

FOR LEASE

6221 WILSHIRE BLVD

LOS ANGELES, CA 90048

PROMINENT GROUND FLOOR RETAIL SPACE

IDEAL FOR MEDICAL, DENTAL OFFICE,
URGENT CARE, COSMETIC/AESTHETIC CLINIC

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6221 WILSHIRE BLVD | LOS ANGELES 90048



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EXECUTIVE SUMMARY

Compass is proud to exclusively offer the opportunity to lease the Ground Floor of 6221 Wilshire Blvd, uniquely positioned on the border of Beverly Hills in the highly desirable Miracle Mile area of Los Angeles. The freestanding, 6-story medical office building offers a rare opportunity for medical and healthcare professionals to expand or establish a presence in a professional and well-managed property with major frontage on Wilshire Blvd. The only remaining $\pm 4,084$ SF space is well-positioned for occupancy by medical, dental (cosmetic and general dentistry), urgent care, clinic (cosmetic/aesthetic), and surgery center with desirable ground-floor access and multiple entrances. The property is inclusive of a private parking lot with on-site, ensuring ease of access for guests, patients, and employees. The property is strategically surrounded by world-renowned medical facilities and hospitals, where professionals can capitalize on with prominent frontage, presence, and exposure on Wilshire Blvd. The flexibility offered by an array of both medical, professional office, and retail uses presents an exceptional opportunity for those seeking to establish, expand, or diversify their operations in a dynamic area with outstanding market fundamentals.



PROPERTY SUMMARY

±4,084 SF

SPACE SIZE

—

2

RESTROOMS

—

HVAC

DEDICATED TO SUITE

—

14'

CEILING HEIGHT

—

ACCESS:

4 SEPARATE ENTRANCES: DIRECT ACCESS FROM LOBBY/
PARKING LOT | THREE (3) FROM WILSHIRE BLVD

±55,488 SF

BUILDING SIZE

—

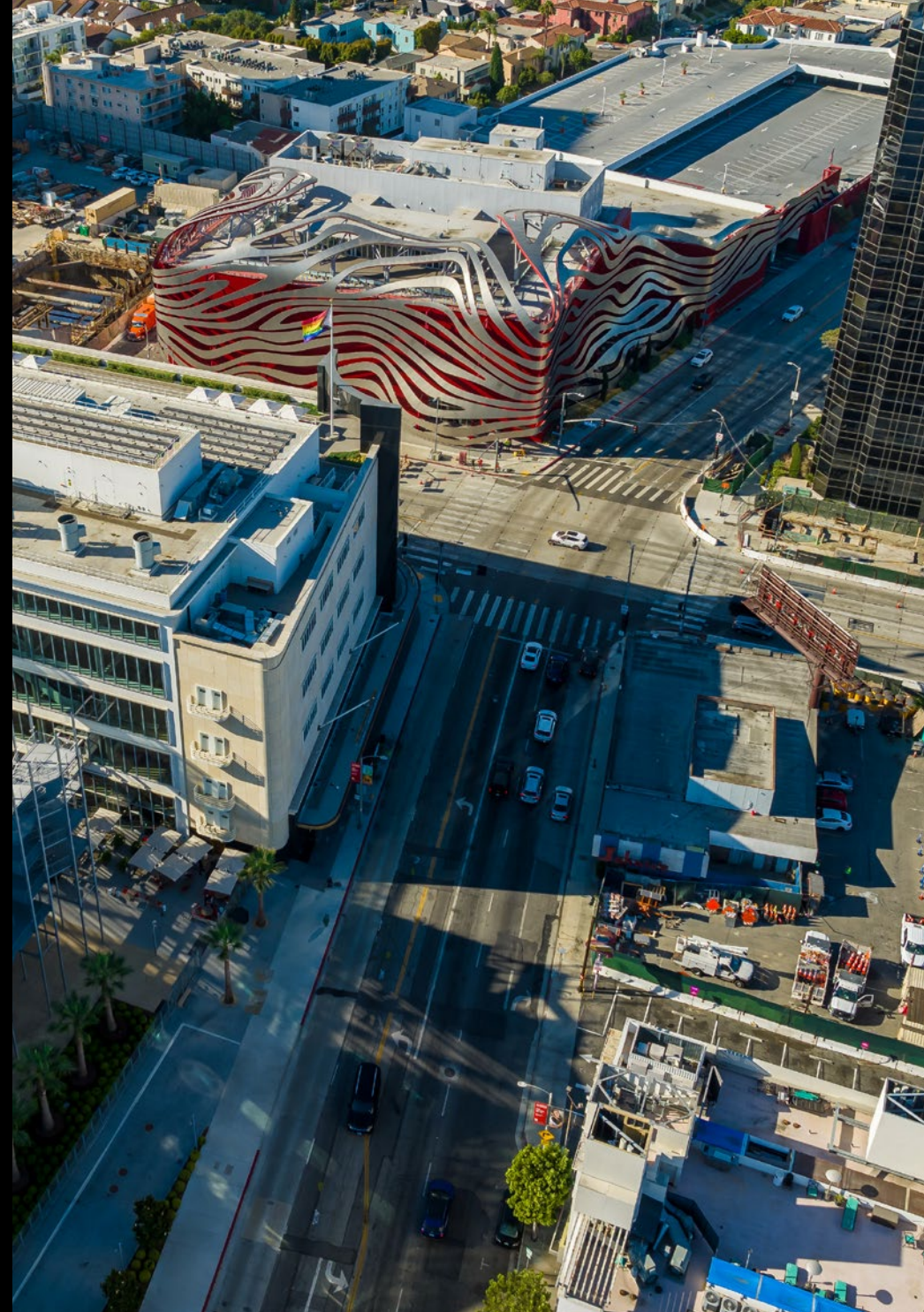
LA-C4

ZONING

—

PARKING

ON SITE SURFACE WITH
VALET IN REAR



SPACE & PROPERTY HIGHLIGHTS

Prime ±4,084 SF Ground Floor Space in Medical Office Building

Ideal for Medical and Dental Offices, Urgent Care, Clinic, Cosmetic/ Surgery Center, and Retail/Office Uses

Major Frontage & Building Signage Opportunity on Wilshire Blvd

4 Separate Entrances: Direct Access from Lobby/Parking Lot | Three (3) from Wilshire Blvd

High Ceilings, Large Open Space

On-Site Parking Lot with Valet Service in Rear

Positioned Within Walking Distance to Public Transportation

High Street Visibility & Drive-By Exposure

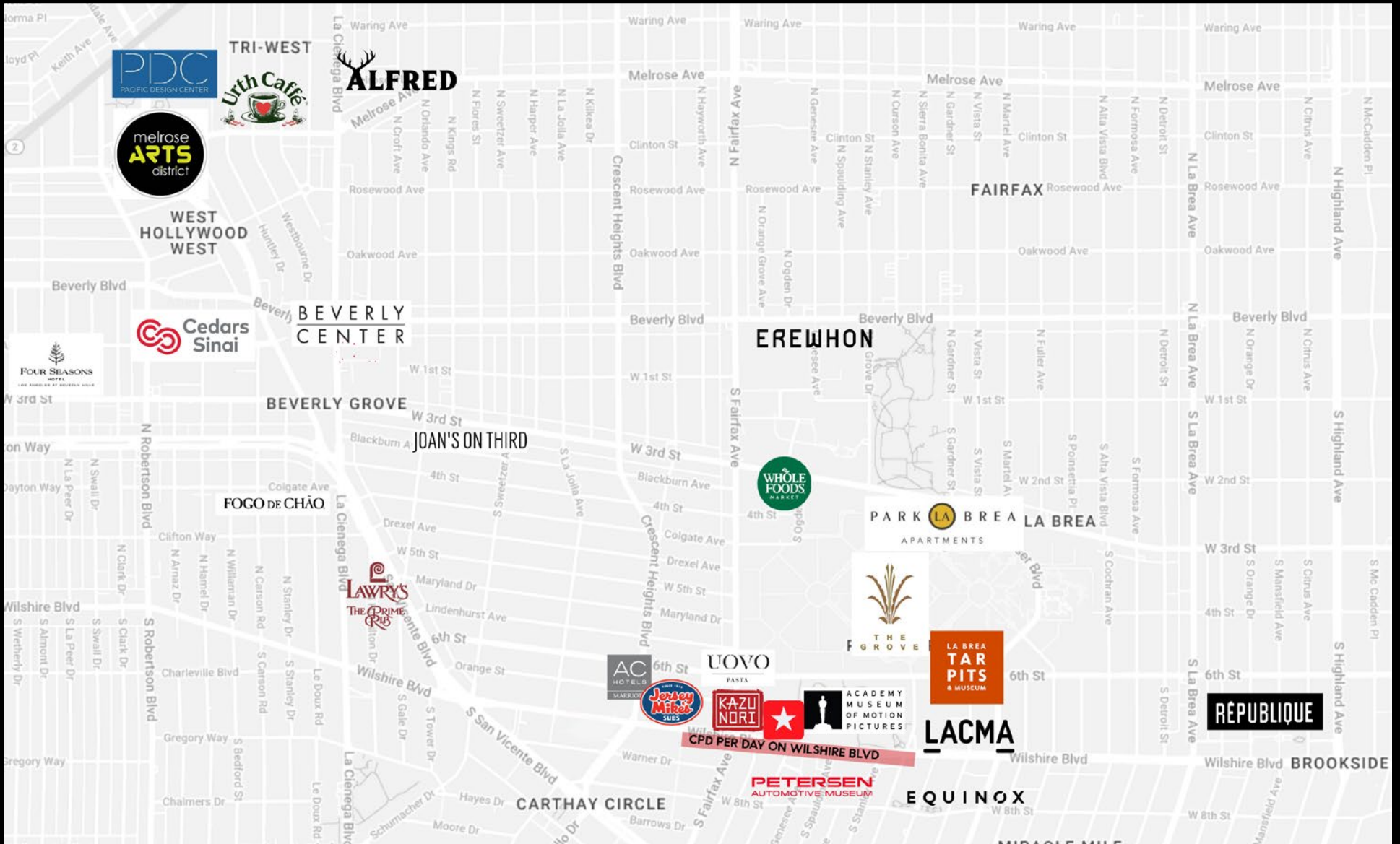
Located in the Heart of Miracle Mile, Directly Adjacent to Beverly Hills & West Hollywood

*Lessee to verify any and all accuracy of information and confirm use(s) with city.

*Showings By Appointment Only—Please Contact Listing Agents.



THE AREA

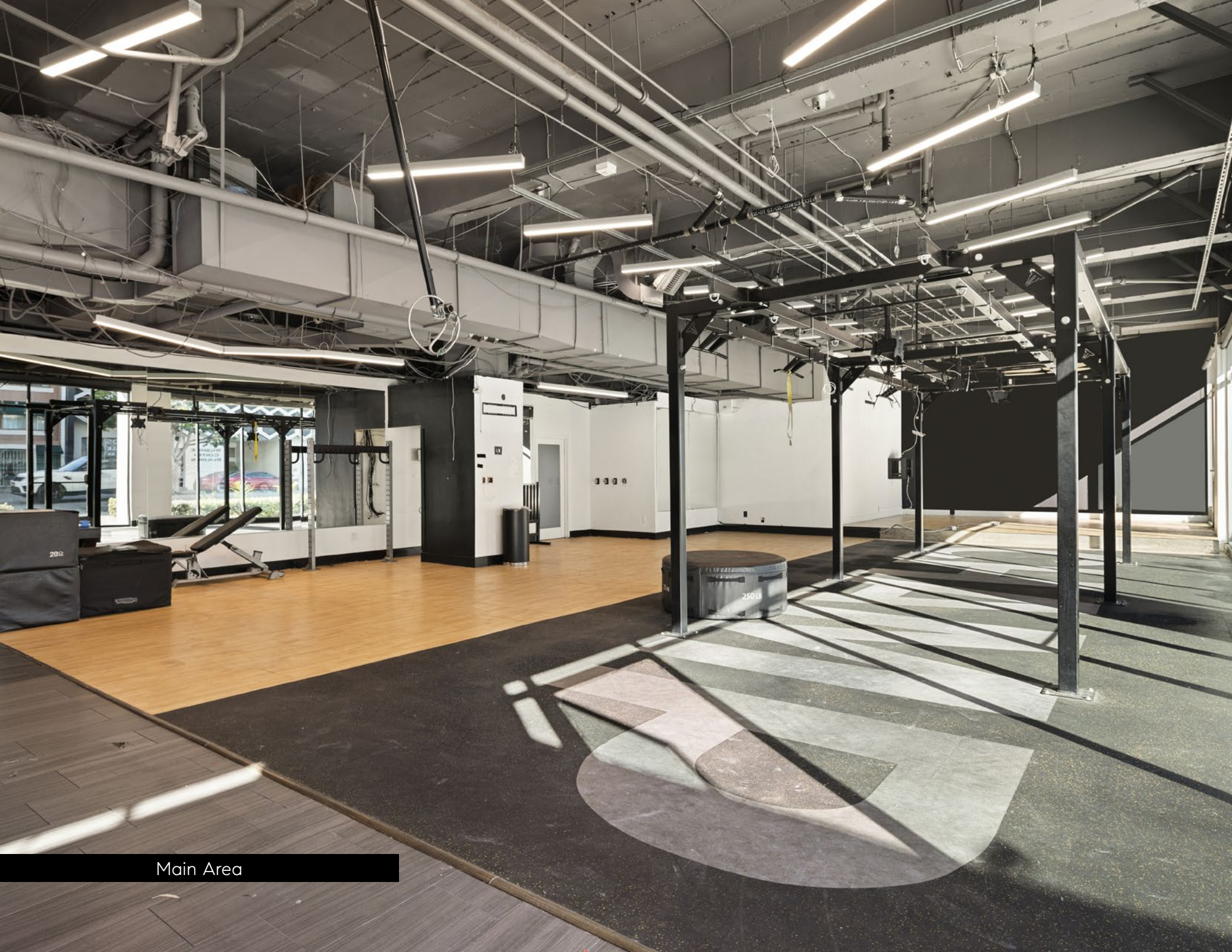


AREA OVERVIEW

Nestled in the heart of Los Angeles' Miracle Mile district, the medical office building at 6221 Wilshire Blvd offers a strategic and dynamic location that perfectly caters to the needs of professionals and healthcare practitioners alike. Miracle Mile is a historic and thriving neighborhood, renowned for its rich cultural heritage, vibrant arts scene, and proximity to key institutions. The property's prime location in the district ensures that it is at the epicenter of Los Angeles' intellectual, cultural, and medical hub. Healthcare professionals will appreciate the close proximity to world-class medical facilities, including Cedars-Sinai Medical Center and its ancillary facilities, accessible within a 5-minute drive from the property. Additionally, the property is connected to major transportation routes, including Metro's latest D Line subway on Wilshire Blvd.

6221 Wilshire Blvd is an ideal destination for healthcare practices, medical offices, and clinics, allowing practitioners to serve their patients with ease and efficiency. For professionals in various other fields, the Miracle Mile offers a dynamic and stimulating environment for work and collaboration. The area is home to numerous law firms, creative agencies, financial institutions, and other businesses. The property's medical office spaces are designed to meet the needs of healthcare and medical professionals seeking a central and accessible location for their operations.





Main Area



3 Dedicated Entrances from Wilshire Blvd



Ample Frontage on Wilshire Blvd



Main Area



Direct Access from Lobby



Existing Treatment Room with Plumbing

BOTTOM HANGERS



Existing Treatment Room with Plumbing



2 ADA Restrooms Plus Shower

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 6221 Wilshire Blvd Los Angeles, CA, 90048 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed or implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

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