

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 2024)
- 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

±1,350 RSF - ±27,520 RSF

LOCATION

ON RESTAURANT ROW ACROSS
THE STREET FROM MATSUHISA

RENTAL RATE

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

TERM

NEGOTIABLE

PARKING

5/1,000

RESERVED: \$300

UNRESERVED: \$250

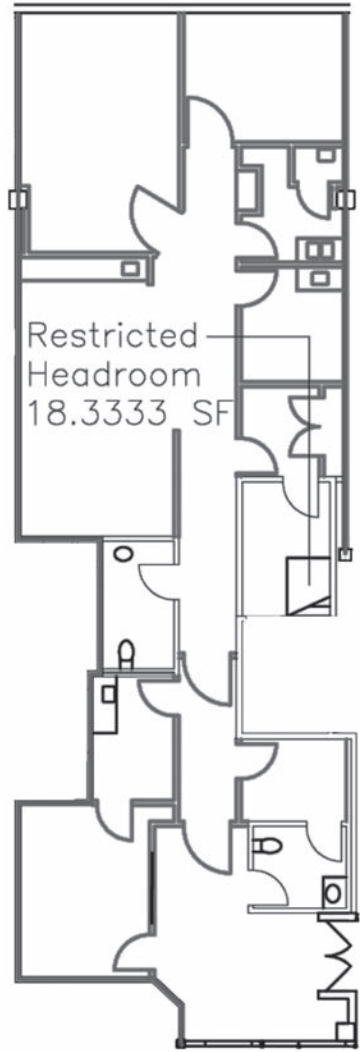
STREET MAP & AVAILABLE SPACES



SUITE	RATE (MG)	SIZE ±	DESCRIPTION
110	\$5.50	2,593 SF	SURGERY CENTER WITH 2 OPERATING ROOMS & 4 PRE/POST OPERATING BAYS (GROUND FLOOR)
200	\$5.50	1,677 SF	RECEPTION, EXAM ROOMS, KITCHEN & ±770 SF PATIO
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
300	\$5.50	13,203 SF	FULLY BUILT-OUT DIALYSIS CENTER (DIVISIBLE TO ±4,500 SF)
310	\$5.50	1,538 SF	EXAM ROOMS, OFFICES, RECEPTION & STORAGE
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)

***27,520 SF (TOTAL THIRD FLOOR CONTIGUOUS SPACE)**

SUITE 110 - GROUND FLOOR SURGERY CENTER



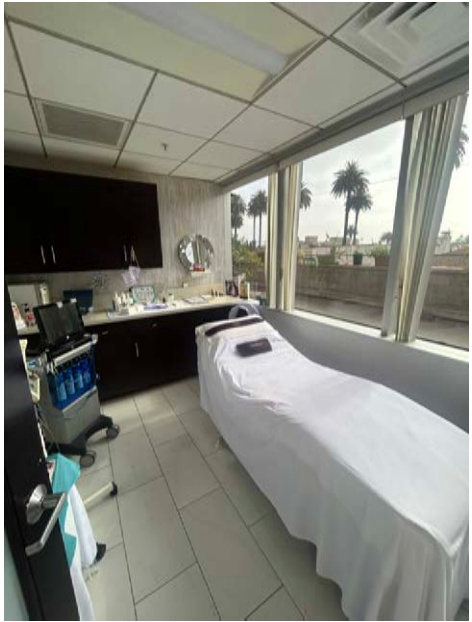
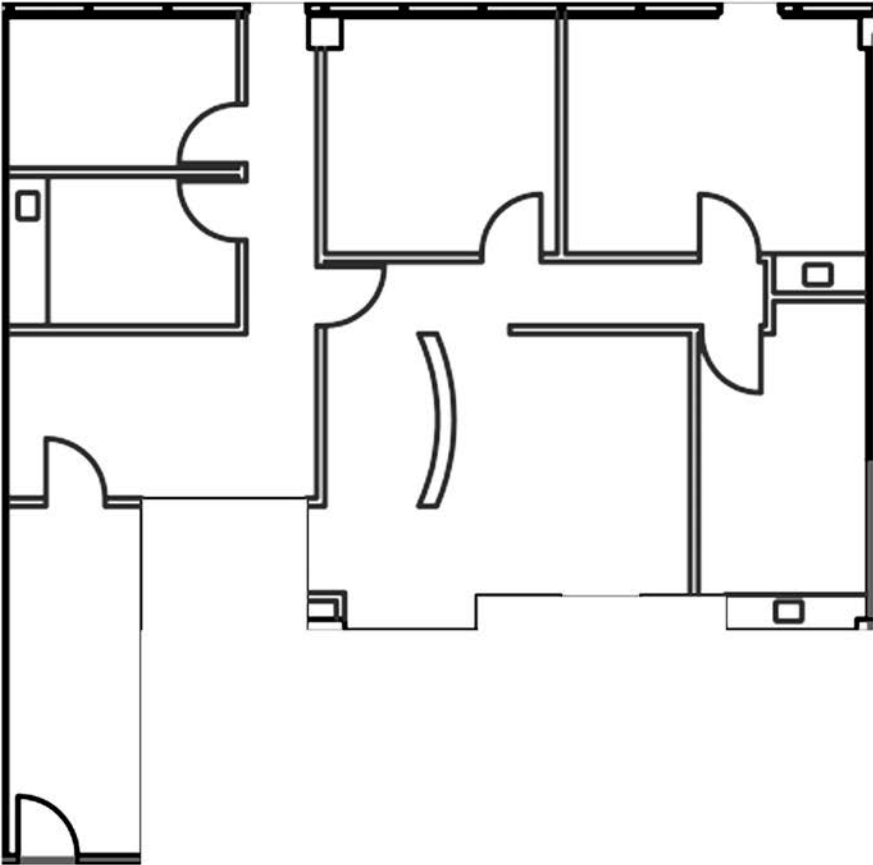
z 
±2,593 SF



SUITE 200



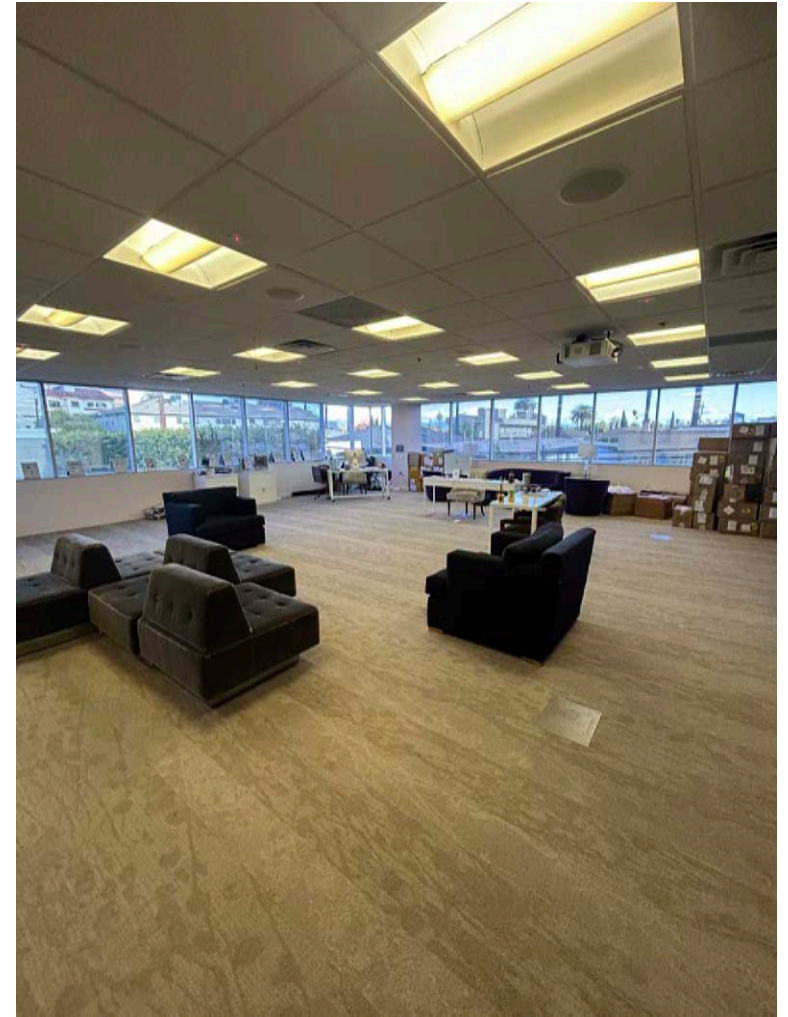
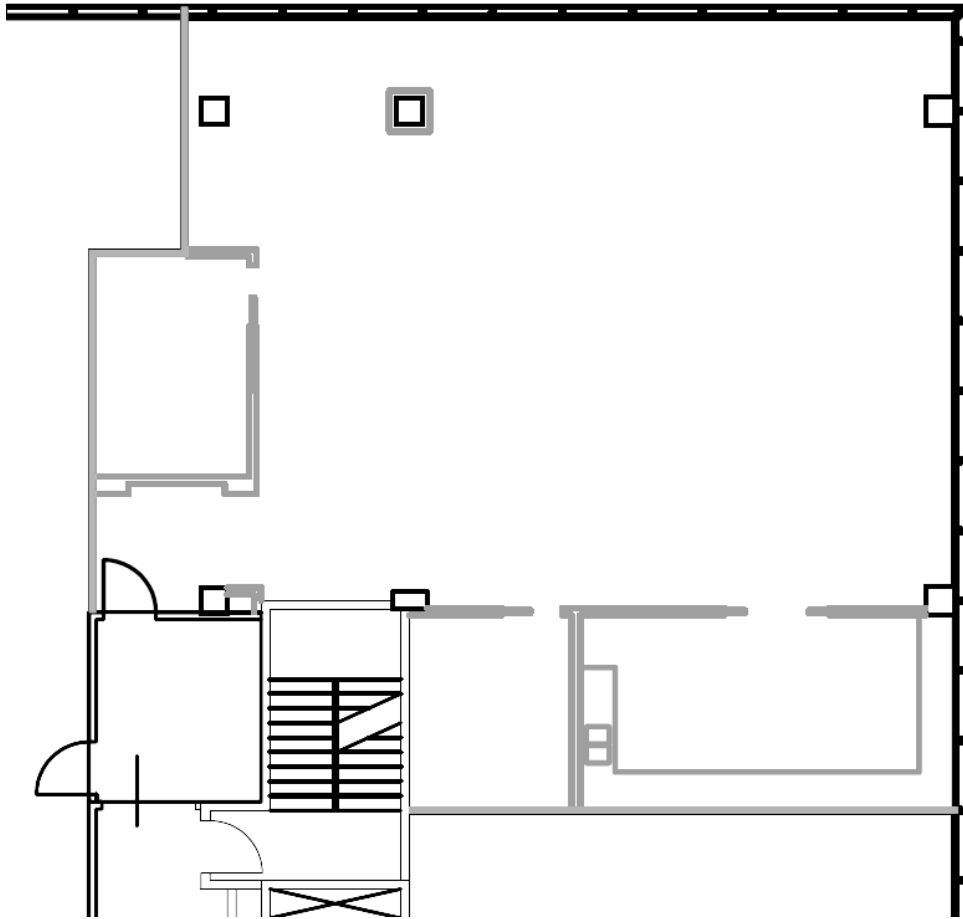
±1,677 SF



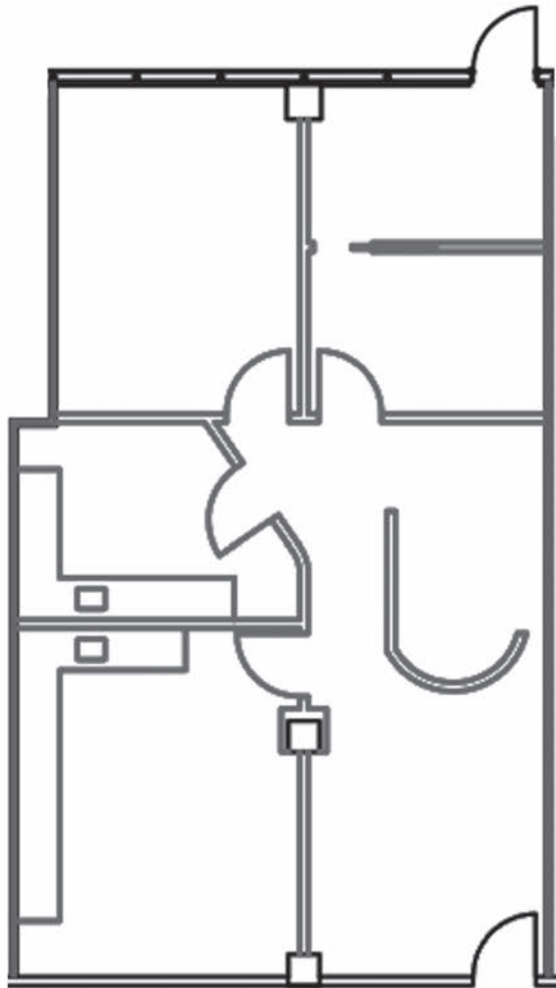
SUITE 210



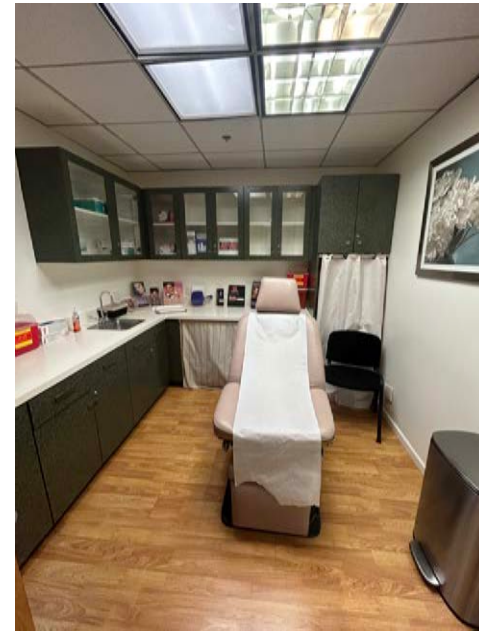
±2,458 SF



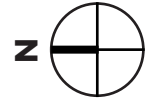
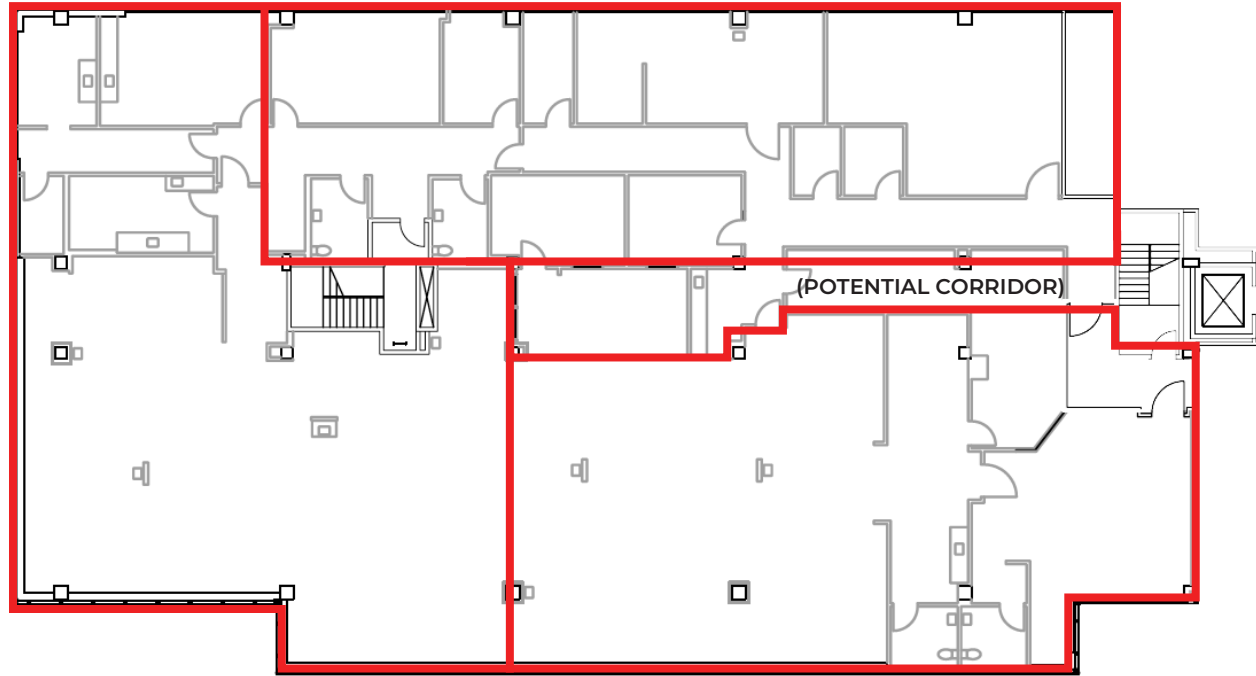
SUITE 216



±1,350 SF
W/ PATIO



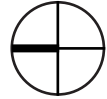
SUITE 300

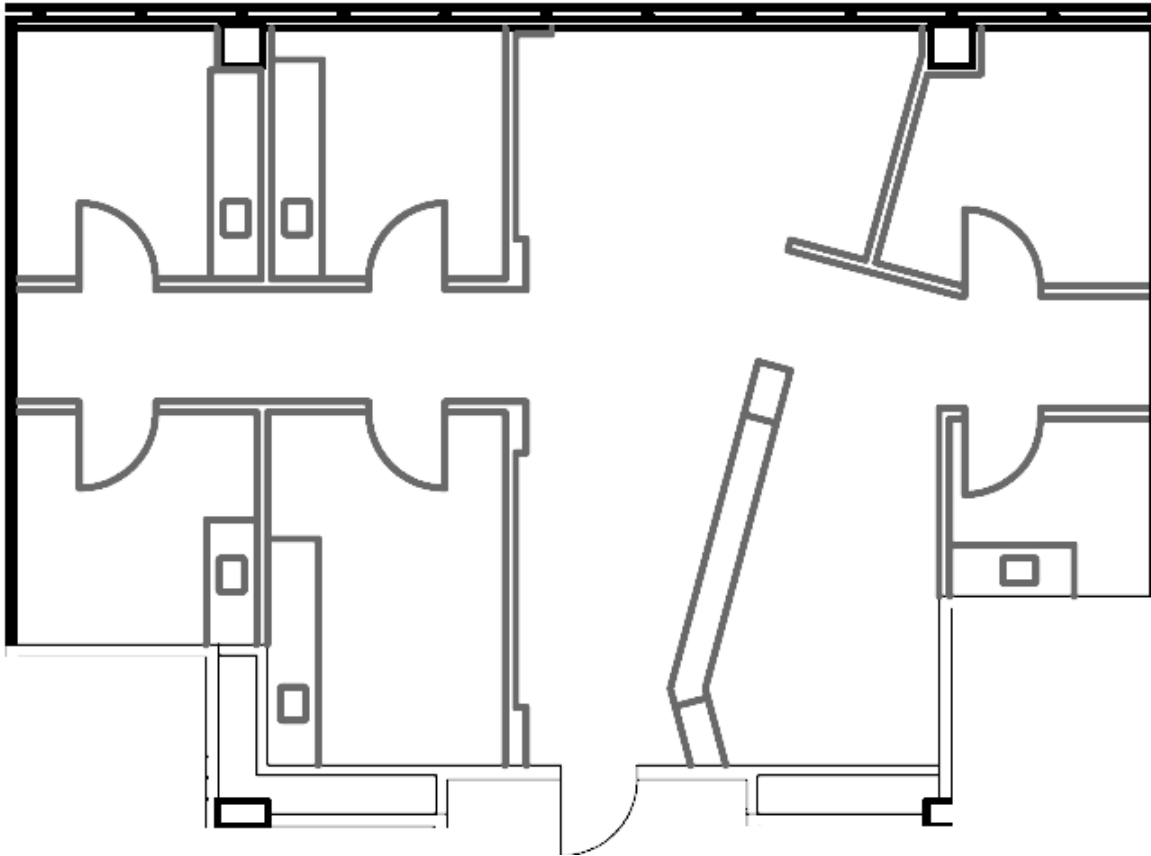


±13,203 SF
(DIVISIBLE
TO ±4,500 SF)



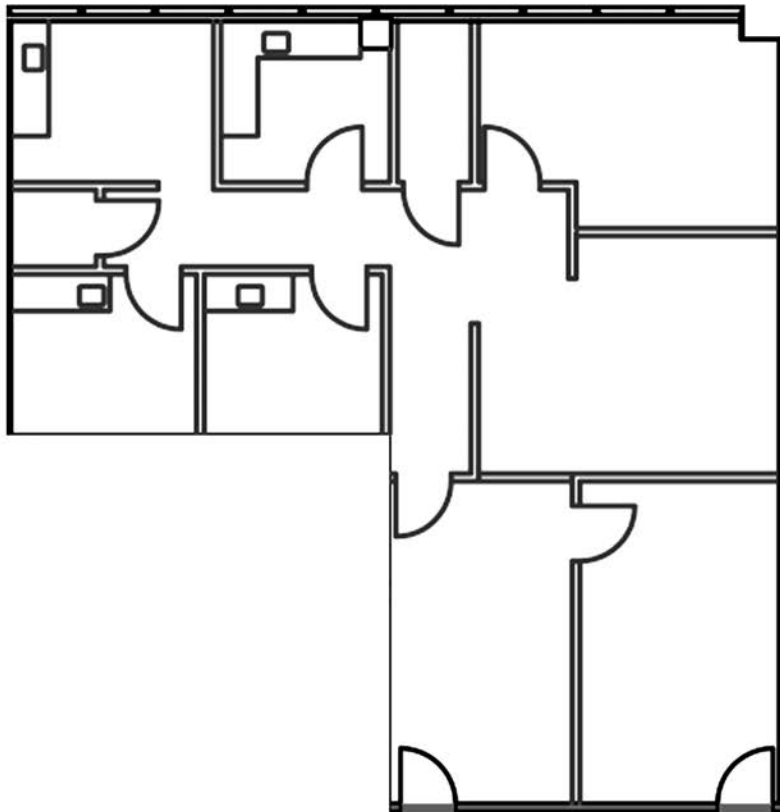
SUITE 310

z 
±1,538 SF

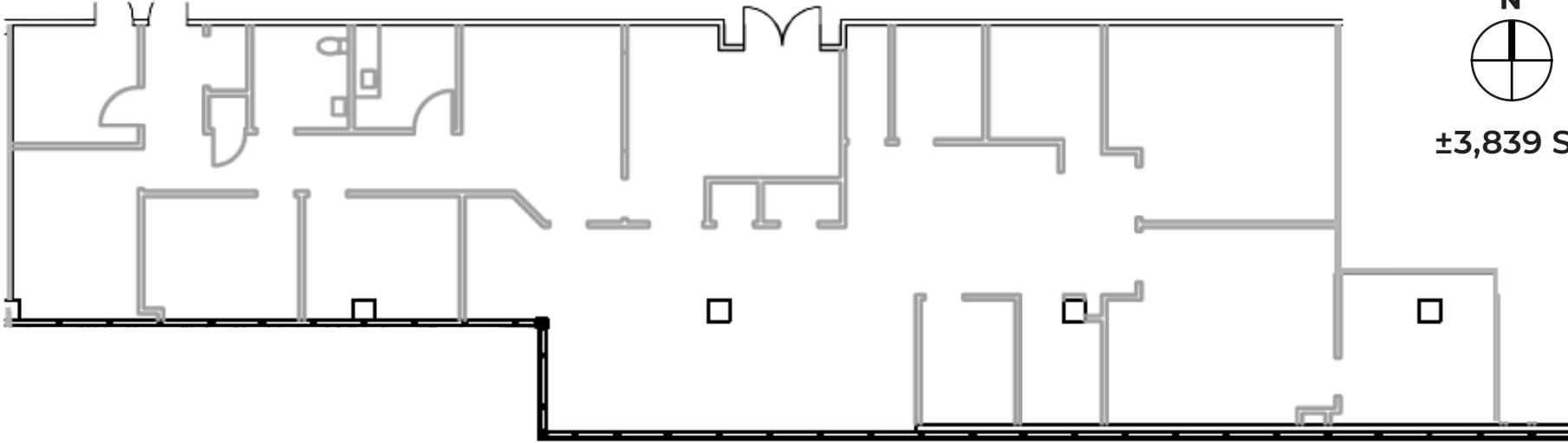


SUITE 320

z 
±1,681 SF



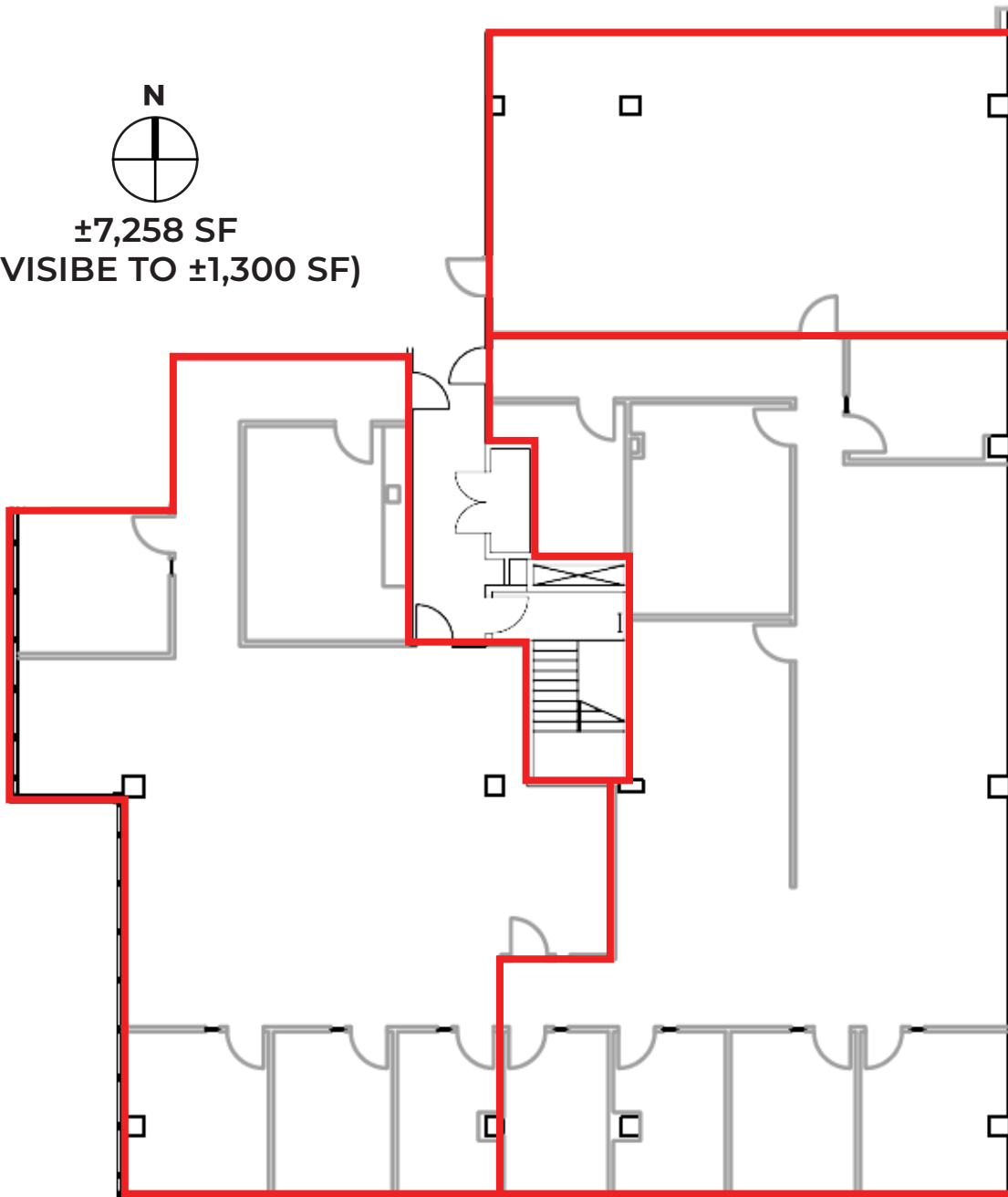
SUITE 340 - SURGERY CENTER



SUITE 350



±7,258 SF
(DIVISIBLE TO ±1,300 SF)



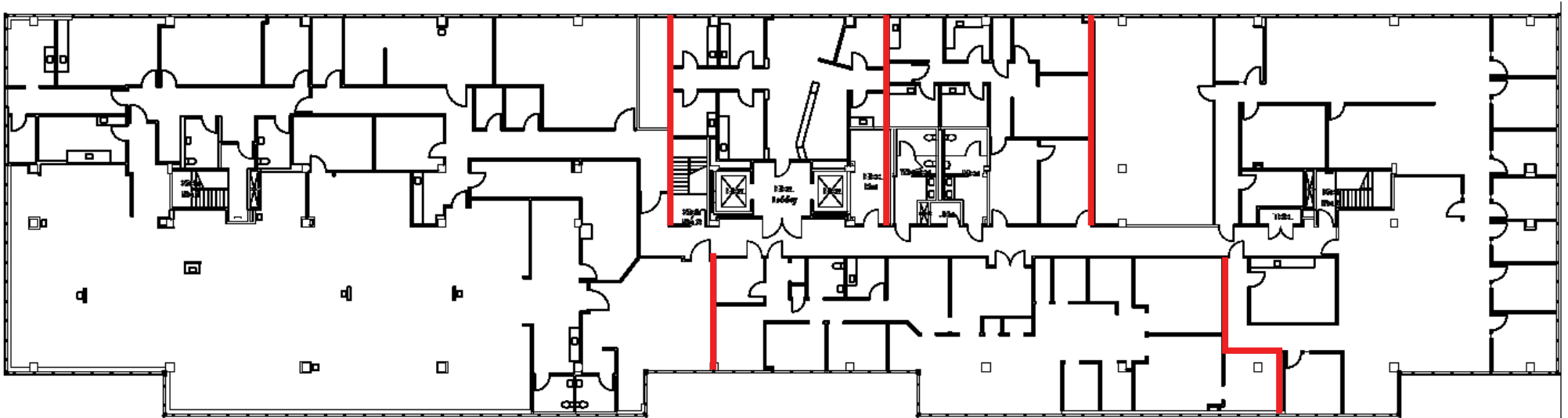
SUITES 300/310/320/340/350 CONTIGUOUS



TOTAL CONTIGUOUS SPACE:
±27,520 SF

STE 310:
±1,538 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**