

SURGERY CENTER/MEDICAL SPACE

בסייד

FOR LEASE IN BEVERLY HILLS | CLASS A OFFICE/MEDICAL BUILDING

9025 WILSHIRE 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

ENTRY LOBBY

9025 Wilshire is located on the northeast corner of Wilshire and Wetherly Drive. The five-story, 50,008 square foot Beverly Hills office building is in close proximity to high-end retail stores, trendy restaurants and chic offices. The building is well maintained by on-site management and has subterranean parking. Locally renowned La Gondola restaurant on site.

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Jones Lang LaSalle, Colliers, 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 of price, or withdrawal from the market without notice.

AVAILABLE SUITES

SUITE 201/203: ±2,565 RSF
(DIVISIBLE TO ±1,183 + ±1,382 RSF)

SUITE 301: ±8,137 RSF
(DIVISIBLE TO ±2,000 RSF)

SUITE 215: ±850 RSF

SUITE 407/411: ±4,572 RSF
(DIVISIBLE TO ±1,700 RSF)

RENTAL RATE

\$4.75/RSF/MO, FSG

TERM

NEGOTIABLE

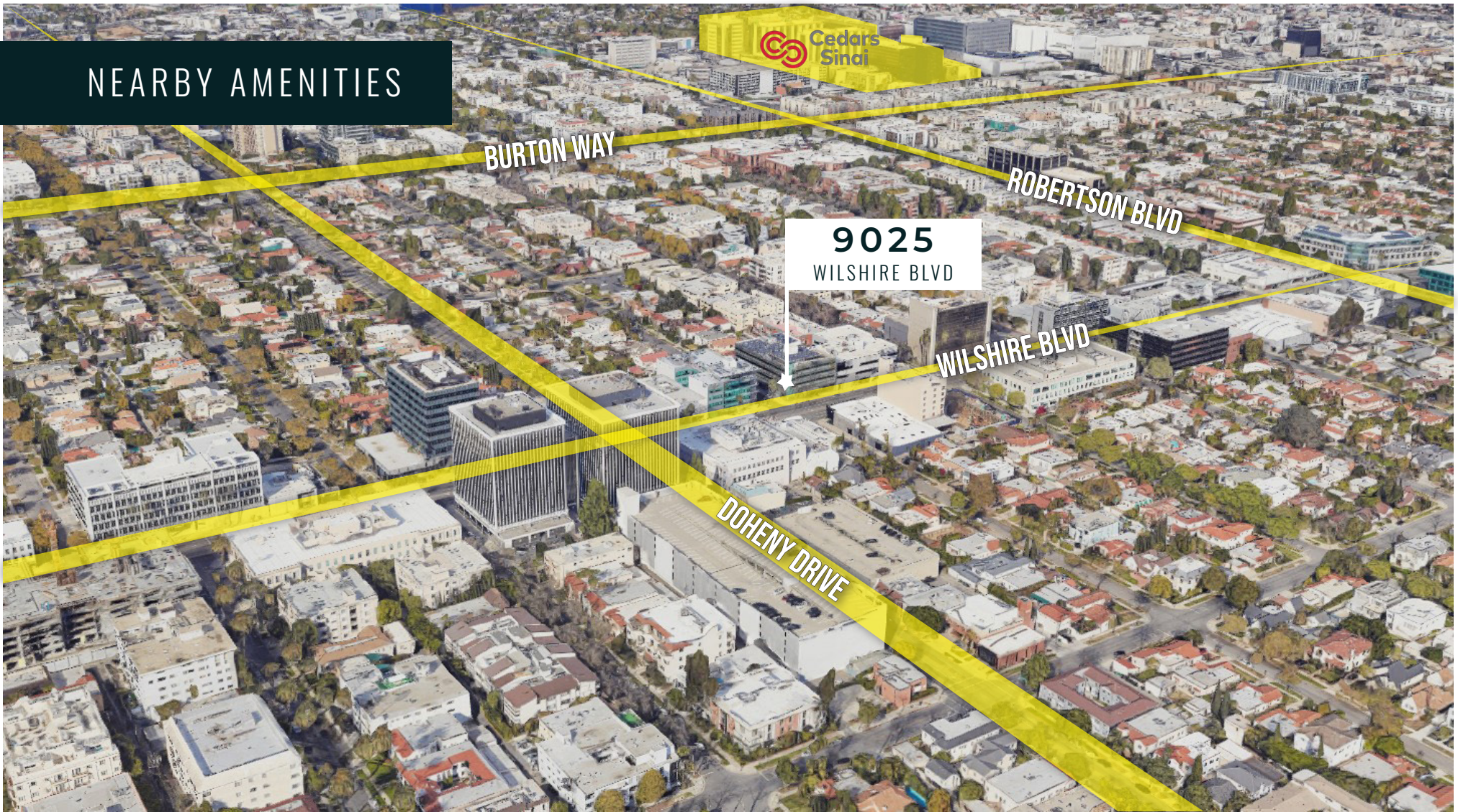
AVAILABILITY

IMMEDIATELY

PARKING

2/1,000 RSF
RESERVED: \$195/MO
UNRESERVED: \$165/MO

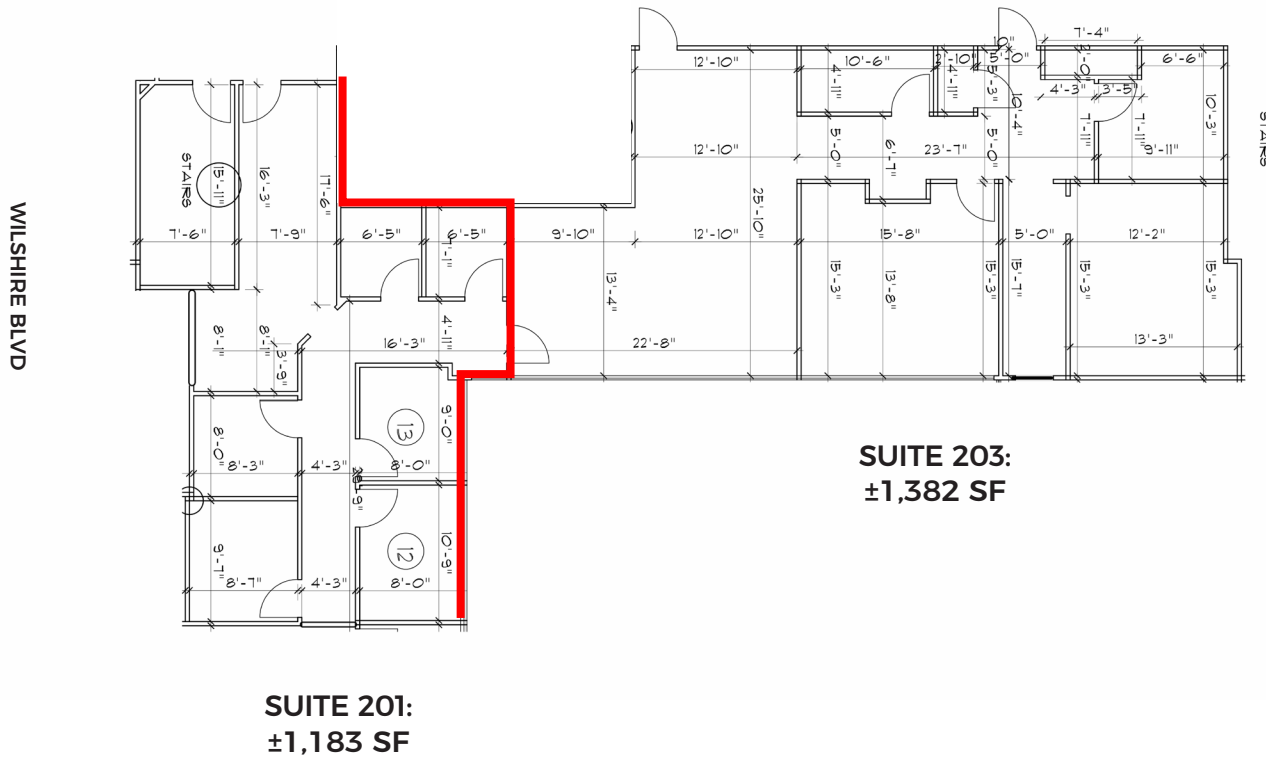
NEARBY AMENITIES



SUITES 201/203 CONTIGUOUS FLOOR PLAN



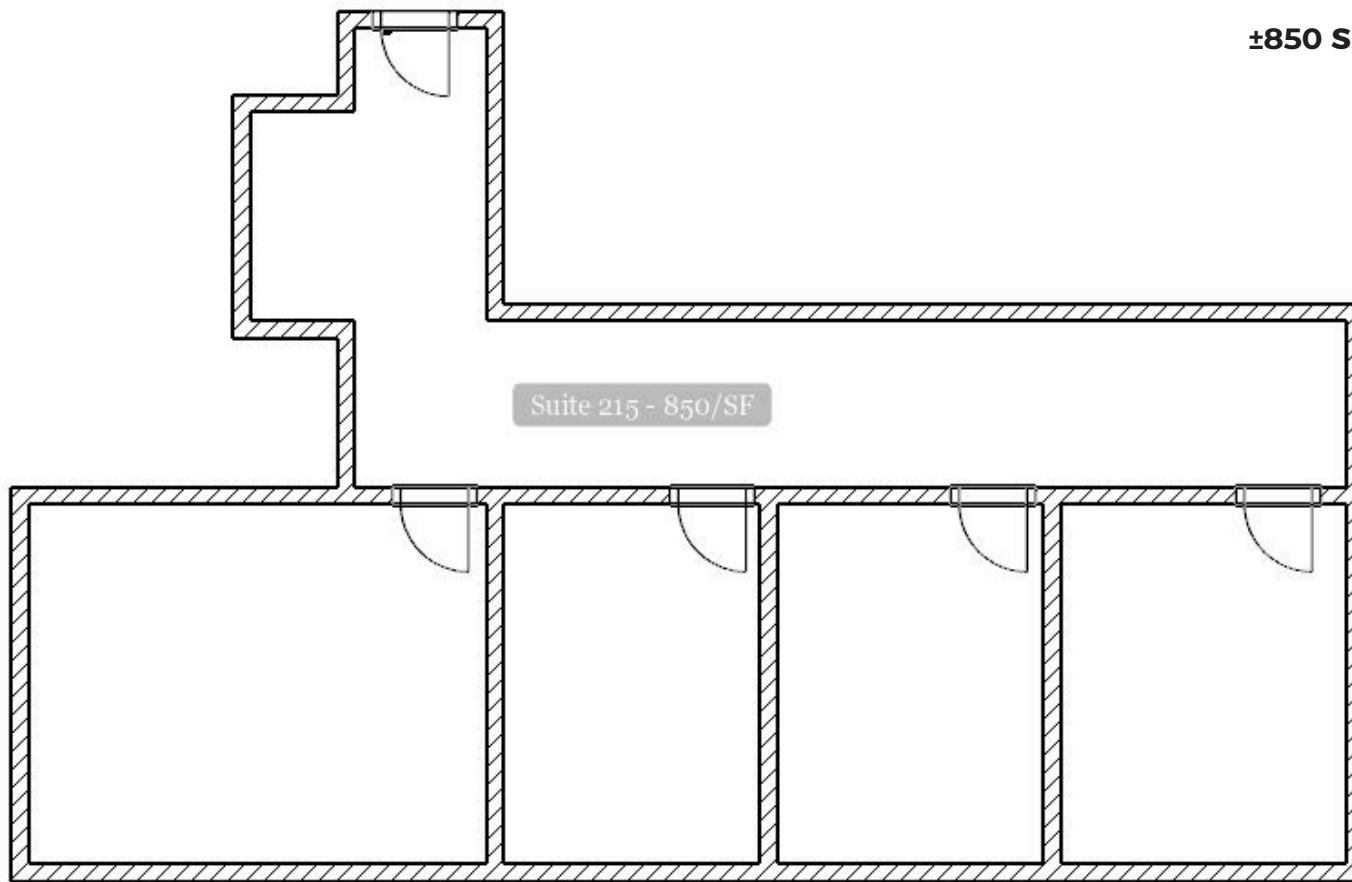
CONTIGUOUS FOR
±2,565 SF



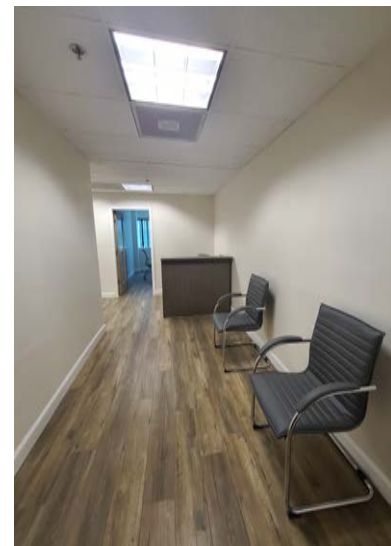
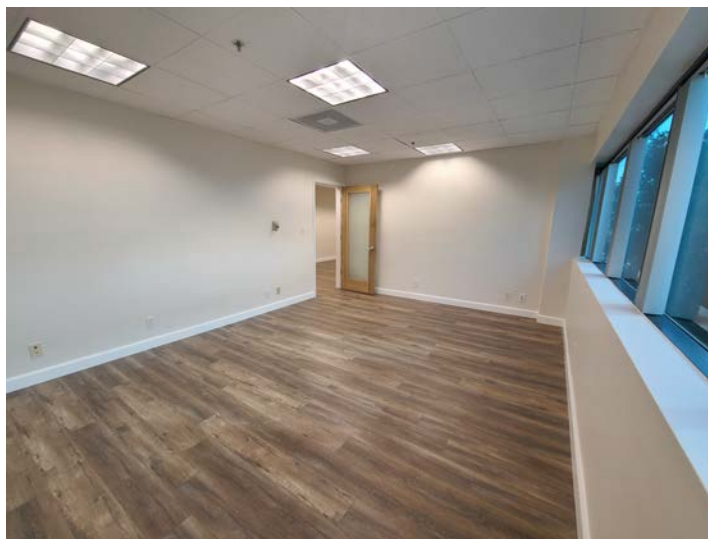
SUITE 215 FLOOR PLAN



±850 SF



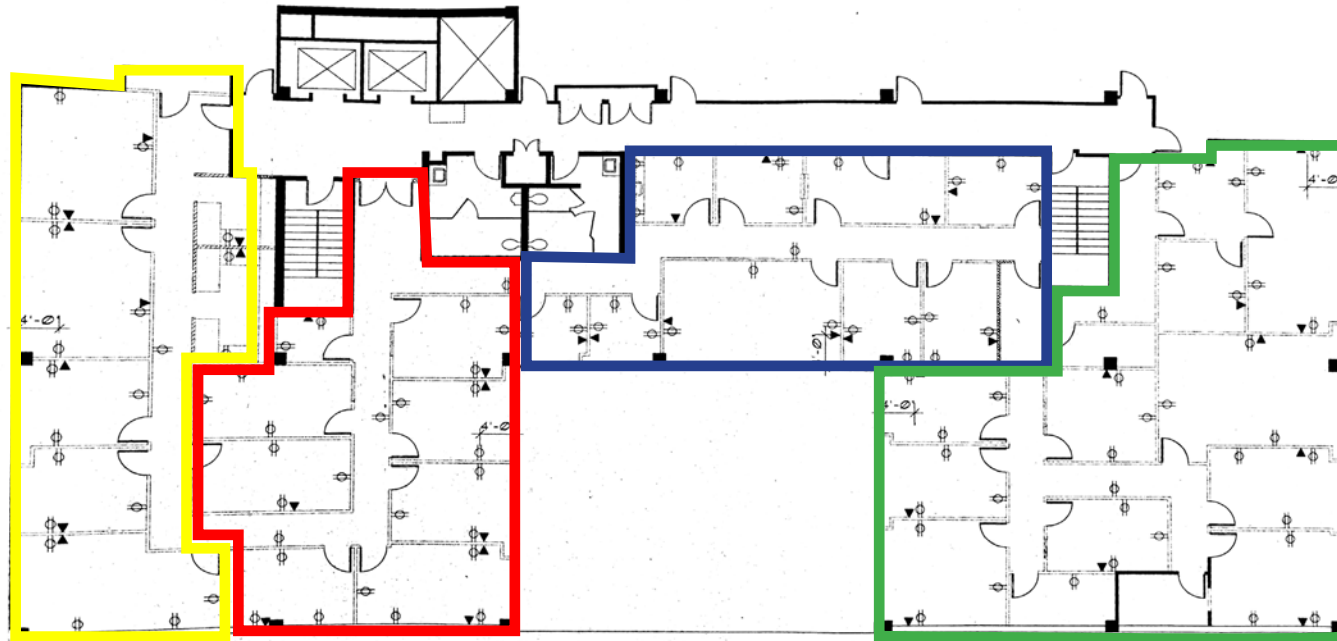
SUITE 215 PHOTOS



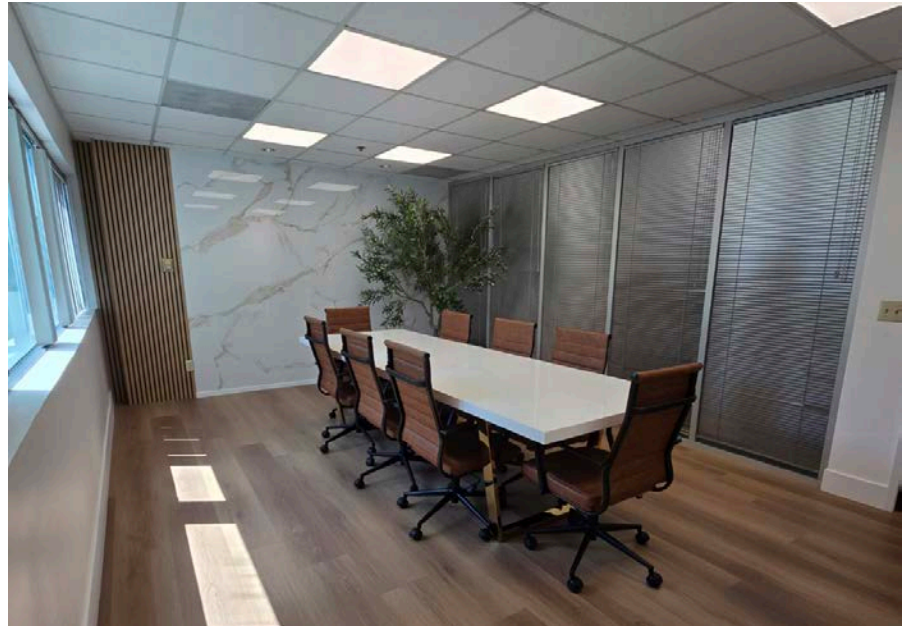
SUITE 301 FLOOR PLAN



**CONTIGUOUS FOR
±8,137 SF
(DIVISIBLE TO ±2,000 SF)**



SUITE 301 PHOTOS



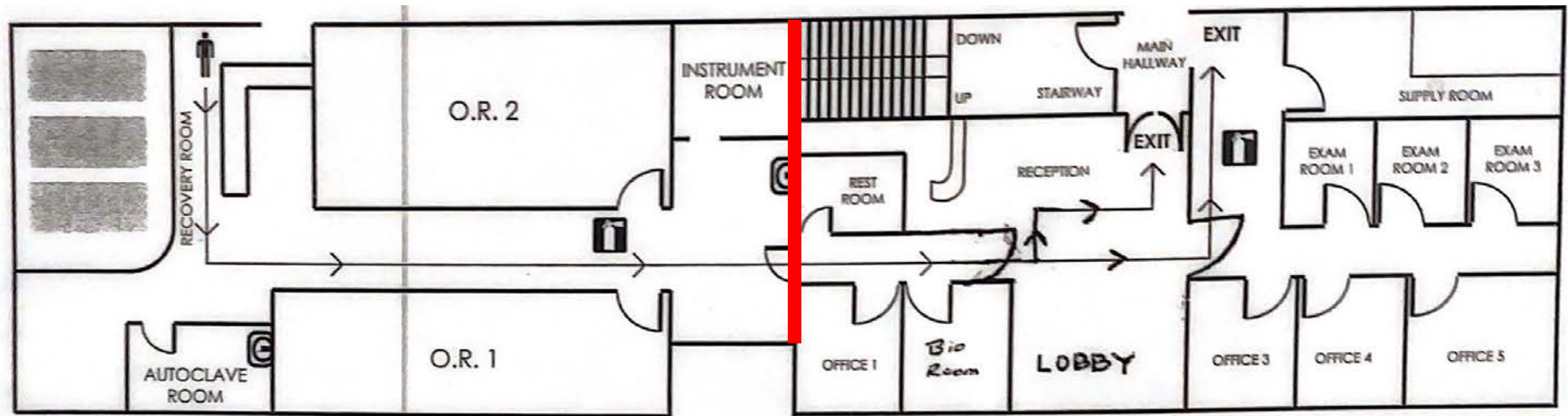
SUITES 407/411 CONTIGUOUS FLOOR PLAN



SUITE 407:
±2,872 SF

SUITE 411:
±1,700 SF

CONTIGUOUS FOR
±4,572 SF

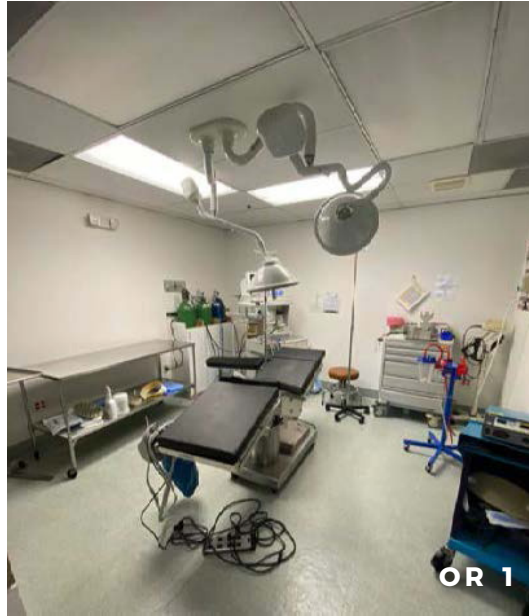


Suite 411 is a fully built out surgery center with 2 ORS, offices, lab room, and exam rooms

SUITE 411 PHOTOS



RESTROOM



OR 1



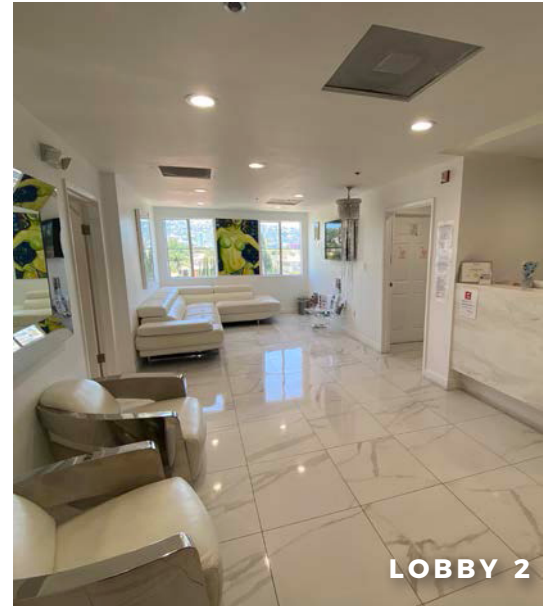
OR 2



PRE/POST OP



LOBBY 1



LOBBY 2



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**