

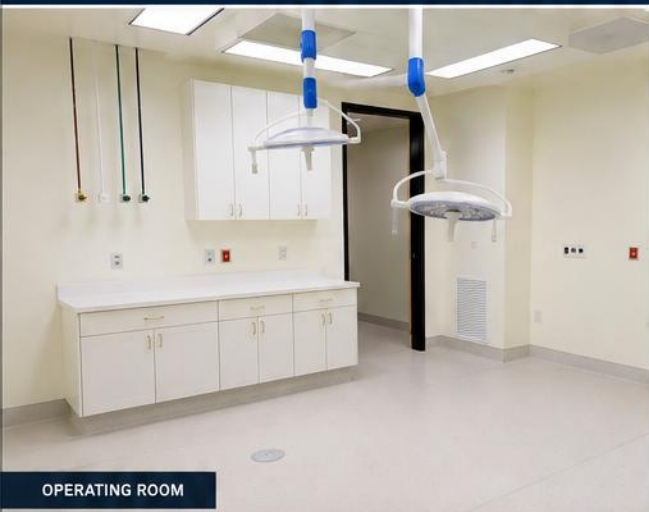
SUITE 340

TURNKEY AMBULATORY SURGERY CENTER (ASC)

50 N. LA CIENEGA BLVD.
BEVERLY HILLS, CA 90211

PREMIER MEDICAL OFFICE BUILDING

BRAND NEW • FULLY BUILT OUT • 2 OPERATING ROOMS



OPERATING ROOM



PRE / POST-OPERATIVE AREA & CLINICAL SUPPORT SPACE

 3,839 RSF Approximately	 2 FULLY BUILT-OUT OPERATING ROOMS	 PRE / POST- OPERATIVE BAYS	 2 RESTROOMS	 DEDICATED CLINICAL SUPPORT AREAS	 EFFICIENT SURGICAL WORKFLOW LAYOUT
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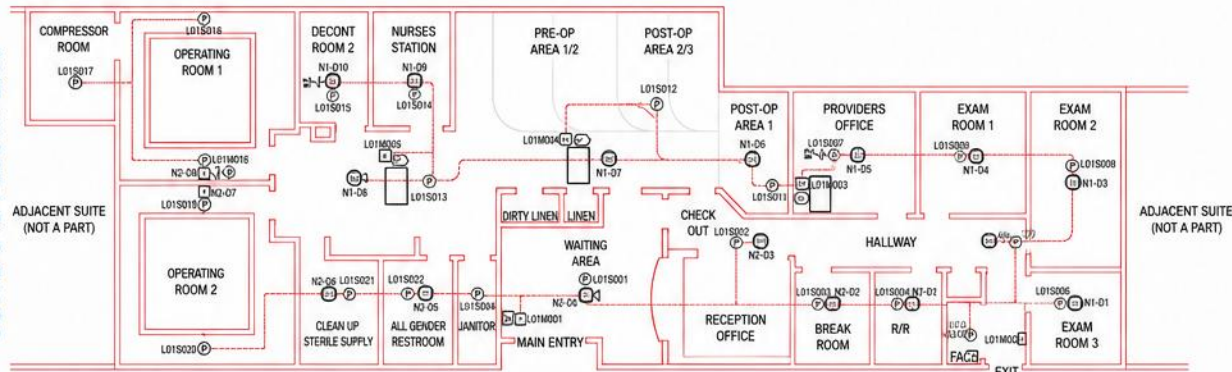
SUITE HIGHLIGHTS

- ✓ Brand new, state-of-the-art build out
- ✓ 2 fully built-out operating rooms
- ✓ 5 pre/post-operative bays
- ✓ Nurses station with clear visibility
- ✓ Pre-op and post-op areas
- ✓ Decontamination room & clean utility / sterile supply
- ✓ Dedicated compressor room
- ✓ Providers office and reception area
- ✓ 3 exam rooms
- ✓ Janitor & all-gender restroom
- ✓ Break room and R/R
- ✓ Efficient patient and staff flow
- ✓ Ideal for a wide range of specialties and surgical uses

Suite 340 offers a brand new turnkey ambulatory surgery center designed for optimal efficiency and patient care.

The space features two fully equipped operating rooms, dedicated pre/post-op areas, modern clinical support spaces, and an intelligent layout to support seamless outpatient surgical operations.

SUITE 340 FLOOR PLAN



Michael Sassoon
Commercial Real Estate
DRE# 02249088



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- Modified Gross Lease
- Tenants Pay Electricity & Water
- CAM: Approx. \$1.50 / RSF / Month