

FOR LEASE

12381 WILSHIRE BLVD
LOS ANGELES 90025

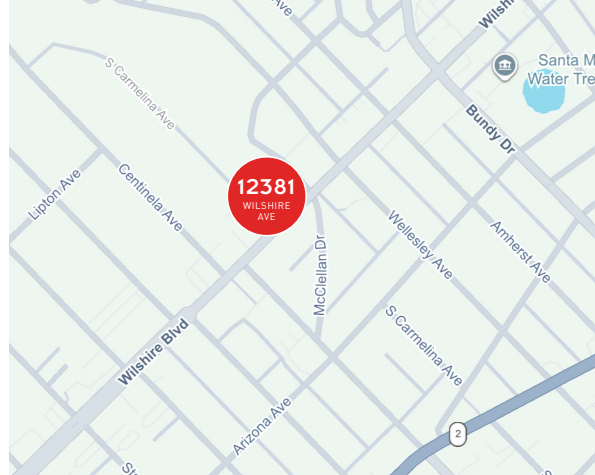
±1,562 SF MEDICAL / OFFICE SPACE



EXECUTIVE SUMMARY

Turnkey Medical / Office Space on *Wilshire Boulevard*

Lee & Associates – Los Angeles West is pleased to present 12381 Wilshire Boulevard, Los Angeles, CA 90025, offering a professionally improved $\pm 1,114$ square foot office/medical suite in one of West Los Angeles' most established business and healthcare corridors. Designed to accommodate a variety of professional office, medical, wellness, and healthcare-related uses, the suite features an efficient, functional layout with multiple private offices or exam rooms, a welcoming reception and waiting area, administrative workspace, and support areas, providing a turnkey opportunity with minimal tenant improvements required. Positioned along the highly trafficked Wilshire Boulevard corridor, the property offers excellent visibility, convenient access to nearby hospitals, business centers, and an abundance of restaurants, retail, and everyday amenities. With close proximity to the I-405 and major Westside neighborhoods, this is an exceptional opportunity for businesses and medical professionals seeking a premier West Los Angeles location.



PROPERTY OVERVIEW

Property Type:	Medical Suite
Space:	Suite 203
Rate:	\$3.45/SF, Full Service
Size:	$\pm 1,562$ SF
Availability:	Immediate
Term:	3 - 5 Years

HIGHLIGHTS

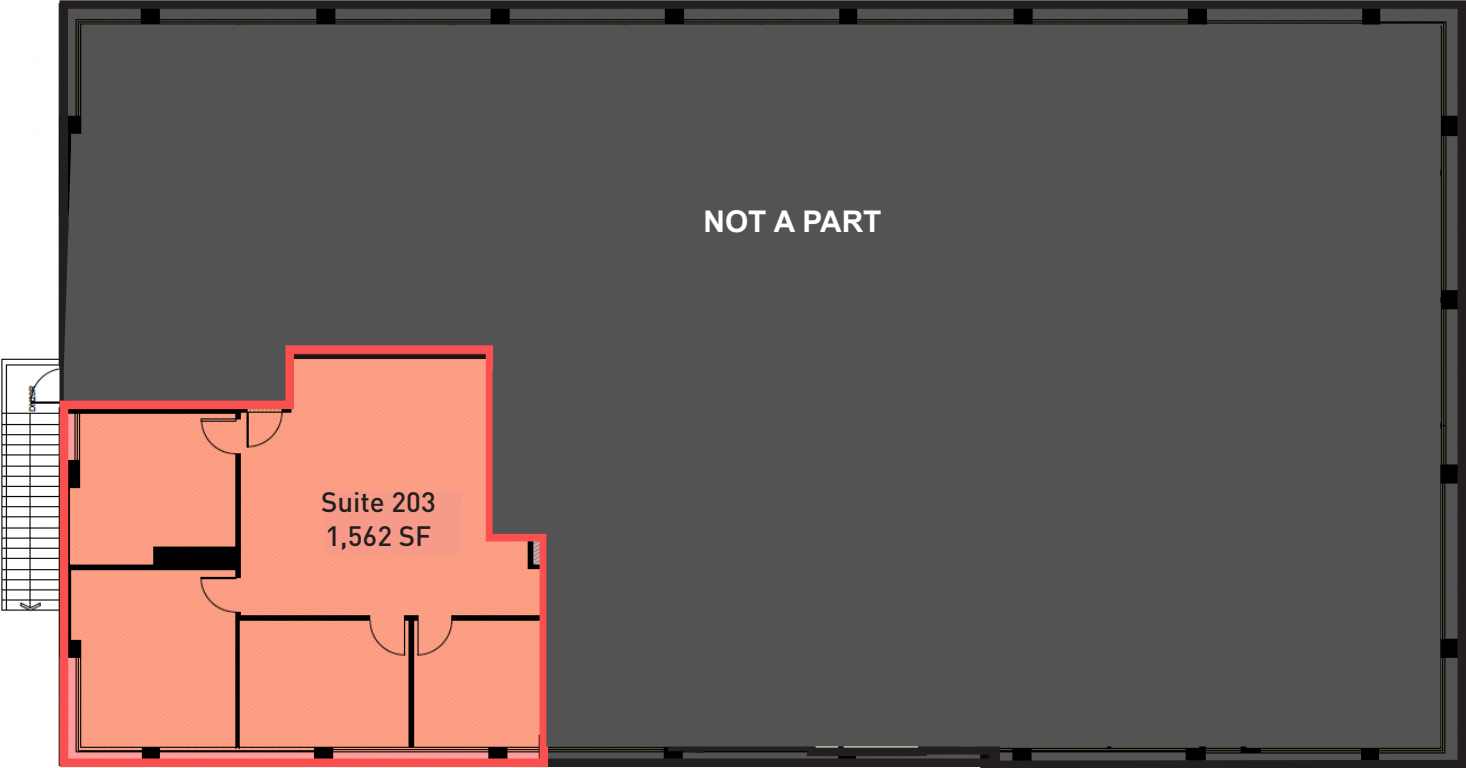
- Abundant natural light
- Large windows with open views
- Newly renovated lobby
- Walkable amenities & convenient location

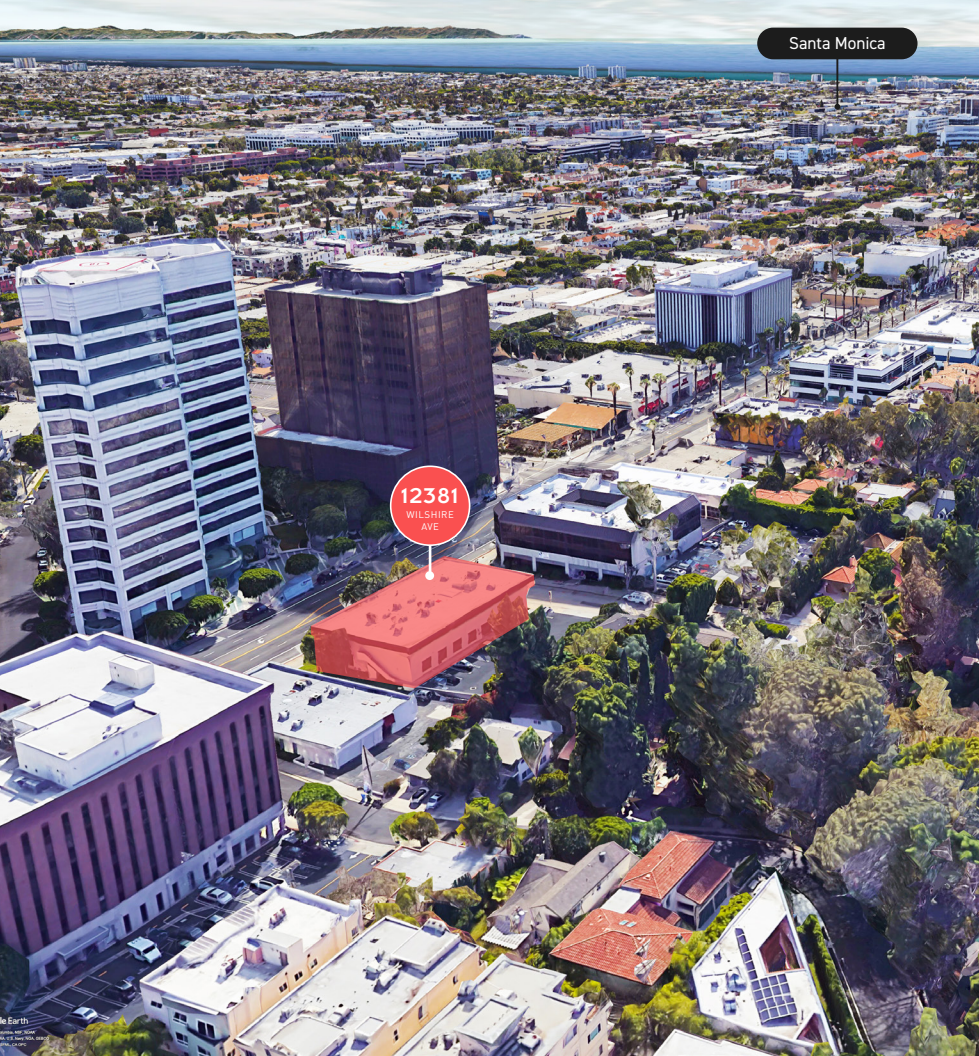
**A 6% procuring broker fee is available on the first three (3) years of any newly executed lease.*





SUITE 203 - FLOOR PLAN





Santa Monica

12381
WILSHIRE
AVE

EREWHON



BACIO di LATTE
Bakery & Patisserie



Prime
PIZZA

wanderlust
CREAMERY



Sushi Enya



Gelson's



MIYA
MIYA



THE
BRIXTON

丸亀
製麺
MARUGAME
UDON



TRADER JOE'S



ICONFIT





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