

10921

WILSHIRE
BOULEVARD
LOS ANGELES, CA

FOR LEASE



WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700 | Company DRE #01096973 | www.westmac.com

WESTMAC
Commercial Brokerage Company



PROFESSIONAL MEDICAL PLAZA WITH A VARIETY OF CONVENIENT AMENITIES



Premium Class “A” Medical Office Building
BOMA Toby Award Winning Building

On-Site Amenities Include: Fitness Center [LA Fitness] Pharmacy,
Full-Service Radiology with an Open MRI, National Bank [Chase]



Located on Corner of Westwood and Wilshire, Future
Site for Station Exit from Purple Line Extension.

Dedicated On-Site Property Management



24/7 On-Site Security Personnel

4-Story On-Site Adjacent Parking with
Valet and Attendant



12 Stories with Spectacular West Los Angeles
Views of the City, Mountains and Westwood Village

Art Deco Styled Entrance with Three Elevators
and a Dedicated Service Elevator
(Recently Completely Renovated)



Westwood Medical Plaza was built in 1961 and had renovations in 1993, 1996, 2003, 2009 and 2015. Recently Westwood Medical Plaza has just finished a major renovation. Work has just been completed on a new ground floor lobby, common area's, parking area's, and more.

Westwood Medical Plaza's prime location affords our tenants and visitors direct access to a fitness center, full-service radiology with an open MRI, EV charging station, bike racks, as well as a pharmacy and national bank. Just steps from the building is Westwood Village which houses a variety of entertainment opportunities from UCLA, The Hammer Museum, historic movie theaters, retail shopping and multiple dining experiences to enjoy.





LOCATION

10921 Wilshire Boulevard
Los Angeles, CA 90024

DESCRIPTION

Twelve (12) floors of a class ‘A’ office-medical building with approximately 154,196 square feet in a prominent class ‘A’ location

RENTAL RATES

Psych Suites: ±269 - ±687 square feet
 \$5.50 per sq. ft., per month, full service gross

Medical Suites: ±624 - ±10,401 square feet
 \$5.50 per sq. ft., per month, full service gross

PARKING

Three [3] spaces per 1,000 square feet leased

Monthly parking: \$230 unreserved, \$350 reserved

Visitor parking: \$3.50 for 10 minutes & \$35.00 daily max.

Validations: \$350 booklet of 100 x 10 minute stamps

Keycard Deposit: \$75.00 all key fees are non-refundable

*Entrances and exits from Gayley Avenue.
Ample motorcycle and bicycle parking are available on P1.*

TENANT IMPROVEMENTS

Negotiable

TERM

Five (5) to ten (10) years

AVAILABILITY

Immediately *(unless otherwise noted)*

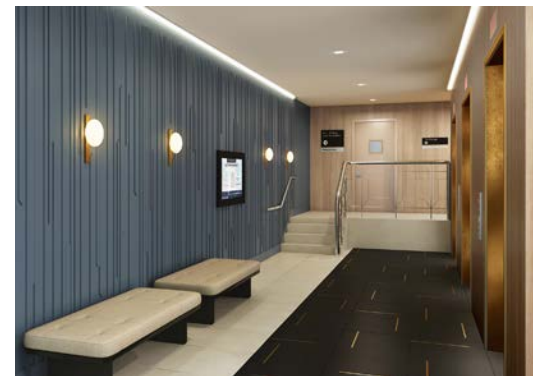
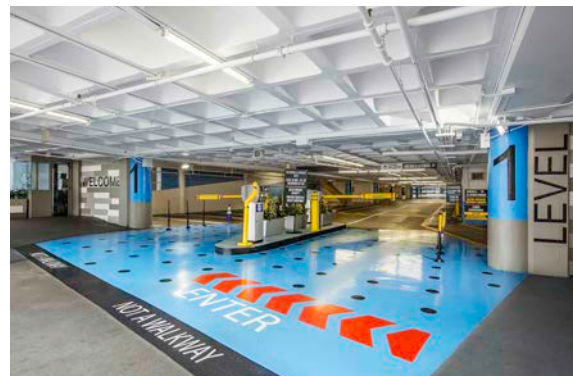
COMMENTS

- » The preponderance of suites are immediately available
- » Walking distance to world-class amenities in prime Westwood Village
- » Close proximity to UCLA, Century City, St. Johns and Cedars Sinai Hospitals
- » Easy access to I-405 and I-10 freeways
- » L.A. Fitness and pharmacy on the ground floor
- » Full-Service radiology with an open MRI
- » Dedicated on-site management
- » Common areas and all elevators and have been completely refurbished
- » Premiere landmark medical building on the Westside designed by Paul R. Williams, AIA
- » Building Owners and Managers Association (BOMA) Medical Office Building of the year for 2008, 2012 and 2016
- » After hours HVAC = \$85.00 per hour



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PROPERTY PHOTOGRAPHS



CLICK / SCAN HERE TO VIEW PROPERTY VIDEO



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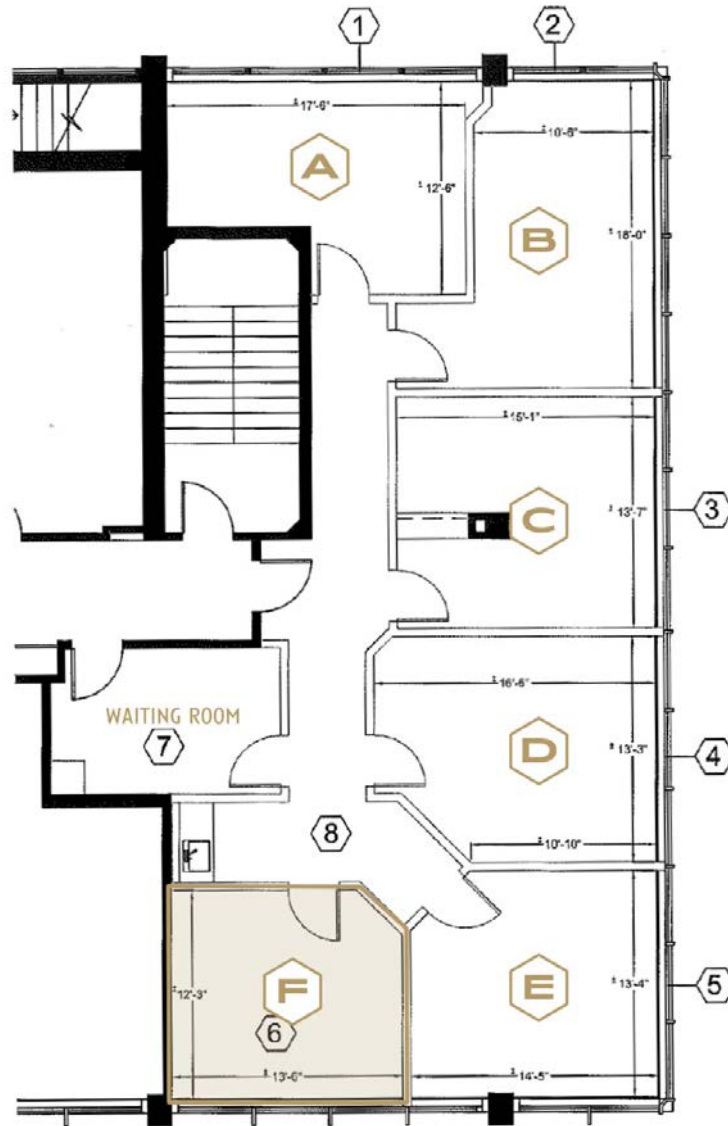
SUITE	RSF	DESCRIPTION
403 F	±269	Single office. City & Wilshire views.
508	±469	One [1] large office, private reception with two [2] entrances/exits. City & Wilshire views.
509	±489	Wide open space. City & Wilshire views.
514	±687	One [1] window office, reception, and storage. Mountain & Village views.

MEDICAL

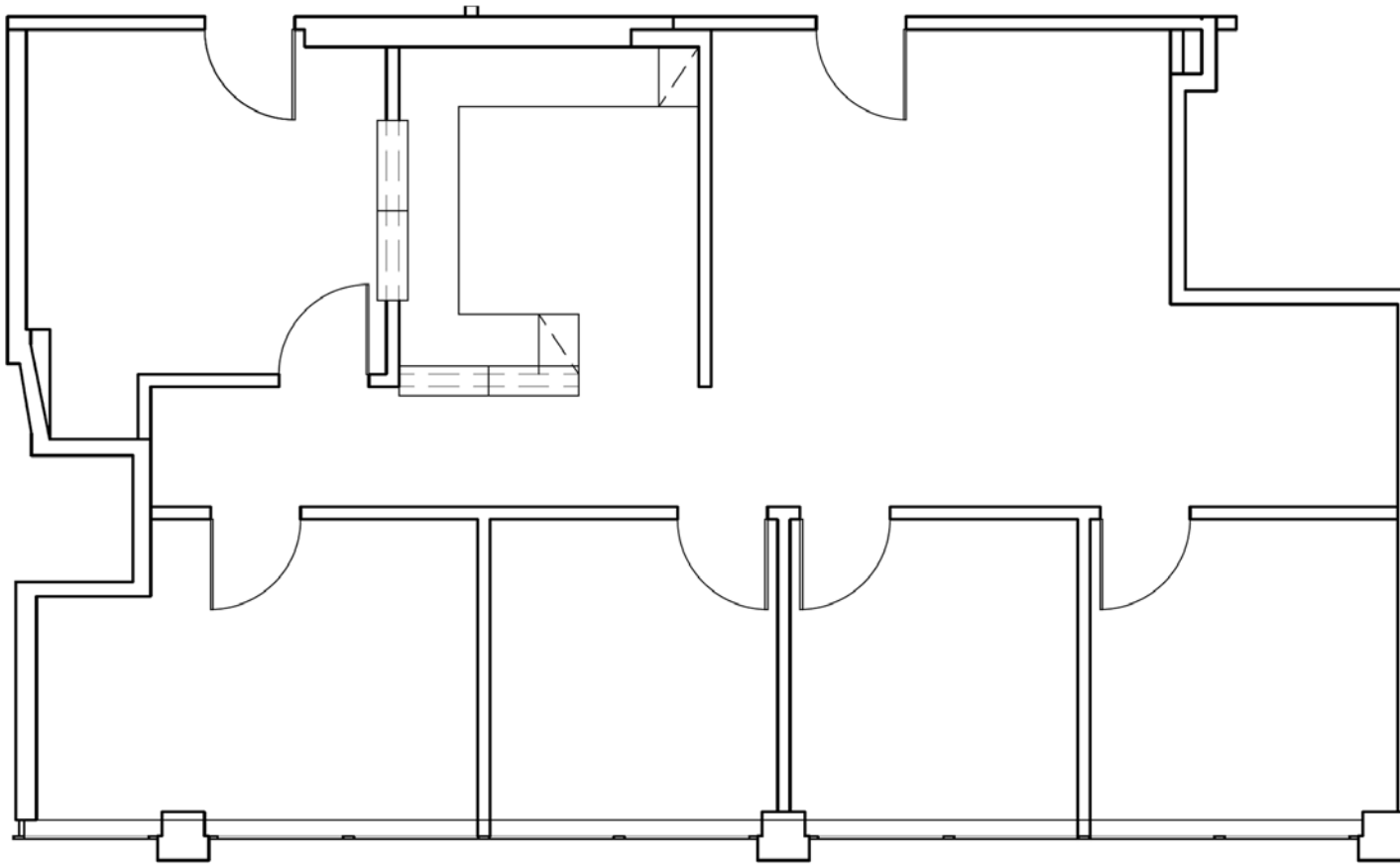
SUITE	RSF	DESCRIPTION
410	±624	Raw space. City and Wilshire views.
412	±1,339	Three window offices, one [1] interior office, waiting area, one [1] sink, and two [2] entrances/exits. Mountain & Village views.
505	±3,103	Built out suite with six [6] offices (each with sinks and cabinetry), private bathroom, three [3] additional windowed offices, reception area, receptionist area, two [2] entrances/exits, and more. City & Wilshire and Mountain & Village views.
512	±899	Brand new ceiling system and flooring. Mountain & Village views.
513	±775	Two [2] windows offices, reception, lab area (with sinks), and two [2] entrances/exits. Mountain & Village views.
601	±724	Three [3] window offices, three [3] sinks, reception and storage. Mountain & Village views.
604	±3,030	Four [4] window offices, reception, six [6] sinks, private bathroom, storage, open area. City & Wilshire and Mountain & Village views.
613	±851	Two [2] large offices, private reception with two [2] entrances/exits. Mountain & Village views.
700	±10,401	Full floor with multiple window line offices with city, mountain, and village views. Two [2] bathrooms, sinks, throughout with grand double door entrance directly off the elevators. Ideal space for Fertility Clinic.
801	±939	Two [2] sinks, common area, reception, and storage space.
810	±781	Brand new ceiling system in space. Mountain & Village views.
812	±1,456	Five [5] window offices (each with a sink), reception waiting area, conference room, private bathroom.
902	±535	One [1] large office, private reception with two [2] entrances/exits. Mountain & Village views.
904	±1,306	Four [4] window offices (each with a sink), reception waiting area, receptionist station, lab room with two [2] sinks. City & Wilshire and Mountain & Village views.
1004	±2,466 (divisible)	Raw space. City and Wilshire views.
1010	±956	Built our dental space, three [3] exam rooms (each with a sink), waiting room, and office. City & Wilshire views.
1103	±802	One [1] window office, lab room with sink, nurses station, and reception. Mountain & Village views.
1211	±1,387	Three [3] operating areas along the window-line, two [2] interior offices, lab areas, reception, receptionist area, two [2] entrances/exits. Mountain & Village views.

IN SEEKING THE IDEAL LOCATION FOR YOUR MEDICAL OFFICE, ONE OF THE MOST IMPORTANT CONSIDERATIONS IS CONVENIENCE FOR YOU, FOR YOUR EMPLOYEES, AND FOR YOUR CLIENTS. INSIDE LOS ANGELES, CALIFORNIA'S PRIME BUSINESS AREA, THERE IS NO MORE CONVENIENT MEDICAL BUSINESS ADDRESS THAN WESTWOOD MEDICAL PLAZA, A STRIKING BUILDING COMPLEX DIRECTLY ADJACENT TO THE SAN DIEGO FREEWAY IN THE HEART OF THE WESTWOOD VILLAGE AT THE INTERSECTION OF WILSHIRE BOULEVARD AND WESTWOOD BOULEVARD, IMMEDIATELY ADJACENT TO UCLA.

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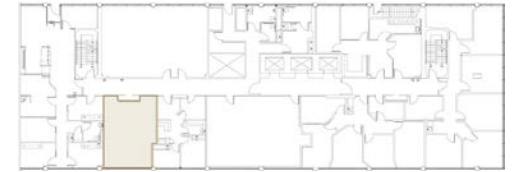
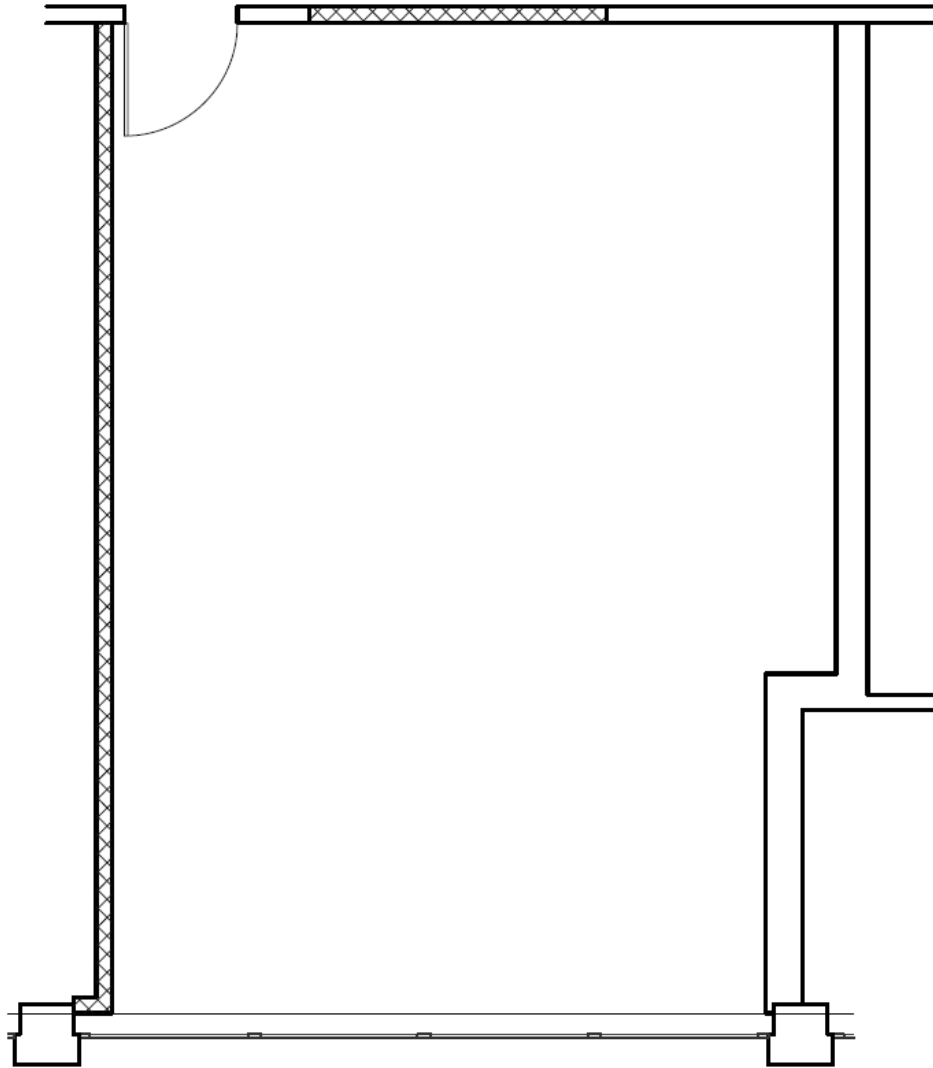
SUITE
403
269 RSF



SUITE
405
±1,372 RSF

FLOOR PLANS

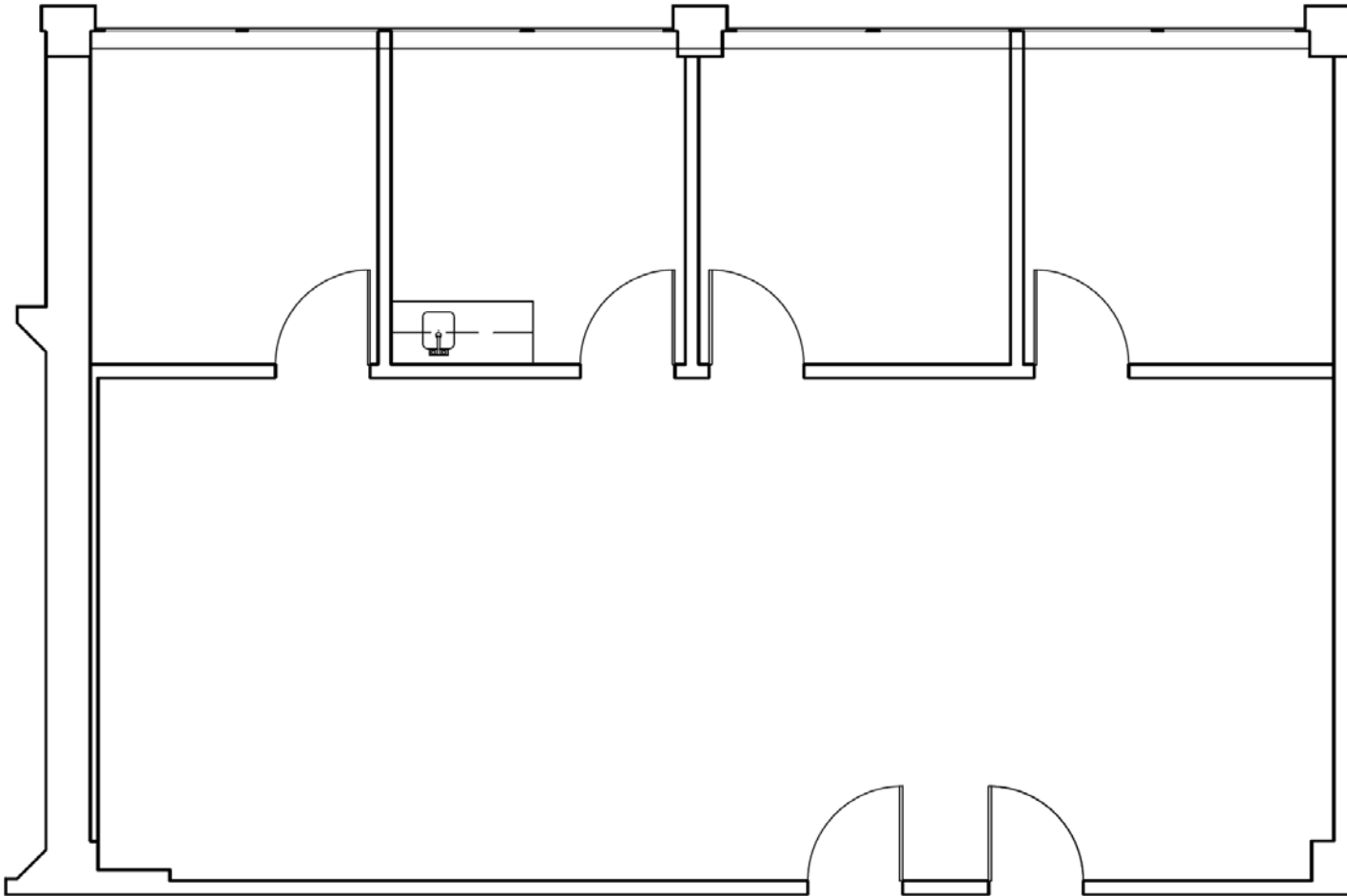
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SUITE
410
±624 RSF

FLOOR PLANS

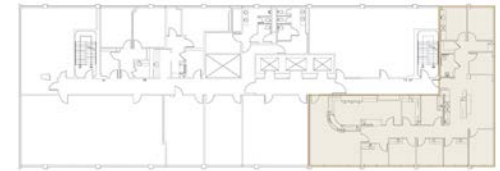
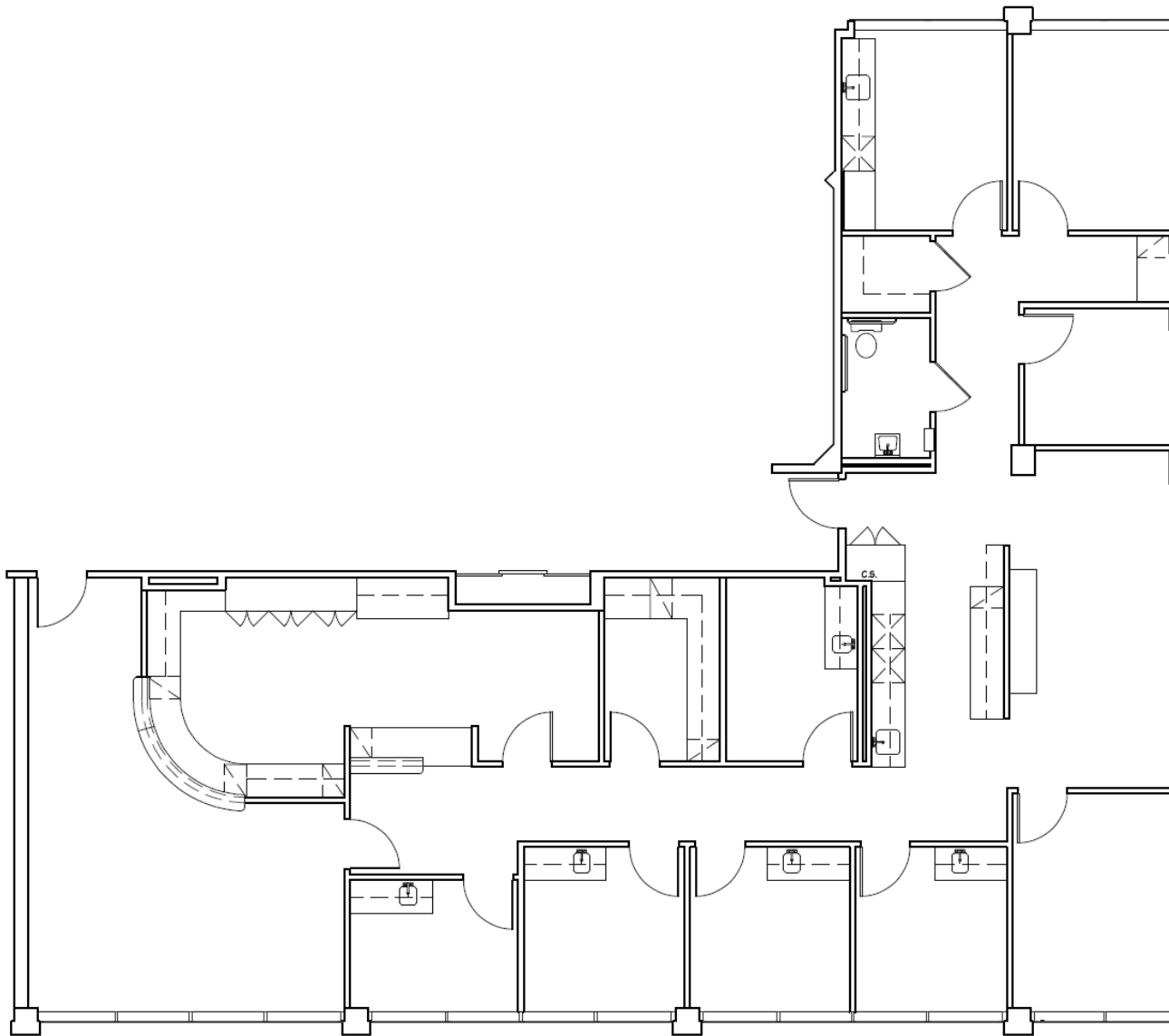
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SUITE
412
±1,339 RSF

FLOOR PLANS

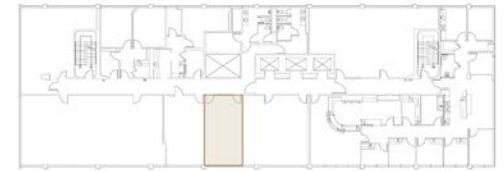
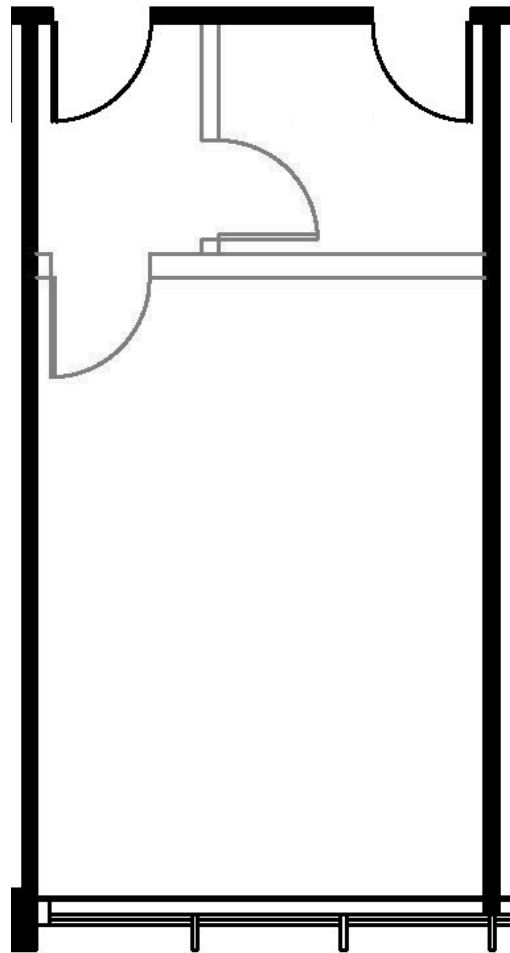
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SUITE
505
±3,103 RSF

FLOOR PLANS

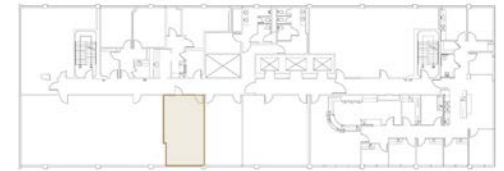
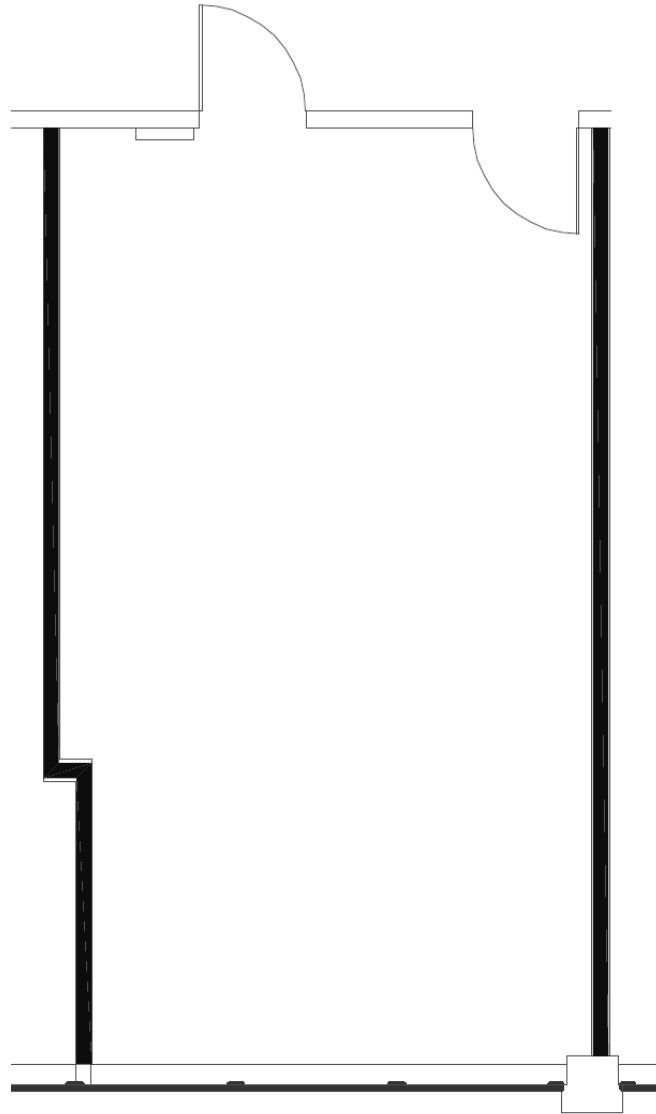
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SUITE
508
±469 RSF

FLOOR PLANS

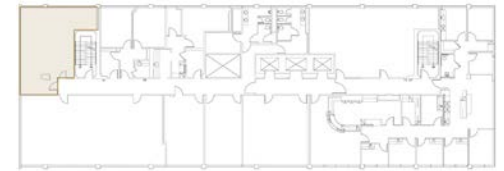
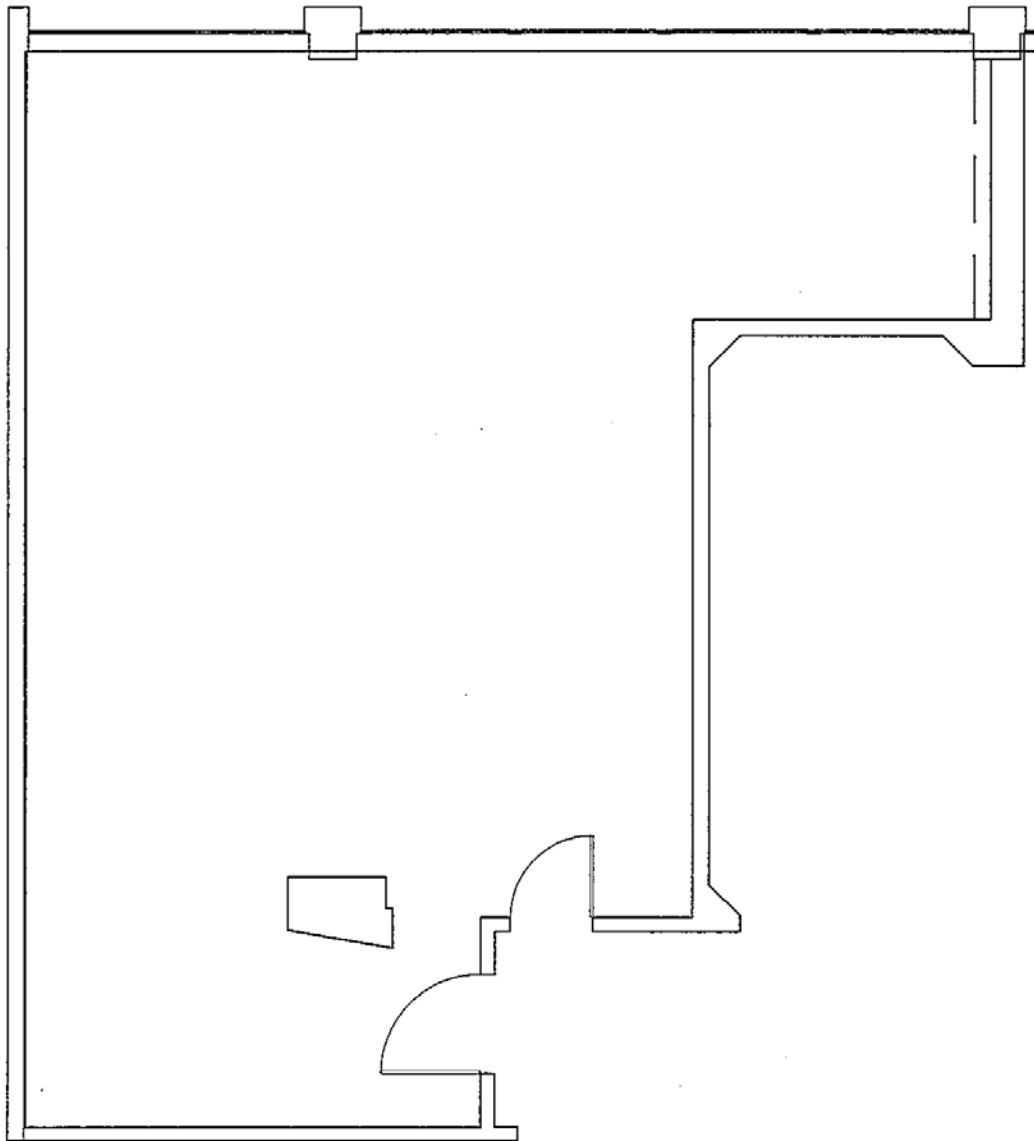
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SUITE
509
±489 RSF

FLOOR PLANS

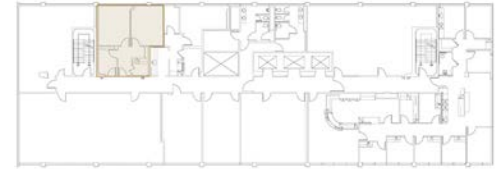
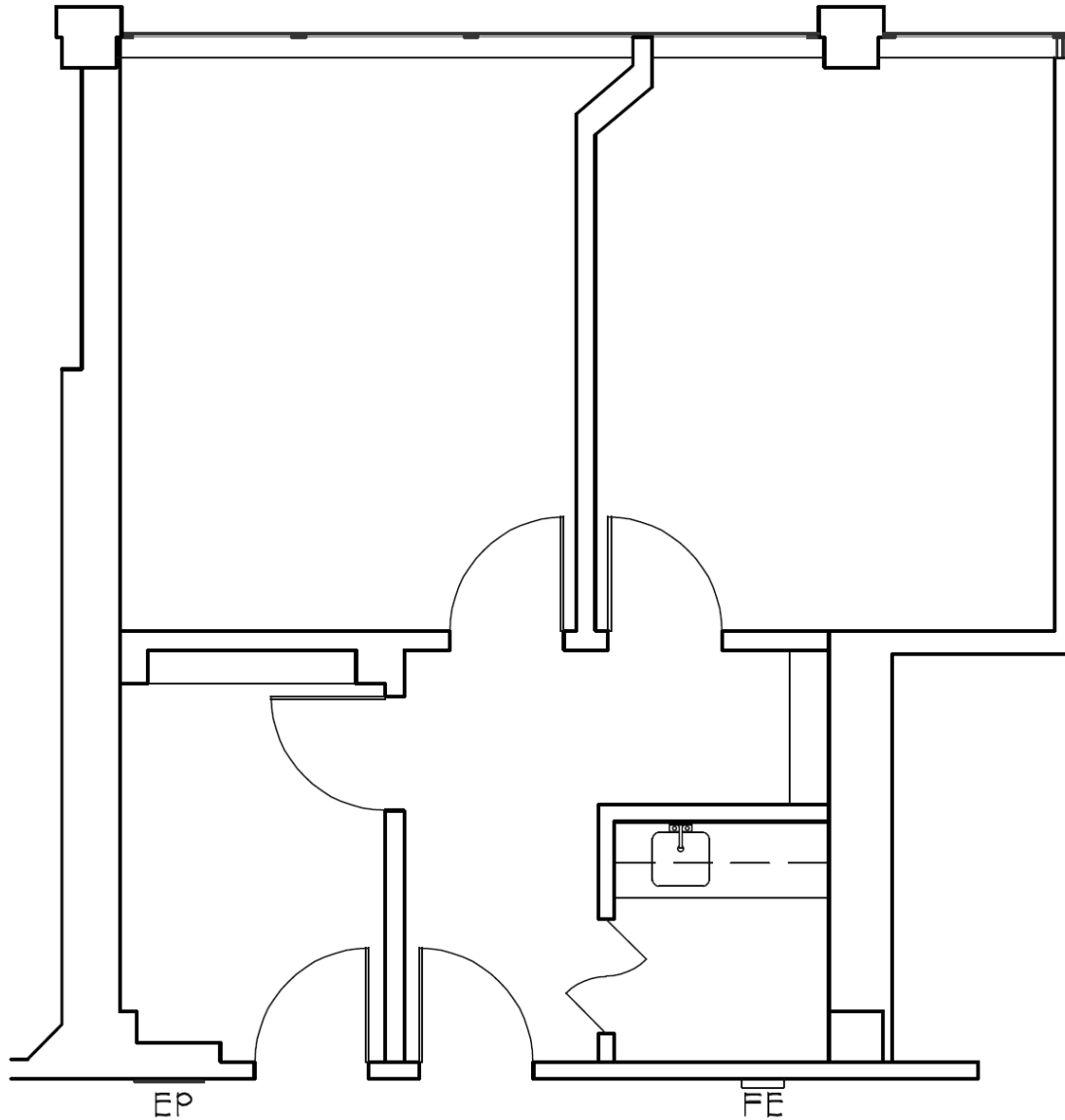
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SUITE
512
±899 RSF

FLOOR PLANS

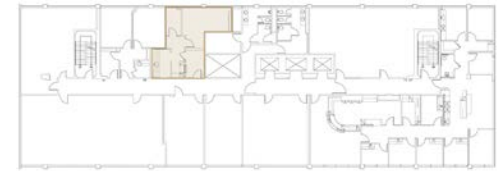
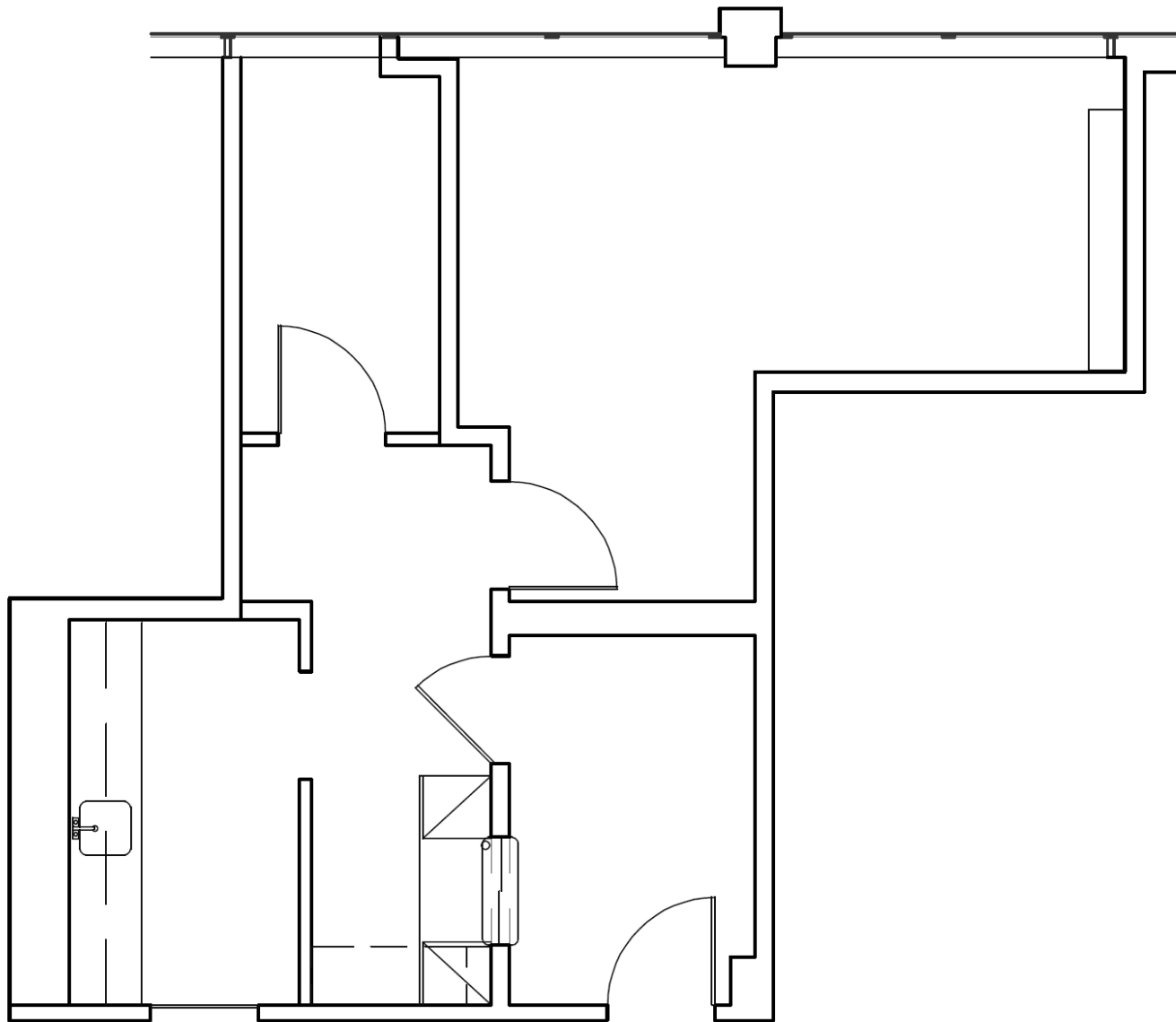
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SUITE
513
±775 RSF

FLOOR PLANS

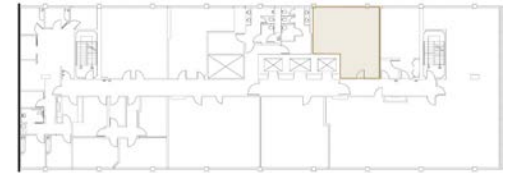
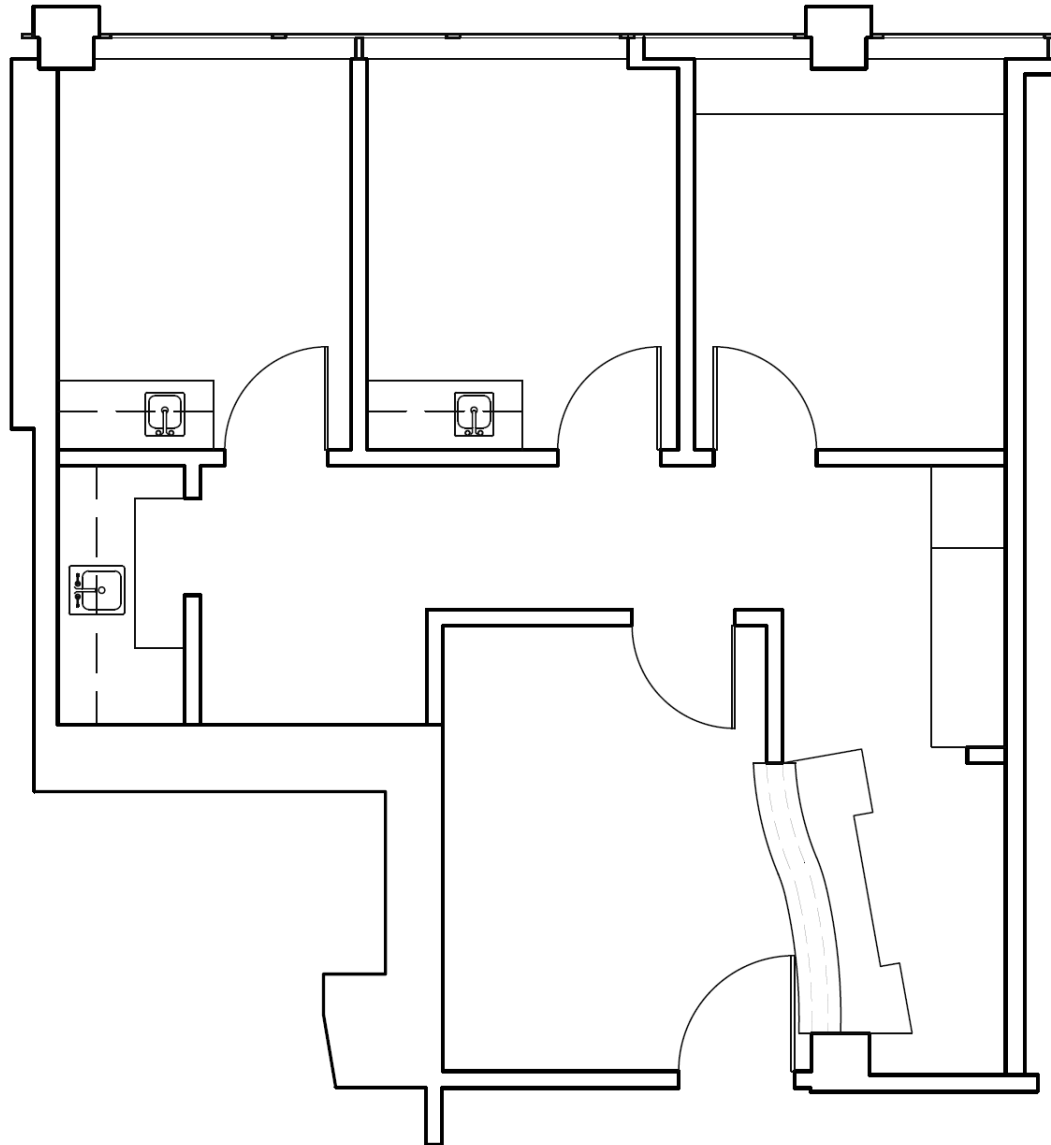
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SUITE
514
±687 RSF

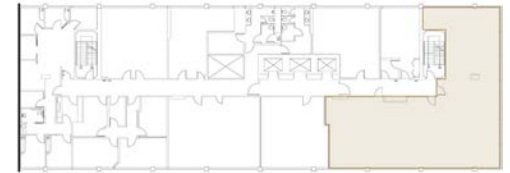
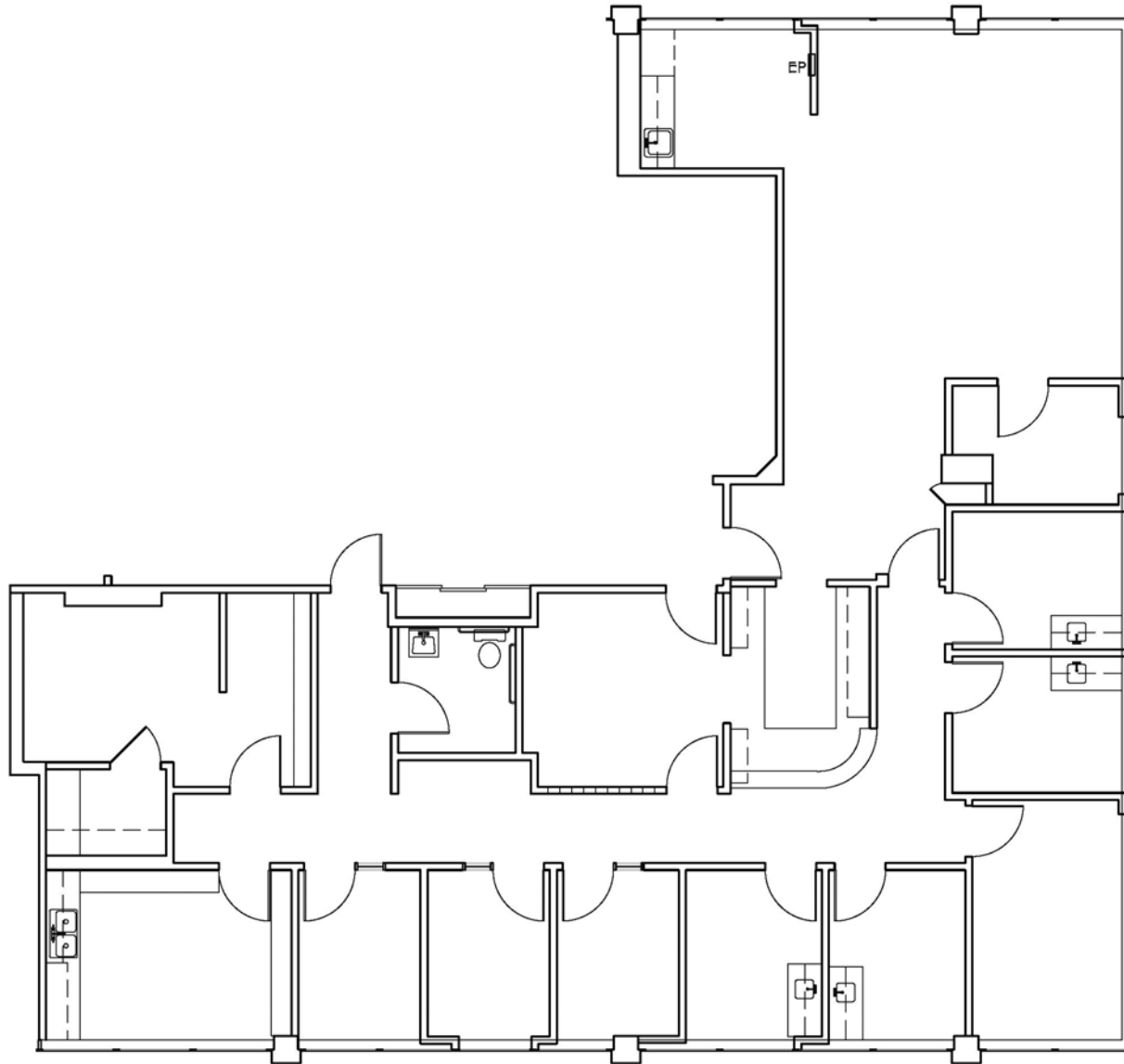
FLOOR PLANS

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FLOOR PLANS

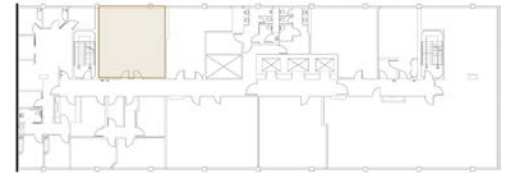
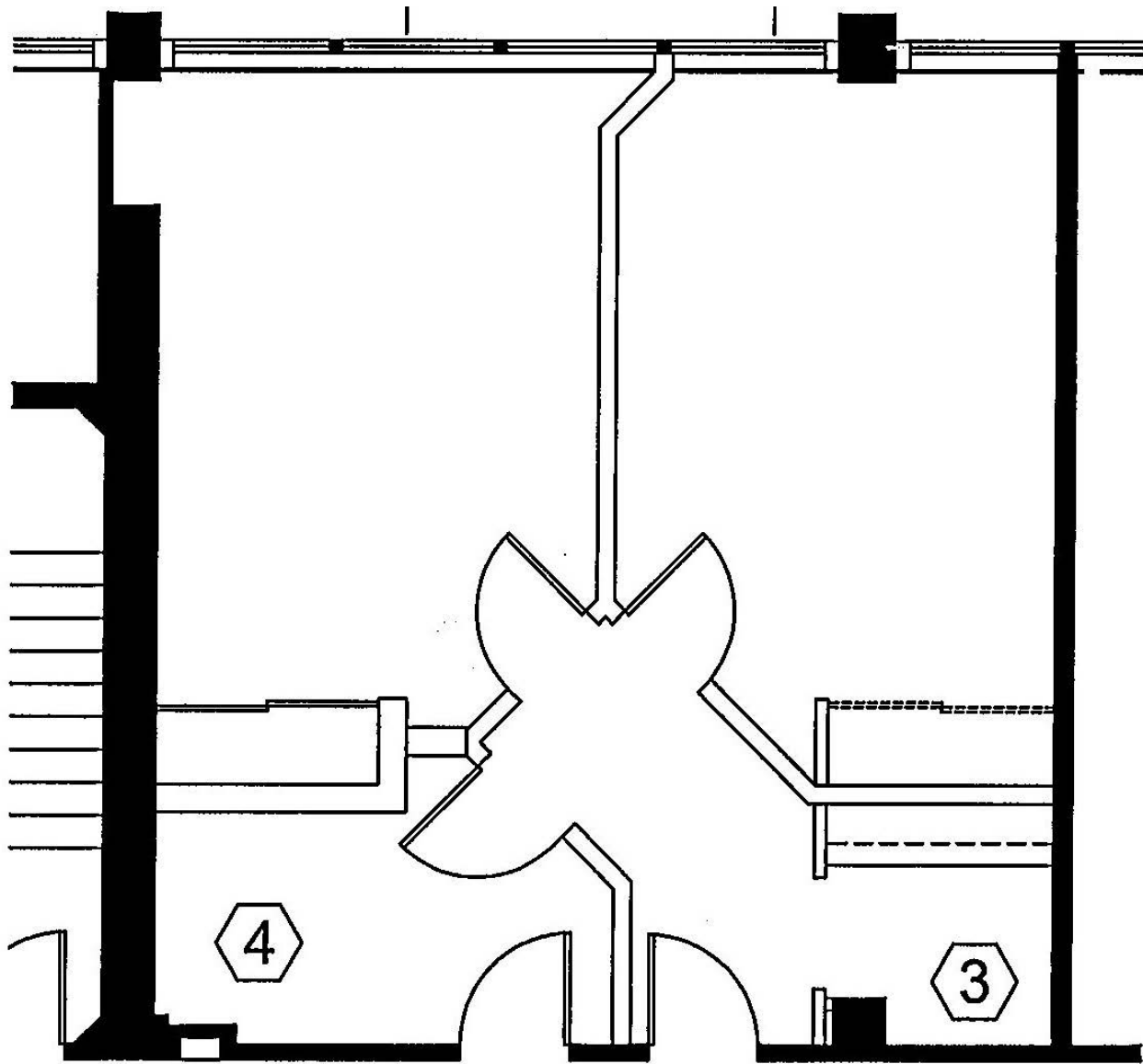
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SUITE
604
±3,030 RSF

FLOOR PLANS

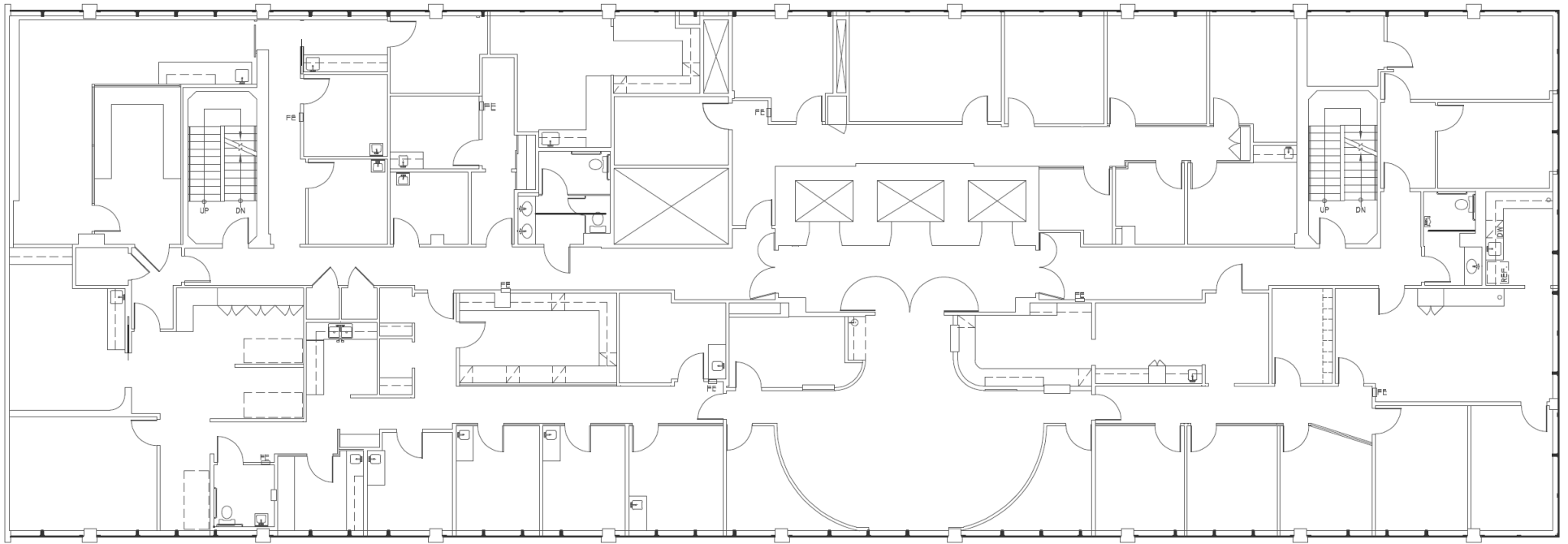
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SUITE
613
±851 RSF

FLOOR PLANS

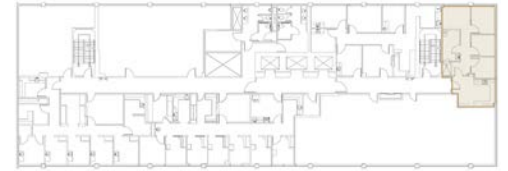
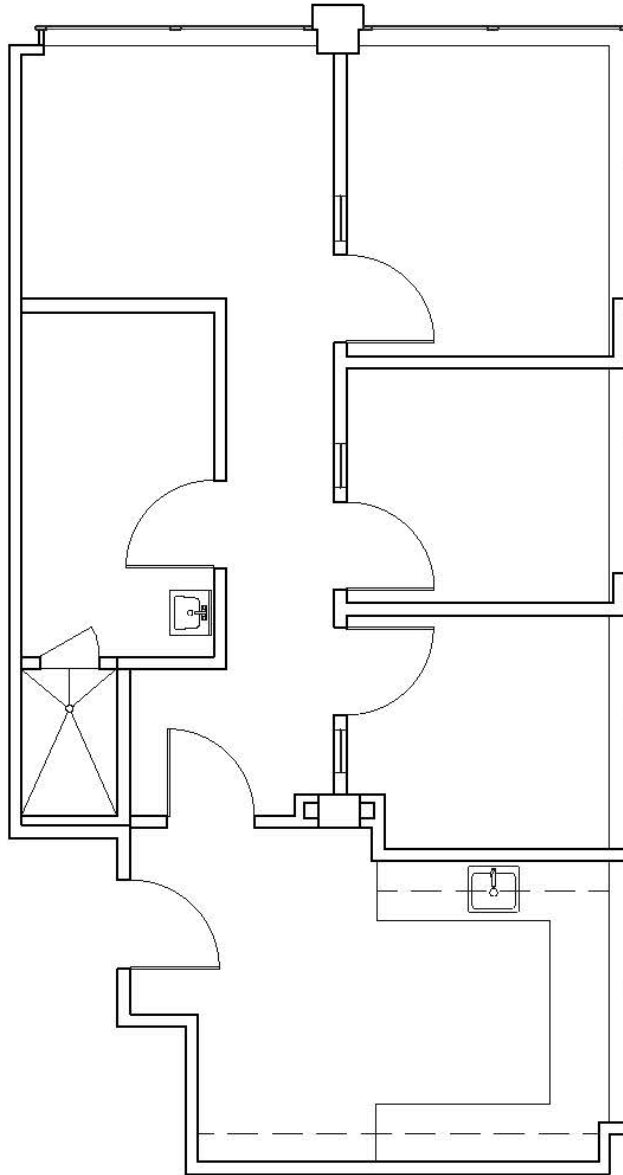
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SUITE
700
±10,401 RSF

FLOOR PLANS

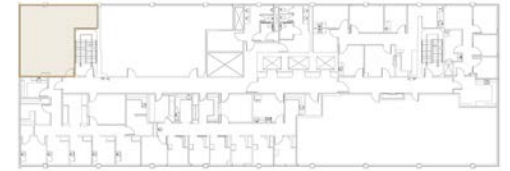
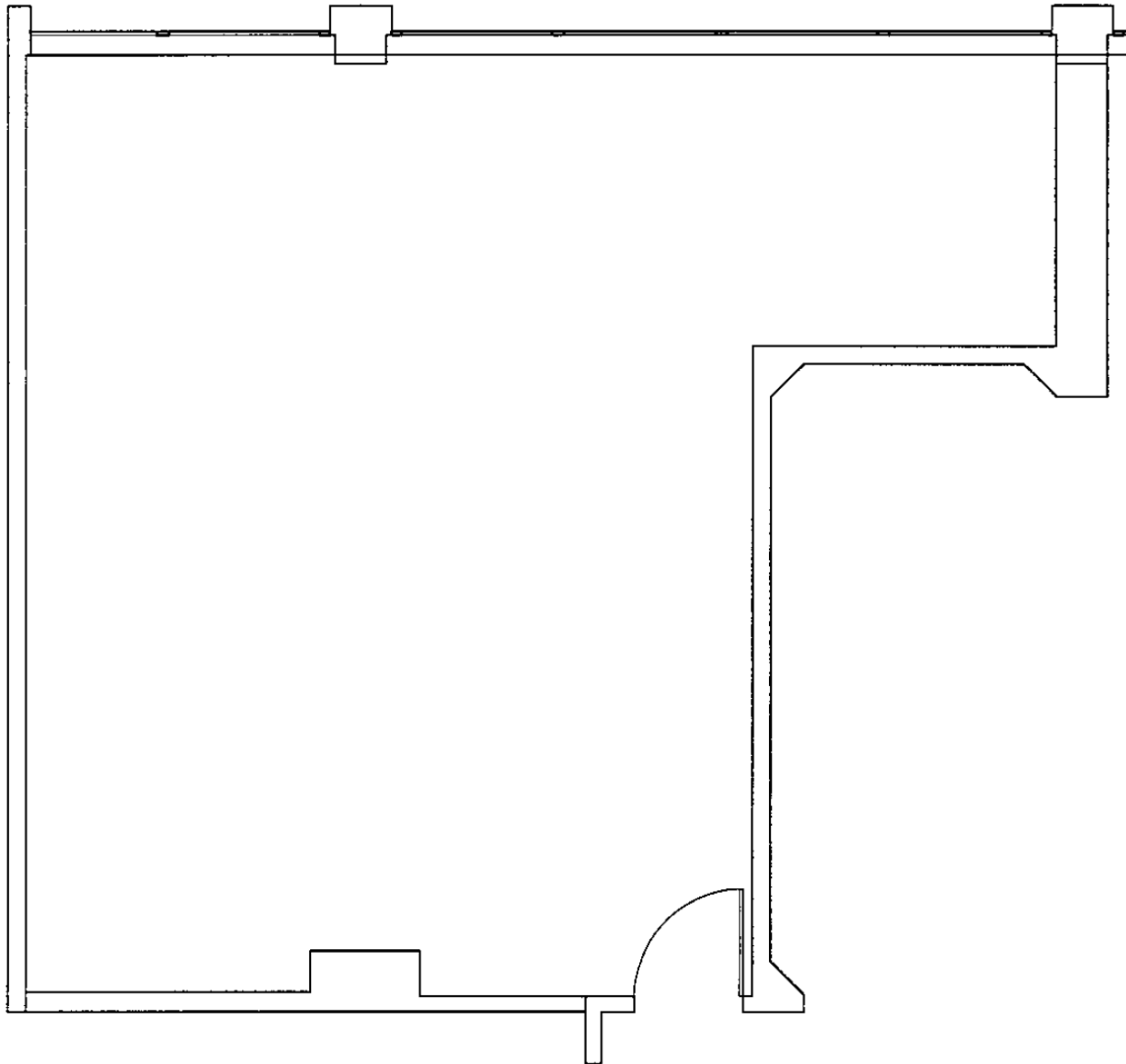
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SUITE
801
±939 RSF

FLOOR PLANS

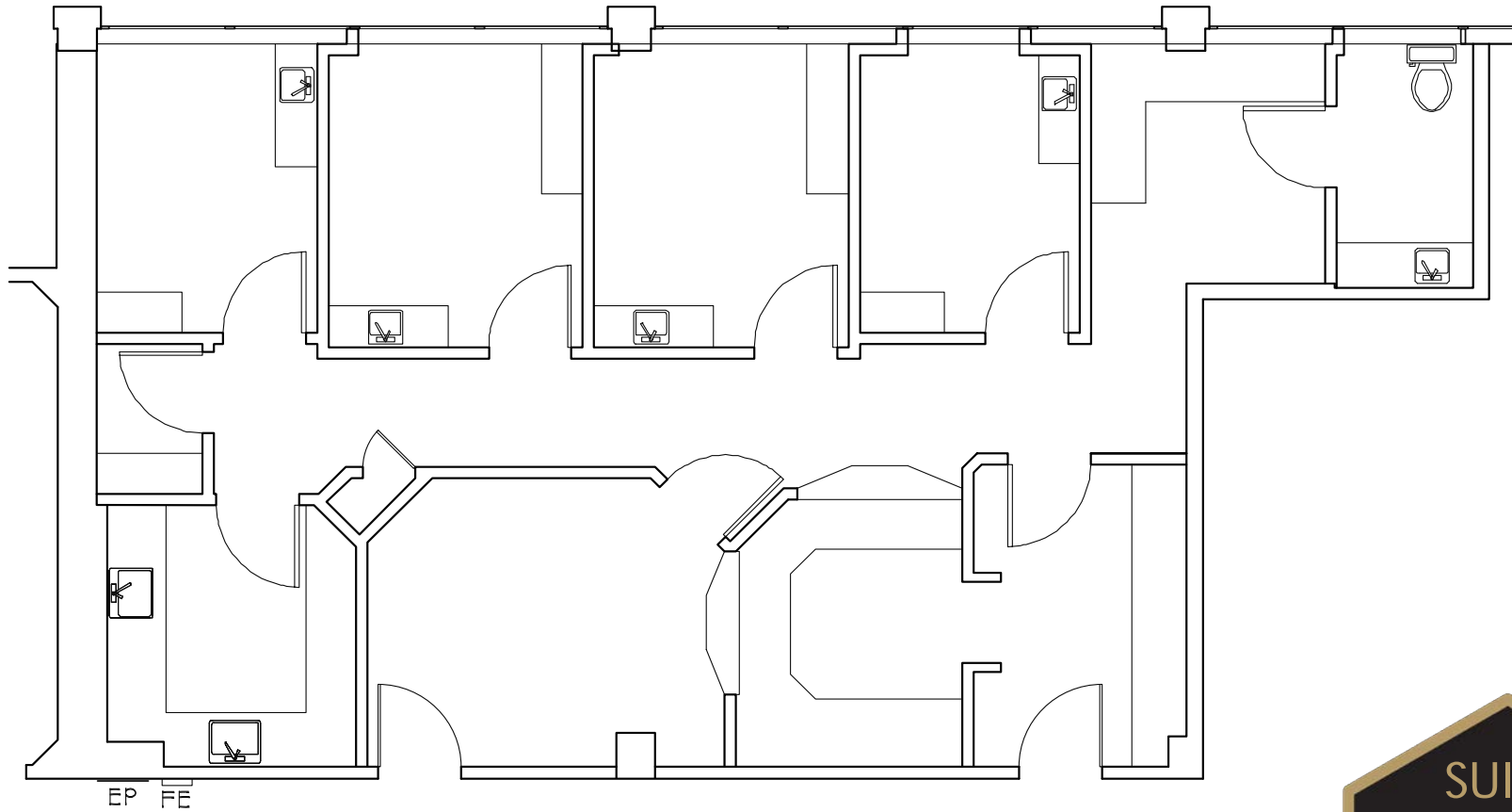
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SUITE
810
±781 RSF

FLOOR PLANS

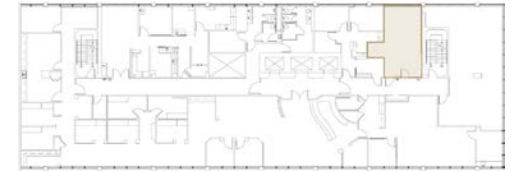
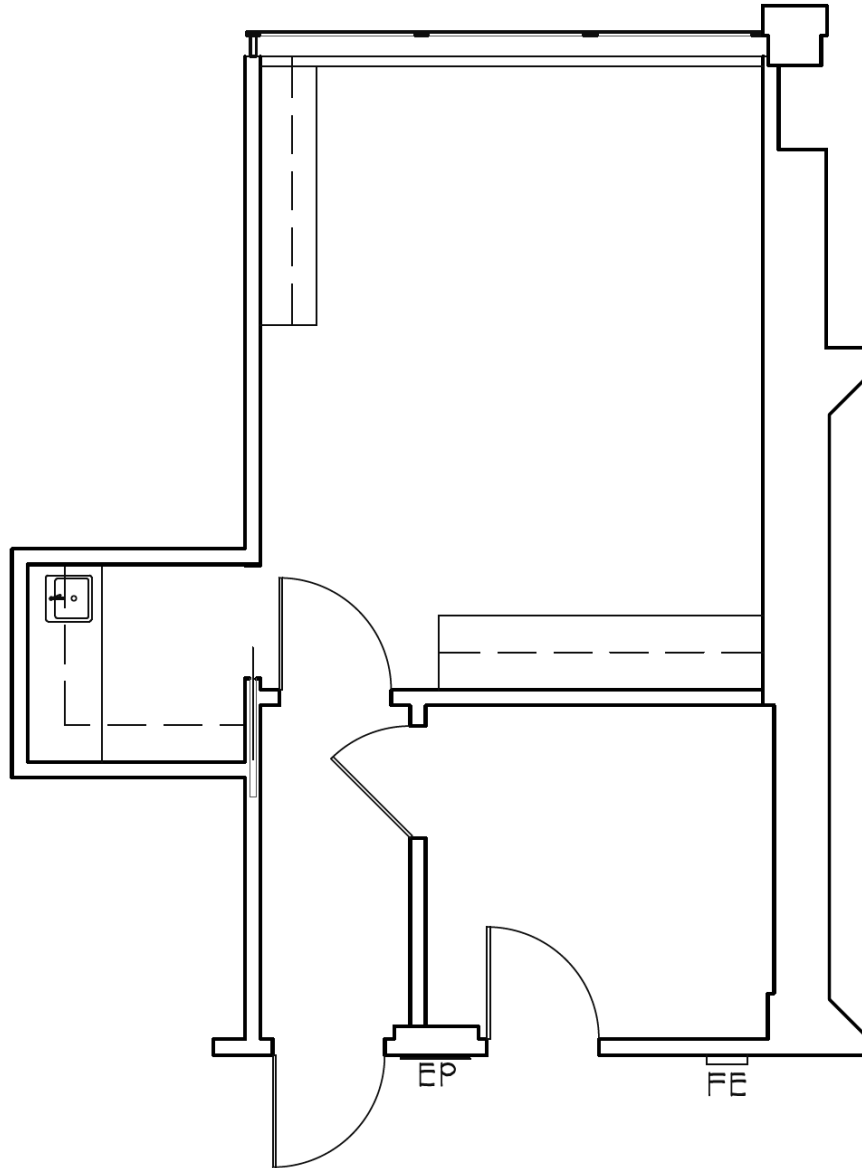
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SUITE
812
±1,465 RSF

FLOOR PLANS

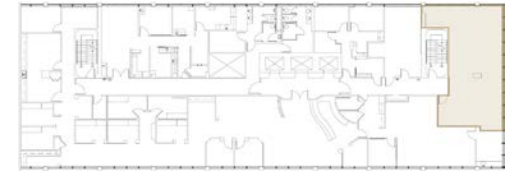
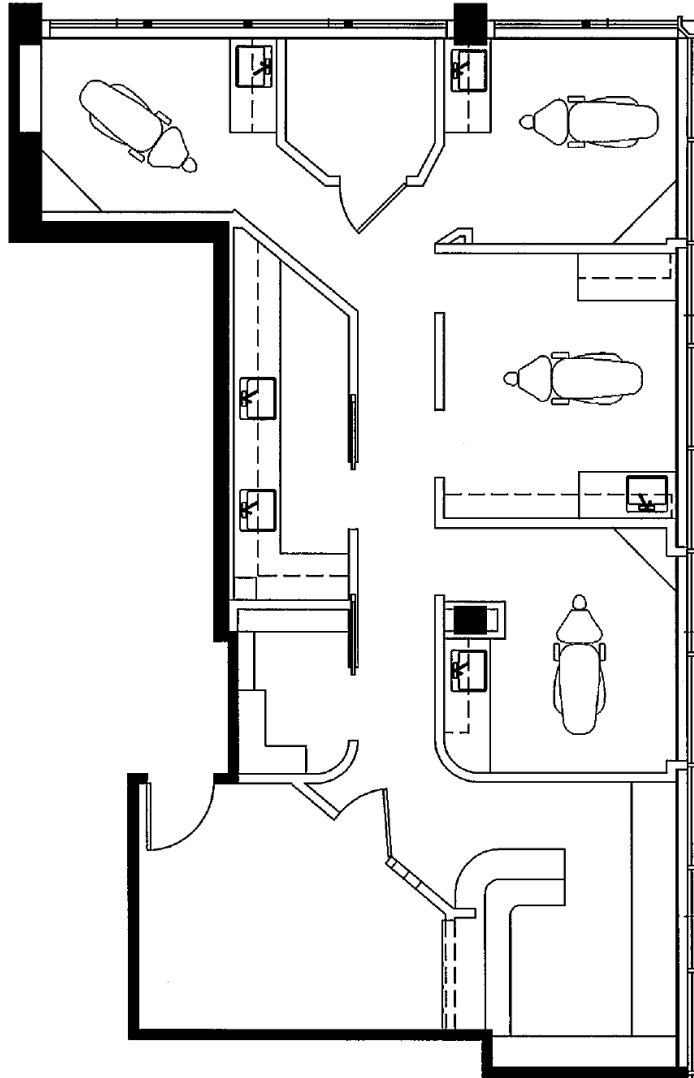
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SUITE
902
±535 RSF

FLOOR PLANS

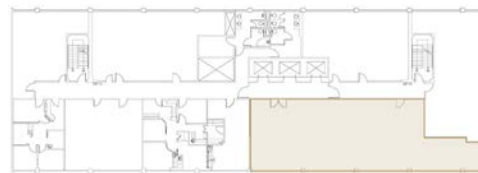
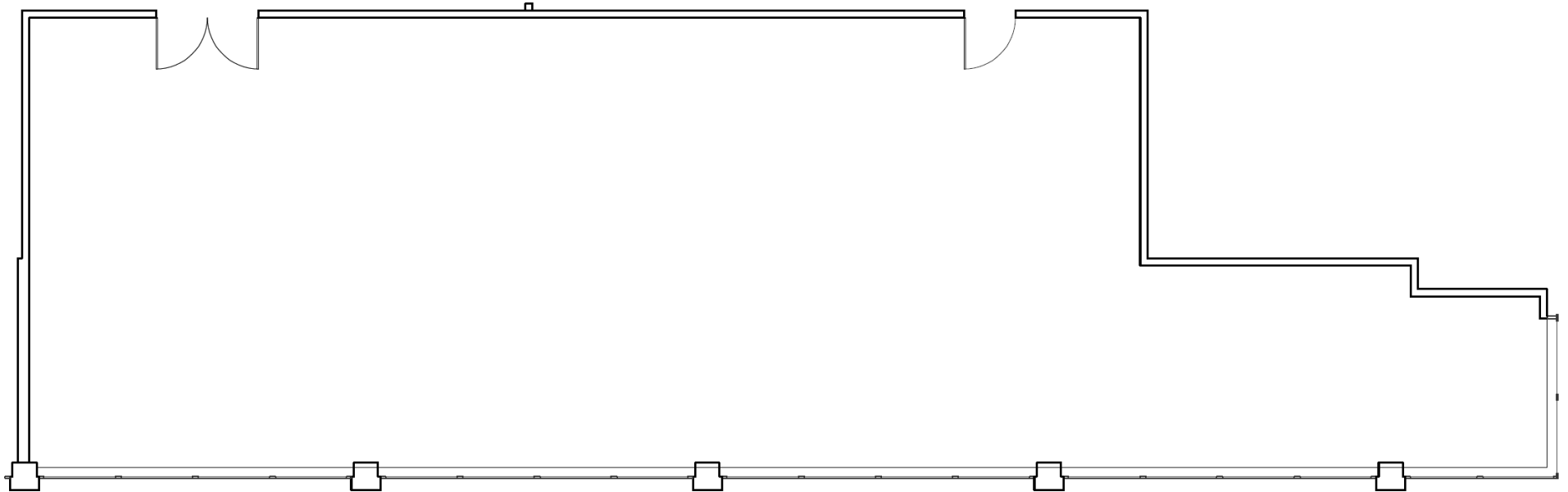
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SUITE
904
±1,306 RSF

FLOOR PLANS

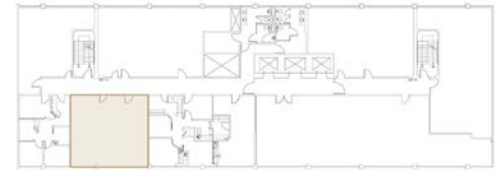
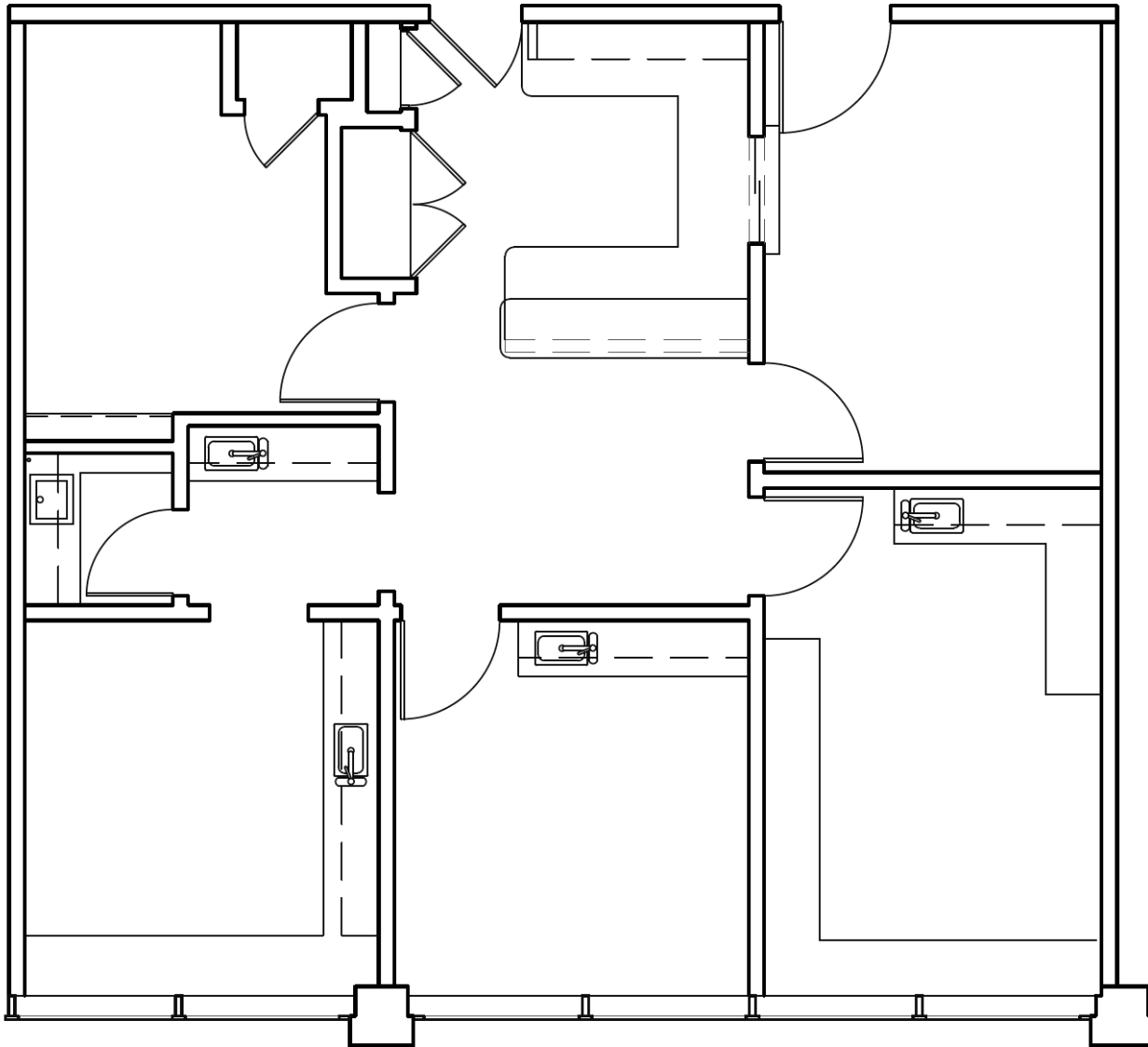
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SUITE
1004
±2,466 RSF
divisible

FLOOR PLANS

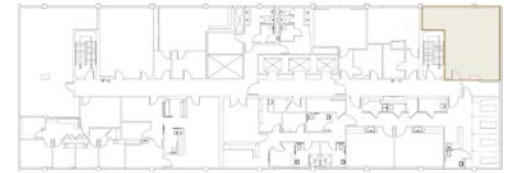
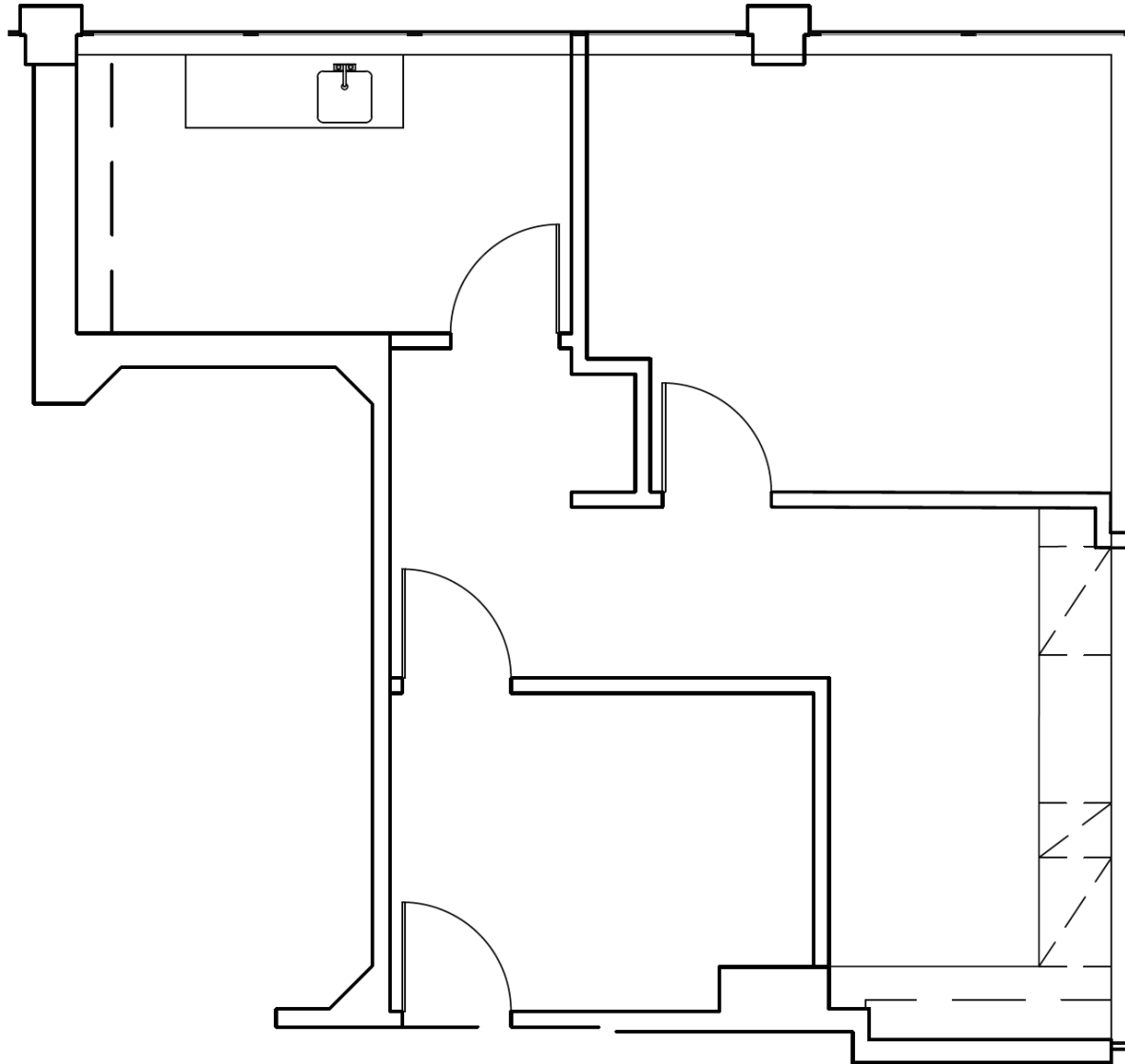
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SUITE
1010
±956 RSF

FLOOR PLANS

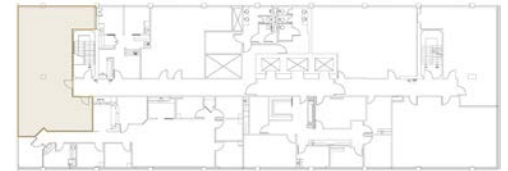
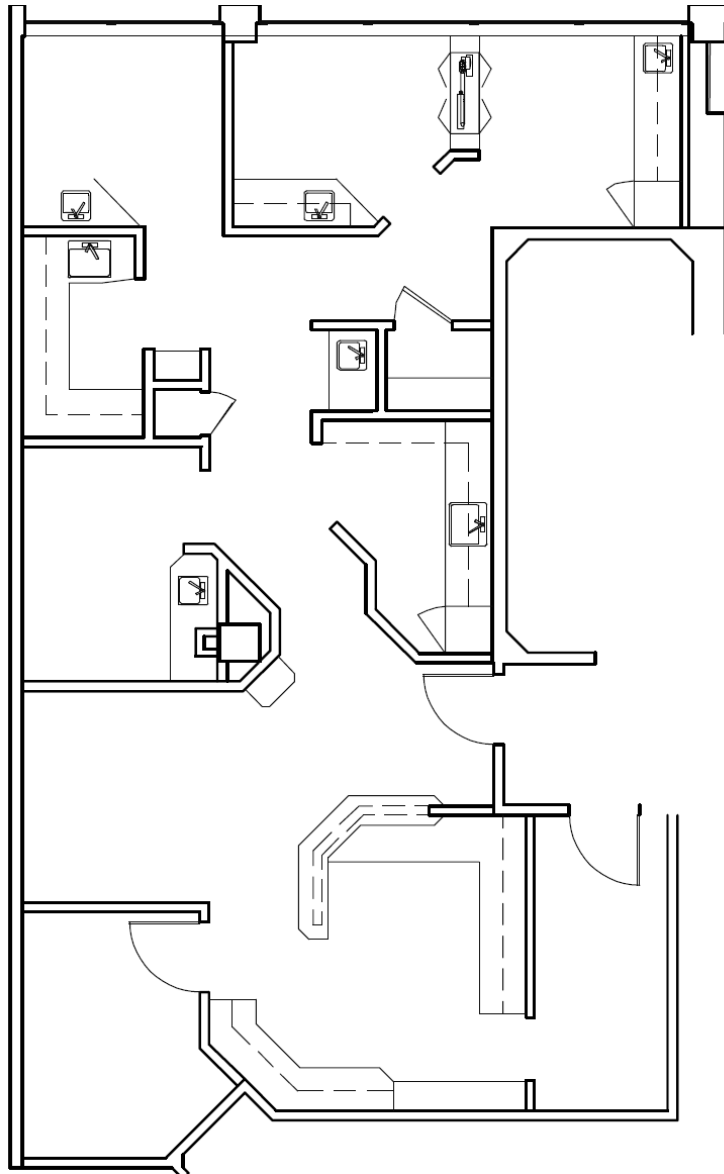
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SUITE
1103
±802 RSF

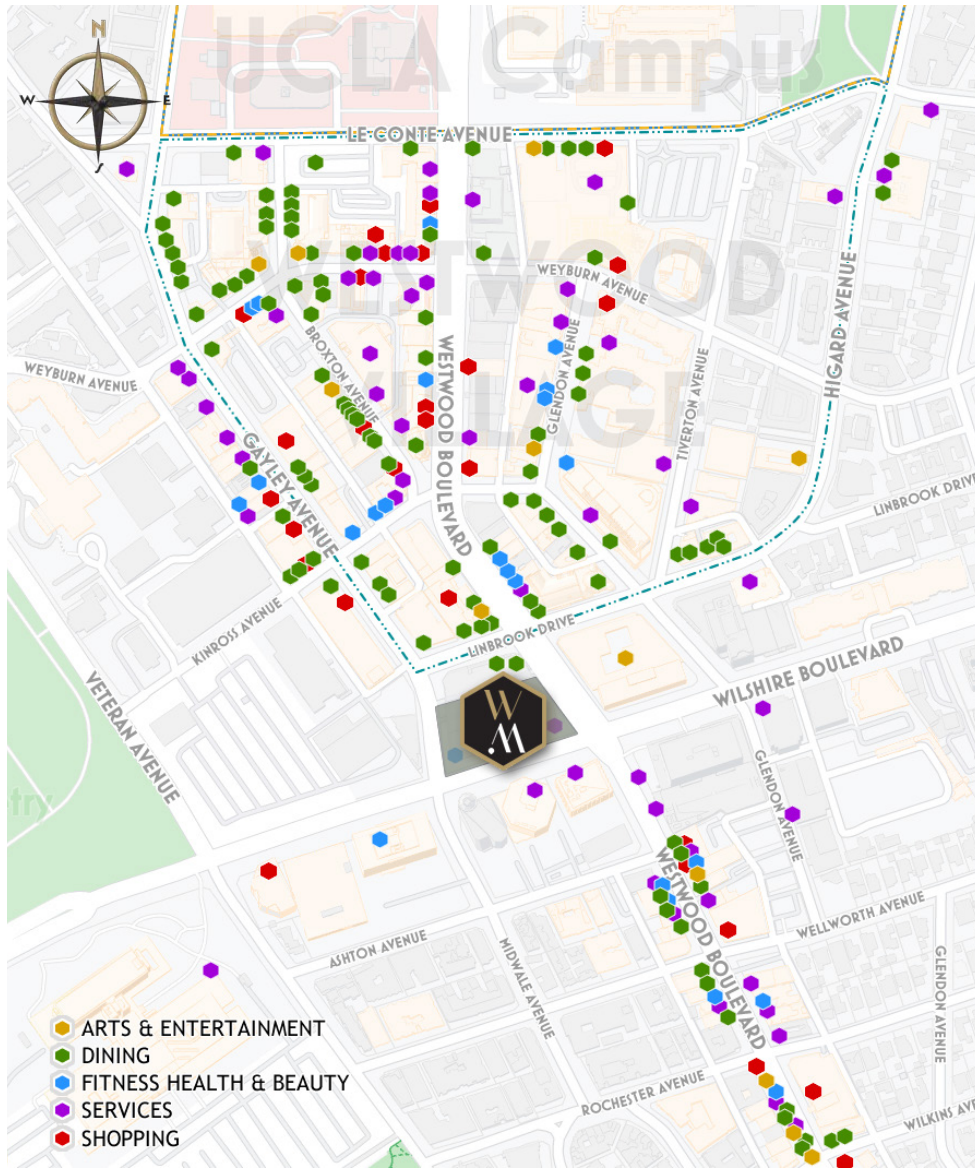
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SUITE
1211
±1,387 RSF

GATEWAY TO WESTWOOD VILLAGE & WESTWOOD BOULEVARD



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MEDICAL ENVIRONMENT MAP

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METRO D [PURPLE] LINE EXTENSION



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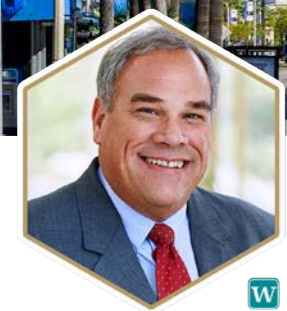


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DRE #01255259



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