

8671

WILSHIRE BLVD

BEVERLY HILLS, CA 90211

Tower-Wilshire Medical Center

CLASS A MEDICAL OFFICE | BEVERLY HILLS, CA
RENOVATIONS UNDERWAY



COMMERCIAL
ASSET GROUP

NEWMARK

PROPERTY OVERVIEW



Welcome to 8671 Wilshire Blvd - Tower Wilshire Medical, a premier class A medical office building representing the pinnacle of healthcare excellence. This distinguished property hosts some of Southern California's most respected physicians, offering a superior environment for both medical professionals and their patients.

Renovated Common Areas to be Completed in 2025: Tower Wilshire Medical is set for a multi-million dollar renovation, with common areas thoughtfully upgraded to deliver a modern and comfortable experience for tenants and visitors alike.

Cutting-Edge Technology: Stay on the forefront of innovation with fiber optic internet capabilities, ensuring seamless communication and optimal operational efficiency.

Turn-Key Leasing Opportunities: Many suites feature high-quality medical buildouts that are ready for immediate occupancy, providing a turnkey solution for healthcare providers.

Unbeatable Proximity: Located just half a mile from Cedars Sinai, Tower Wilshire Medical offers exceptional convenience for medical professionals seeking proximity to one of the region's top hospitals.

Easy Access: The new Purple Line station at La Cienega & Wilshire will soon enhance convenience for both tenants and patients.

Vibrant Amenities: Enjoy an array of walkable dining and shopping options in the area, including esteemed establishments such as the SLS Hotel, the Four Seasons Hotel, the Sofitel, and The Beverly Center.

At Tower Wilshire Medical, we are committed to providing an unparalleled environment that elevates the standard of medical office excellence. Join us in shaping the future of healthcare in Southern California.

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AVAILABILITY

AVAILABLE SPACE

Suite 400: ±4,358 RSF
Suite 500: ±7,500 RSF
Suite 609: ±686 RSF
Suite 612: ±610 RSF

Suite 700: ±1,794 RSF
* Suite 703: ±246 RSF (Raw Space)
* Suite 705: ±689 RSF (Raw Space)

*±250-939 RSF Combined

RATE

\$3.00 - \$4.50 PSF/Mo

TERM

3 - 10 Years

PARKING

3/1,000 SF
Unreserved: \$175/Mo
Reserved: \$250/Mo
North Wing: \$275/Mo



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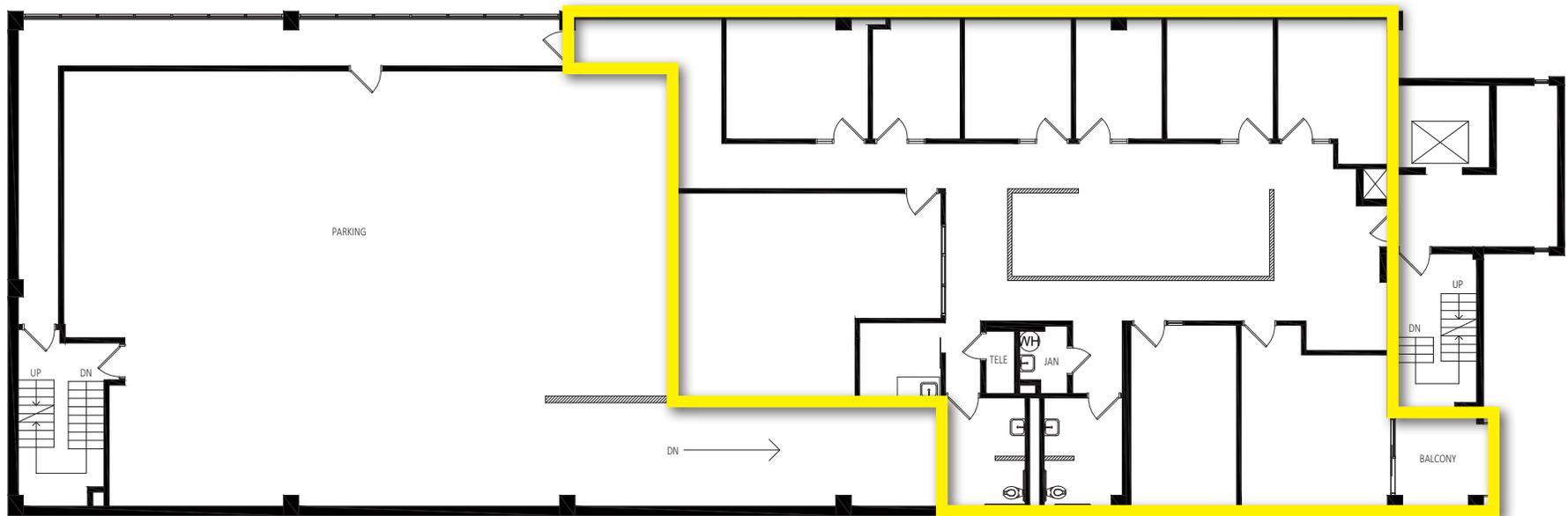
4TH FLOOR

SUITE INFO:

- Full floor elevator entry space
- Direct access to parking lot
- 8 exam rooms
- 2 ADA restrooms
- Large breakroom



ENTIRE 4TH FLOOR: ±4,358 RSF



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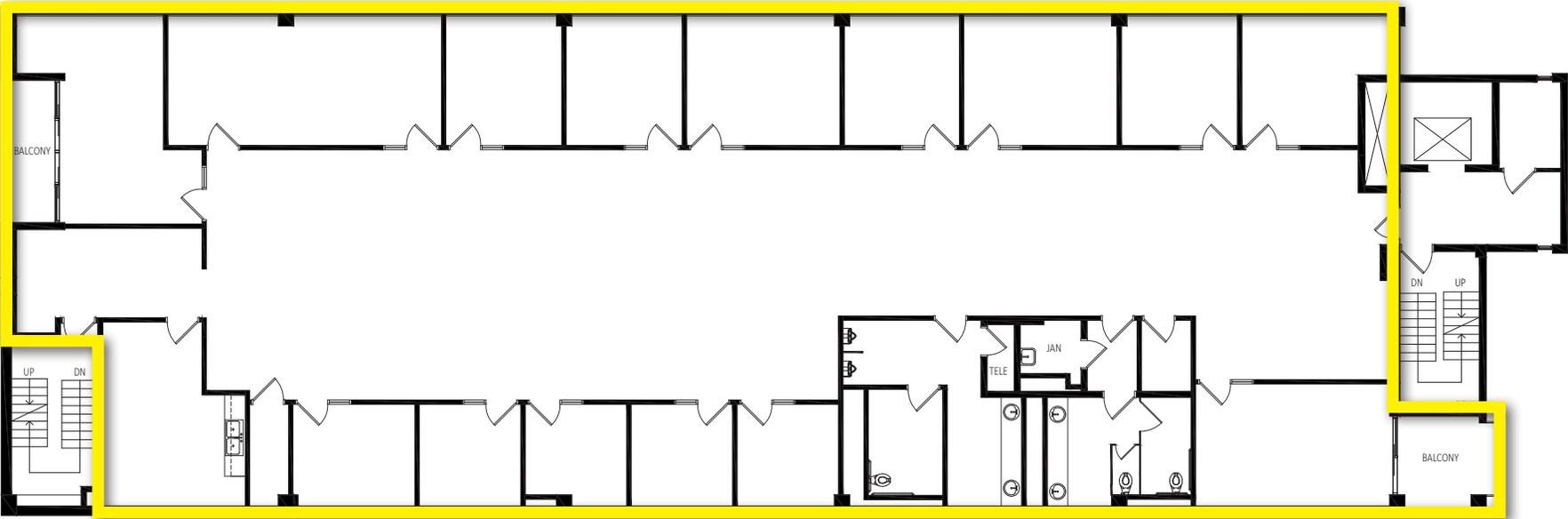
5TH FLOOR PLAN

SUITE INFO:

- Full floor elevator entry space
- 17 exam rooms
- 2 ADA restrooms
- Large breakroom



ENTIRE 5TH FLOOR: ±7,500 RSF



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6TH FLOOR PLAN



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7TH FLOOR PLAN



±935 RSF (CONTIGUOUS)

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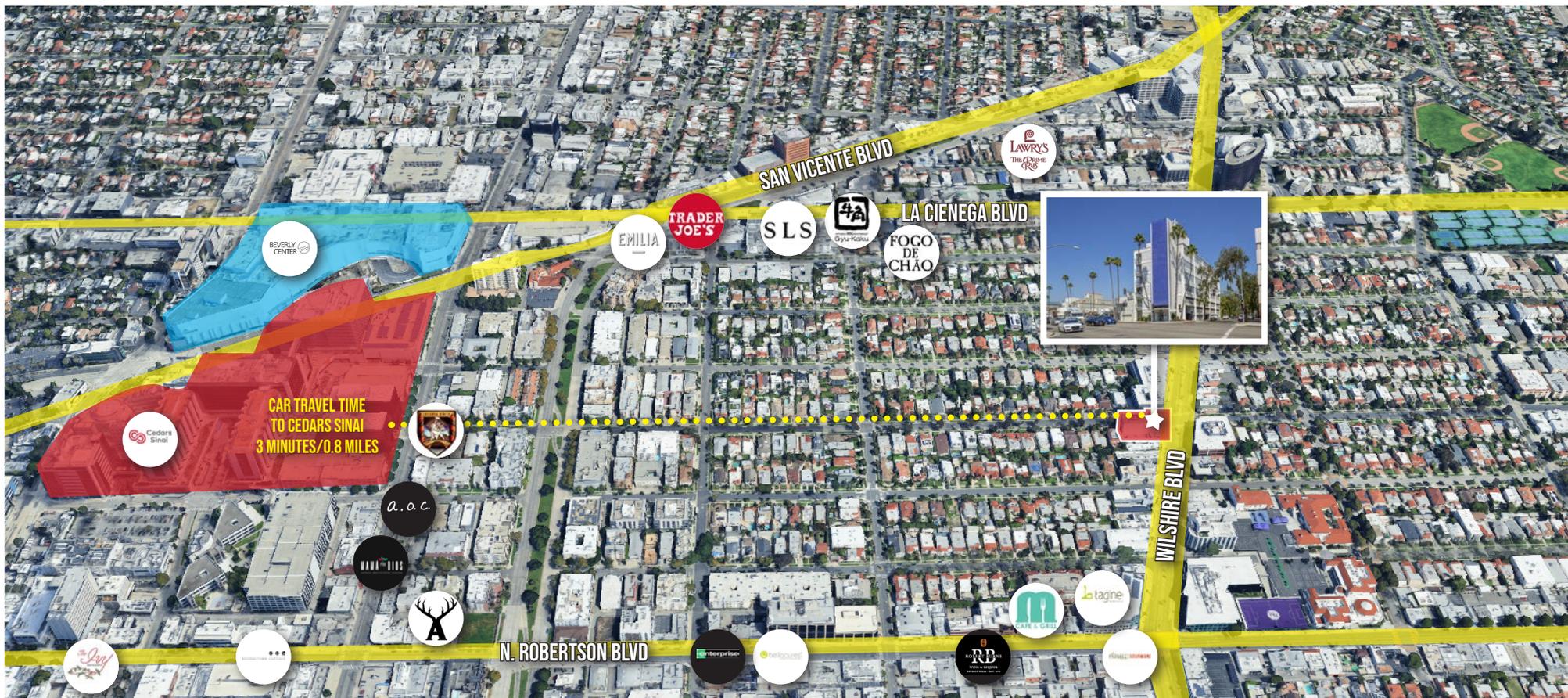
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ADDITIONAL PHOTOS



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AMENITY MAP



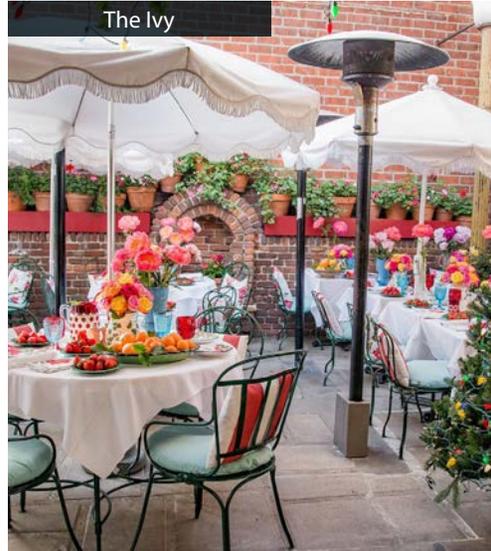
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AREA NEIGHBORS



Cedars Sinai



The Ivy



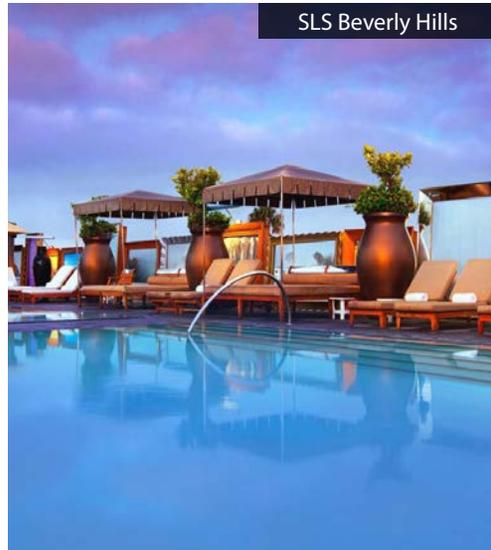
Tagine



Beverly Center



Prospect Gourmand



SLS Beverly Hills



Lawry's Beverly Hills



Mari Cafe & Grill

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