

# 11600 Wilshire Blvd

Los Angeles, CA 90025

**CLASS A MEDICAL OFFICE**  
**BRAND NEW SPEC SUITES AVAILABLE**



COMMERCIAL  
ASSET GROUP

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# PROPERTY HIGHLIGHTS

| SUITES  | SPACE SIZE | NOTES                        |
|---------|------------|------------------------------|
| 14 (LL) | ±2,286 RSF | Available Now                |
| 100     | ±2,602 RSF | Ground Floor Medical         |
| 114 (G) | ±1,131 RSF | Available Now                |
| 218     | ±1,091 RSF | Brand New Spec Suite         |
| 300     | ±2,275 RSF | Fully Built Out Dental Suite |
| 408     | ±1,382 RSF | Brand New Spec Suite         |
| 410     | ±1,138 RSF | Brand New Spec Suite         |
| 412     | ±1,661 RSF | Brand New Dental Spec Suite  |
| 500     | 1,229 RSF  | 2nd Generation Medical Space |
| 508     | ±732 RSF   | Brand New Spec Suite         |
| 522     | ±1,323 RSF | Renovated Suite              |
| 524     | ±1,113 RSF | Brand New Spec Suite         |

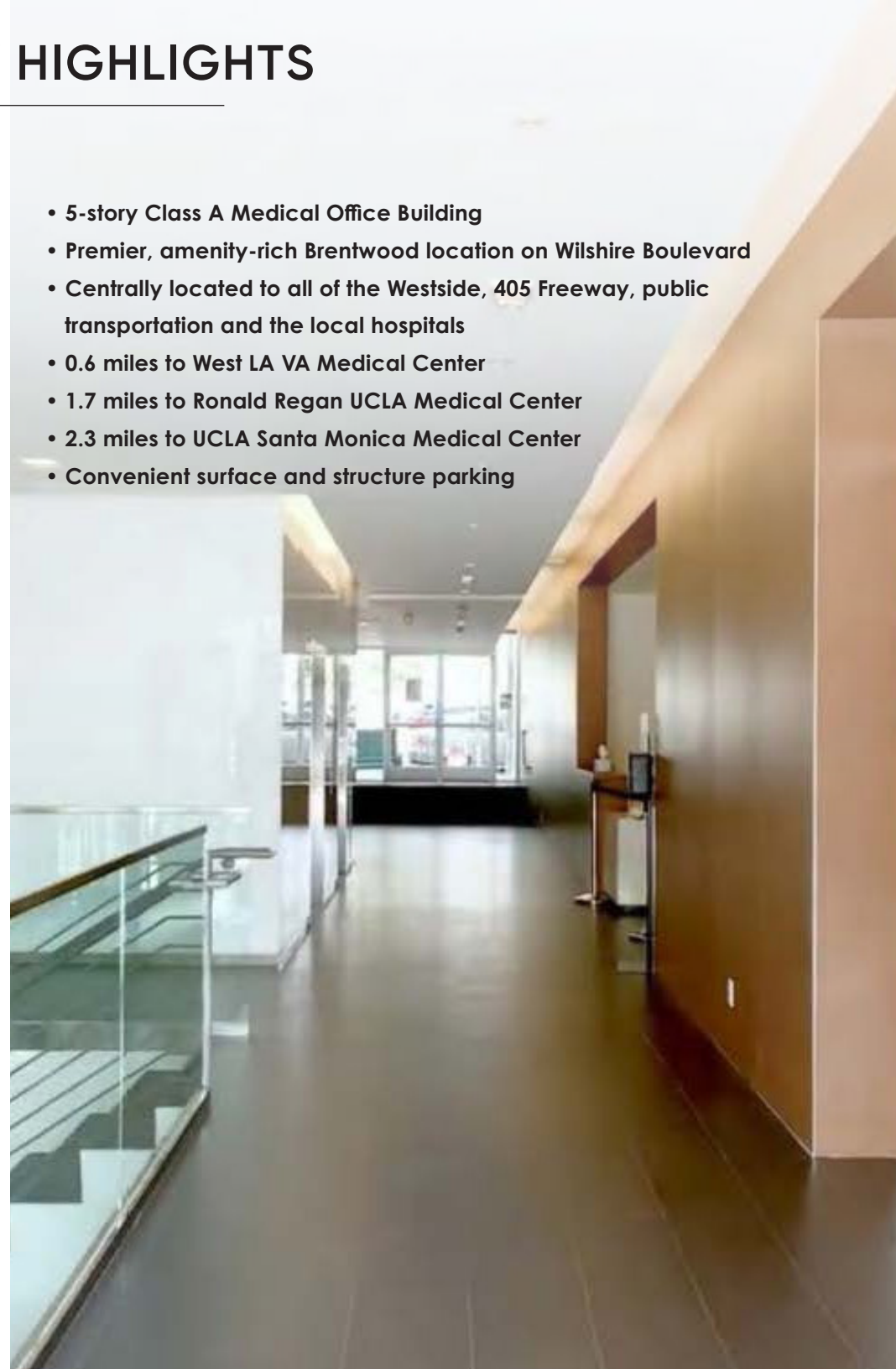
## RENTAL RATE

SUITE 14: \$2.25 PSF/Mo, FSG

RATE: \$4.50 - \$4.75 PSF/Mo, FSG

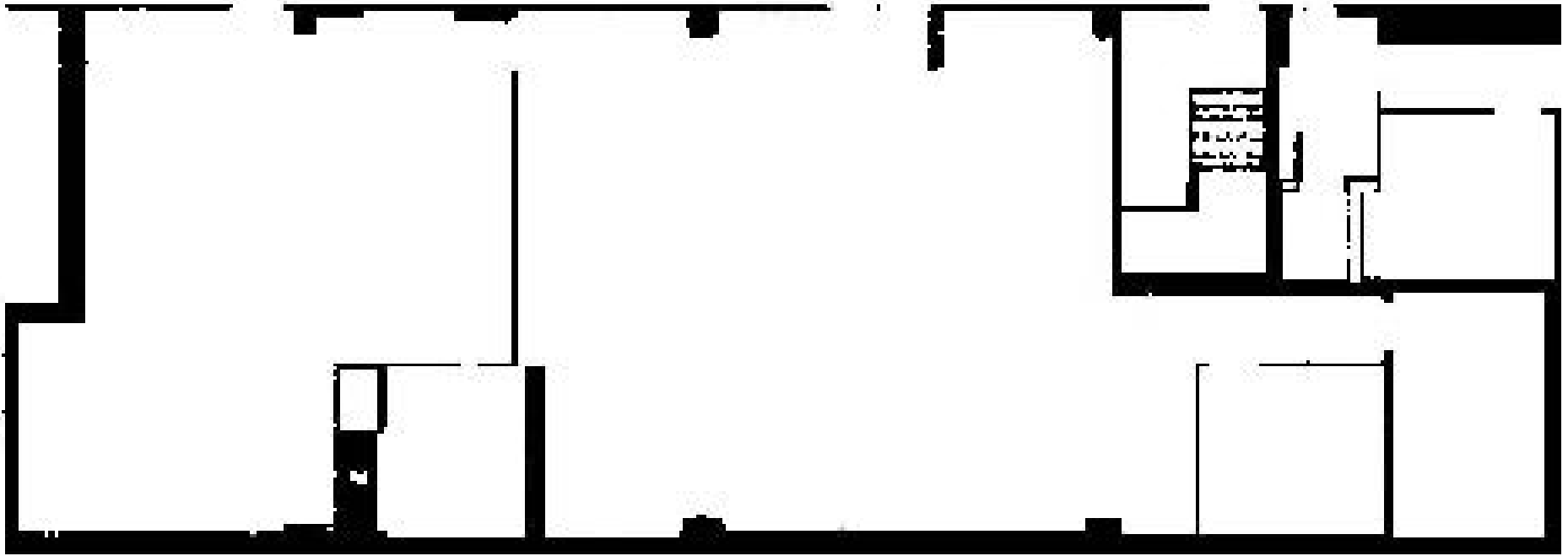
SUITES 408, 410, 412 CONTIGUOUS FOR **±4,181 RSF**

- 5-story Class A Medical Office Building
- Premier, amenity-rich Brentwood location on Wilshire Boulevard
- Centrally located to all of the Westside, 405 Freeway, public transportation and the local hospitals
- 0.6 miles to West LA VA Medical Center
- 1.7 miles to Ronald Regan UCLA Medical Center
- 2.3 miles to UCLA Santa Monica Medical Center
- Convenient surface and structure parking

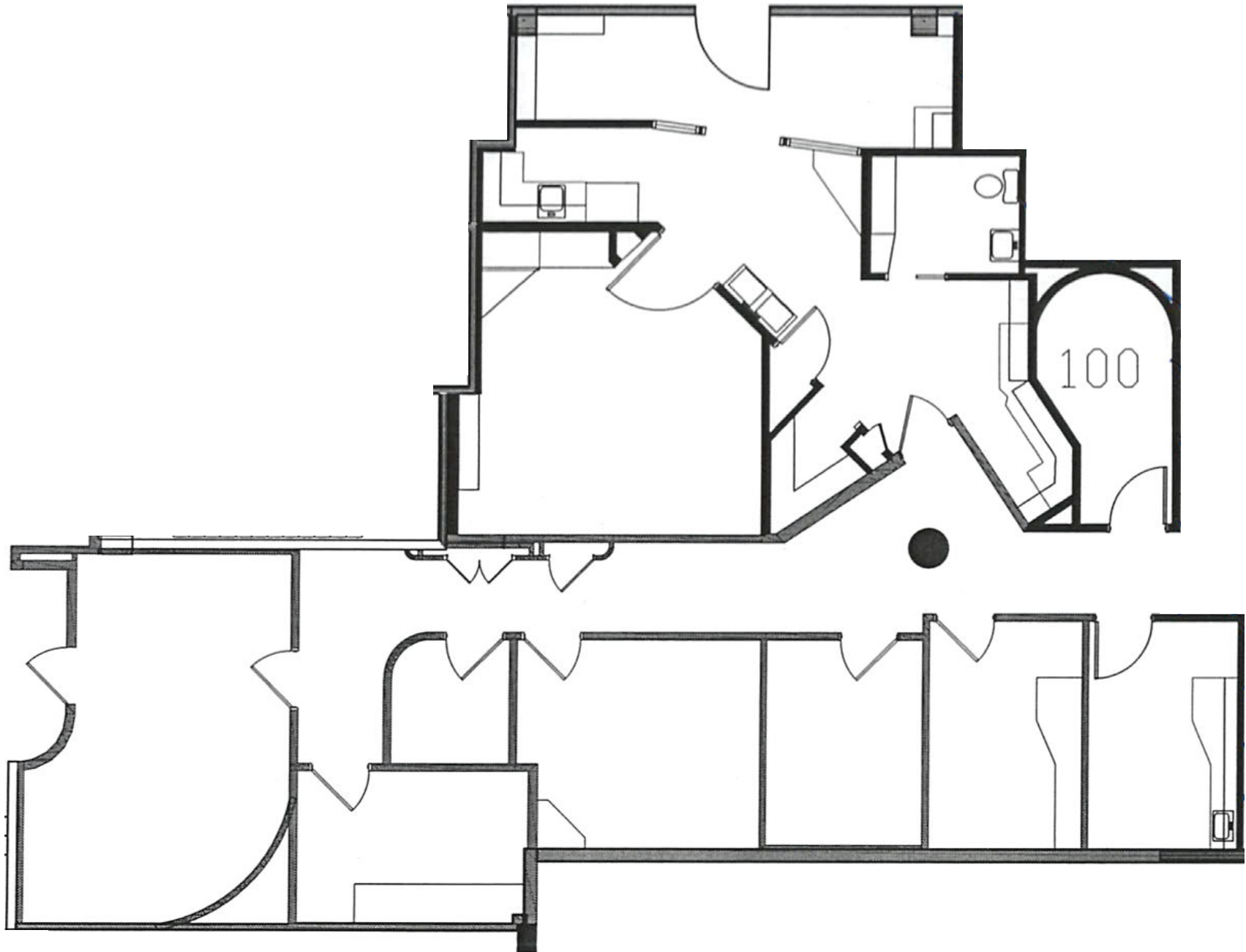


# SUITE 14: ±2,286 RSF

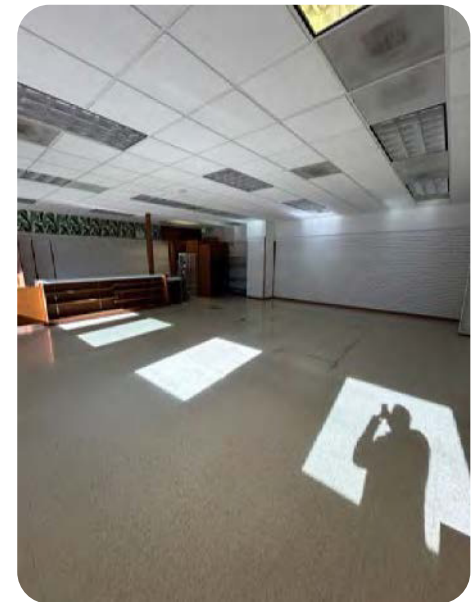
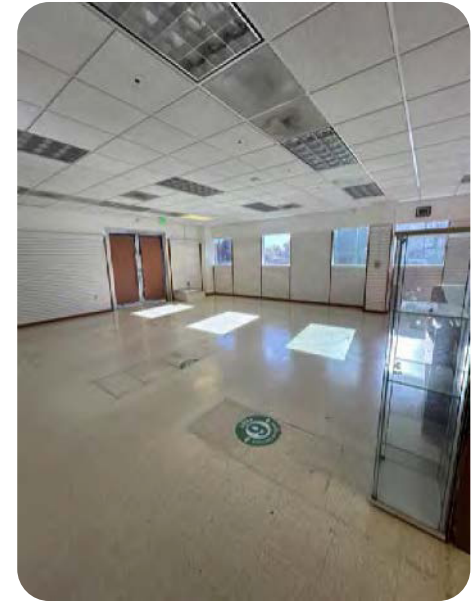
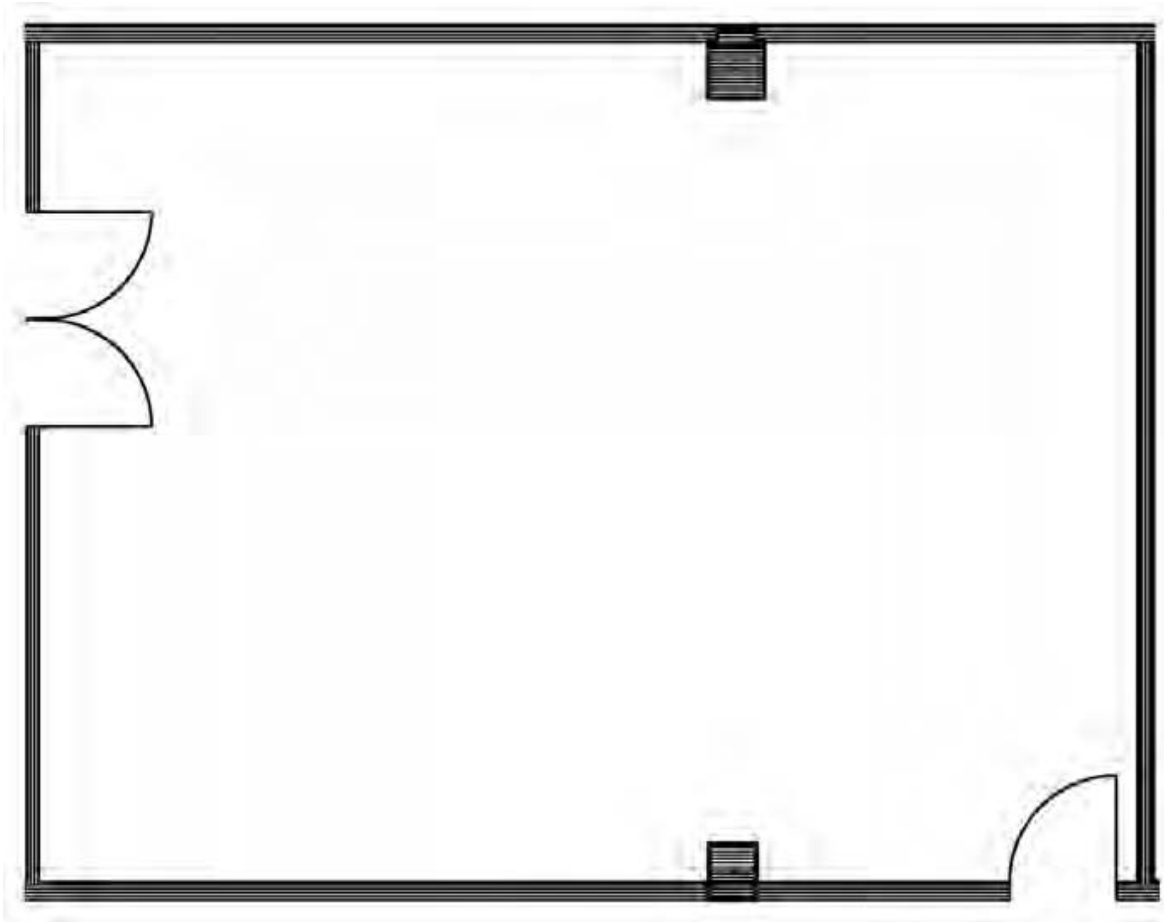
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# SUITE 100: ±2,602 RSF

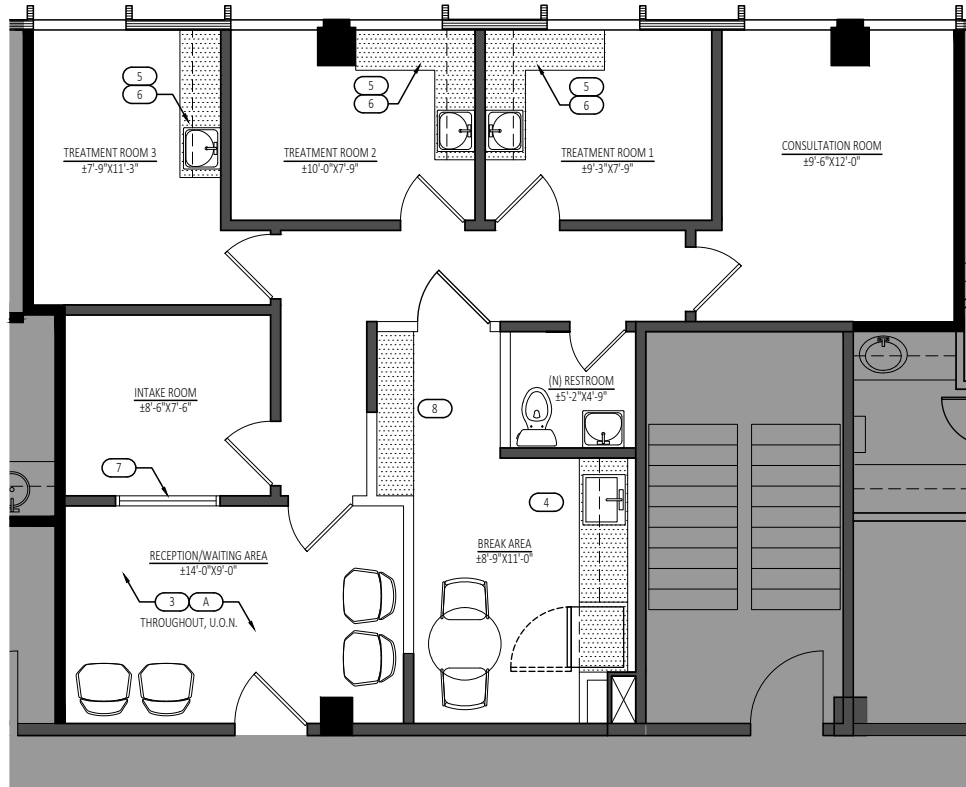


# SUITE 114: ±1,131 RSF (Retail)



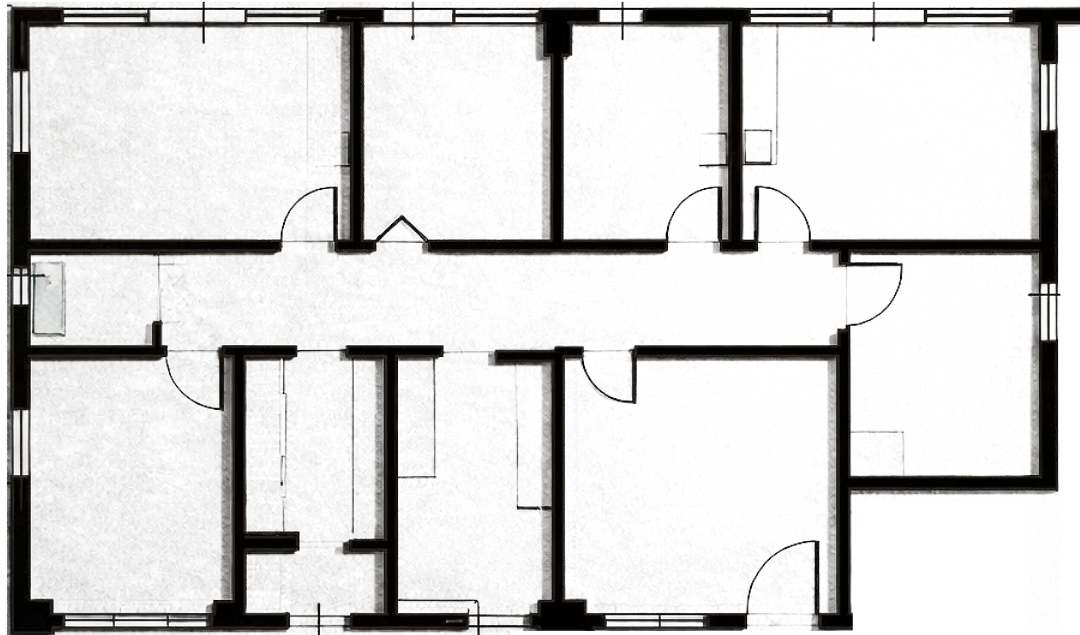
# SUITE 218 (Brand New Spec Suite): ±1,091 RSF

- In suite restroom
- Reception
- Intake room
- Three (3) treatment rooms
- Consultation room



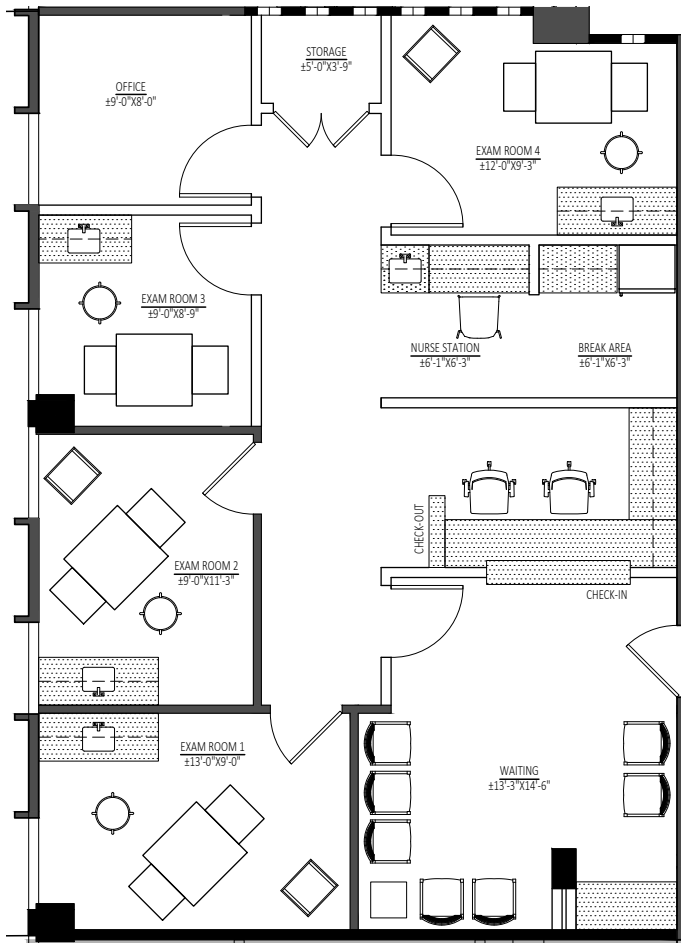
# SUITE 300: ±2,275 RSF

- Fully built out dental suite



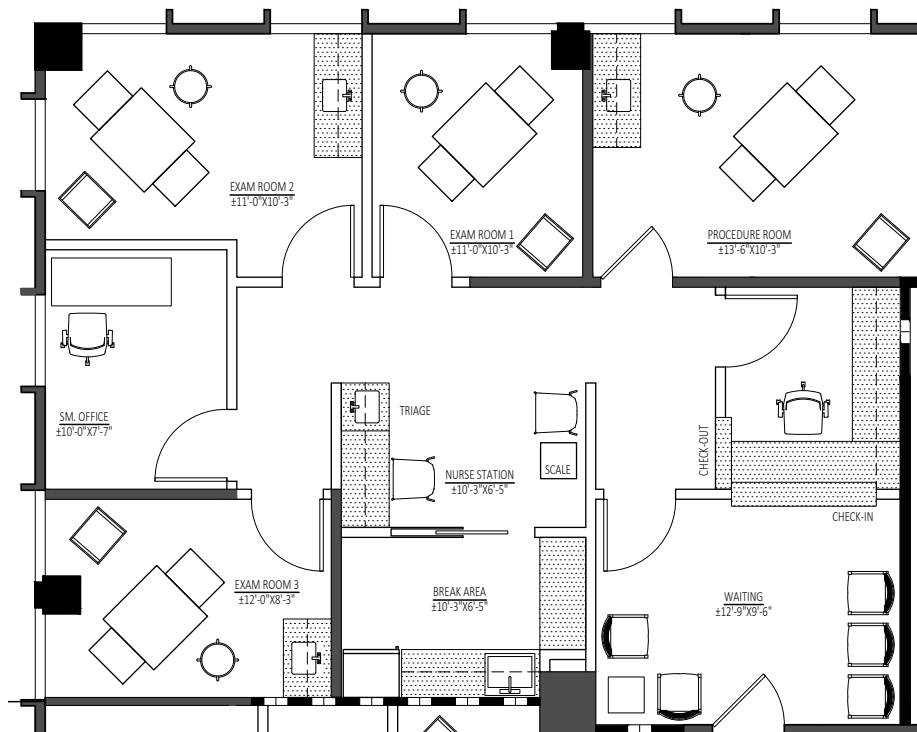
# SUITE 408 (Brand New Spec Suite): ±1,382 RSF

- One (1) office
- Four (4) exam rooms
- Reception
- Nurses' station
- Lounge



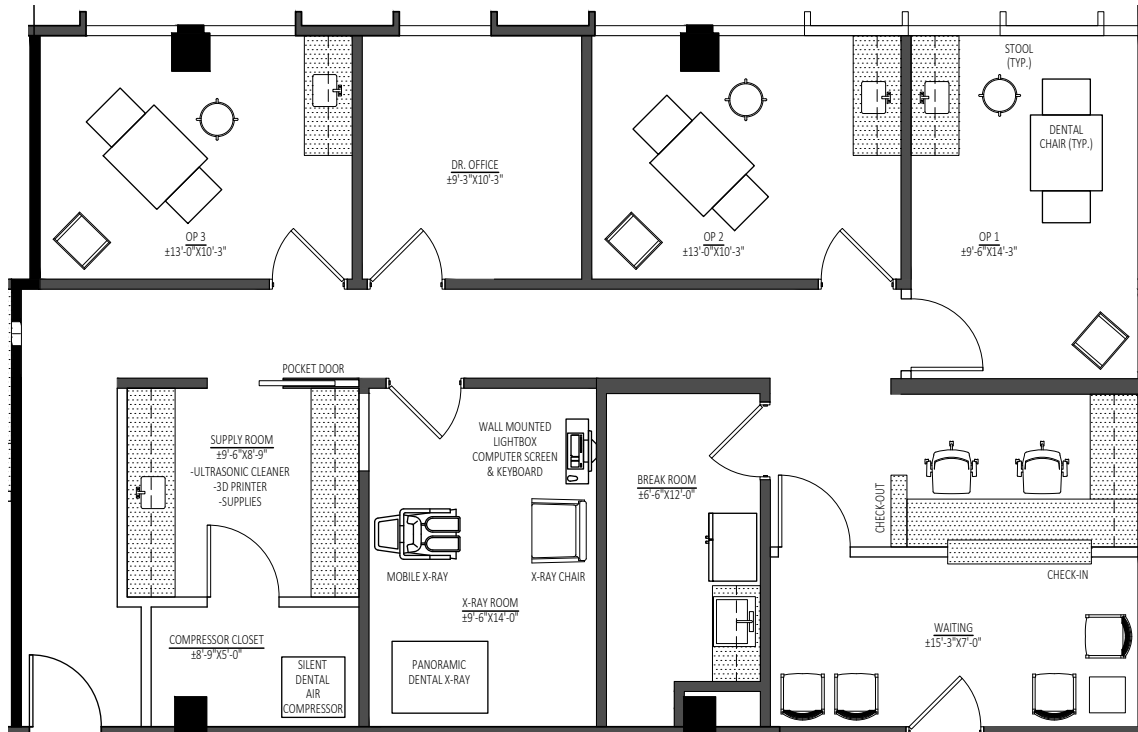
# SUITE 410 (Brand New Spec Suite): ±1,138 RSF

- Reception room
- Break area
- Doctor's office
- Three (3) exam rooms
- Procedure room

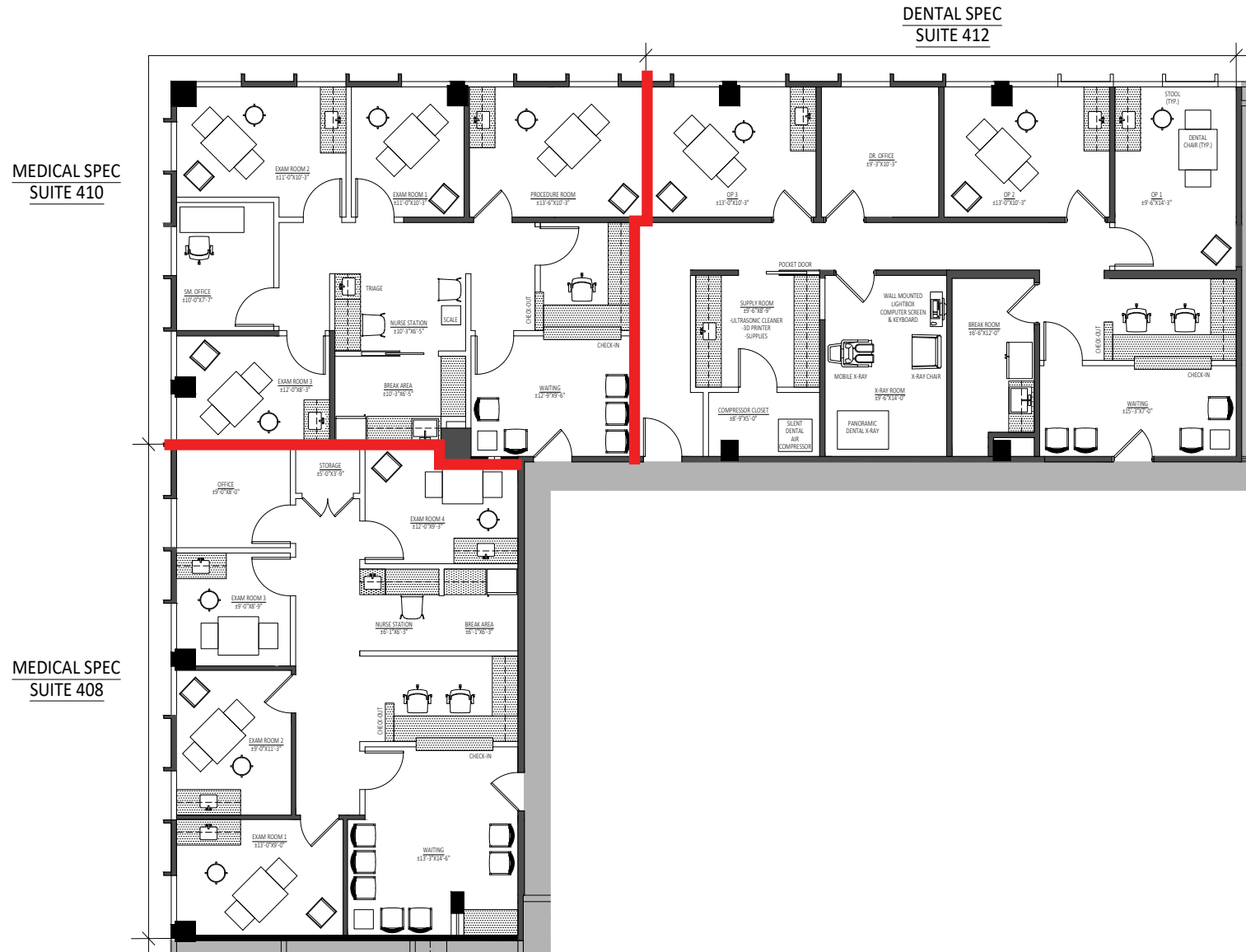


# SUITE 412 (Brand New Dental Spec Suite): ±1,661 RSF

- Reception room
- Break room
- Supply room
- Doctor's office
- Three (3) operatories

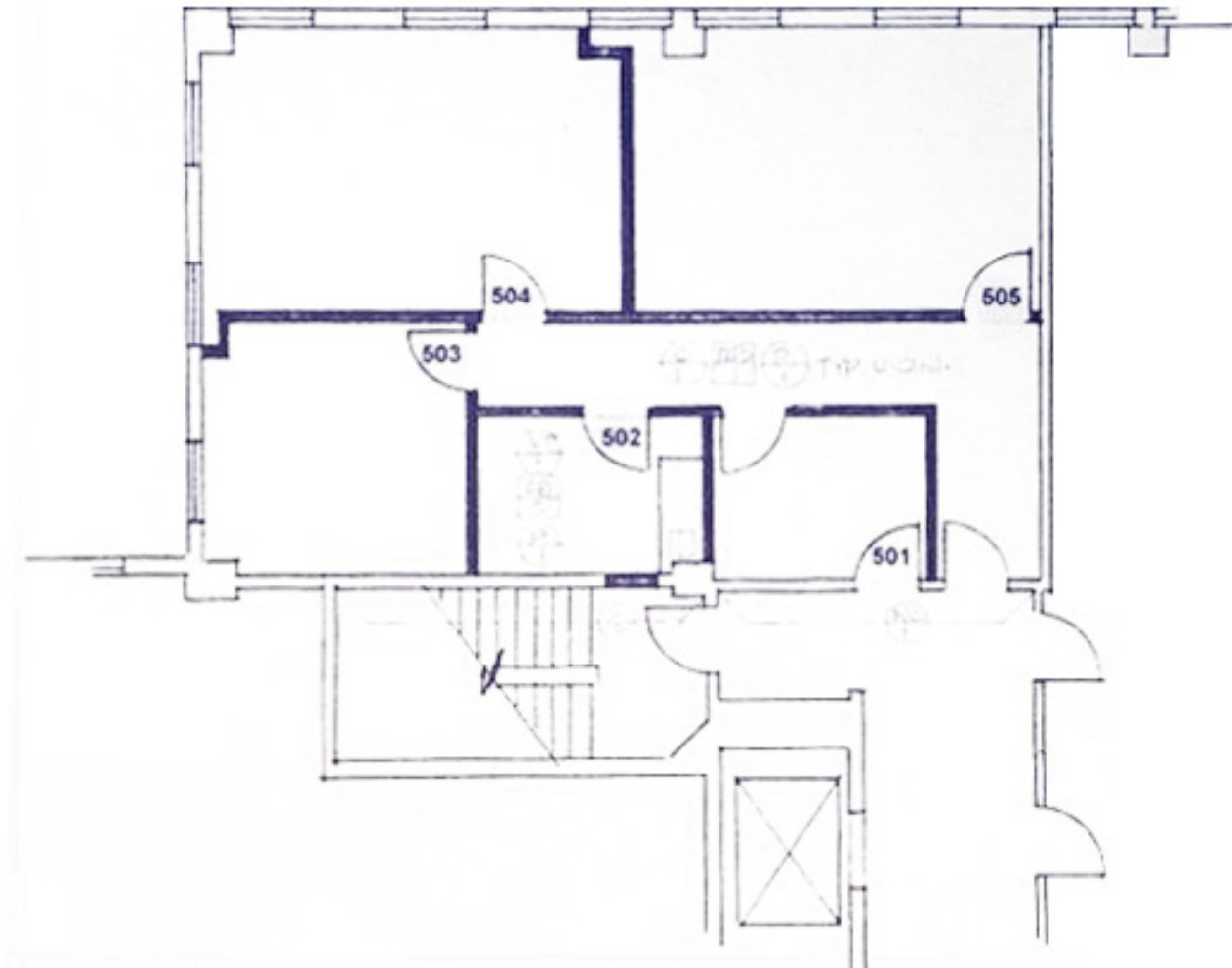


# SUITE 408, 410, & 412 (Brand New Spec Suites): ±4,181 Contiguous RSF



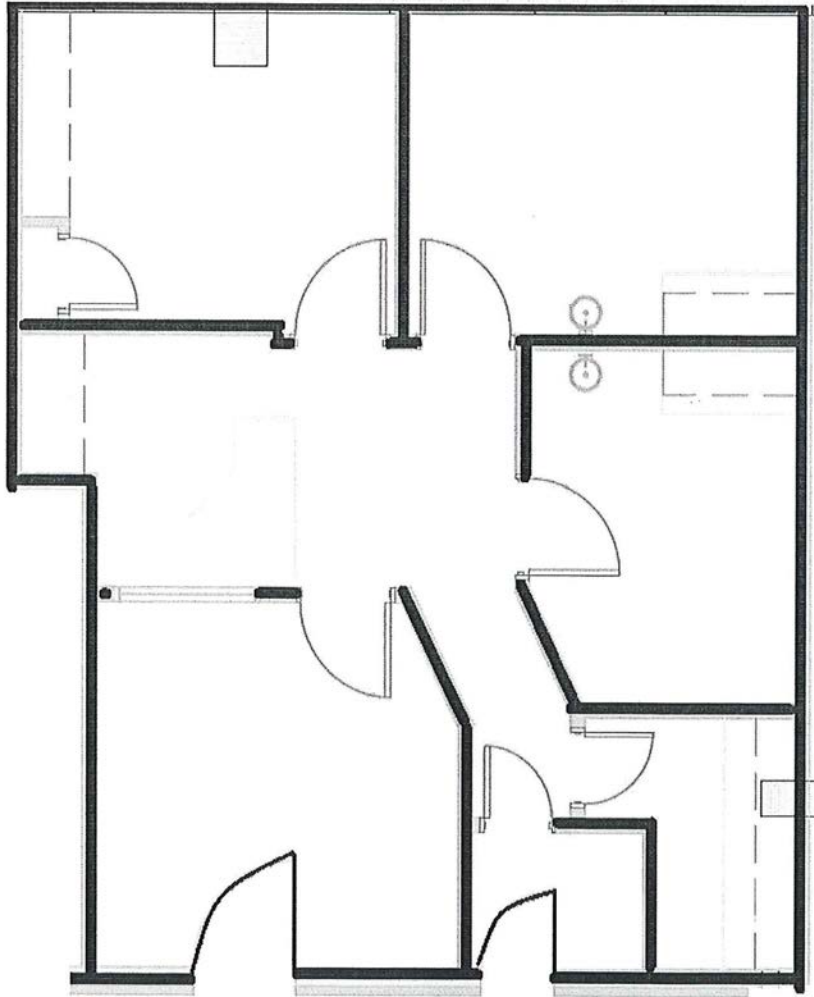
# SUITE 500: ±1,229 RSF

- Second generation medical space
- 3 exam rooms
- Reception
- Kitchen



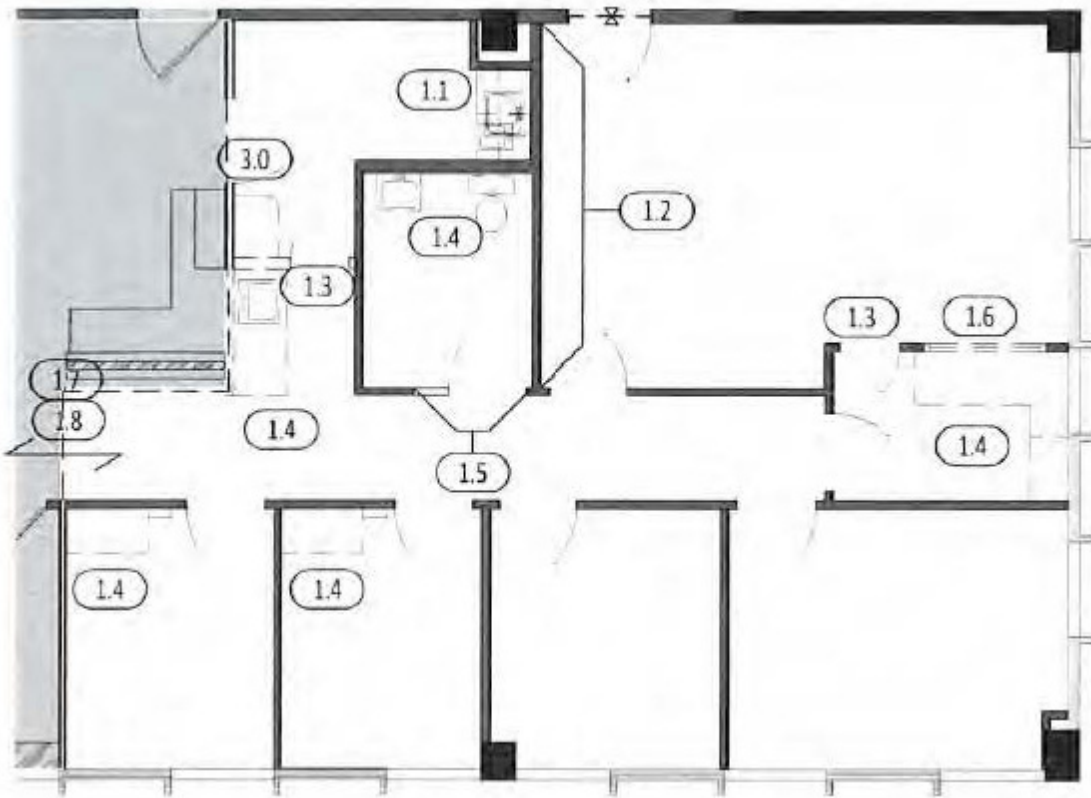
# SUITE 508 (Brand New Spec Suite): ±732 RSF

- Three exam rooms
- Reception
- Storage
- Multiple points of entry/exit



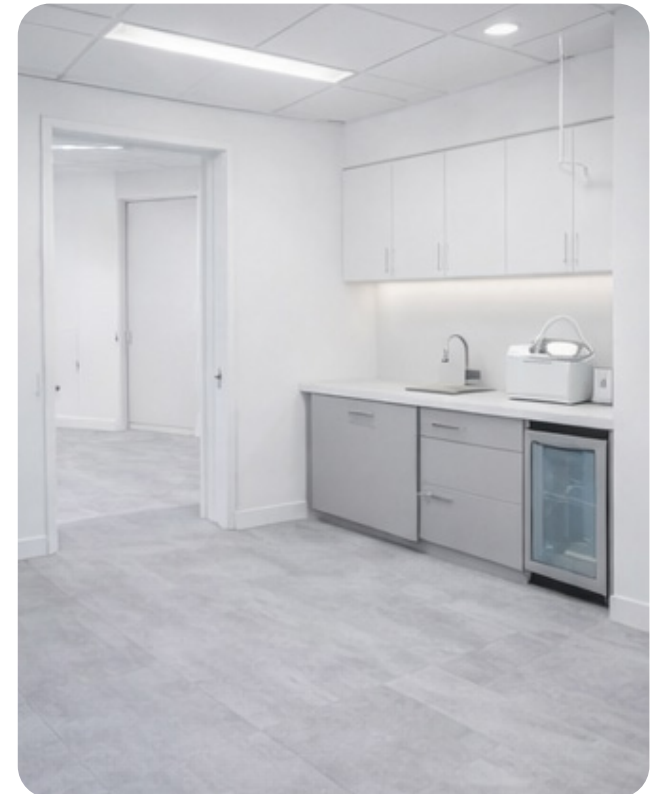
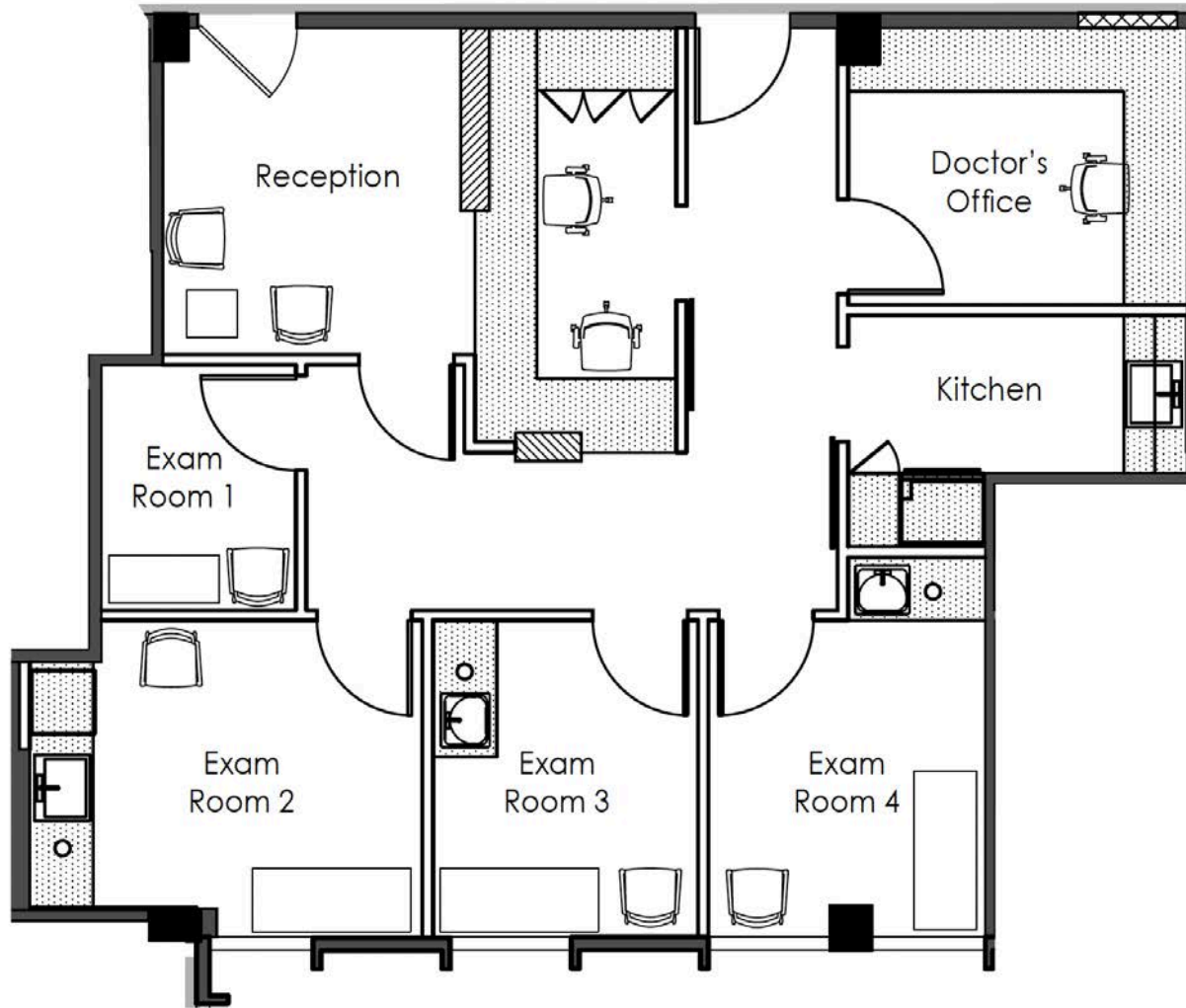
# SUITE 522 (Renovated Suite): ±1,323 RSF

- Reception
- Kitchen
- Four (4) exam rooms
- One (1) doctor's office



# SUITE 524 (Brand New Spec Suite): ±1,113 RSF

- Reception
- Four (4) exam rooms
- Doctor's office
- Kitchen



# AERIAL



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