

BEVERLY HILLS MEDICAL SUITES

בסייד

FOR LEASE - ADJACENT TO CEDARS SINAI

50 N. LA CIENEGA BLVD, BEVERLY HILLS, CA 90211

Jeffrey E. Resnick

310.922.1717

jresnick@cagre.com

Lic. 00405333

Adam Funk

310.666.0124

afunk@cagre.com

Lic. 02129715

**SURGERY
CENTER
AVAILABLE**



SPACE INFORMATION

Beverly Hills Medical office building with ground floor restaurants. Beautifully presented suites with existing build out or build to suit. Ideally suited for medical, dental, plastic surgery or skin rejuvenation tenants. 450 Parking spaces on-site Close to Wilshire Blvd., and public transportation Convenient central location for patients. Walking distance to restaurants, cafe's and retail amenities.

- Adjacent to Wilshire/La Cienega Metro Station (Projected 2026)
- On-site restaurants include: Spice Affair & Capital Seafood
- Abundant parking (5/1,000)
- Three minutes to Cedars-Sinai Hospital

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

AVAILABLE SUITES

±607 RSF - ±25,982 RSF

RENTAL RATE

\$4.00 - \$6.50 PSF/MO, MG

TERM

NEGOTIABLE

PARKING

5/1,000

RESERVED: \$300

UNRESERVED: \$250

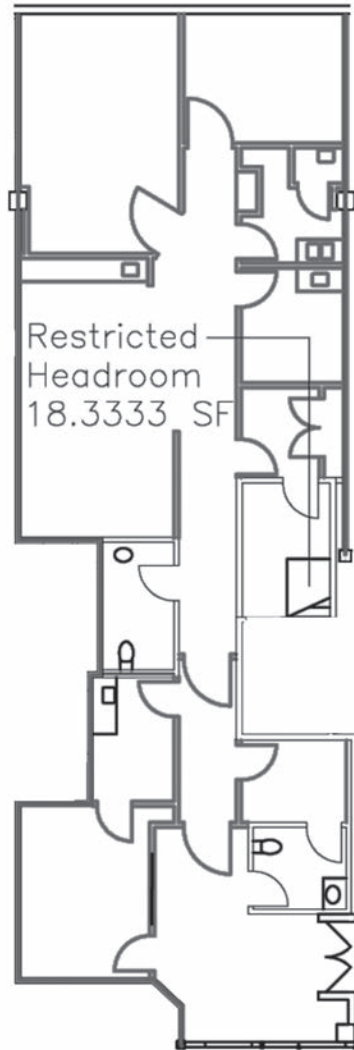
50 N. LA CIENEGA BLVD, BEVERLY HILLS, CA 90211



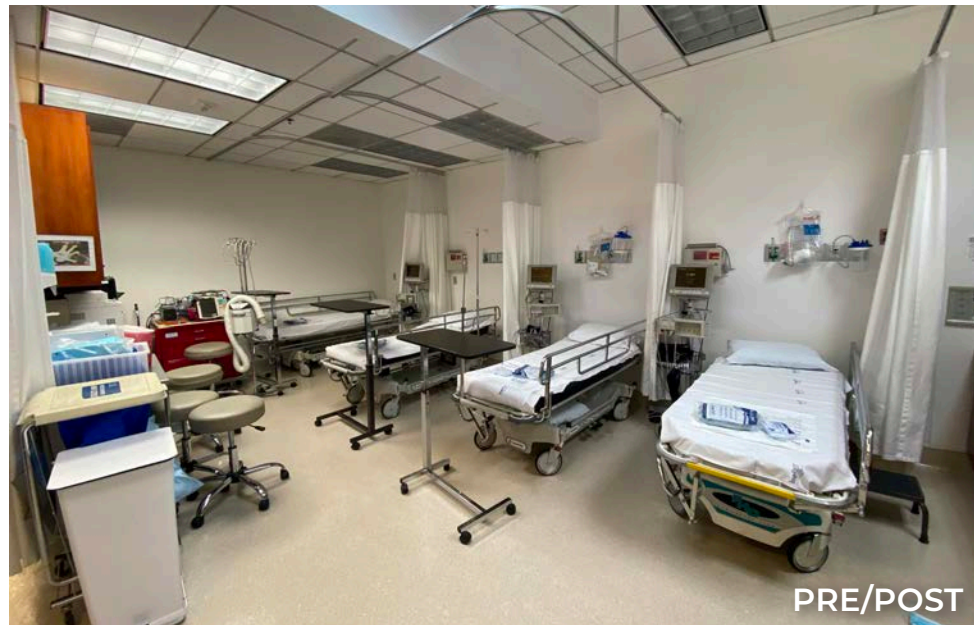
SUITE	RATE (MG)	SIZE ±	DESCRIPTION
110	\$5.50	2,593 SF	SURGERY CENTER WITH 2 OPERATING ROOMS & 4 PRE/POST OPERATING BAYS (GROUND FLOOR)
205	\$5.50	607 SF	RECEPTION AND TWO EXAM ROOMS
210	\$5.50	2,458 SF	LARGE CORNER SUITE W/ LOTS OF WINDOWS, 1 OFFICE, LARGE OPEN AREA, KITCHEN & STORAGE
216	\$5.50	1,350 SF	RECEPTION, TWO EXAM ROOMS, AND OFFICES WITH PATIO
218	\$5.50	1,183 SF	RECEPTION, FOUR EXAM ROOMS, OFFICE, AND STORAGE AVAILABLE MAY 1
219	\$5.50	1,136 SF	5 EXAM ROOMS, OPEN SPACE, & RECEPTION
300	\$5.50	13,203 SF	FULLY BUILT-OUT DIALYSIS CENTER (DIVIAIBLE TO ±4,500 SF)
320	\$5.50	1,681 SF	RECEPTION, EXAM ROOMS, LAB, STORAGE & KITCHEN
340	\$6.50	3,839 SF	SPEC SURGERY CENTER WITH TWO OPERATING ROOMS AND FIVE PRE-POST OPERATING BAYS
350	\$4.00 (AS-IS)	7,259 SF	SEE FLOORPLAN FOR DETAILS (DIVISIBLE TO ±1,300 SF)

25,982 SF (TOTAL THIRD FLOOR CONTIGUOUS SPACE)

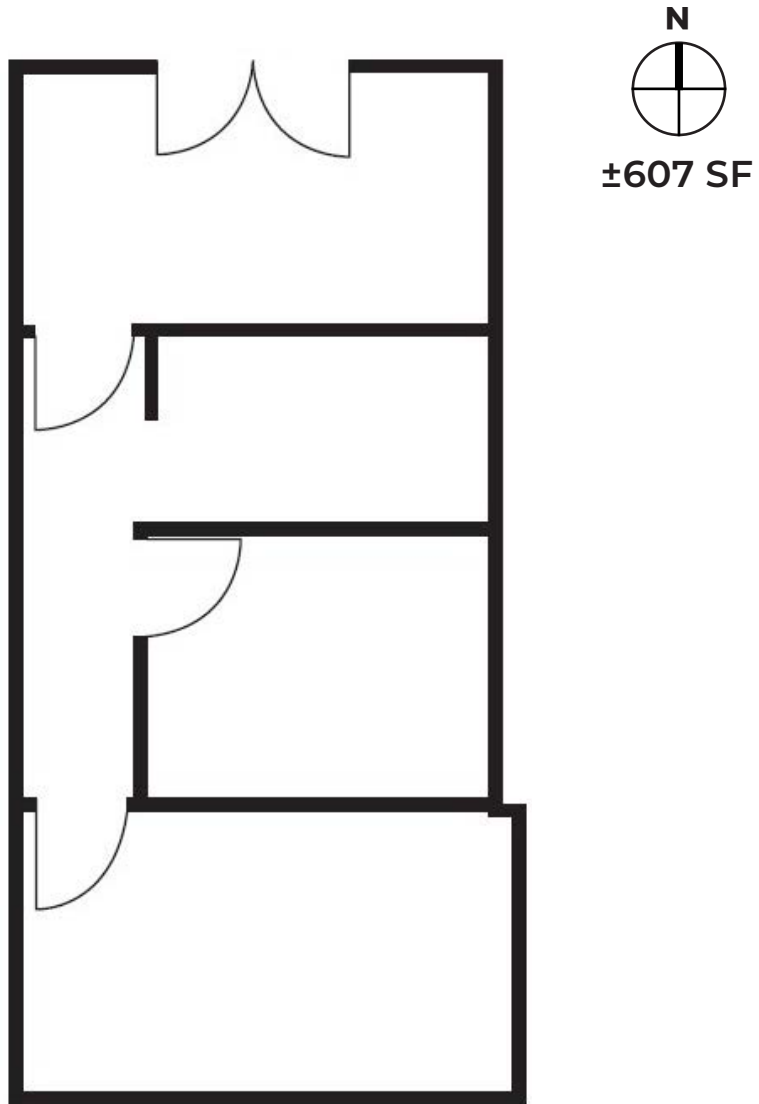
SUITE 110 - GROUND FLOOR SURGERY CENTER



z 
±2,593 SF



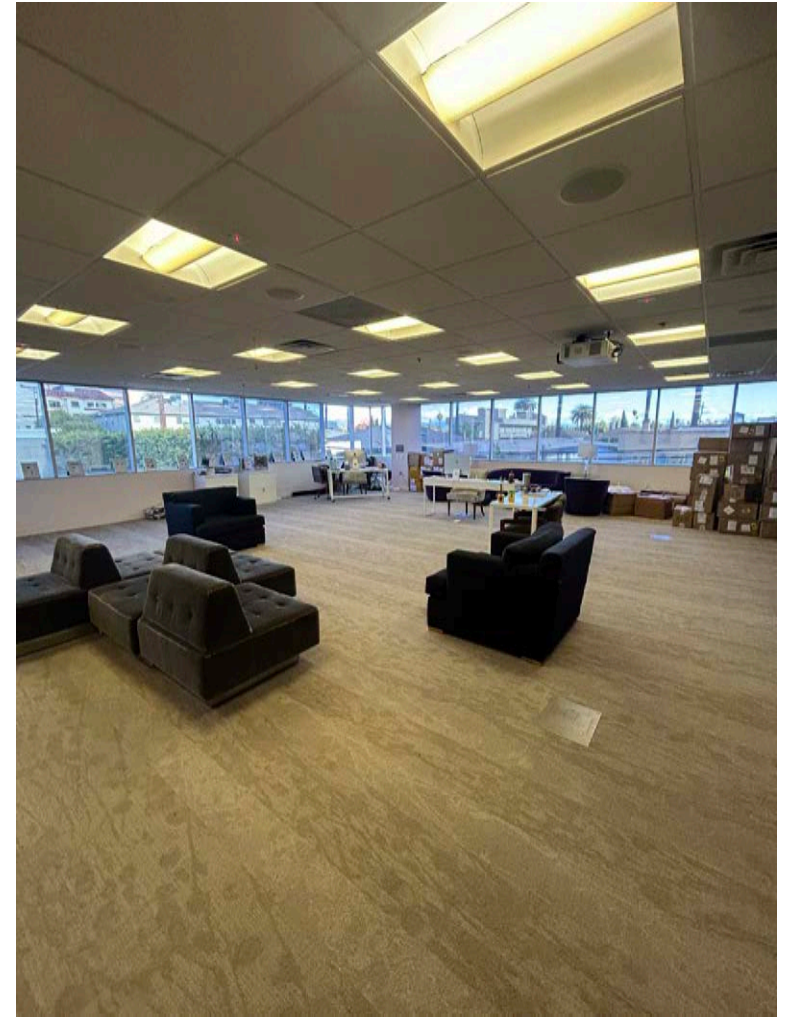
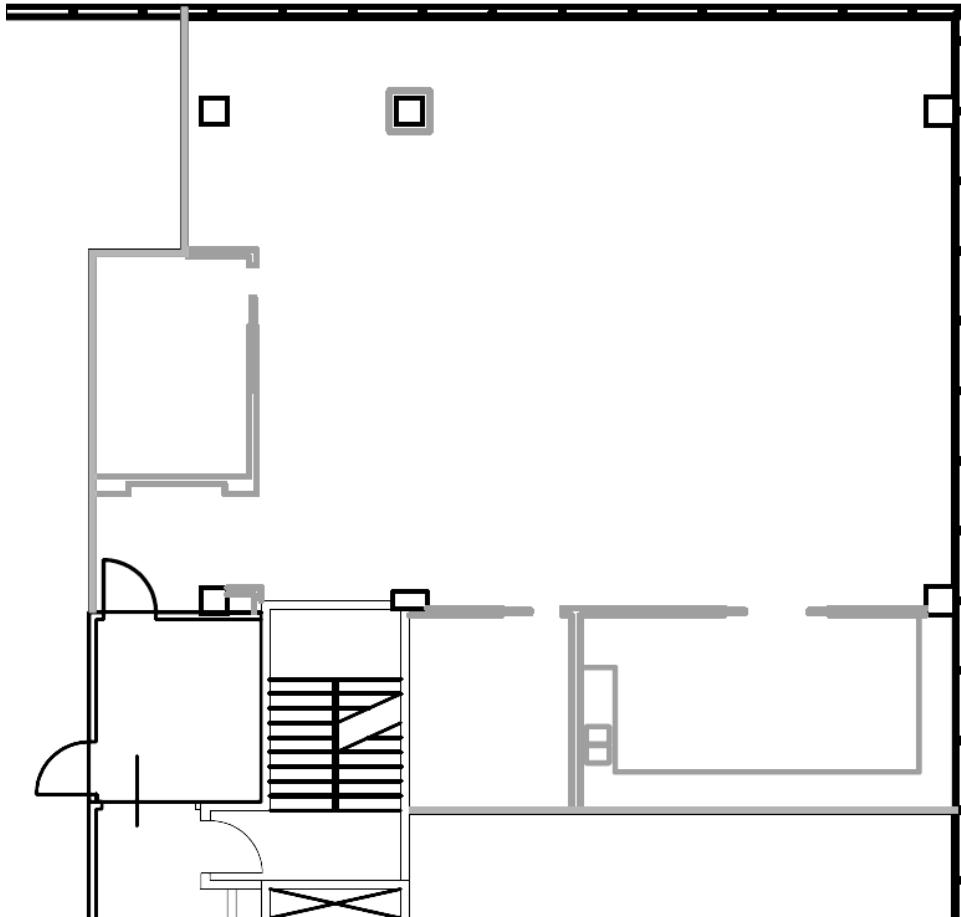
SUITE 205



SUITE 210



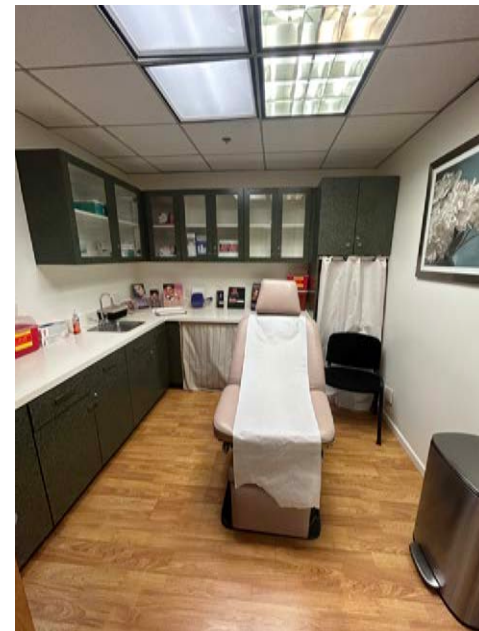
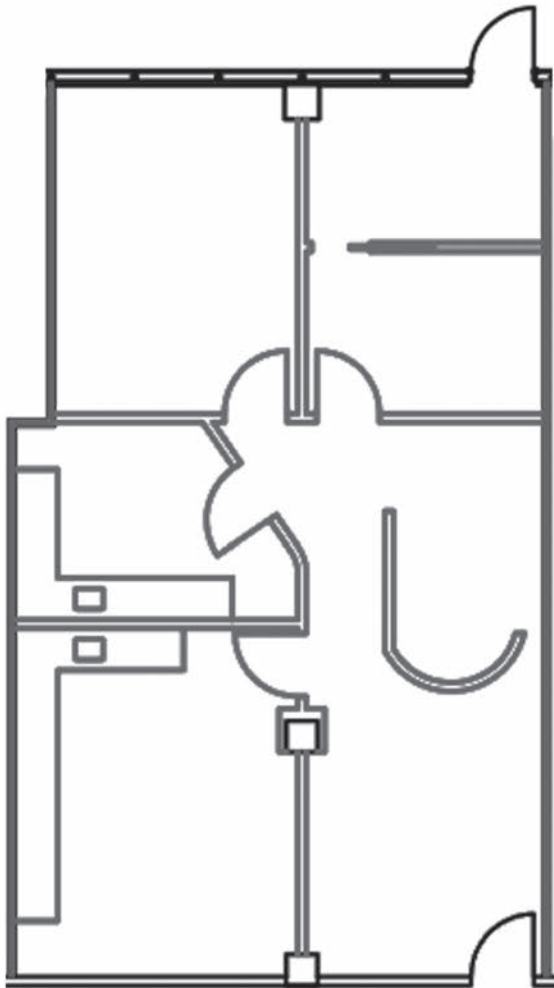
±2,458 SF



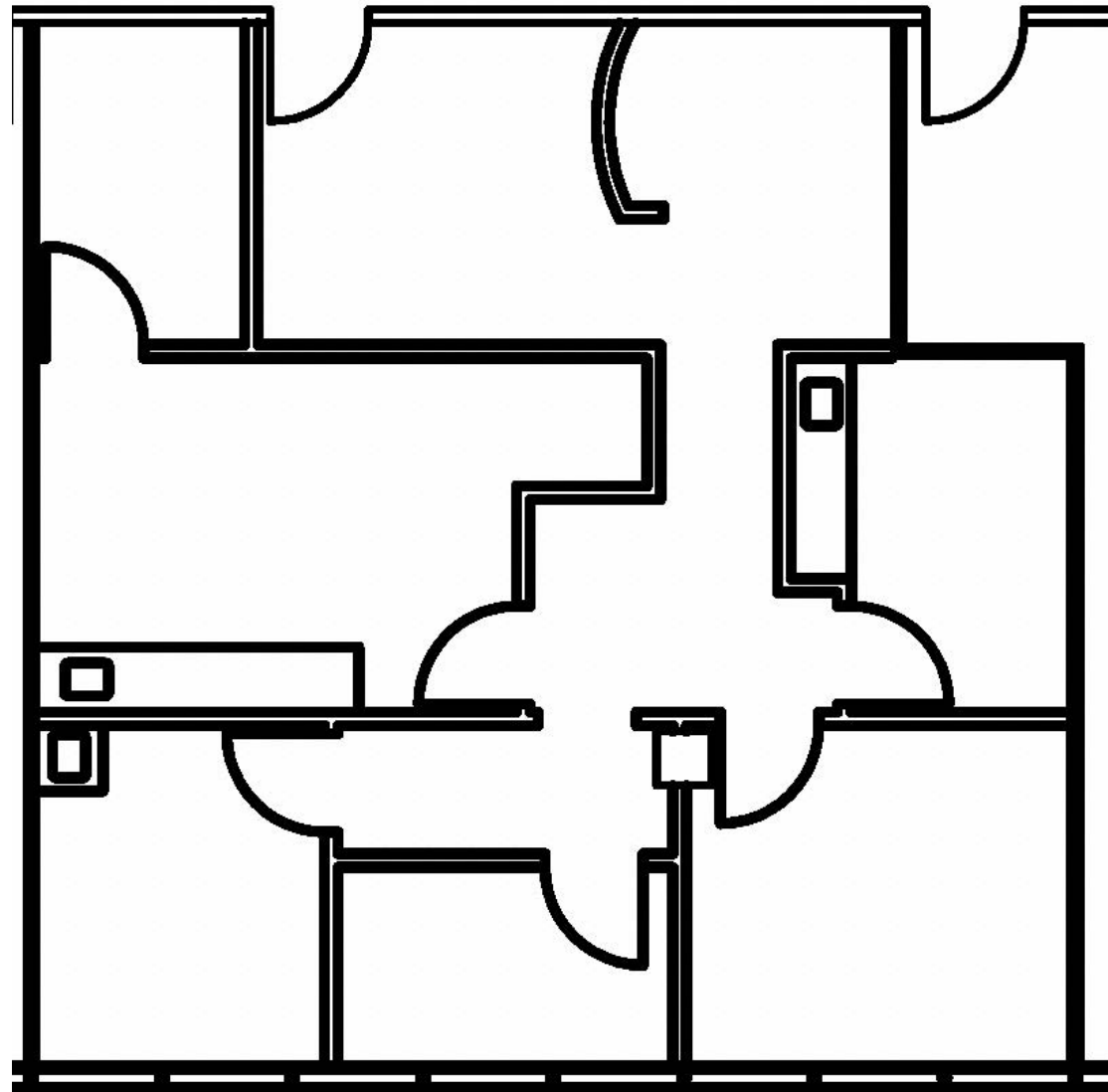
SUITE 216



±1,350 SF
W/ PATIO

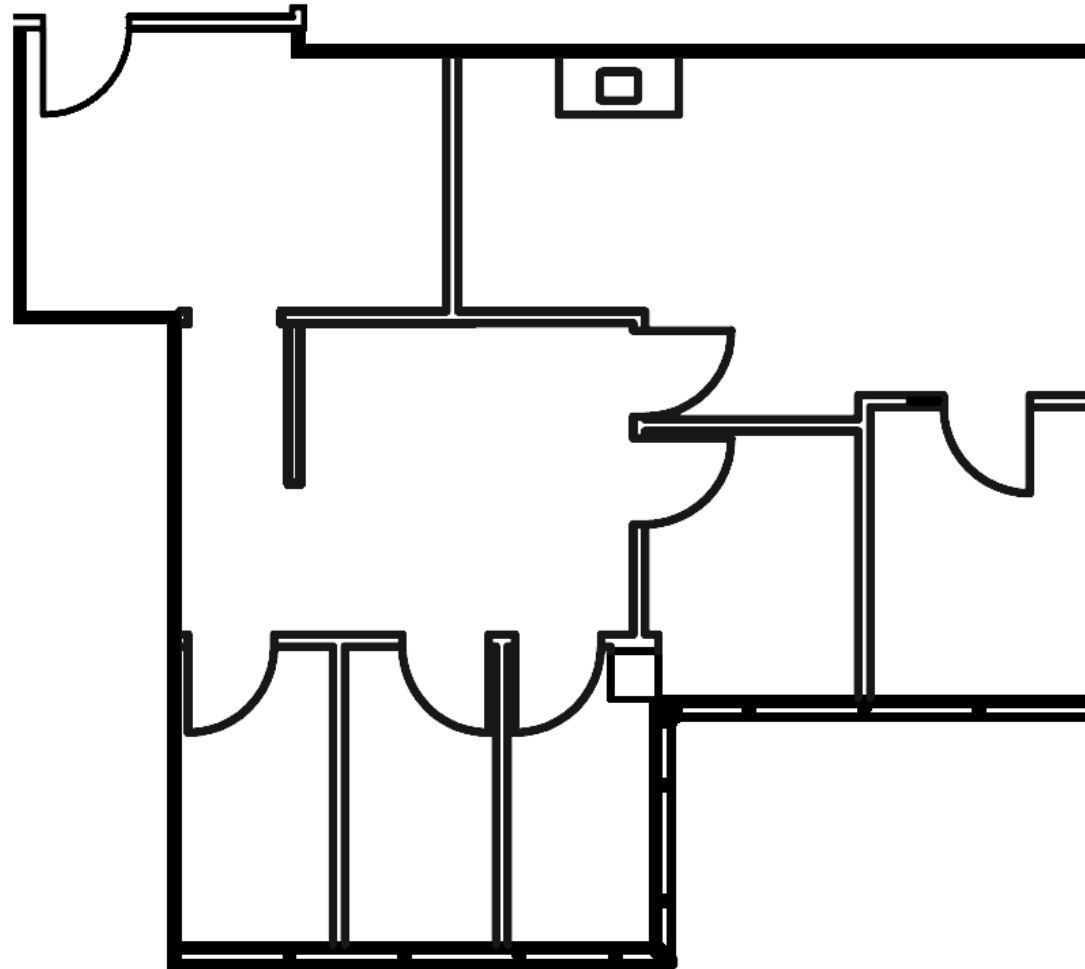


SUITE 218



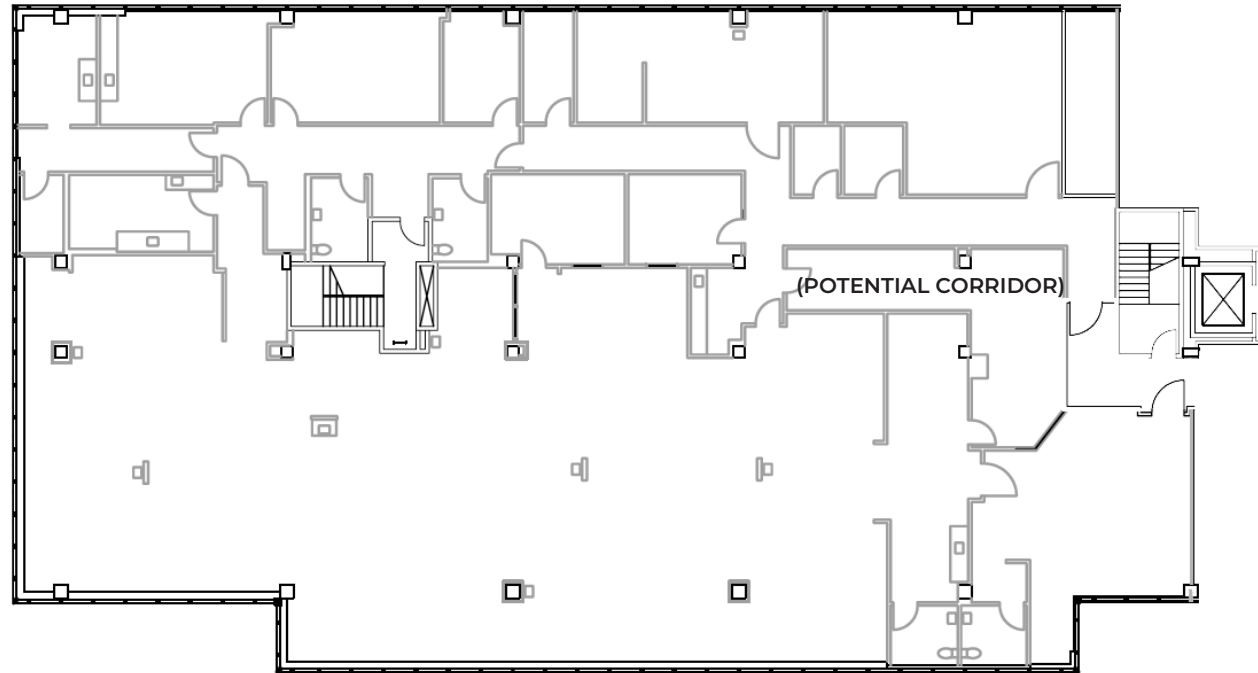
±1,183 SF

SUITE 219



±1,136 SF

SUITE 300



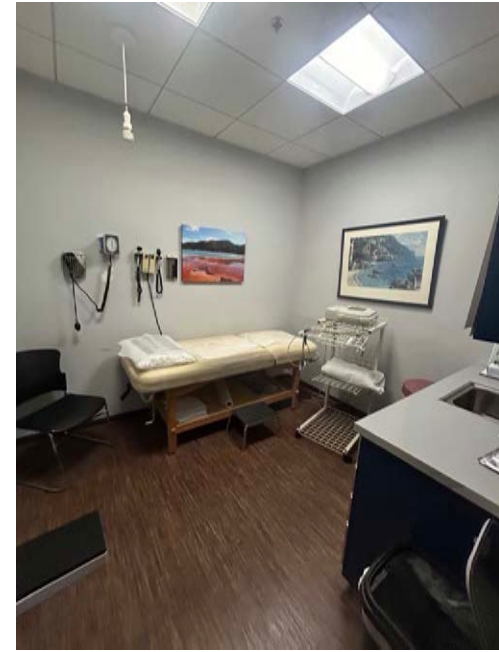
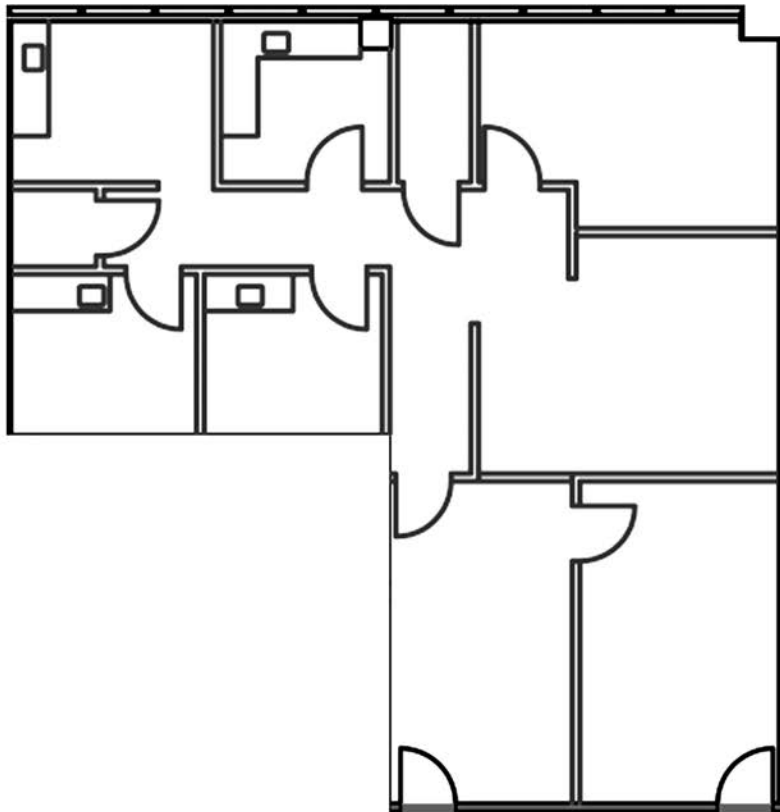
±13,203 SF

(DIVISIBLE
TO ±4,500 SF)

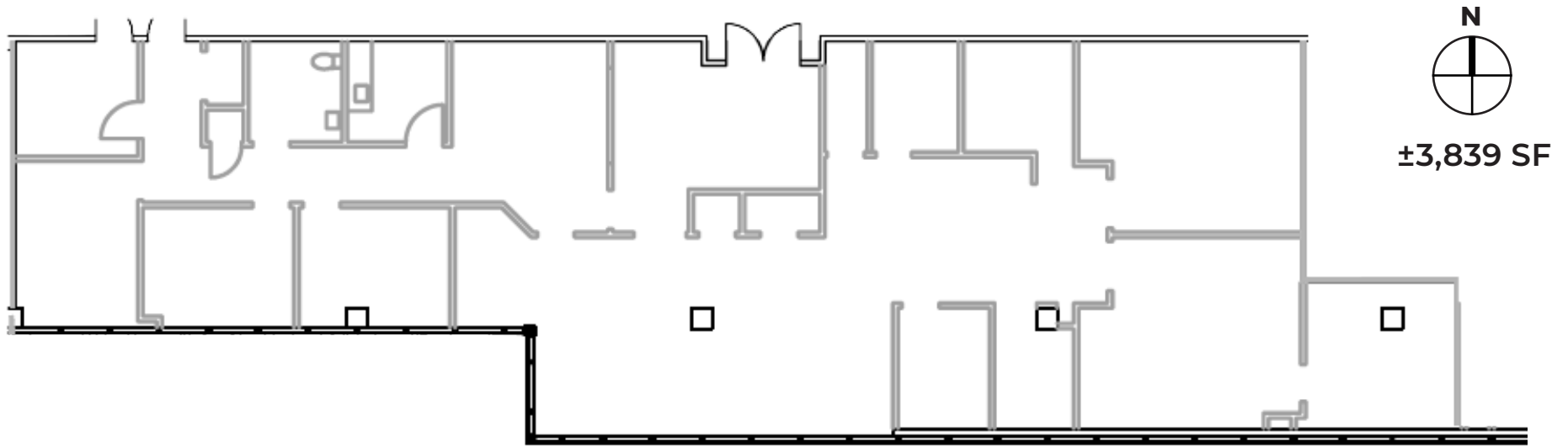


SUITE 320

z 
±1,681 SF



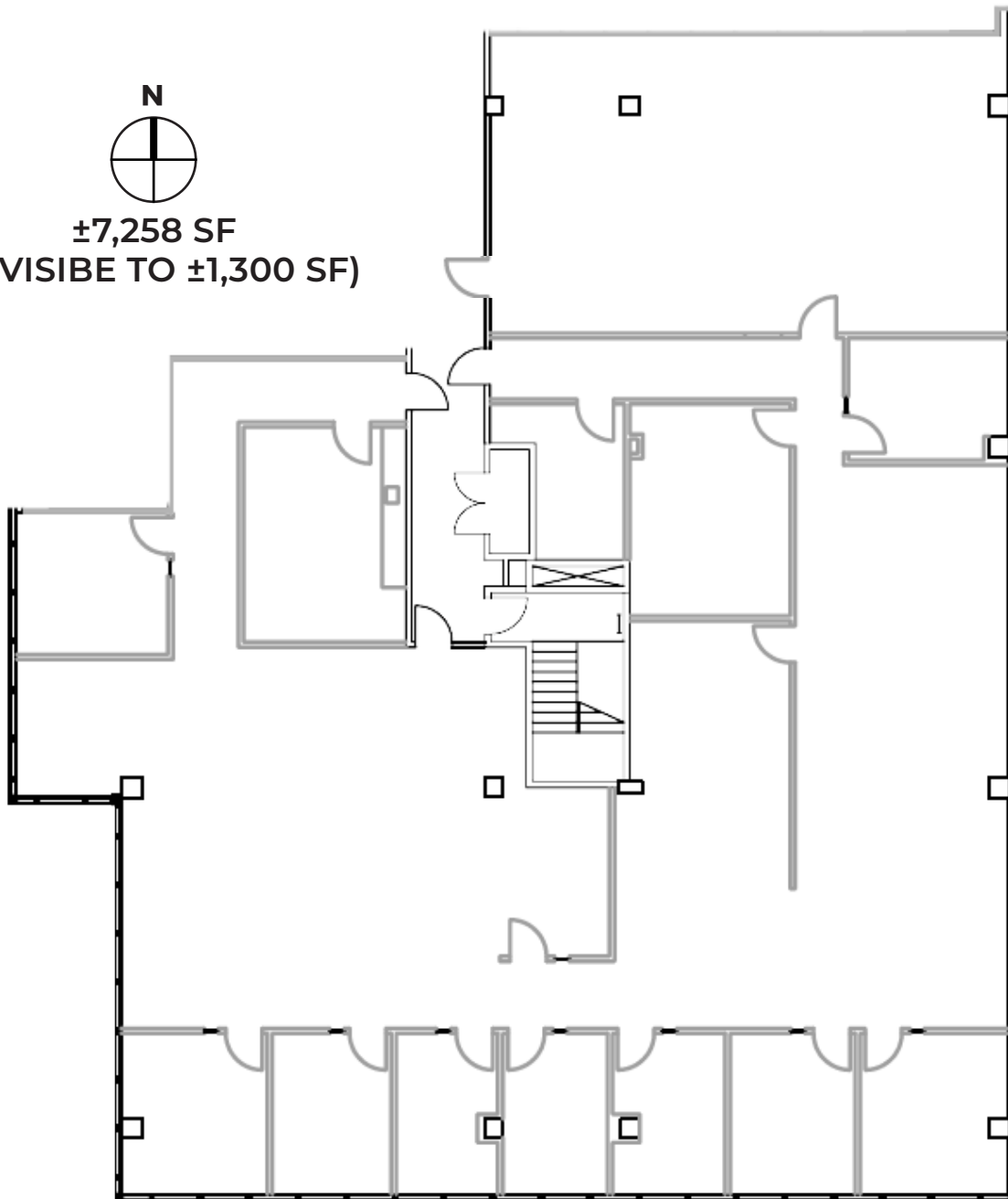
SUITE 340 - SURGERY CENTER



SUITE 350



±7,258 SF
(DIVISIBLE TO ±1,300 SF)

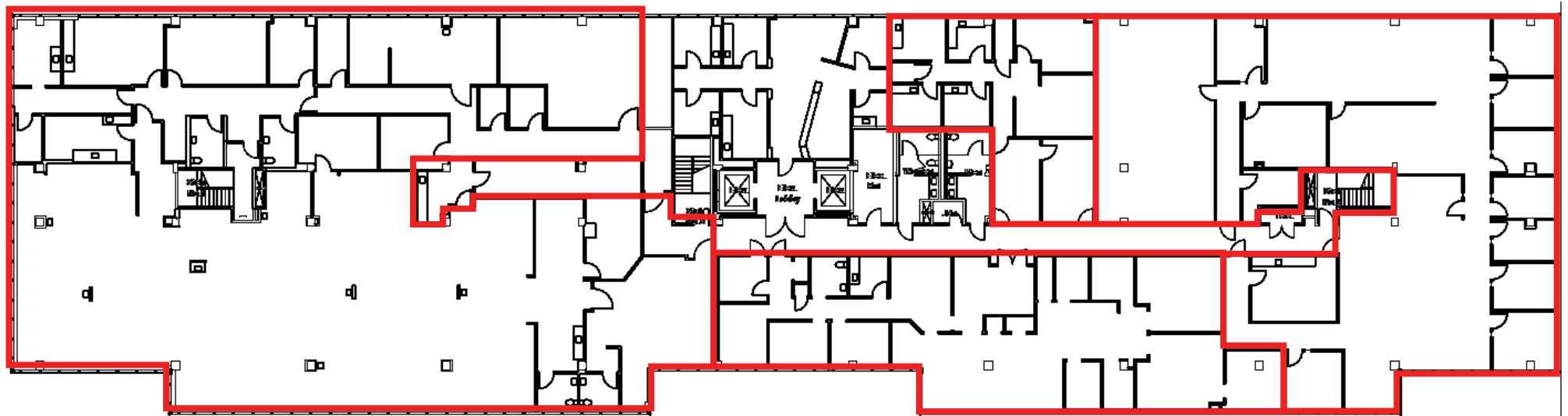


SUITES 300/320/340/350 CONTIGUOUS



TOTAL CONTIGUOUS SPACE:
±25,982 SF

STE 320:
±1,681 SF



STE 300:
±13,203 SF

STE 340:
±3,839 SF

STE 350 SF
±7,259 SF



Jeffrey E. Resnick

310.922.1717
jresnick@cagre.com
Lic. 00405333

Adam Funk

310.666.0124
afunk@cagre.com
Lic. 02129715

Commercial Asset Group

1801 Century Park East, Ste 1550
Los Angeles, CA 90067
P 310.275.8222 F 310.275.8223
www.cagre.com Lic. 01876070



**COMMERCIAL
ASSET GROUP**