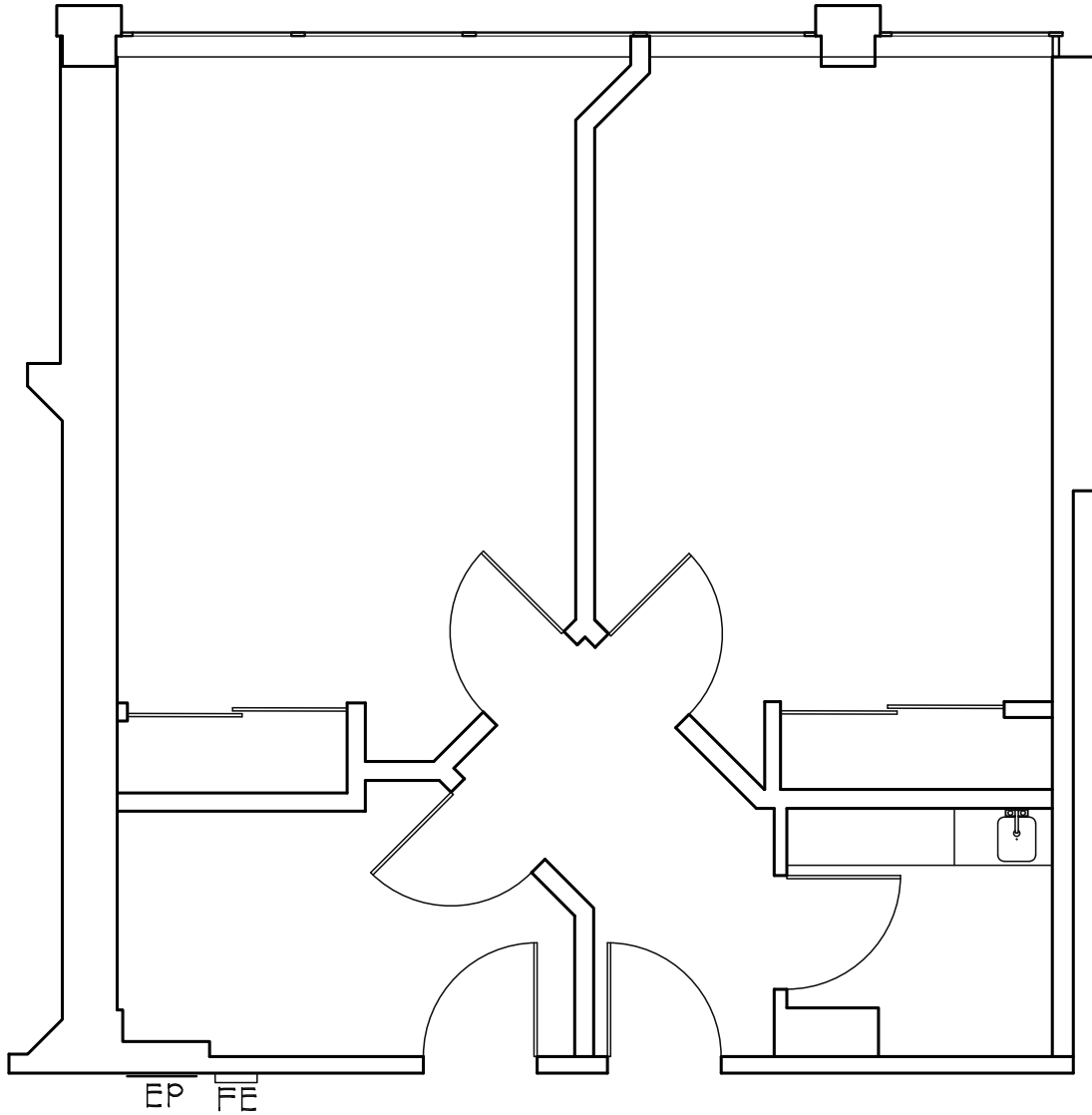




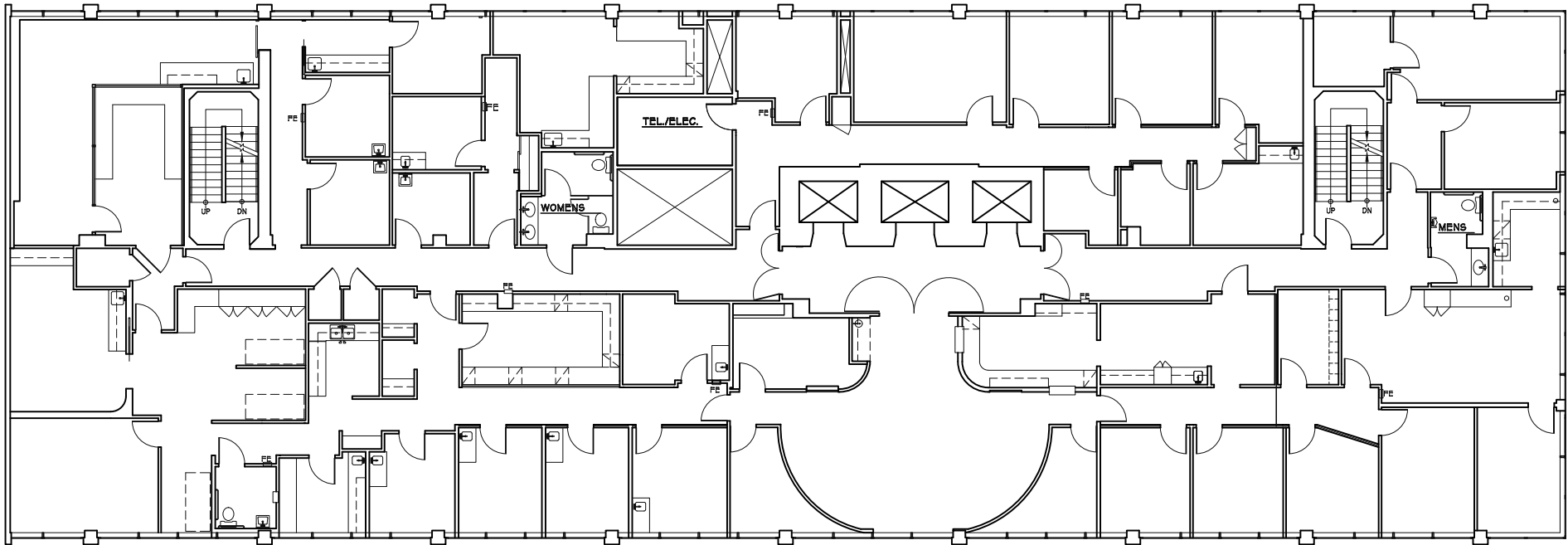


FLOOR PLANS

10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



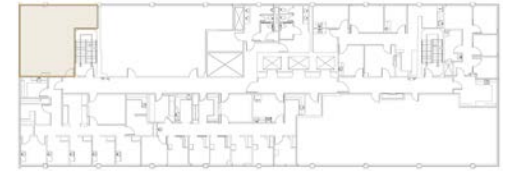
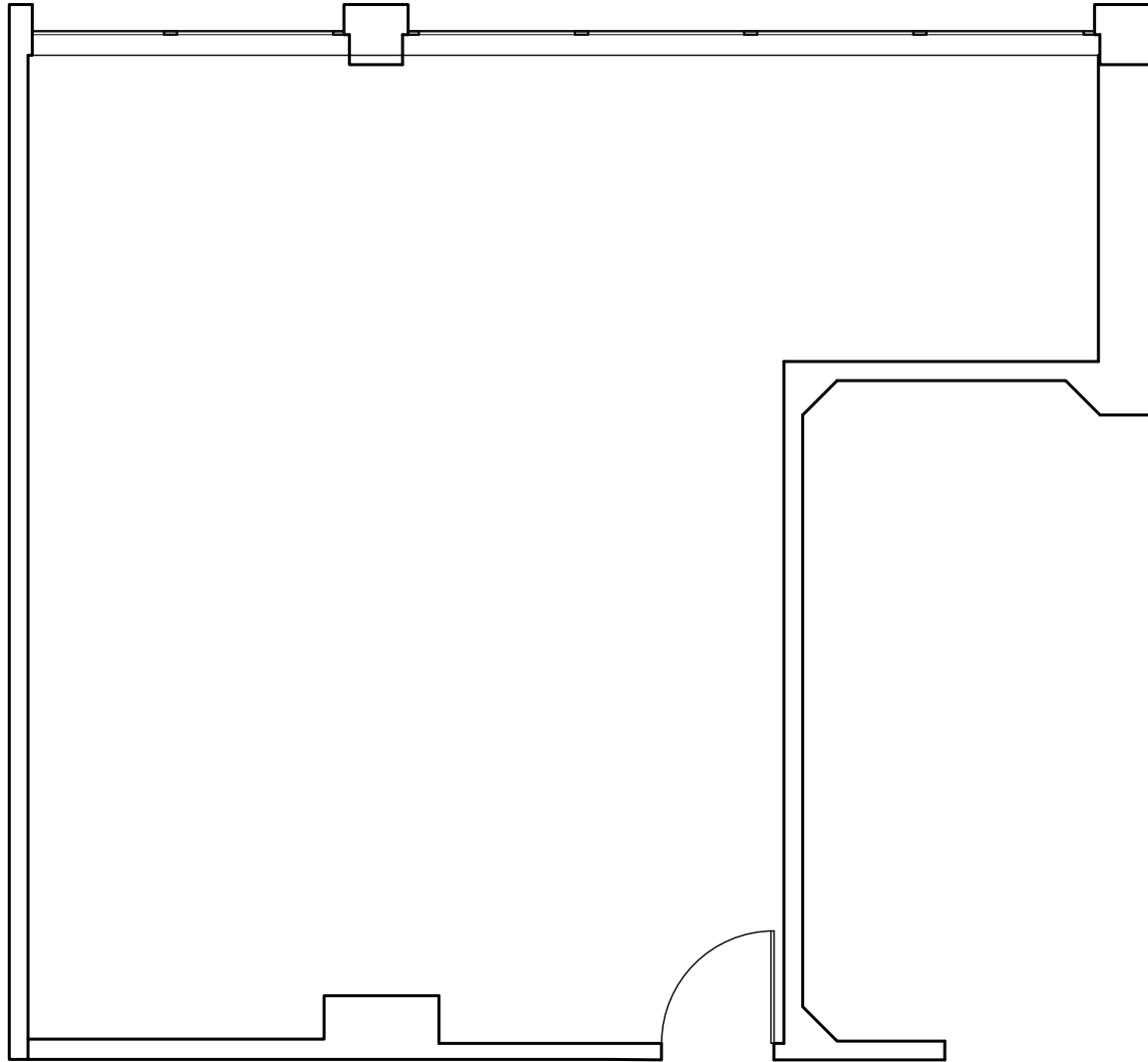
SUITE
613
±851 RSF



SUITE
700
±10,401 RSF

FLOOR PLANS

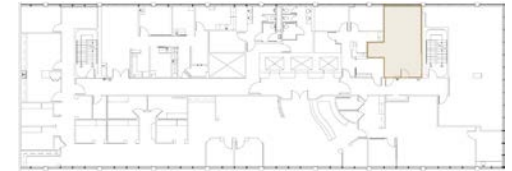
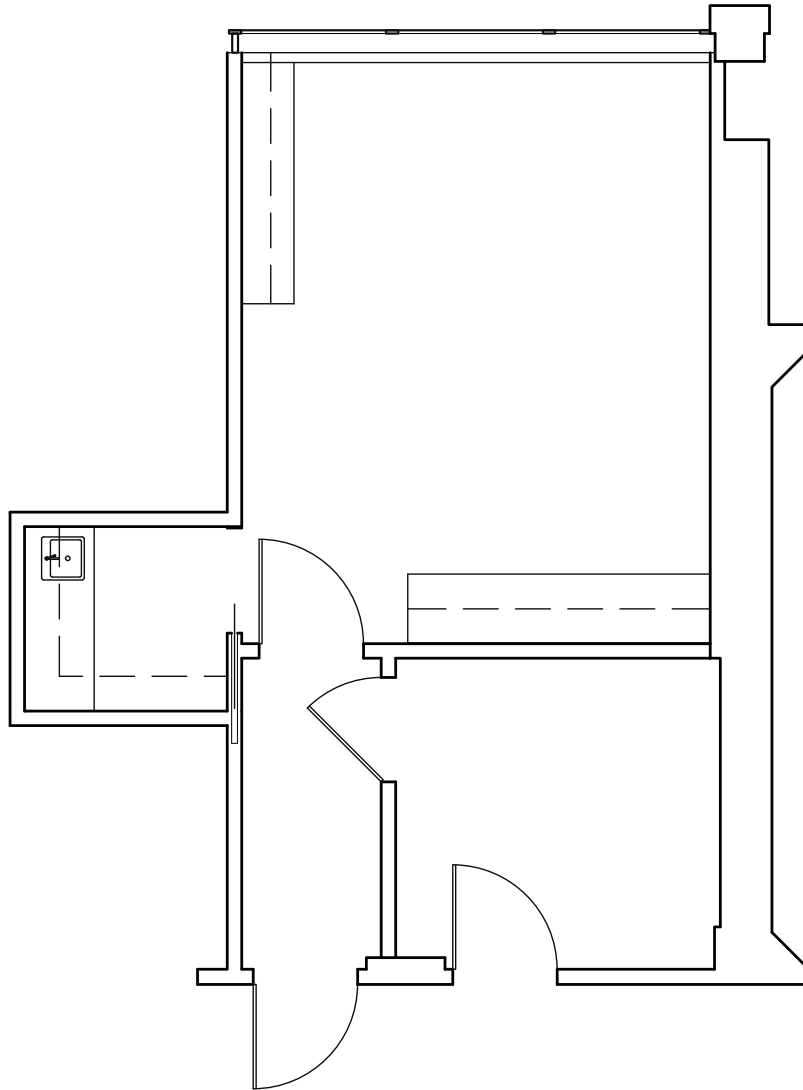
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



SUITE
810
±781 RSF

FLOOR PLANS

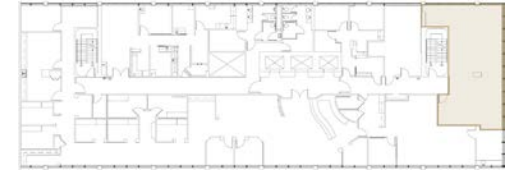
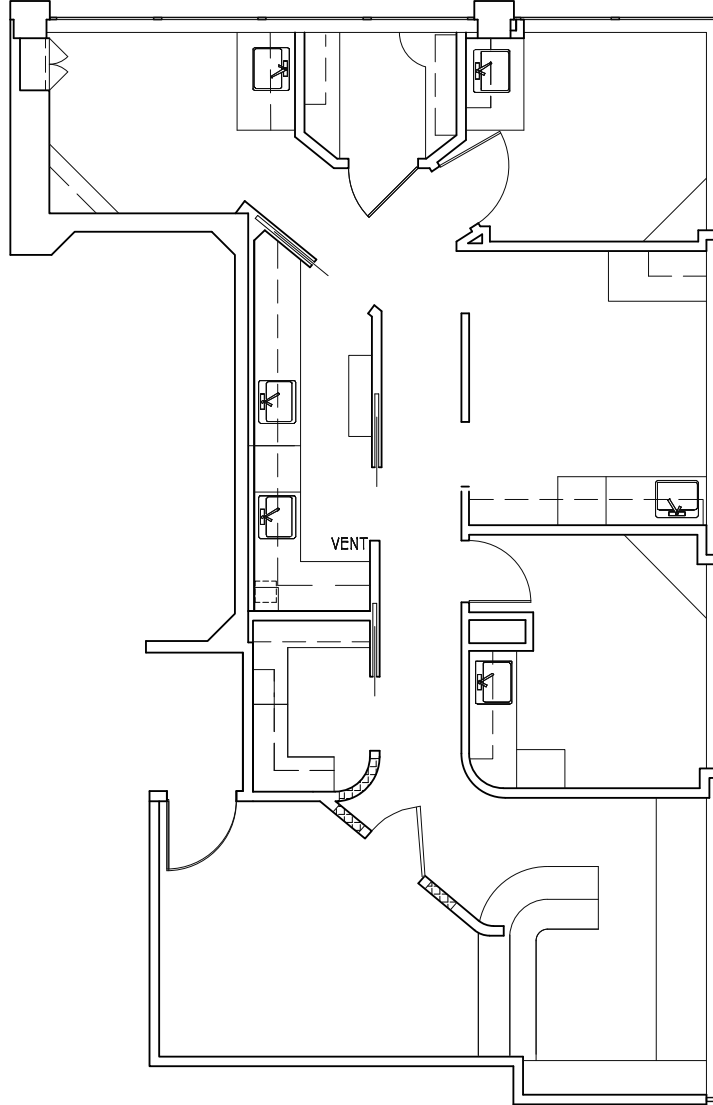
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



SUITE
902
±535 RSF

FLOOR PLANS

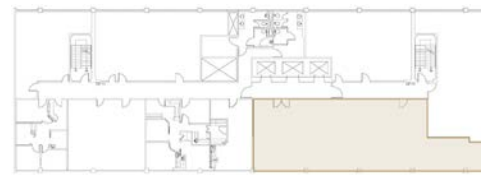
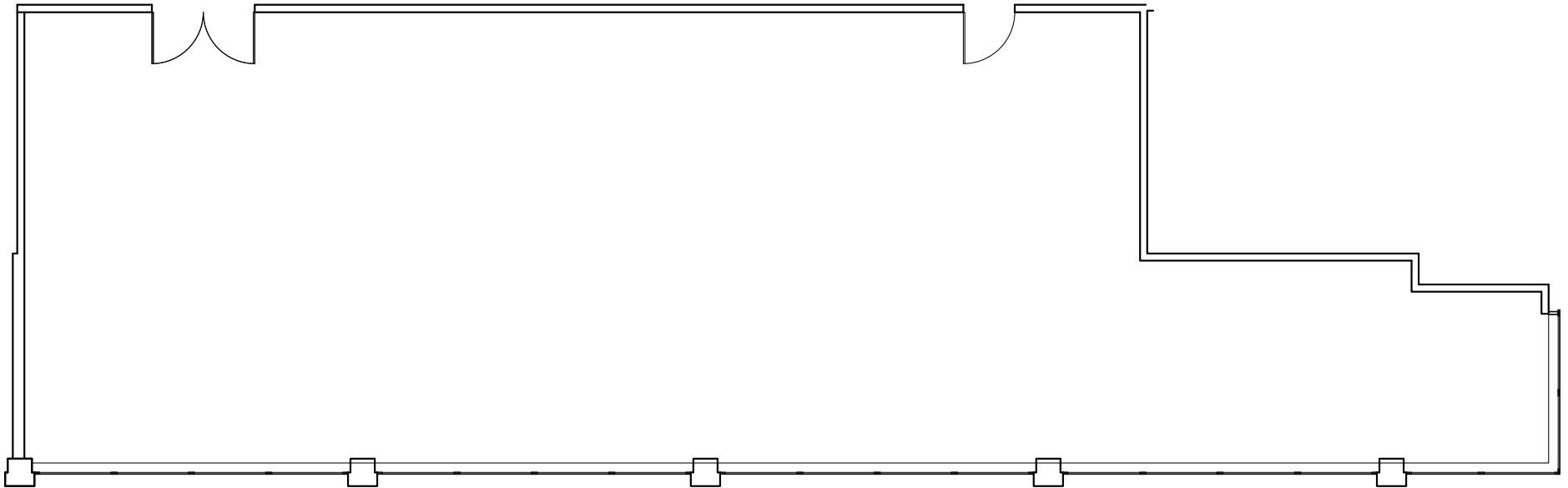
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



SUITE
904
±1,306 RSF

FLOOR PLANS

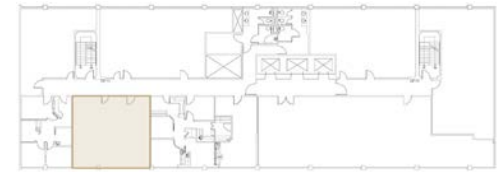
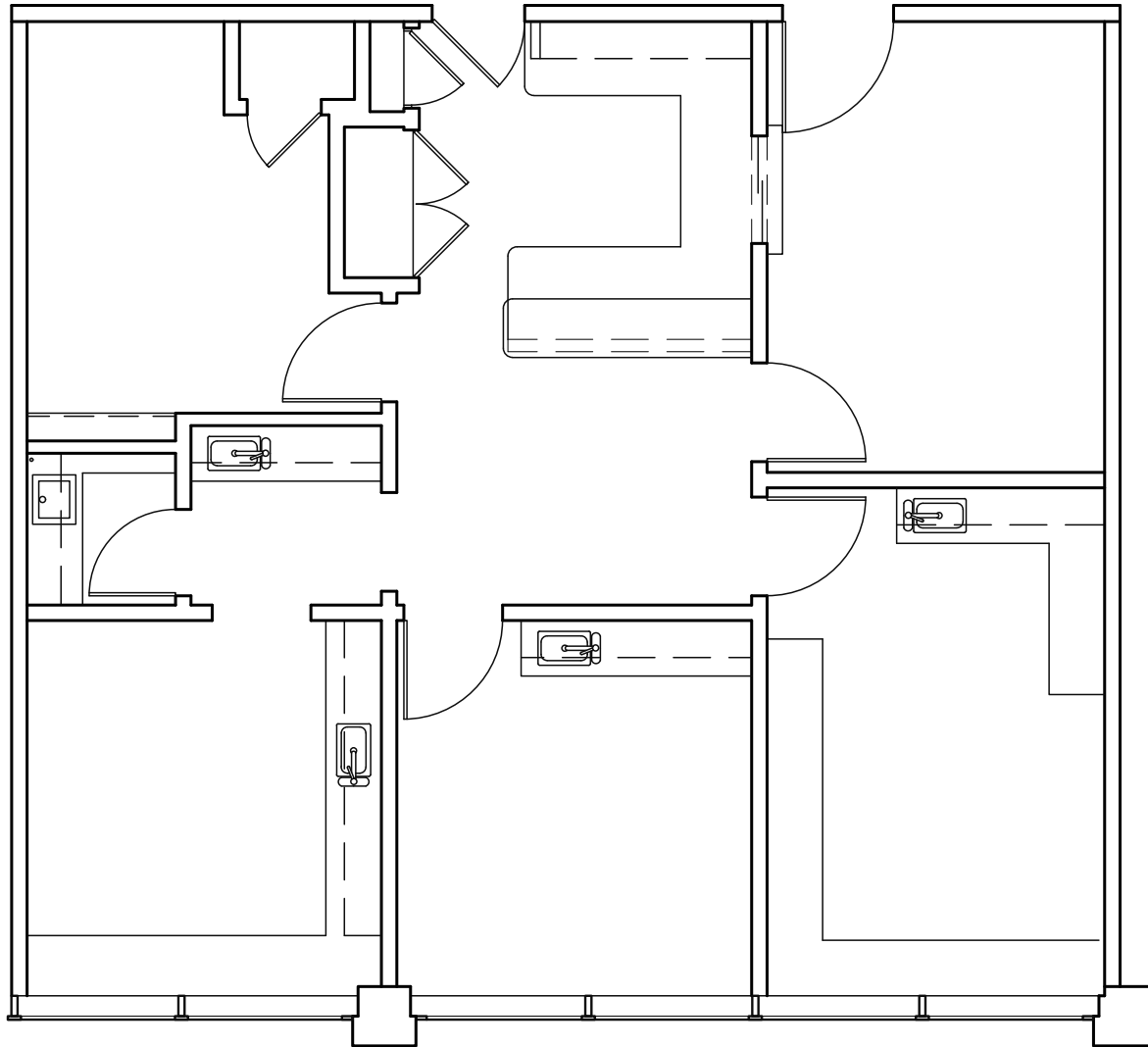
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



SUITE
1004
±2,466 RSF
divisible

FLOOR PLANS

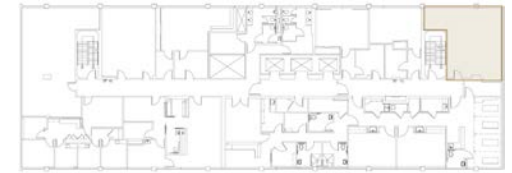
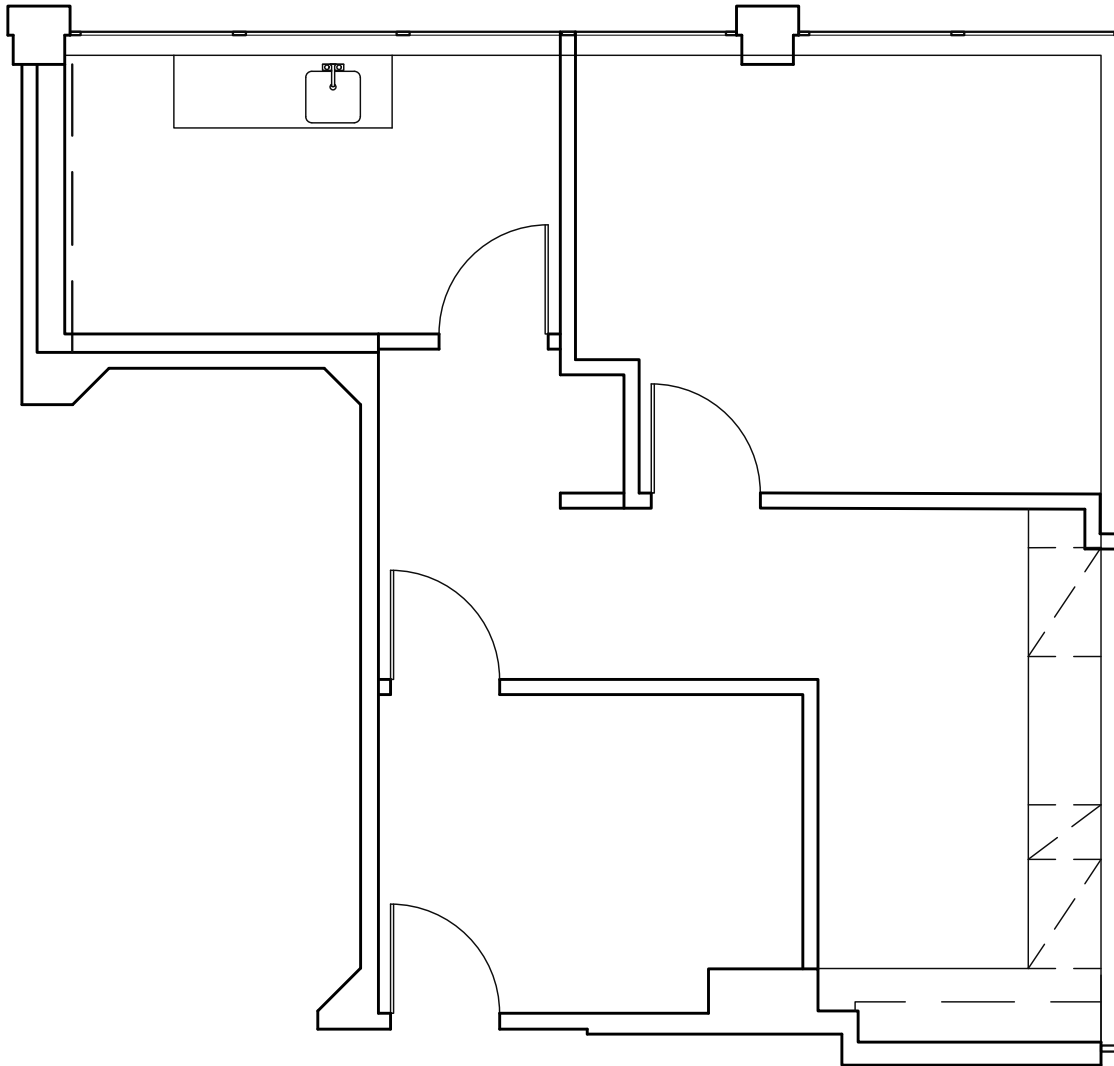
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



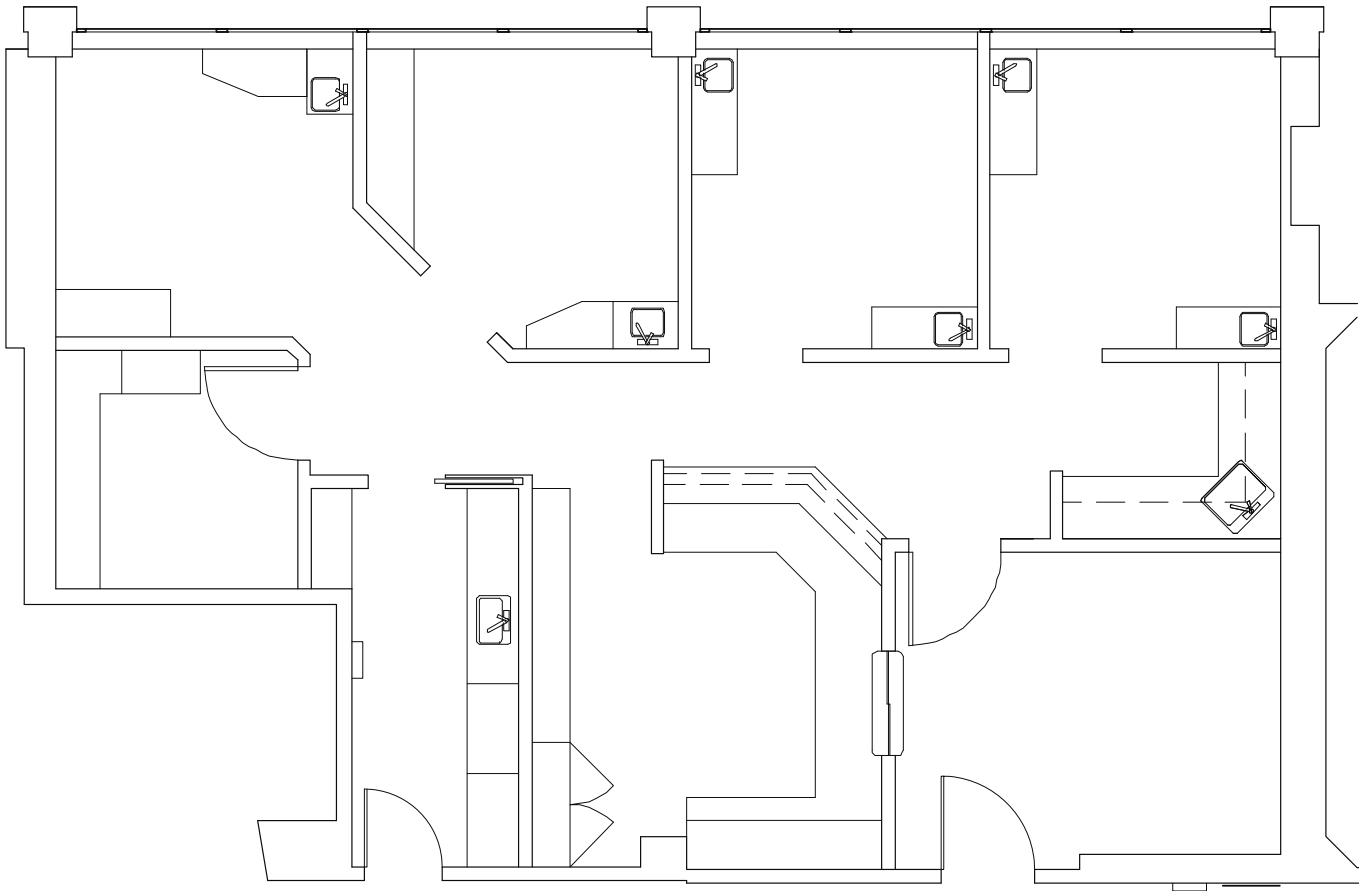
SUITE
1010
±956 RSF

FLOOR PLANS

10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



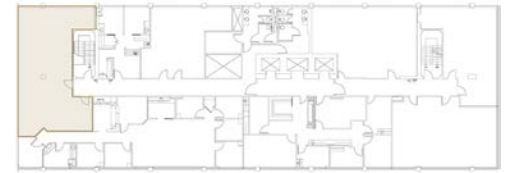
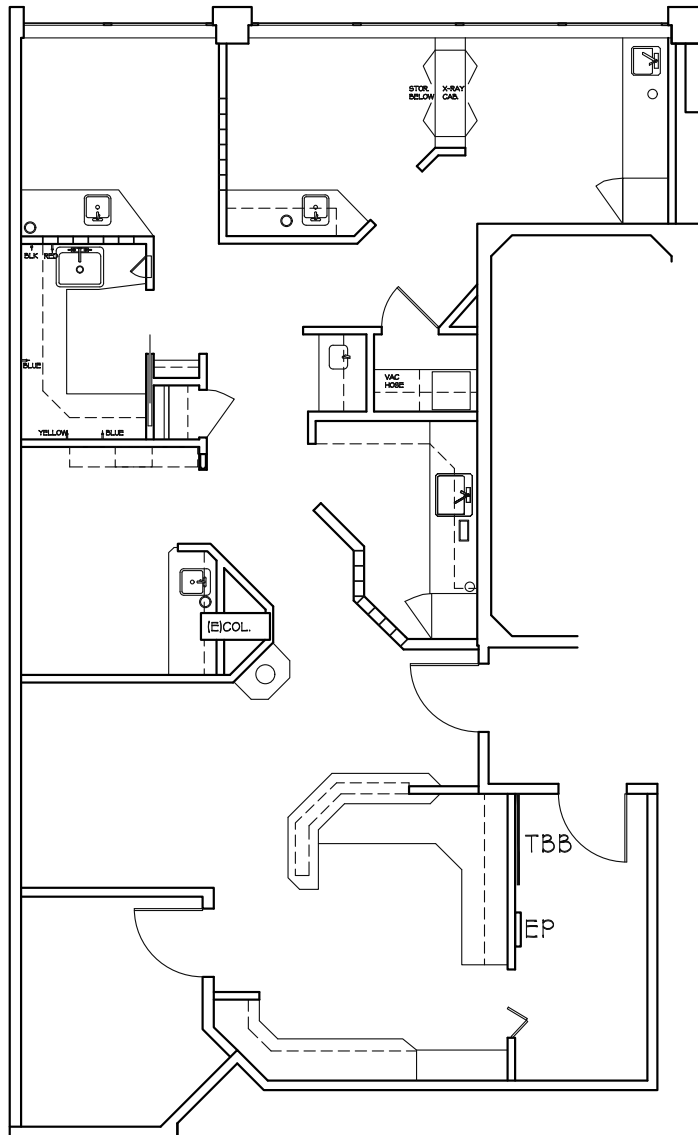
SUITE
1103
±802 RSF



SUITE
1201
±1,247 RSF

FLOOR PLANS

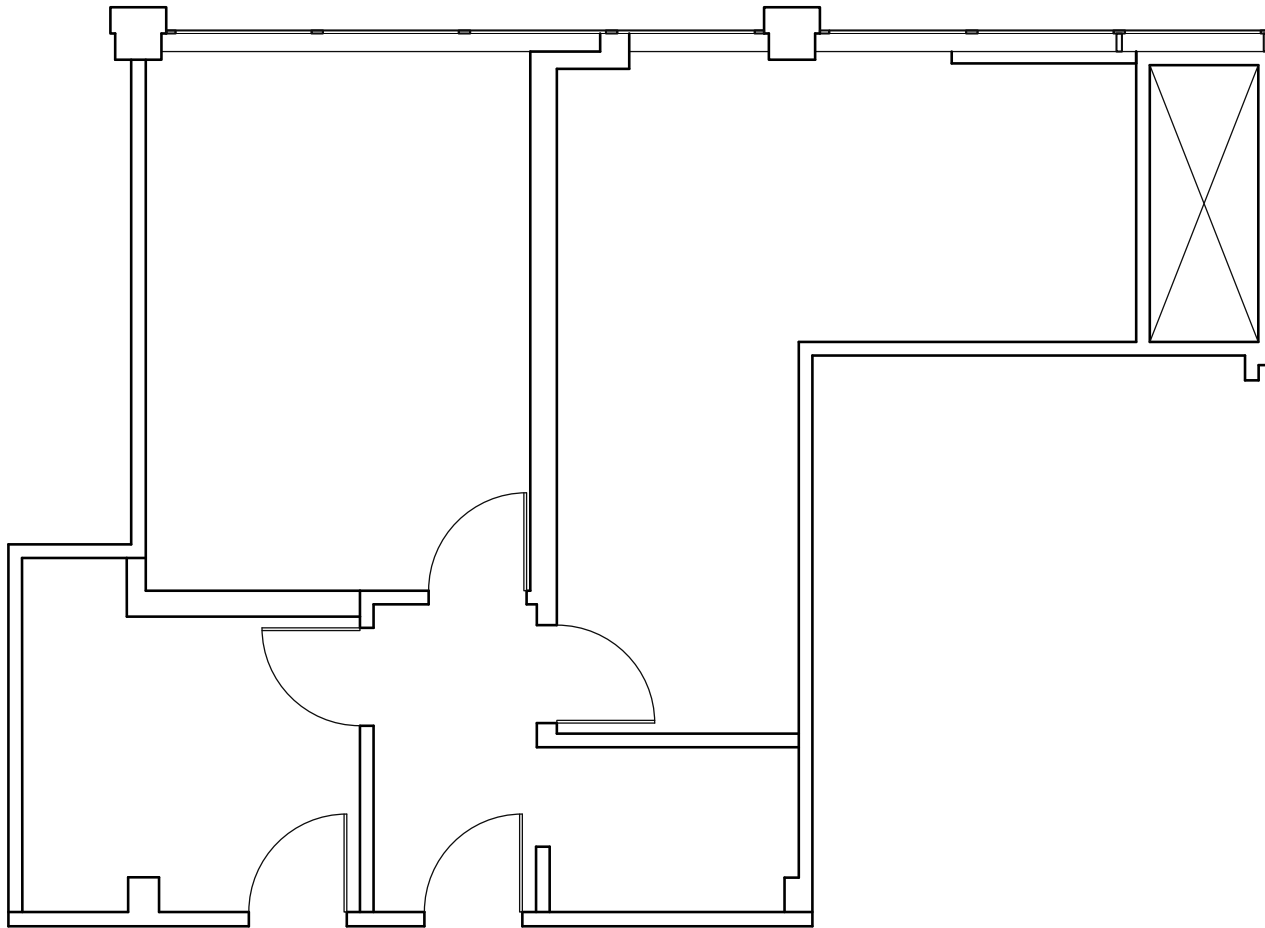
10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



SUITE
1211
±1,387 RSF

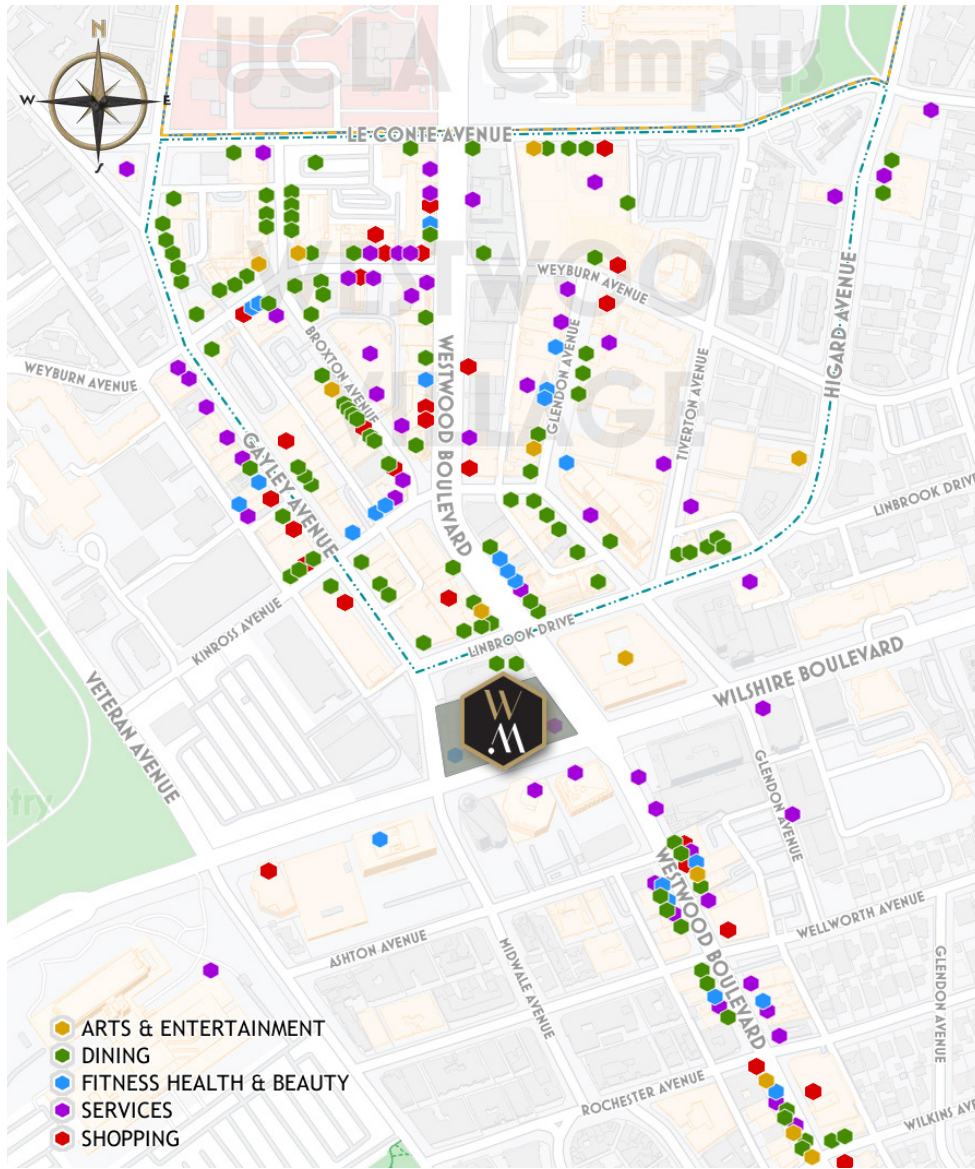
FLOOR PLANS

10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA
90024



SUITE
1214
±849 RSF

GATEWAY TO WESTWOOD VILLAGE & WESTWOOD BOULEVARD



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

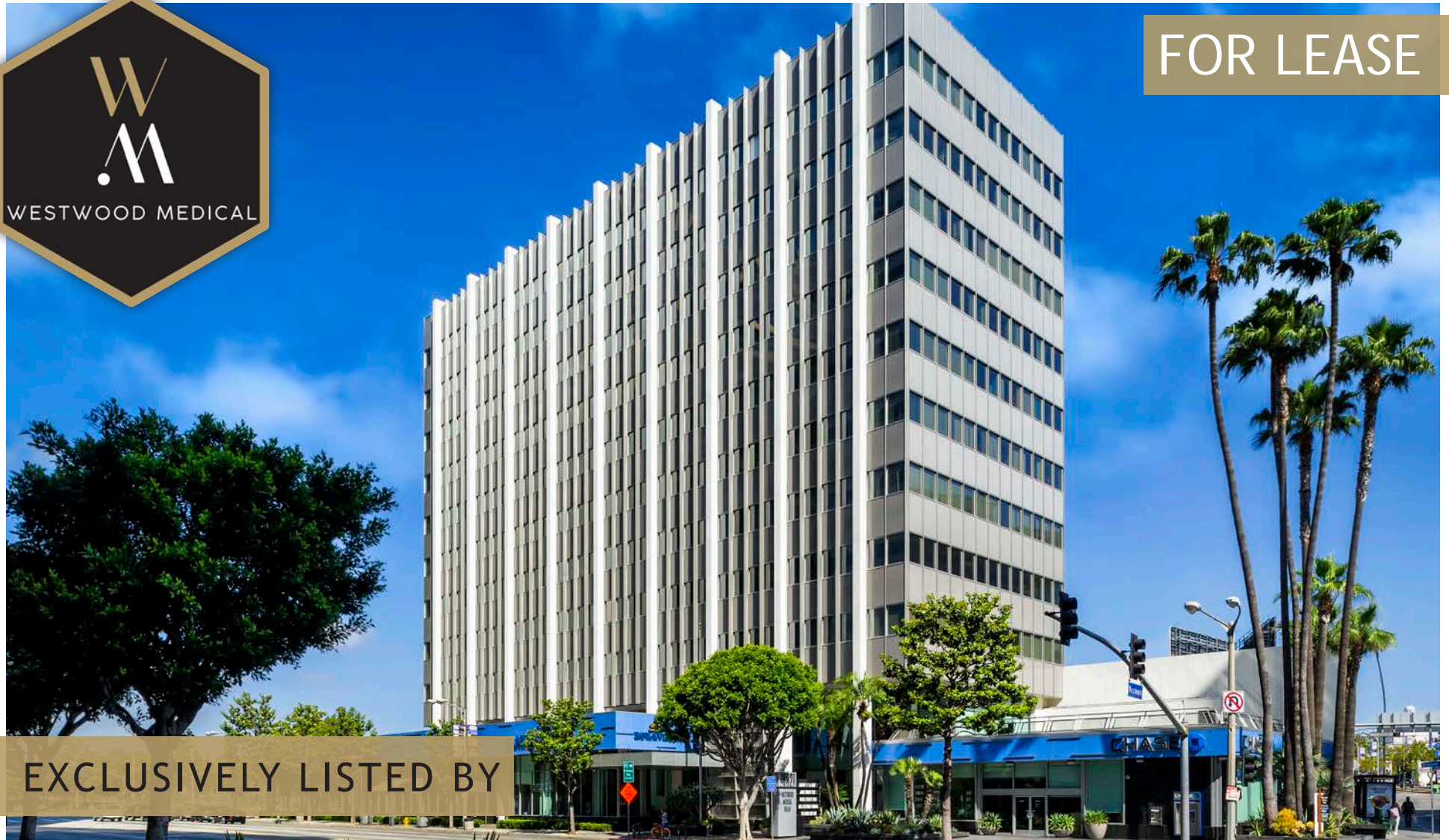
MEDICAL ENVIRONMENT MAP



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



FOR LEASE



EXCLUSIVELY LISTED BY

CHRISTIAN HOLLAND

MANAGING DIRECTOR

holland@westmac.com | 310.966.4350
DRE #00942434

JIM BURNAP

EXECUTIVE VICE PRESIDENT

burnap@westmac.com | 310.966.4385
DRE #01020515

WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700 | Company DRE #01096973 | www.westmac.com

WESTMAC

Commercial Brokerage Company