



656 S SAN VICENTE

The Westside's Premier Medical Outpatient Development

APPROVED. READY. EXCEPTIONAL.



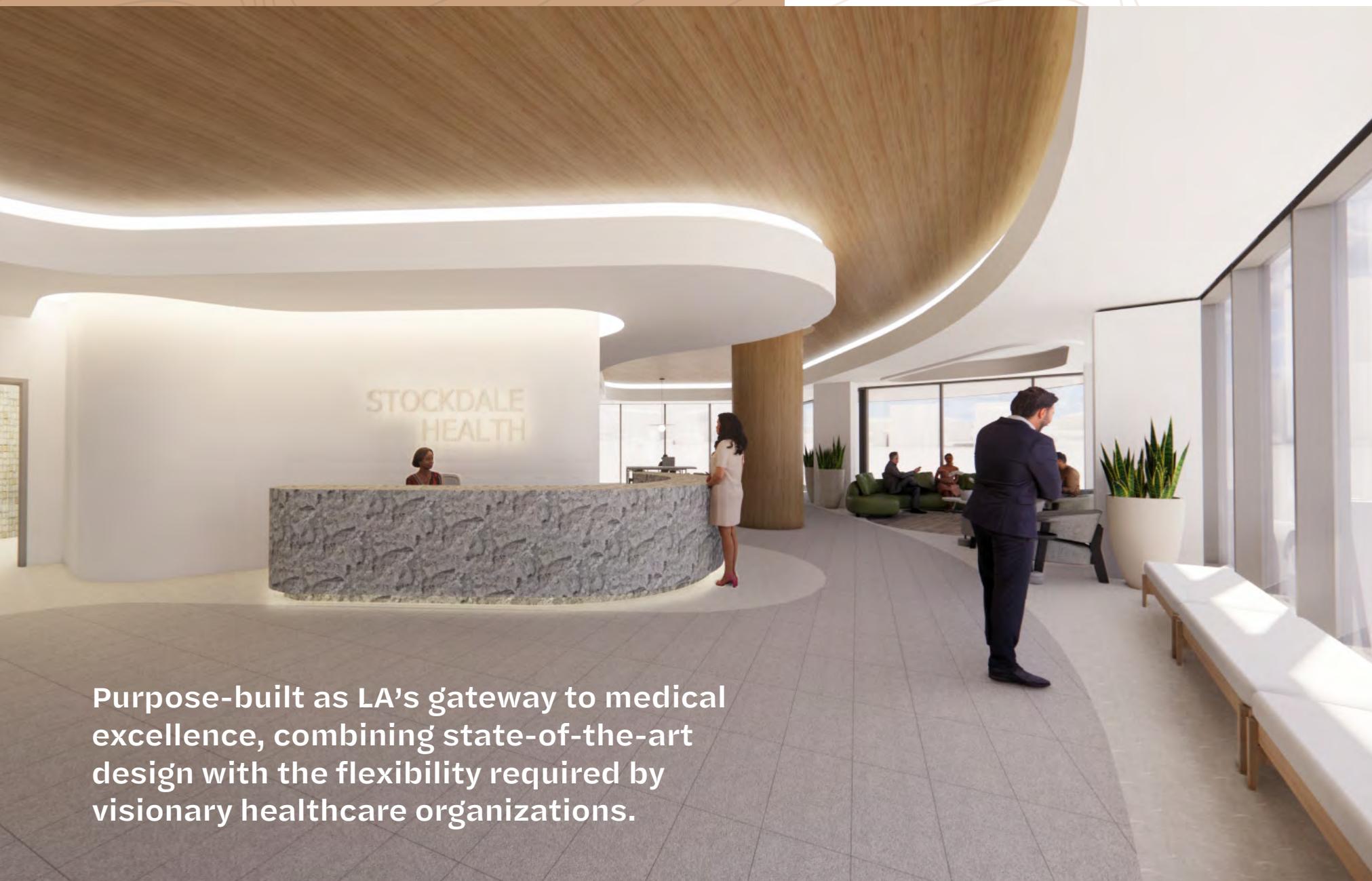
The future of healthcare, at the intersection of design & function

Up to 204,000 RSF Ready to Deliver by Spring 2028

Development Highlights

- City approvals secured - construction ready
- The Westside's first medical office tower in 20+ years
- Full building availability for single or multi-tenant
- 418 above-ground parking spaces with valet service
- LEED Gold sustainable design
- 15 stories with unparalleled visibility
- Floor-to-ceiling glass optimized for medical use

Architectural innovation meets medical precision



Purpose-built as LA's gateway to medical excellence, combining state-of-the-art design with the flexibility required by visionary healthcare organizations.

GATEWAY DESIGN PHILOSOPHY

Architecturally stunning facade of glass and composite metal panels creates an iconic Beverly Hills presence, while interior floor plates are optimized for large-scale healthcare operations

Advanced Medical Infrastructure



Floor-to-ceiling glass optimized for medical use



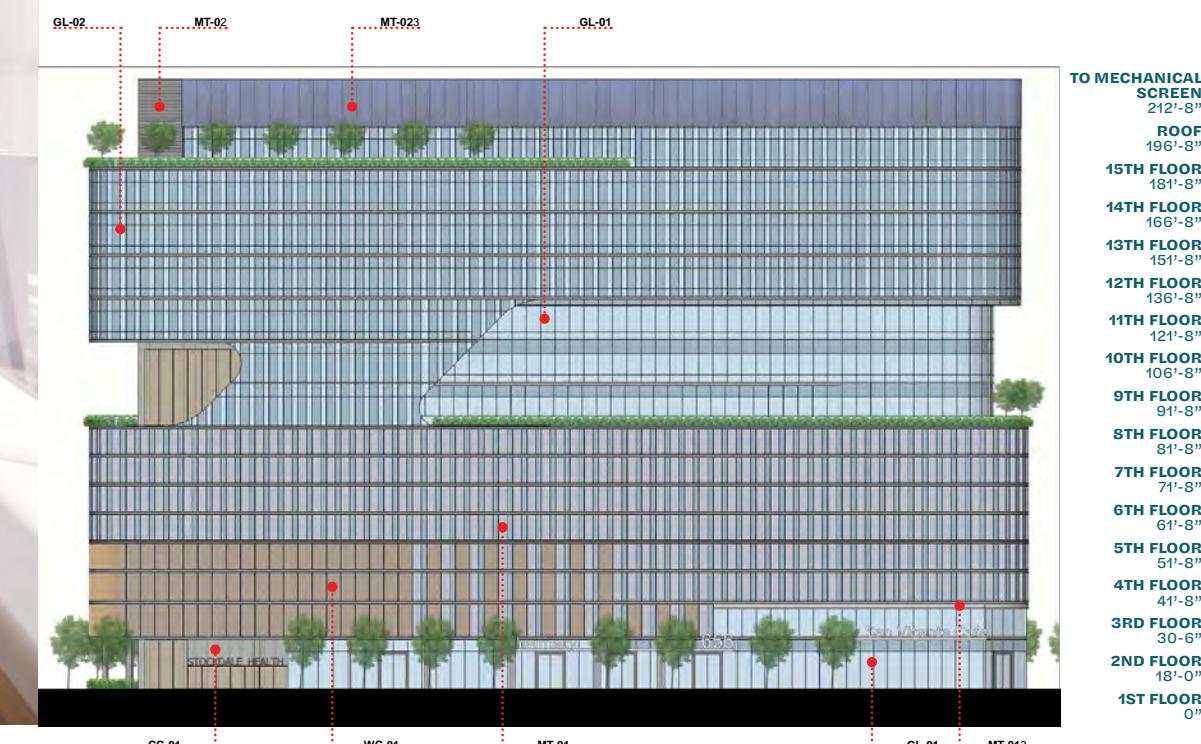
Advanced HVAC systems engineered for medical equipment and air quality standard



Flexible floor plates averaging 27,000 sf and designed for high-acuity outpatient medical treatment



Technology-ready infrastructure supporting cutting-edge medical equipment



↑ Generous slab-to-slab ceiling heights of 15' minimum on all tenant floors

Heal, Work, Thrive



On-site Amenities:

ROOFTOP SANCTUARY
Dedicated penthouse-level terrace reserved for top-floor tenants, offering spectacular skyline views and private outdoor space.



EXCLUSIVE WELLNESS TERRACE
9th-floor elevated outdoor wellness loop with panoramic Los Angeles basin views - an exclusive amenity for medical professionals and their teams.

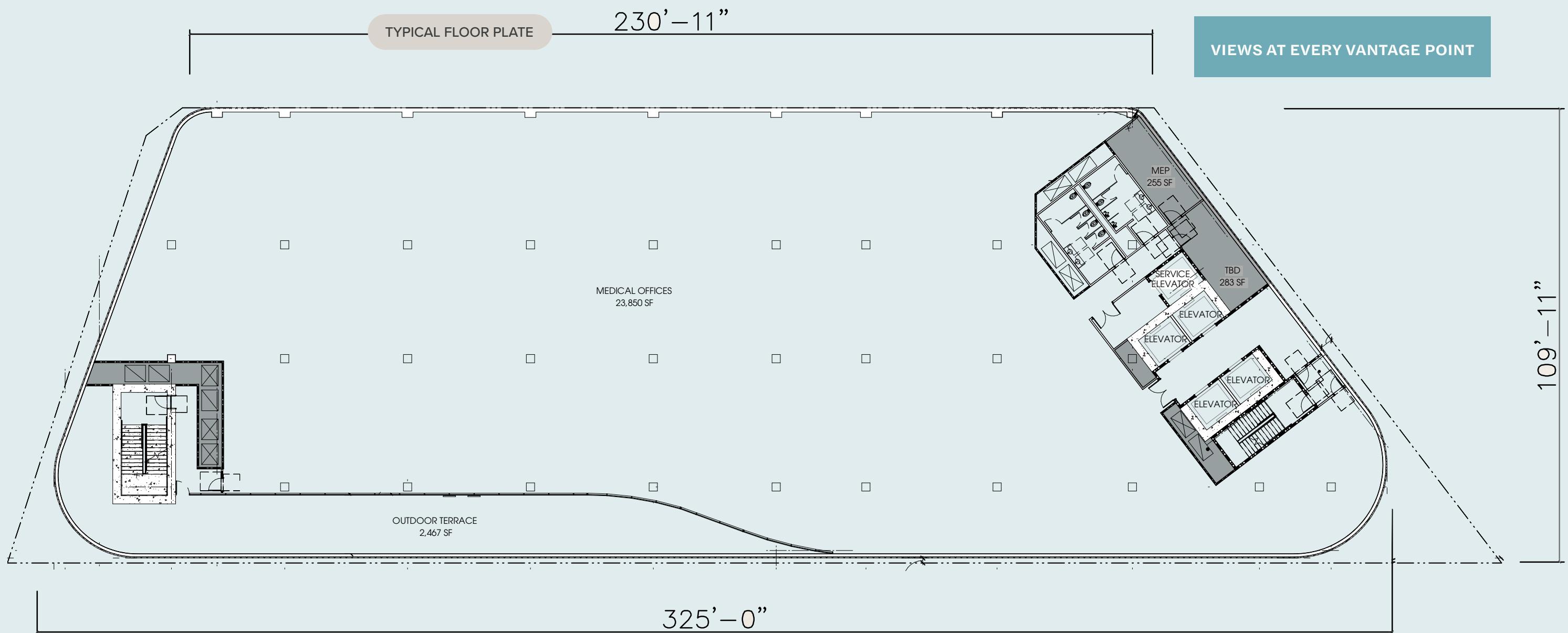


GROUND-FLOOR VITALITY
Street-front retail and approved medical spaces with drought-tolerant healing gardens, creating a wellness-focused patient experience from arrival



Full building opportunity

Up to 204,000 RSF 15 Floors Available
Purpose-built for medical excellence with flexible floor plates and 15' ceiling, accommodating advanced technology and equipment



A medical ecosystem connected to care

2 MIN WALK

Future Wilshire/La Cienega
Metro Station

25 MIN RIDE

from Downtown Los Angeles to
Westwood on Metro

METRO EXTENSION

3 MIN DRIVE

Cedars-Sinai Medical Center

5 MIN DRIVE

Beverly Hills Medical District

8 MIN DRIVE

UCLA Mid-Wilshire Behavioral
Health Hospital

ABOUT THE MEDICAL CORRIDOR:

- Highest concentration of medical specialists in LA
- Affluent patient demographic with established referral networks
- Over 2 Million square feet of medical outpatient space that's nearly fully leased
- Premium healthcare destination with integrated services

By 2028, 10,000 people will turn 80+ years old every day in the U.S. — position your practice ahead of unprecedented healthcare demand

All pathways lead to premier care



PREMIUM AMENITIES WITHIN WALKING DISTANCE

Specialty pharmacies, medical services, fine dining, luxury retail, and professional services create an integrated ecosystem for healthcare practices and their patients.

Strategic Location Advantages:

12 MIN DRIVE

to I-405; Direct freeway access to Greater LA

5 MIN DRIVE

to Beverly Hills; Premium dining, luxury retail, executive services

25 MIN DRIVE

to LAX; International airport connectivity

15 MIN DRIVE

to Santa Monica; Coastal access and lifestyle amenities

18 MIN DRIVE

to Downtown LA; Business district and cultural centers

Routes to 656 San Vicente:

- Metro Purple Line (future) - transit connectivity
- Major hospital networks - referral accessibility
- Affluent residential areas - patient demographics
- Wilshire Boulevard corridor - commercial artery



656 S SAN VICENTE

The Westside's Premier Medical Outpatient Development



Bryan Lewitt
Managing Director, Healthcare
+1 213 239 6044
bryan.lewitt@jll.com

Chris Isola
Executive VP, Healthcare
+1 310 927 1591
chris.isola@jll.com

Carolyn Pasqualetto
Transactions Manager
+1 424 294 3410
carolyn.pasqualetto@jll.com