

11600

WILSHIRE BLVD, LOS ANGELES CA 90025

CLASS A MEDICAL OFFICE | FOR LEASE



CIM



A DIVISION OF
LEE & ASSOCIATES

EXECUTIVE SUMMARY

11600 Wilshire Boulevard presents a premier leasing opportunity within a highly amenitized Class A medical office building positioned along one of West Los Angeles' most established healthcare corridors. Located in the heart of Brentwood on prestigious Wilshire Boulevard, the property offers immediate access to the Westside, the 405 Freeway, and several leading healthcare institutions.

The five-story property offers a diverse mix of move-in ready medical suites, newly constructed spec suites, dental suites, and second-generation spaces ranging from approximately ± 732 RSF to $\pm 4,181$ contiguous RSF, accommodating a wide range of medical users and practice sizes.

Recent improvements include thoughtfully designed turnkey medical and dental suites featuring modern finishes, efficient layouts, and functional clinical infrastructure that reduce occupancy costs and accelerate move-in timelines. Combined with convenient surface and structured parking, 11600 Wilshire offers tenants a rare opportunity to establish a presence within one of West Los Angeles' most sought-after medical office markets.





PROPERTY HIGHLIGHTS

- 5-story Class A Medical Office Building
- Premier, amenity-rich Brentwood location on Wilshire Boulevard
- Convenient surface and structure parking: 3:1,000
- Additional parking available on month to month basis
- 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



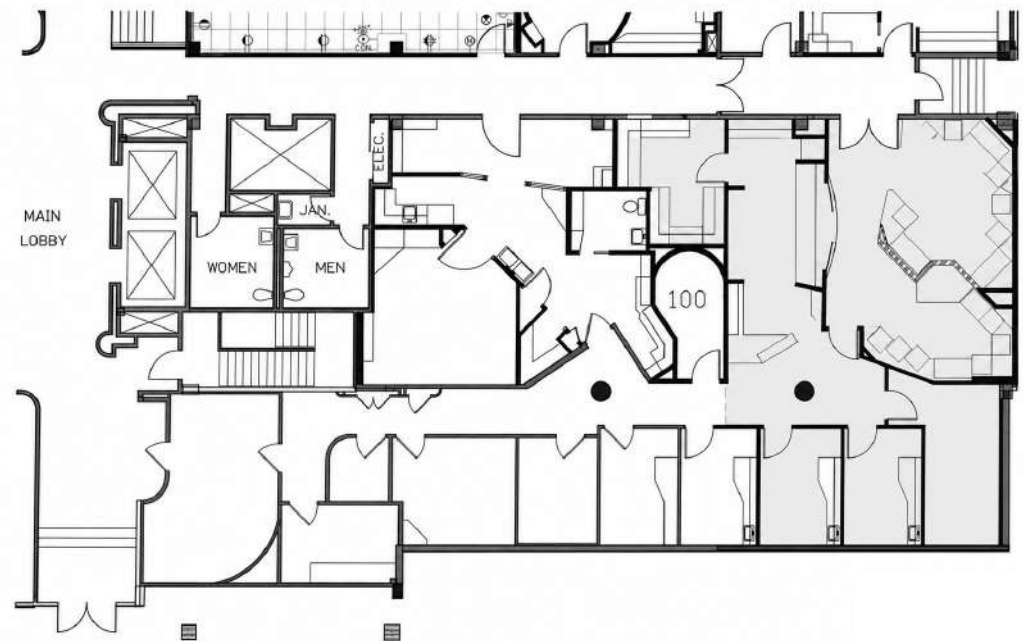
SUITES	SPACE SIZE	NOTES
100	±2,602 RSF	Optometry Office
218	±1,091 RSF	Brand New Spec Suite
300	±2,275 RSF	Brand New Spec Suite
408	±1,382 RSF	Brand New Spec Suite
410	±1,138 RSF	Brand New Spec Suite
412	±1,661 RSF	Brand New Spec Suite
Contiguous Suites 408 - 412: ±4,181 RSF		
508	±732 RSF	Brand New Spec Suite
522	±1,323 RSF	Brand New Spec Suite
524	±1,113 RSF	Brand New Spec Suite

RENTAL RATE

RATE:	Contact Broker for Details
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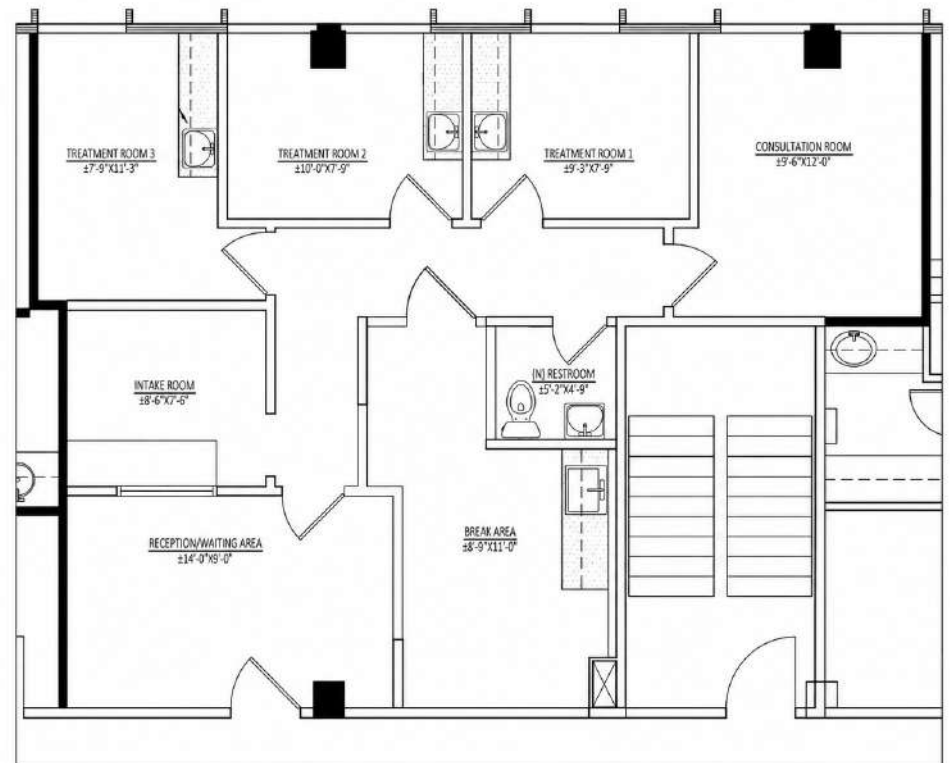
SUITE 100 - ±2,602 RSF



- Second-generation optometry office
- Five (5) exam rooms
- Large procedure room
- In-suite restroom
- Prominent ground floor entrance
- Multiple points of entry



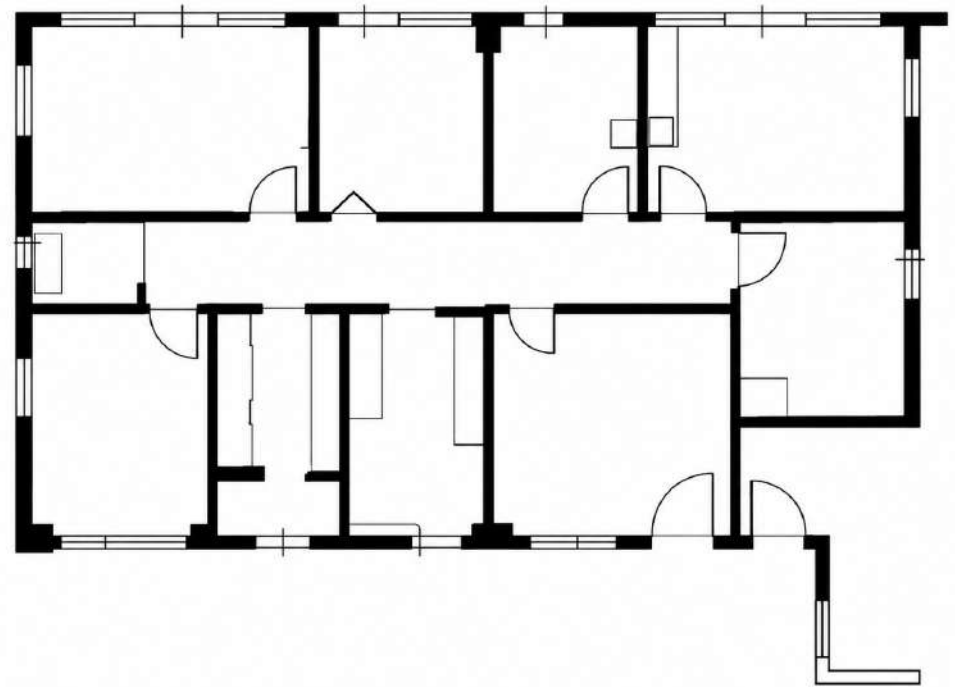
SUITE 218 - ±1,091 RSF



- Brand-new spec suite
- In-suite restroom with new appliances
- Reception
- Intake room
- Three (3) treatment rooms
- Consultation Room
- Break Area



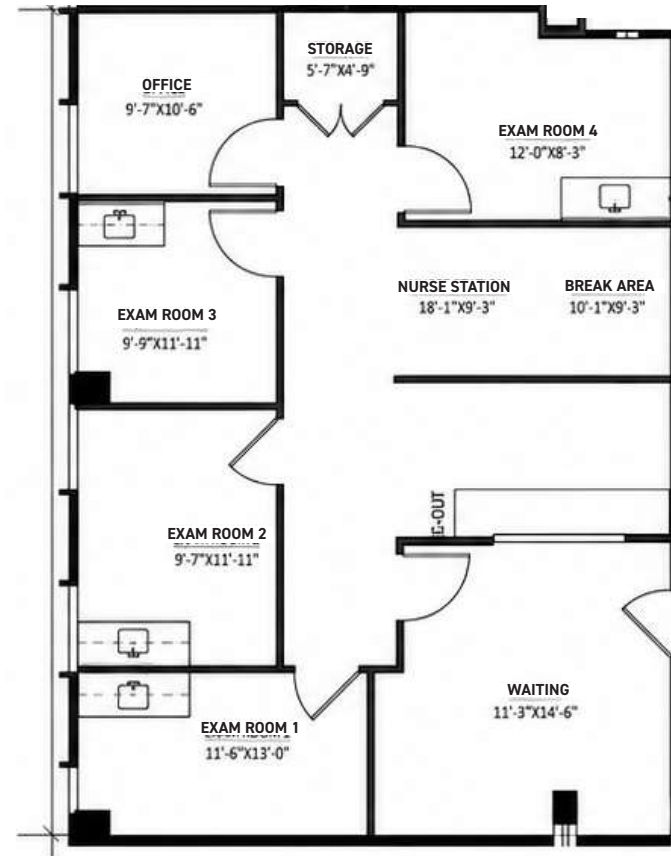
SUITE 300 - ±2,275 RSF



- Plug and play dental office
- Large reception area and waiting room
- Six (6) exam rooms
- Admin and storage area
- Efficient layout



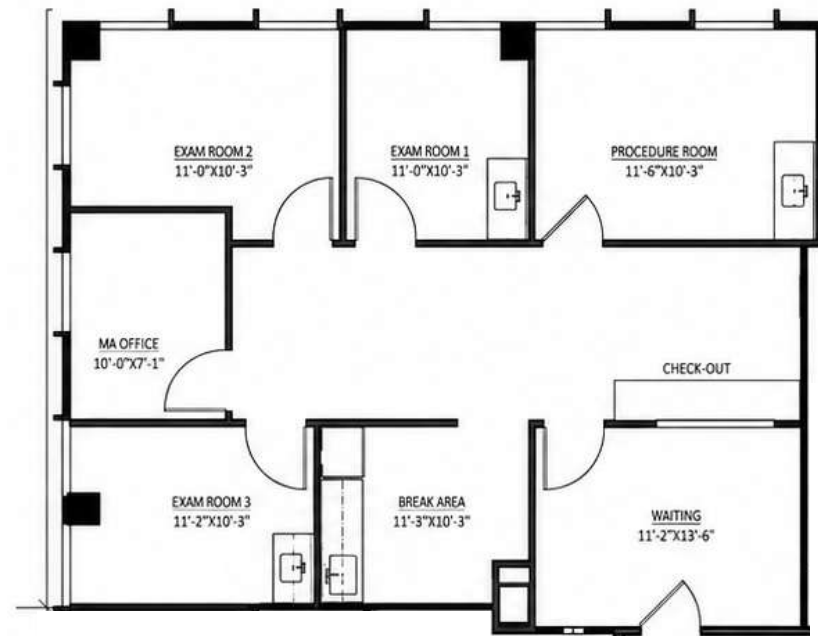
SUITE 408 - ±1,382 RSF



- Brand new spec suite
- Large waiting area
- Four (4) exam rooms
- Additional storage space
- Doctor's Office
- Break Area
- Reception



SUITE 410 - ±1,138 RSF



- Brand new spec suite
- Large waiting area
- Three (3) exam rooms
- One (1) additional office and/or storage room
- Procedure Room
- Doctor's Office
- Break Area



SUITE 412 - ±1,661 RSF



- Brand new spec suite
- Built-out reception window with waiting area
- Three (3) operation rooms
- Doctor's Office
- X-Ray Room
- Supply Room with compressor closet
- Break Room
- Additional storage areas

408



410



412



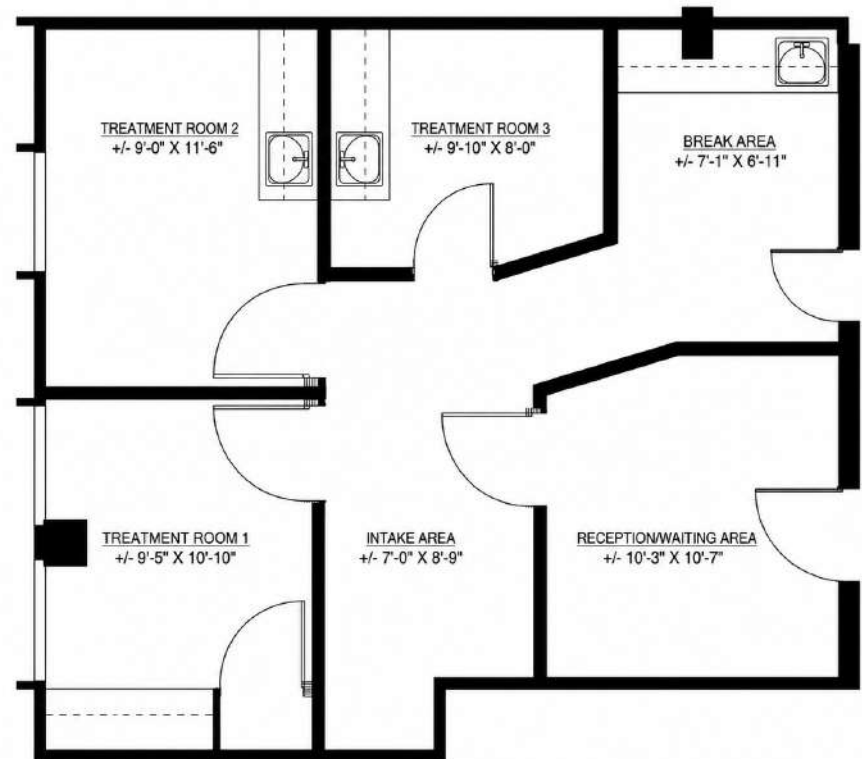
SUITES 408 - 412 (±1,382 - ±4,181 RSF)



- Suites **408**, **410**, and **412** are available individually or in combination, offering flexible configurations from 1,382 SF up to 4,181 SF.
- Ownership is prepared to demise and combine any two or all three suites at their cost, delivering a single contiguous space of up to 4,181 SF.



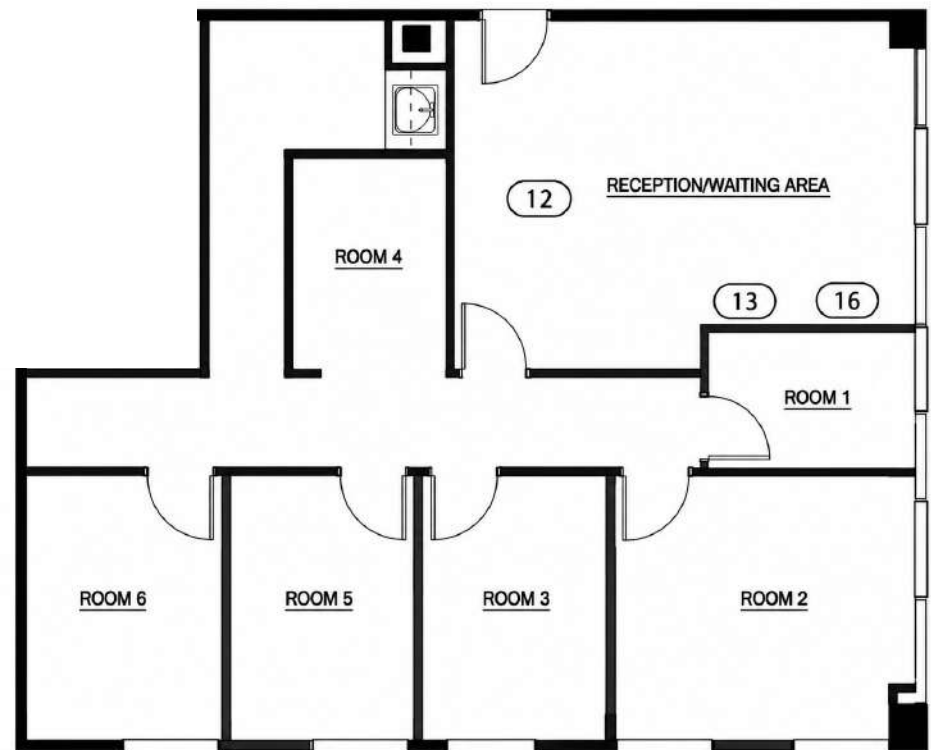
SUITE 508 - ±732 RSF



- Brand new spec suite
- Reception area
- Three (3) exam rooms
- Intake area
- Break area
- Efficient layout
- Multiple points of entry



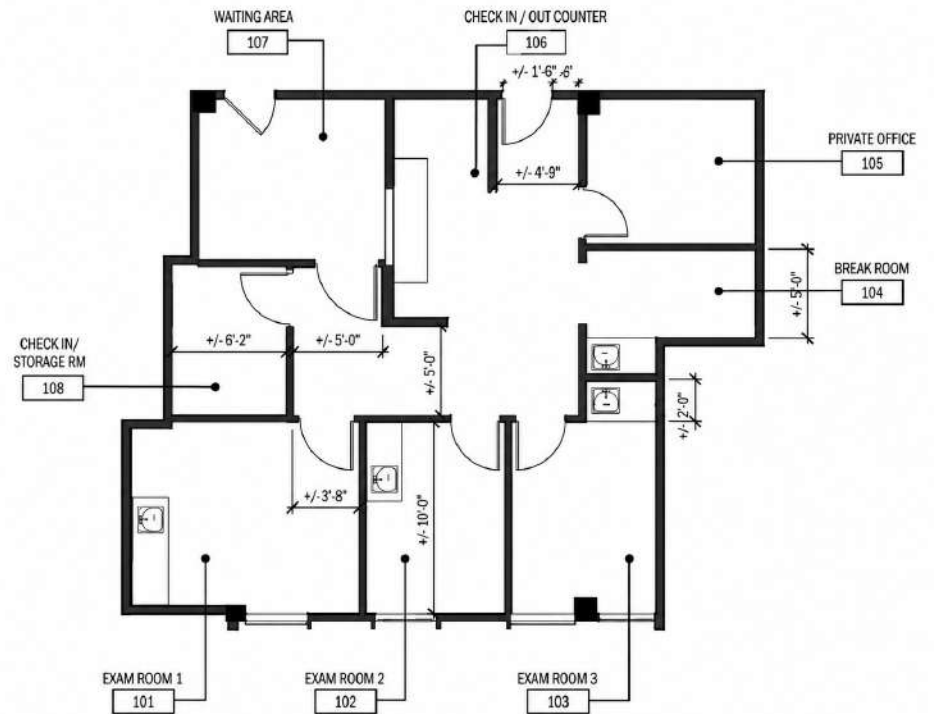
SUITE 522 - ±1,323 RSF



- Brand new spec suite
- Six (6) exam rooms
- Large reception/waiting area



SUITE 524 - $\pm 1,113$ RSF



- Brand new spec suite
- Three (3) exam rooms
- Reception Area
- Large waiting room
- Check in/storage area
- Break Room
- Efficient Layout
- Multiple points of entry
- Doctor's Office

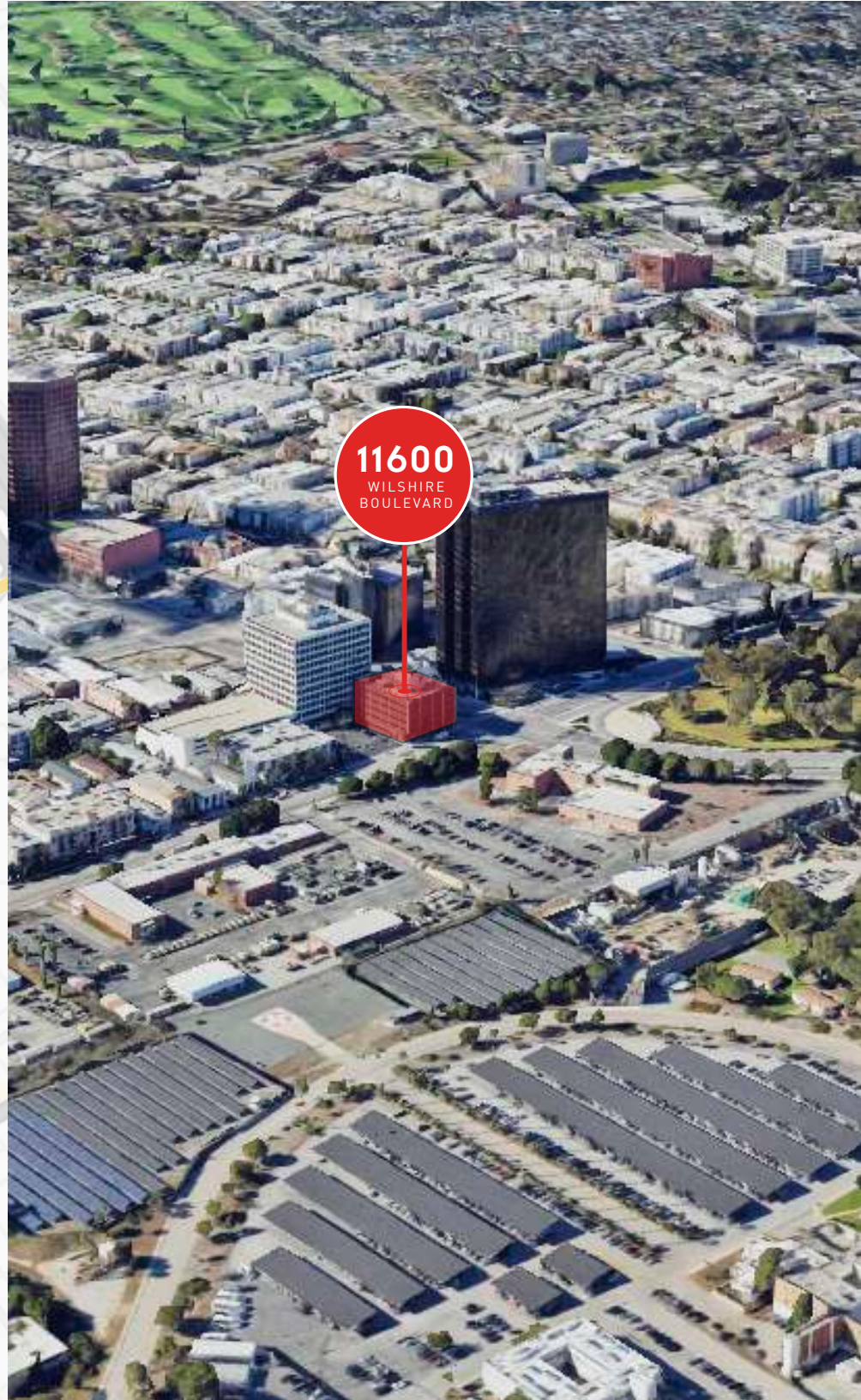
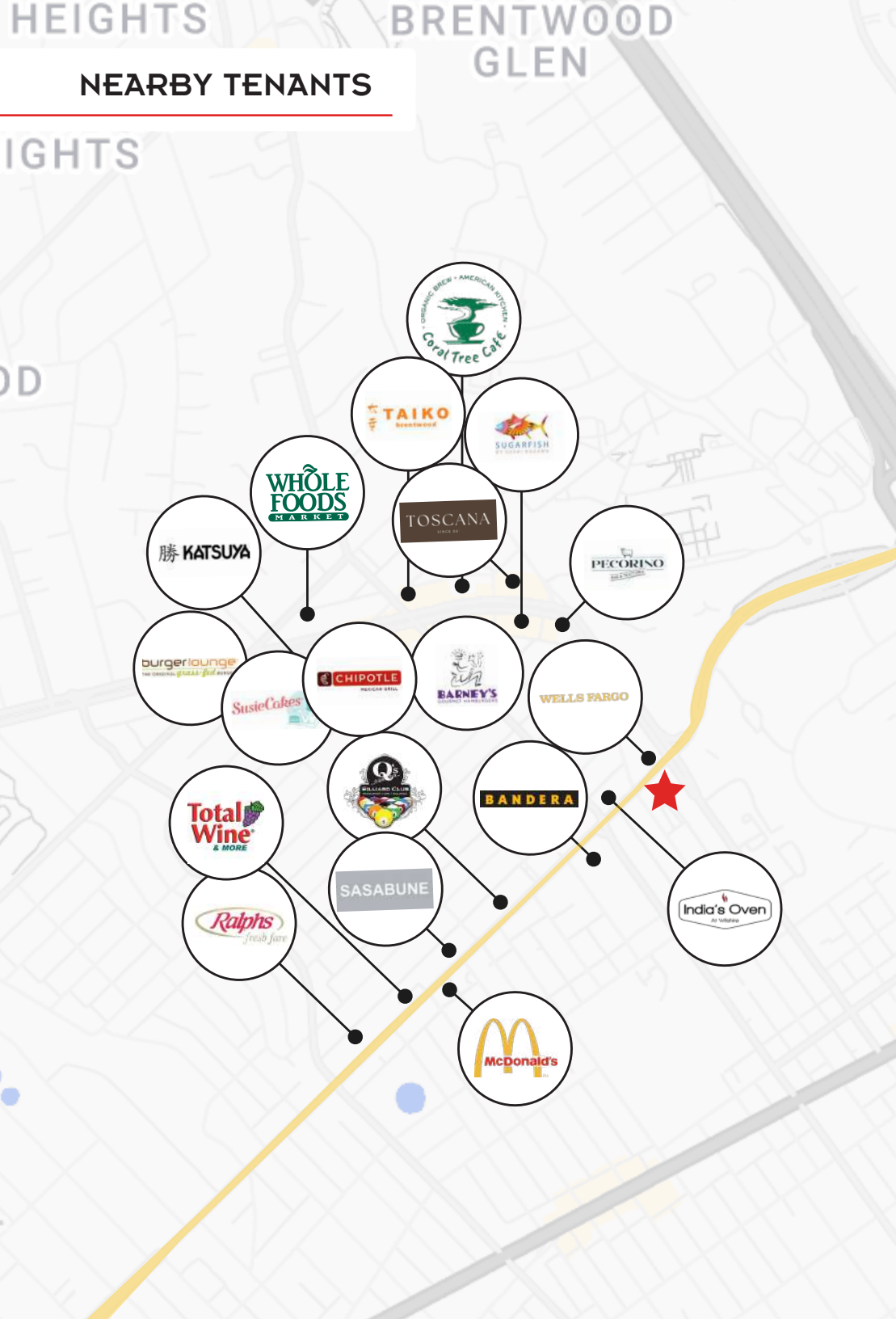
AREA SUMMARY

Wilshire Boulevard is one of Los Angeles' most iconic corridors, connecting the city's premier business, cultural, and coastal destinations. Positioned within the prestigious Brentwood submarket, 11600 Wilshire Boulevard benefits from a refined blend of professional energy, luxury living, and Westside sophistication. The area is known for its tree-lined streets, affluent demographics, and proximity to Santa Monica, Westwood, and Beverly Hills, creating an environment that feels both connected and exclusive.

The Wilshire corridor is home to a strong concentration of premier office buildings, medical institutions, creative firms, and upscale lifestyle amenities. High-end dining, boutique fitness studios, luxury wellness concepts, and curated retail experiences contribute to the neighborhood's polished yet approachable atmosphere, attracting both established professionals and innovative businesses alike.

With immediate access to the 405 Freeway and just minutes from the Pacific coastline, 11600 Wilshire Boulevard offers a rare combination of accessibility, prestige, and long-term desirability within one of Los Angeles' most established and sought-after commercial corridors.



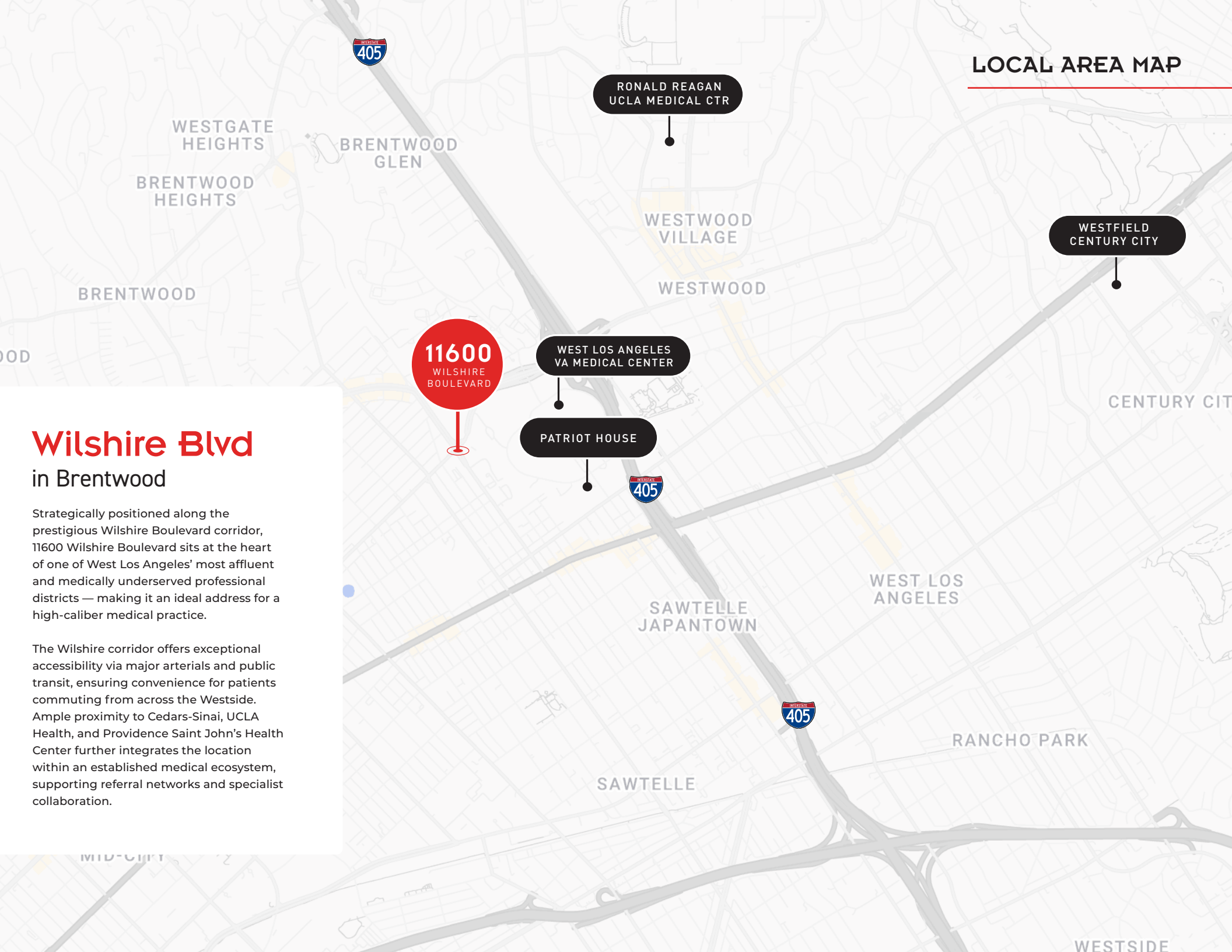


LOCAL AREA MAP

Wilshire Blvd in Brentwood

Strategically positioned along the prestigious Wilshire Boulevard corridor, 11600 Wilshire Boulevard sits at the heart of one of West Los Angeles' most affluent and medically underserved professional districts — making it an ideal address for a high-caliber medical practice.

The Wilshire corridor offers exceptional accessibility via major arterials and public transit, ensuring convenience for patients commuting from across the Westside. Ample proximity to Cedars-Sinai, UCLA Health, and Providence Saint John's Health Center further integrates the location within an established medical ecosystem, supporting referral networks and specialist collaboration.



DEMOGRAPHICS

2025 POPULATION

157,188	559,985	1,903,645
2 MILES	5 MILES	10 MILES

2030 PROJECTION

158,969	562,971	1,905,653
2 MILES	5 MILES	10 MILES

MEDIAN AGE

36.1	39.9	40.1
2 MILES	5 MILES	10 MILES

AVERAGE HOUSEHOLD INCOME

\$145,914	\$152,121	\$126,797
2 MILES	5 MILES	10 MILES

INCOME OVER \$200k

19,397	75,620	172,356
2 MILES	5 MILES	10 MILES

MEDIAN HOME VALUE

\$1,097,574	\$1,118,025	\$1,077,832
2 MILES	5 MILES	10 MILES

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