

# 10921

WILSHIRE  
BOULEVARD  
LOS ANGELES, CA

FOR LEASE



WESTMAC Commercial Brokerage Company  
1515 S Sepulveda Boulevard, Los Angeles, CA 90025  
310.478.7700 | Company DRE #01096973 | [www.westmac.com](http://www.westmac.com)

**WESTMAC**  
Commercial Brokerage Company



## PROFESSIONAL MEDICAL PLAZA WITH A VARIETY OF CONVENIENT AMENITIES



Premium Class "A" Medical Office Building  
BOMA Toby Award Winning Building

On-Site Amenities Include: Fitness Center [LA Fitness] Pharmacy,  
Full-Service Radiology with an Open MRI, National Bank [Chase]



Located on Corner of Westwood and Wilshire, Future  
Site for Station Exit from Purple Line Extension.

Dedicated On-Site Property Management



24/7 On-Site Security Personnel

4-Story On-Site Adjacent Parking with  
Valet and Attendant



12 Stories with Spectacular West Los Angeles  
Views of the City, Mountains and Westwood Village

Art Deco Styled Entrance with Three Elevators  
and a Dedicated Service Elevator



Westwood Medical Plaza was built in 1961 and had renovations in 1993, 1996, 2003, 2009 and 2015. In addition, all common areas were completely refurbished. Some of the additional building features that make it a premier class-A office environment for a diverse mix of businesses.

Westwood Medical Plaza's prime location affords our tenants and visitors direct access to a fitness center, full-service radiology with an open MRI, EV charging station, bike racks, as well as a pharmacy and national bank. Just steps from the building is Westwood Village which houses a variety of entertainment opportunities from UCLA, The Hammer Museum, historic movie theaters, retail shopping and multiple dining experiences to enjoy.



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## LOCATION

10921 Wilshire Boulevard  
Los Angeles, CA 90024

## DESCRIPTION

Twelve (12) floors of a class 'A' office-medical building with approximately 154,196 square feet in a prominent class 'A' location

## RENTAL RATES

Psych Suites:       ±269 - ±687 square feet  
                              \$5.50 - **\$5.75** per sq. ft., per month, full service gross

Medical Suites:     ±609 - ±3,505 square feet  
                              \$5.50 - **\$5.75** per sq. ft., per month, full service gross

## PARKING

Three [3] spaces per 1,000 square feet leased

Monthly parking:    \$210 unreserved, \$320 reserved

Visitor parking:     \$3.00 for 10 minutes & \$30.00 daily max.

Validations:         \$300 booklet of 100 x 10 minute stamps

*Entrances and exits from Gayley Avenue.  
Ample motorcycle and bicycle parking are available on P1.*

## TENANT IMPROVEMENTS

Negotiable

## TERM

Five (5) to ten (10) years

## AVAILABILITY

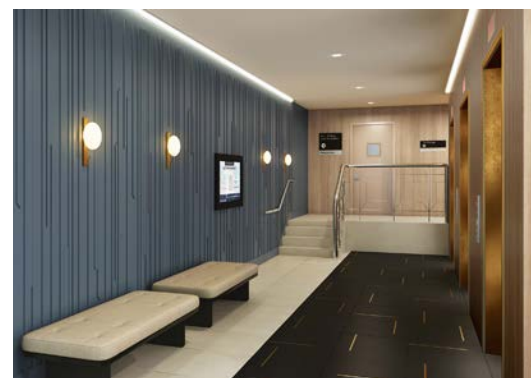
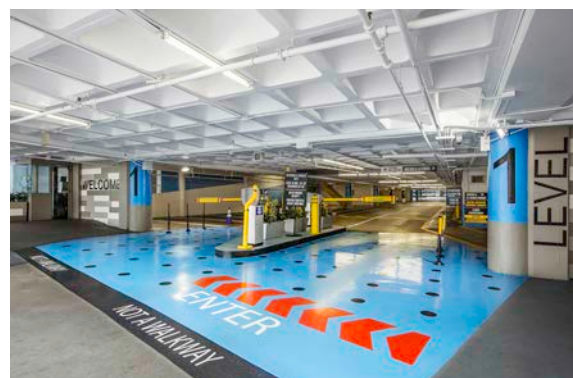
Immediately *(unless otherwise noted)*

## COMMENTS

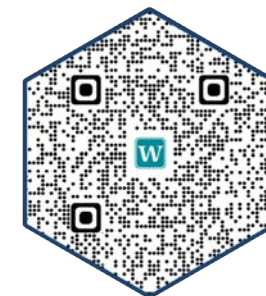
- » The preponderance of suites are immediately available
- » Walking distance to world-class amenities in prime Westwood Village
- » Close proximity to UCLA, Century City, St. Johns and Cedars Sinai Hospitals
- » Easy access to I-405 and I-10 freeways
- » L.A. Fitness and pharmacy on the ground floor
- » Full-Service radiology with an open MRI
- » Dedicated on-site management
- » Common areas and all elevators and have been completely refurbished
- » Premiere landmark medical building on the Westside designed by Paul R. Williams, AIA
- » Building Owners and Managers Association (BOMA) Medical Office Building of the year for 2008, 2012 and 2016
- » After hours HVAC = \$85.00 per hour



# PROPERTY PHOTOGRAPHS



CLICK / SCAN HERE TO  
VIEW PROPERTY VIDEO



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## PSYCHIATRY

SUITE	RSF	DESCRIPTION
403 A	±330	Single interior office.
508	±469	One [1] large office, private reception with two [2] entrances/exits. City & Wilshire views.
509	±489	Wide open space. City & Wilshire views.
514	±687	One [1] window office, reception, and storage. Mountain & Village views.
<b>1101 B</b>	<b>±576</b>	<b>One [1] large window office, and private reception. Mountain &amp; Village views.</b>

## MEDICAL

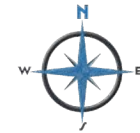
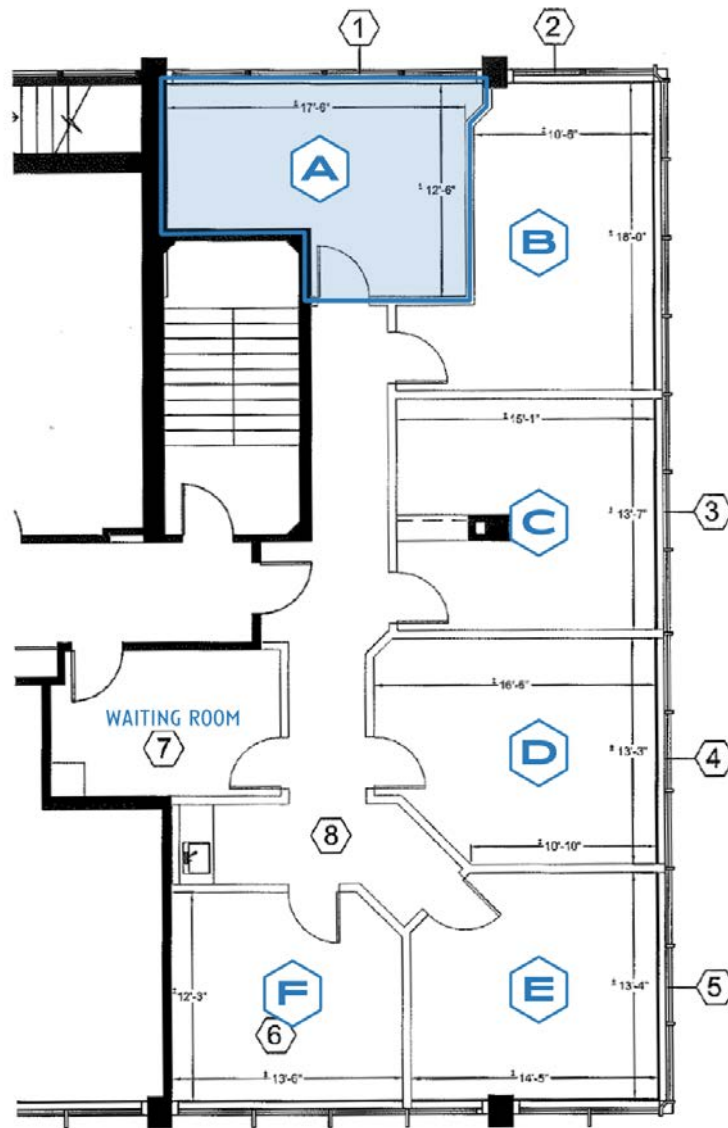
SUITE	RSF	DESCRIPTION
405	±1,372	Four [4] window offices, one [1] interior office, waiting area, and two [2] entrances/exits. City & Wilshire views. Available within 30 days.
407	±1,158	Built out dental space with three [3] window offices, reception area, lab, and storage space. Sinks throughout the suite. City & Wilshire views.
410	±624	Raw space. City and Wilshire views.
412	±1,339	Three window offices, one [1] interior office, waiting area, one [1] sink, and two [2] entrances/exits. Mountain & Village views.
505	±3,103	Built out suite with six [6] offices (each with sinks and cabinetry), private bathroom, three [3] additional windowed offices, reception area, receptionist area, two [2] entrances/exits, and more. City & Wilshire and Mountain & Village views.
512	±899	Brand new ceiling system and flooring. Mountain & Village views.
513	±775	Two [2] windows offices, reception, lab area (with sinks), and two [2] entrances/exits. Mountain & Village views.
613	±851	Two [2] large offices, private reception with two [2] entrances/exits. Mountain & Village views.
<b>700</b>	<b>±10,401</b>	<b>Full floor with multiple window line offices with city, mountain, and village views. Two [2] bathrooms, sinks, throughout with grand double door entrance directly off the elevators. Ideal space for Fertility Clinic.</b>
<b>810</b>	<b>±781</b>	<b>Brand new ceiling system in space. Mountain &amp; Village views.</b>
<b>902</b>	<b>±535</b>	<b>One [1] large office, private reception with two [2] entrances/exits. Mountain &amp; Village views.</b>
<b>904</b>	<b>±1,306</b>	<b>Four [4] window offices (each with a sink), reception waiting area, receptionist station, lab room with two [2] sinks. City &amp; Wilshire and Mountain &amp; Village views.</b>
1004	±2,466 (divisible)	Raw space. City and Wilshire views.
1010	±956	Built our dental space, three [3] exam rooms (each with a sink), waiting room, and office. City & Wilshire views.
<b>1103</b>	<b>±802</b>	<b>One [1] window office, lab room with sink, nurses station, and reception. Mountain &amp; Village views.</b>
<b>1211</b>	<b>±1,387</b>	<b>Three [3] operating areas along the window-line, two [2] interior offices, lab areas, reception, receptionist area, two [2] entrances/exits. Mountain &amp; Village views.</b>



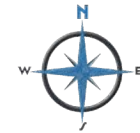
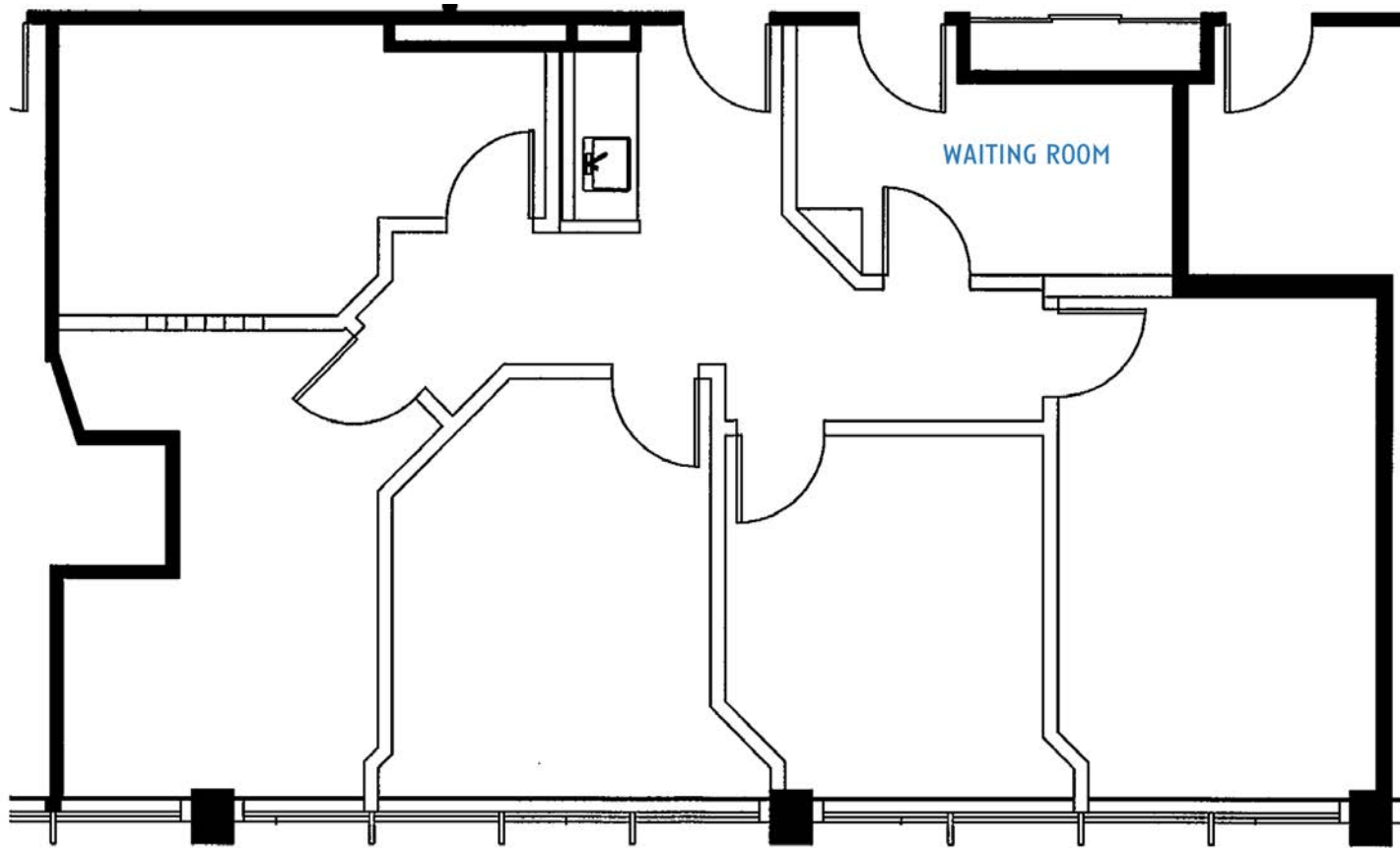
**IN SEEKING** the ideal location for your medical office, one of the most important considerations is convenience for you, for your employees, and for your clients. Inside Los Angeles, California's prime business area, there is no more convenient medical business address than Westwood Medical Plaza, a striking building complex directly adjacent to the San Diego Freeway in the Heart of the Westwood Village at the intersection of Wilshire Boulevard and Westwood Boulevard, immediately adjacent to UCLA.

\$5.50 per sq. ft., per month, full service gross | \$5.75 per sq. ft., per month, full service gross

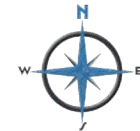
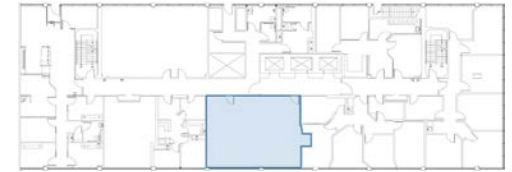
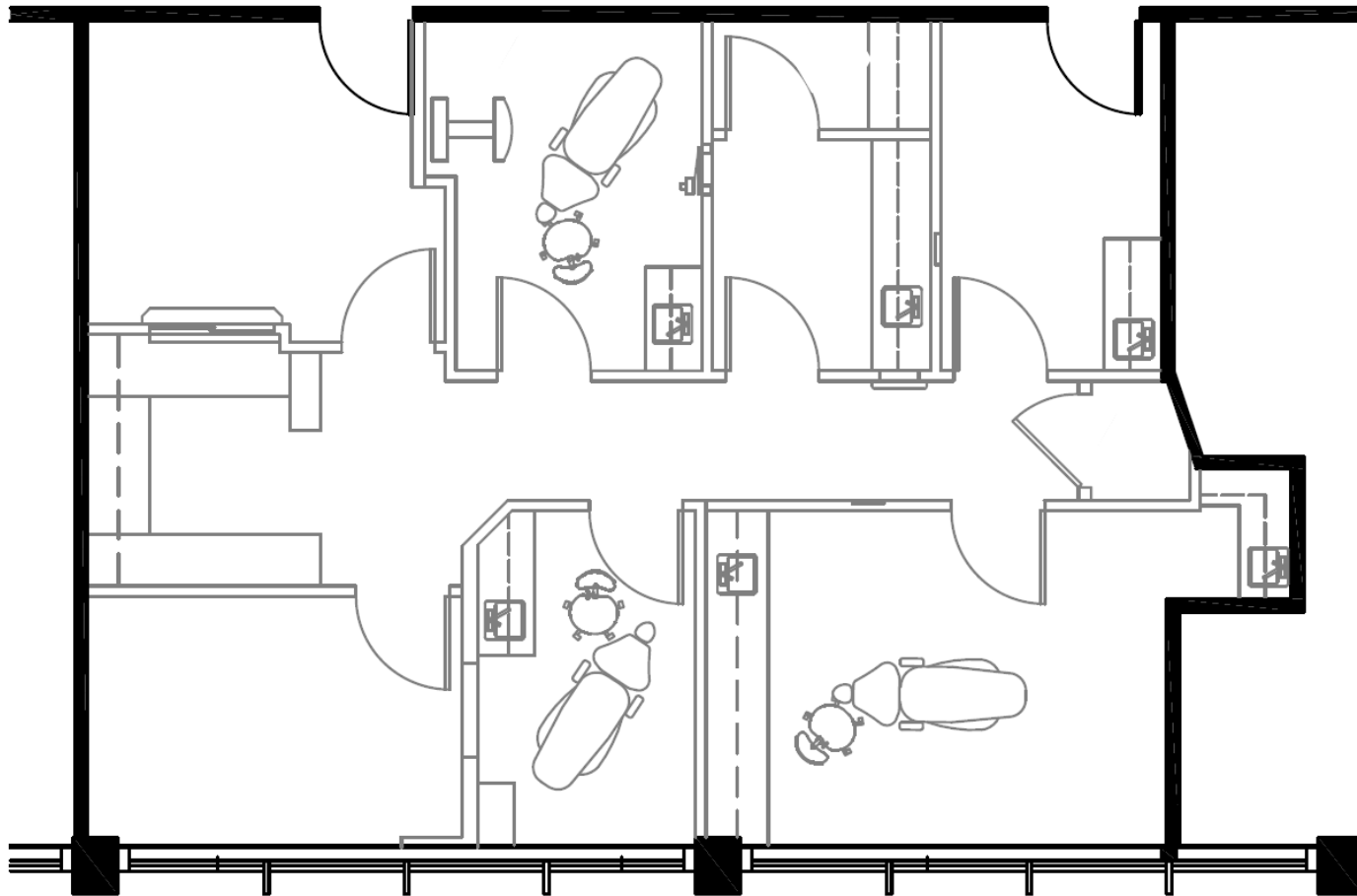
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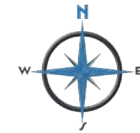
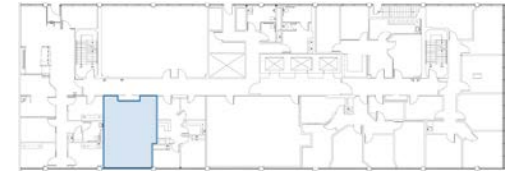
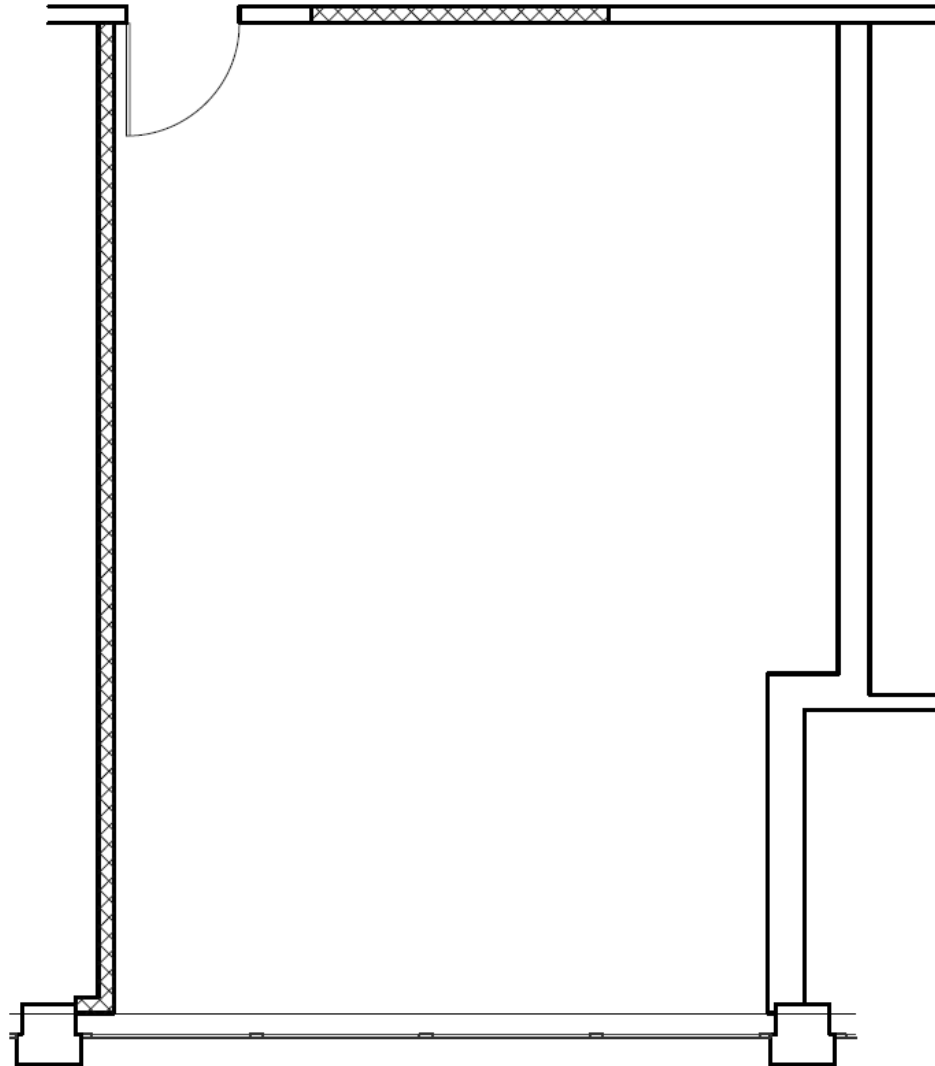
SUITE  
**403**  
330 RSF



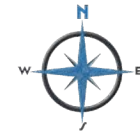
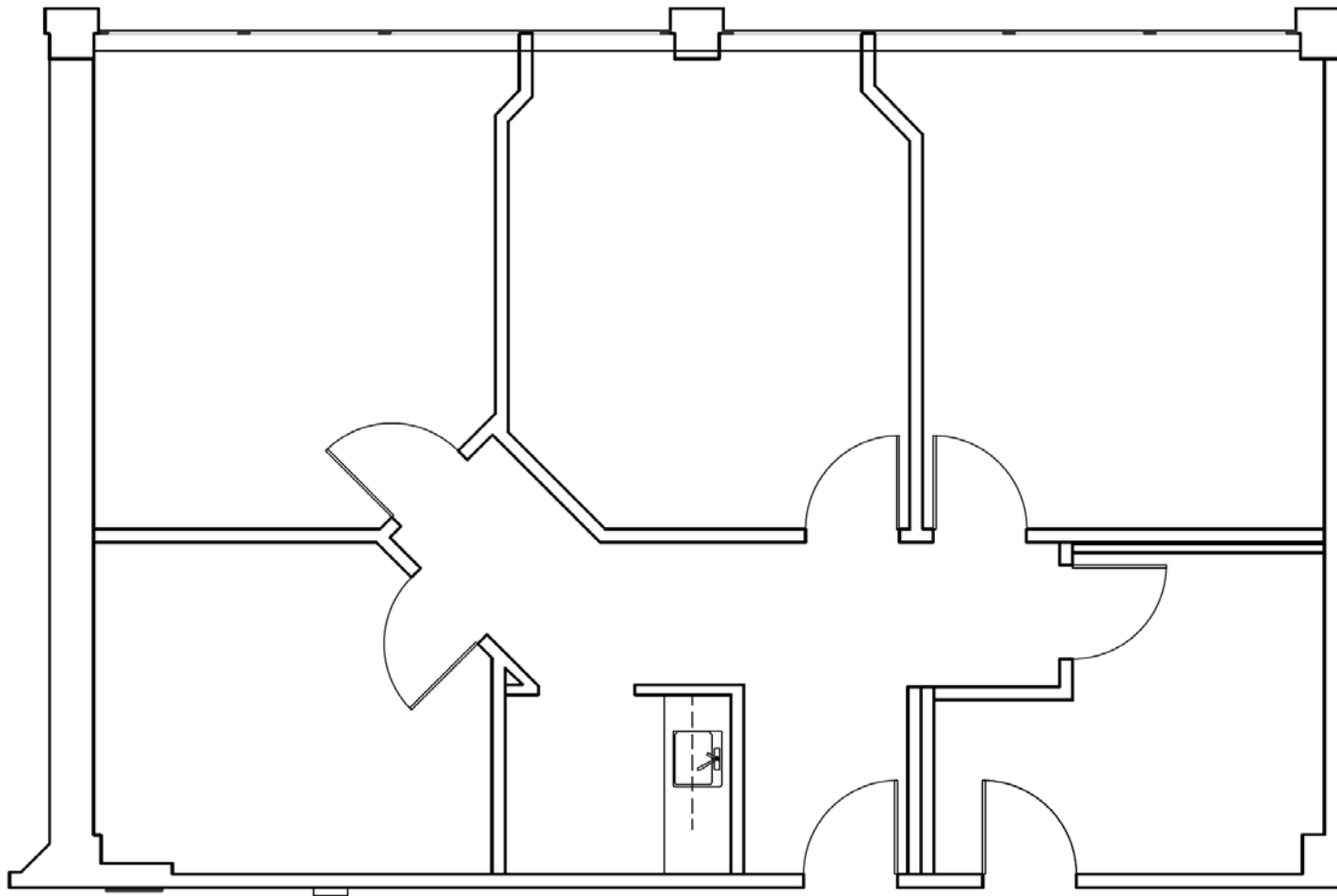
SUITE  
**405**  
±1,372 RSF







SUITE  
**410**  
±624 RSF

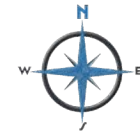
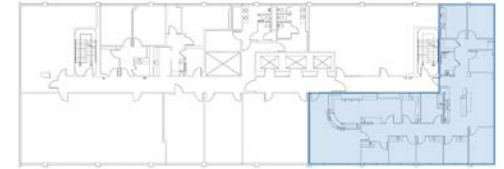
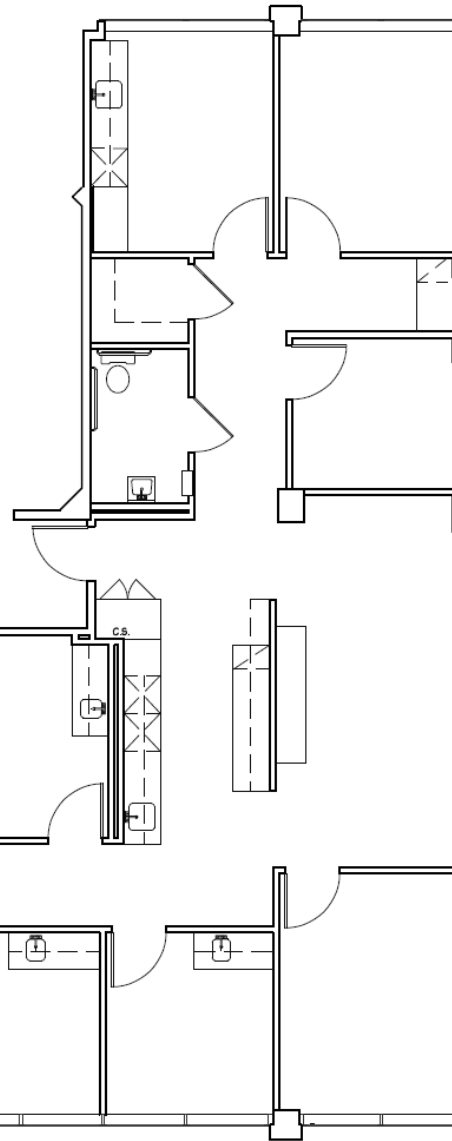


SUITE  
**412**  
±1,339 RSF

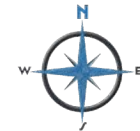
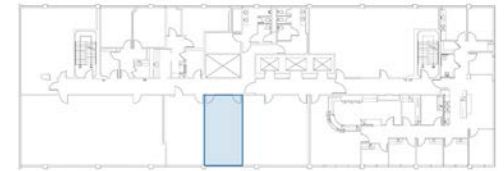
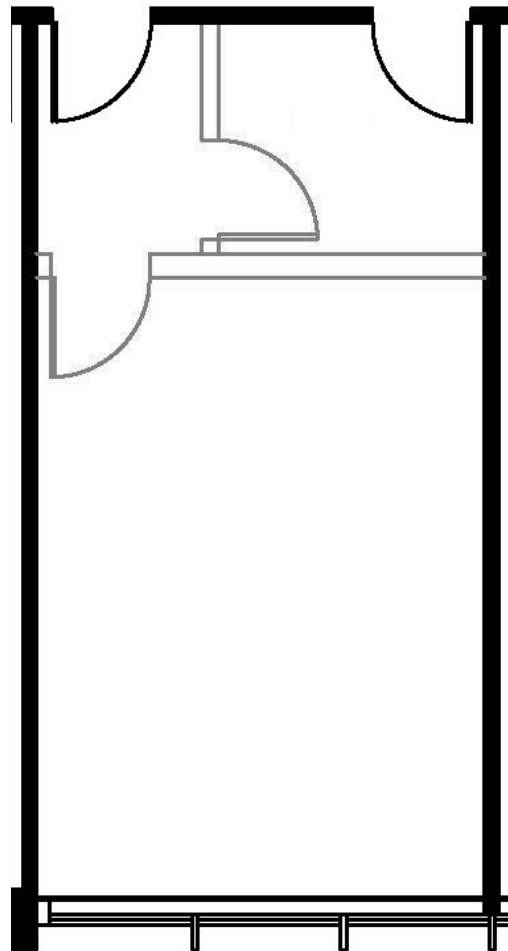
# FLOOR PLANS

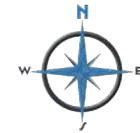
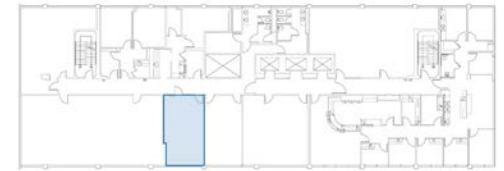
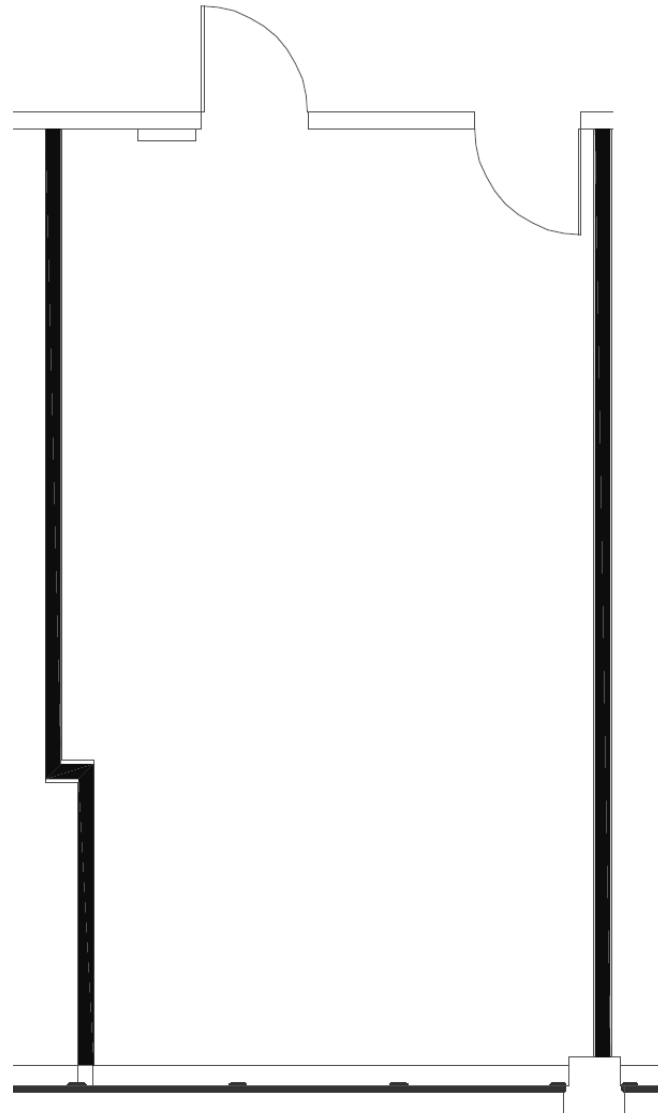
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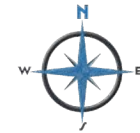
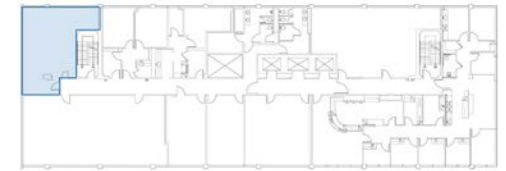
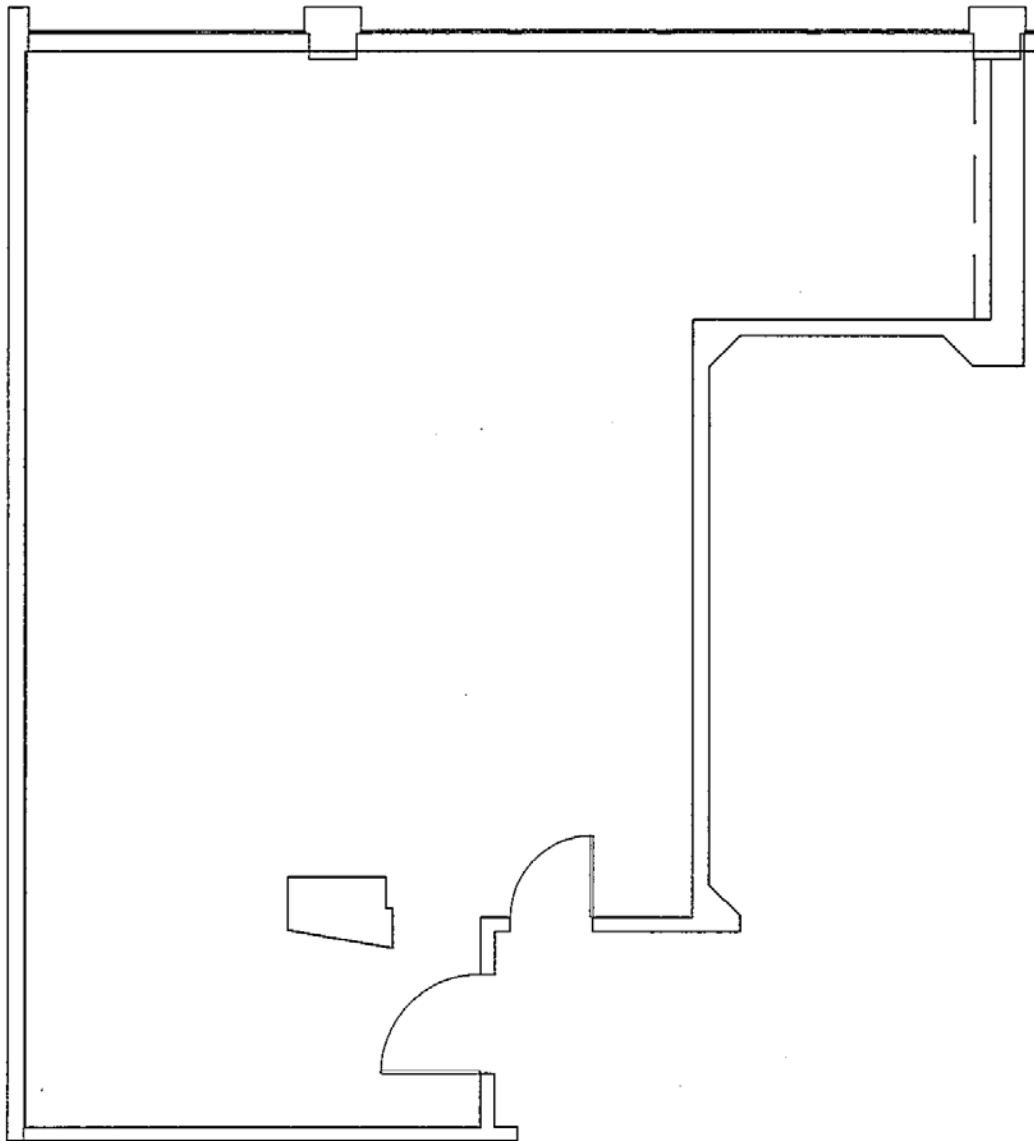


SUITE  
**505**  
±3,103 RSF

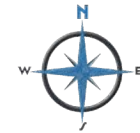
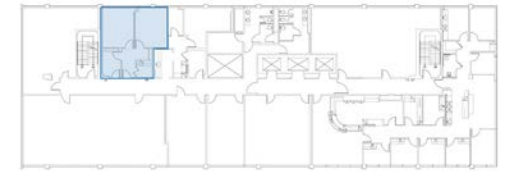
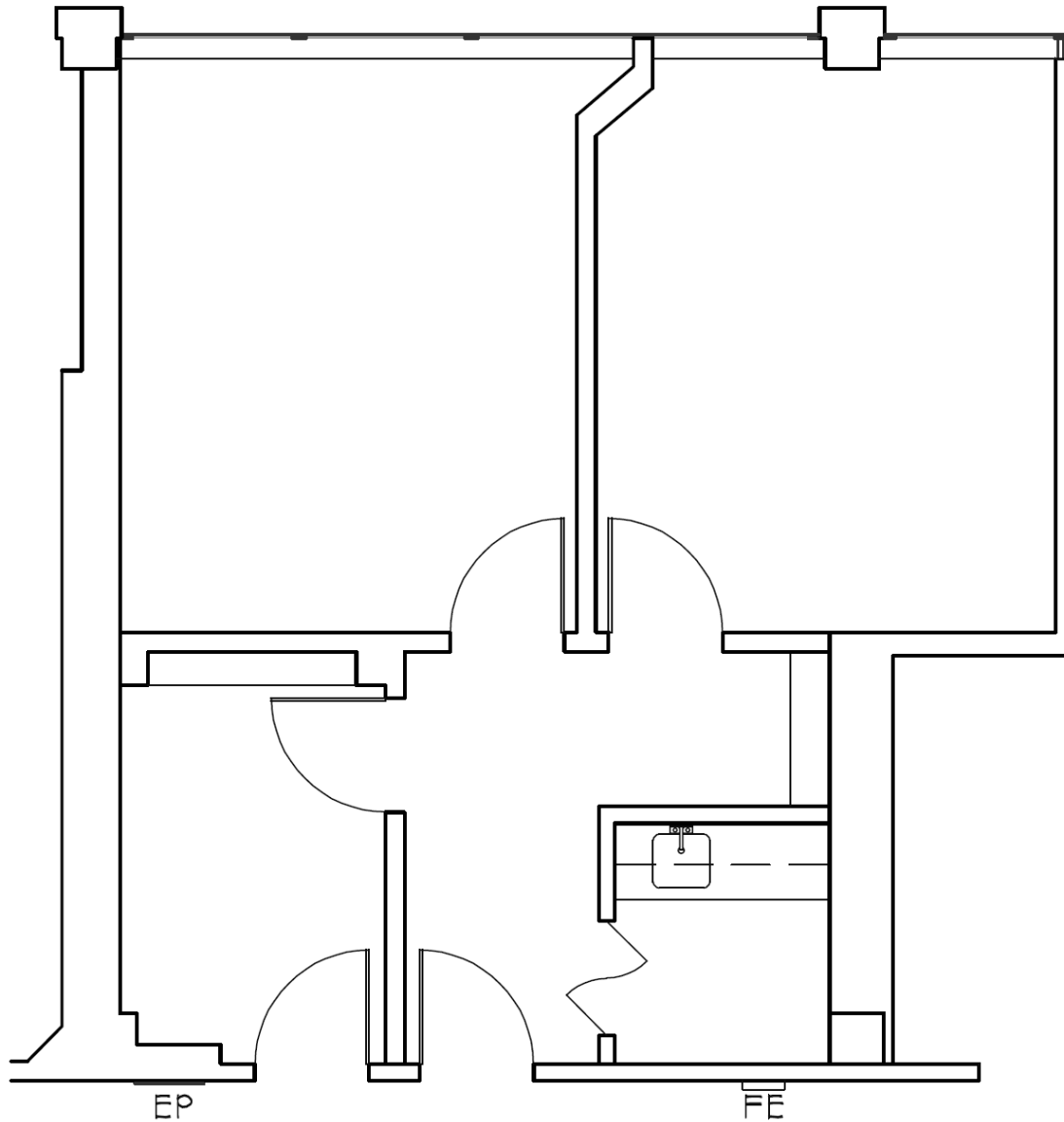




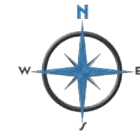
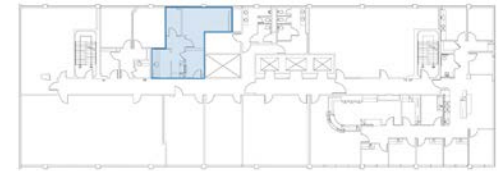
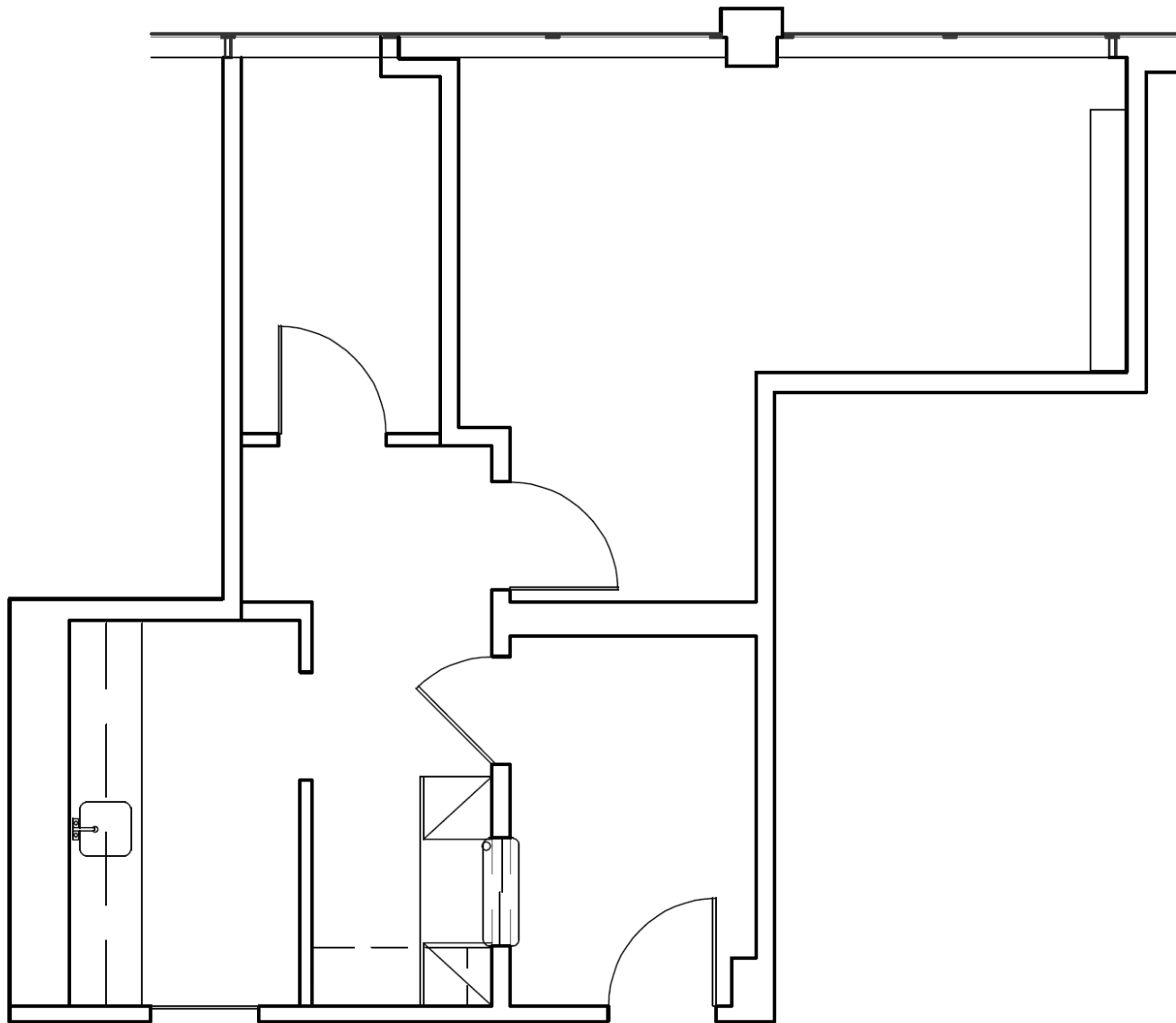
SUITE  
**509**  
±489 RSF



SUITE  
**512**  
±899 RSF

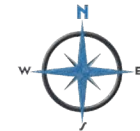
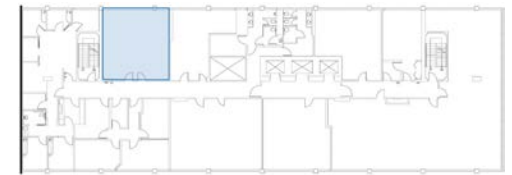
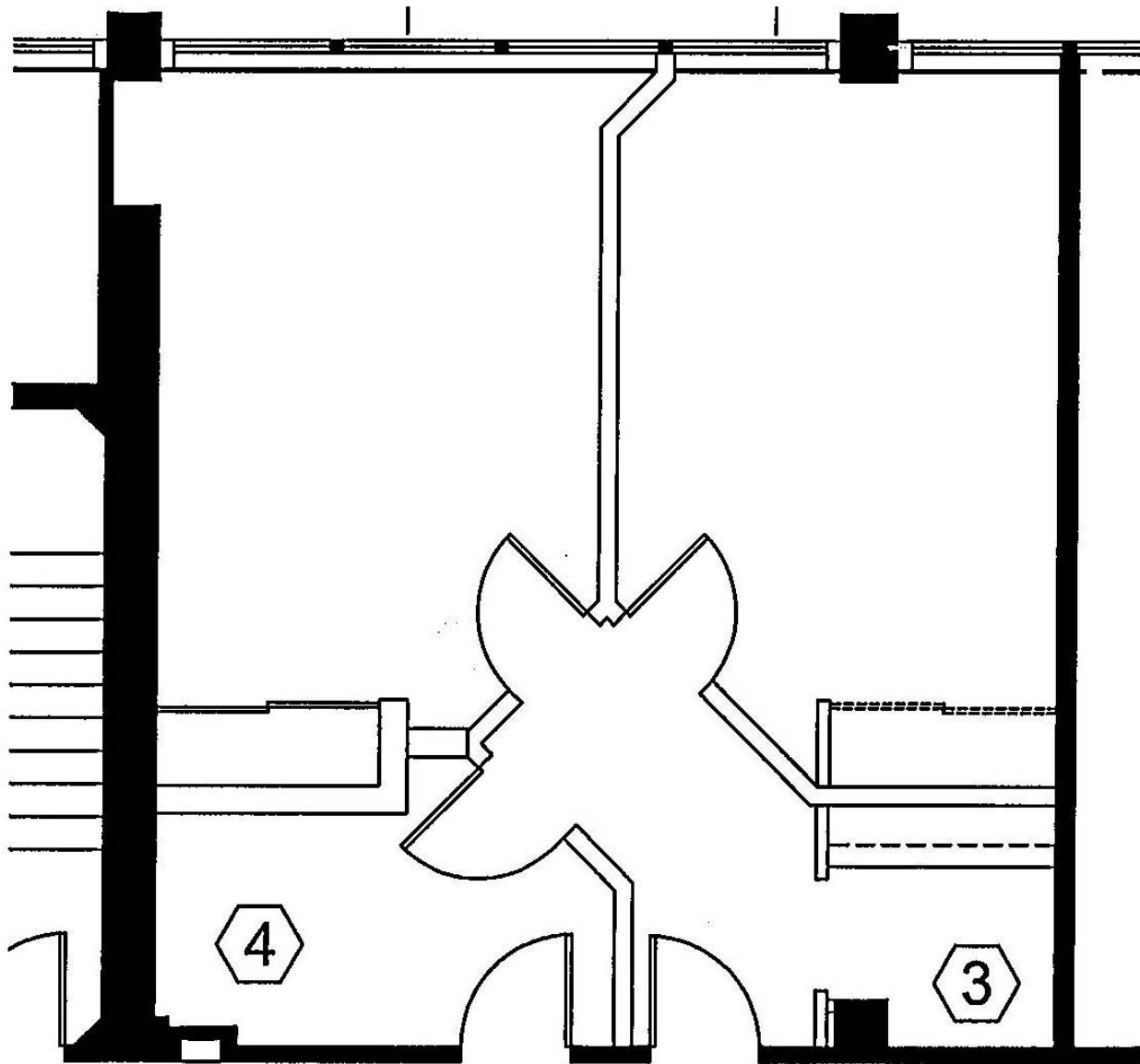


SUITE  
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±775 RSF

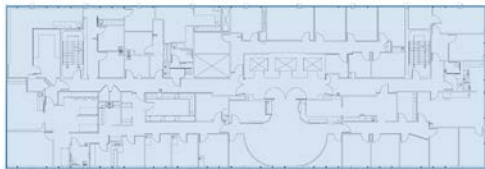
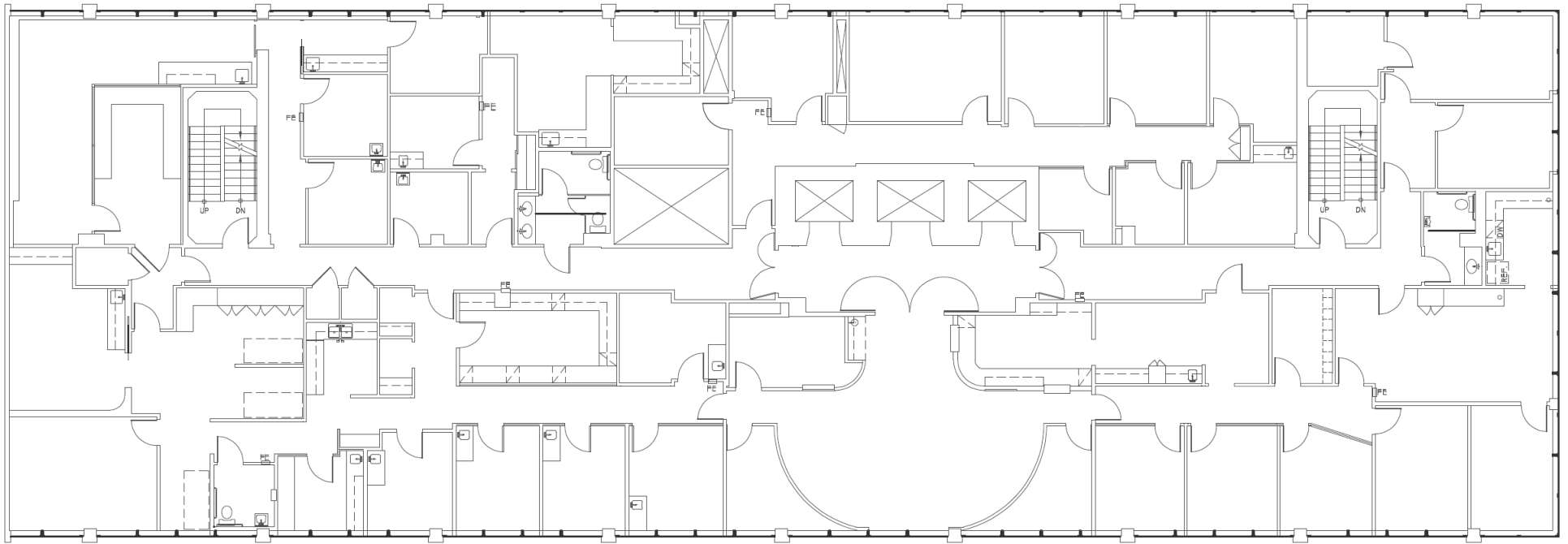


SUITE  
**514**  
±687 RSF





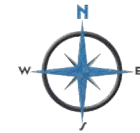
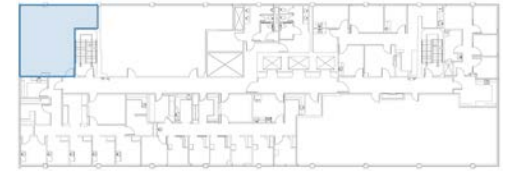
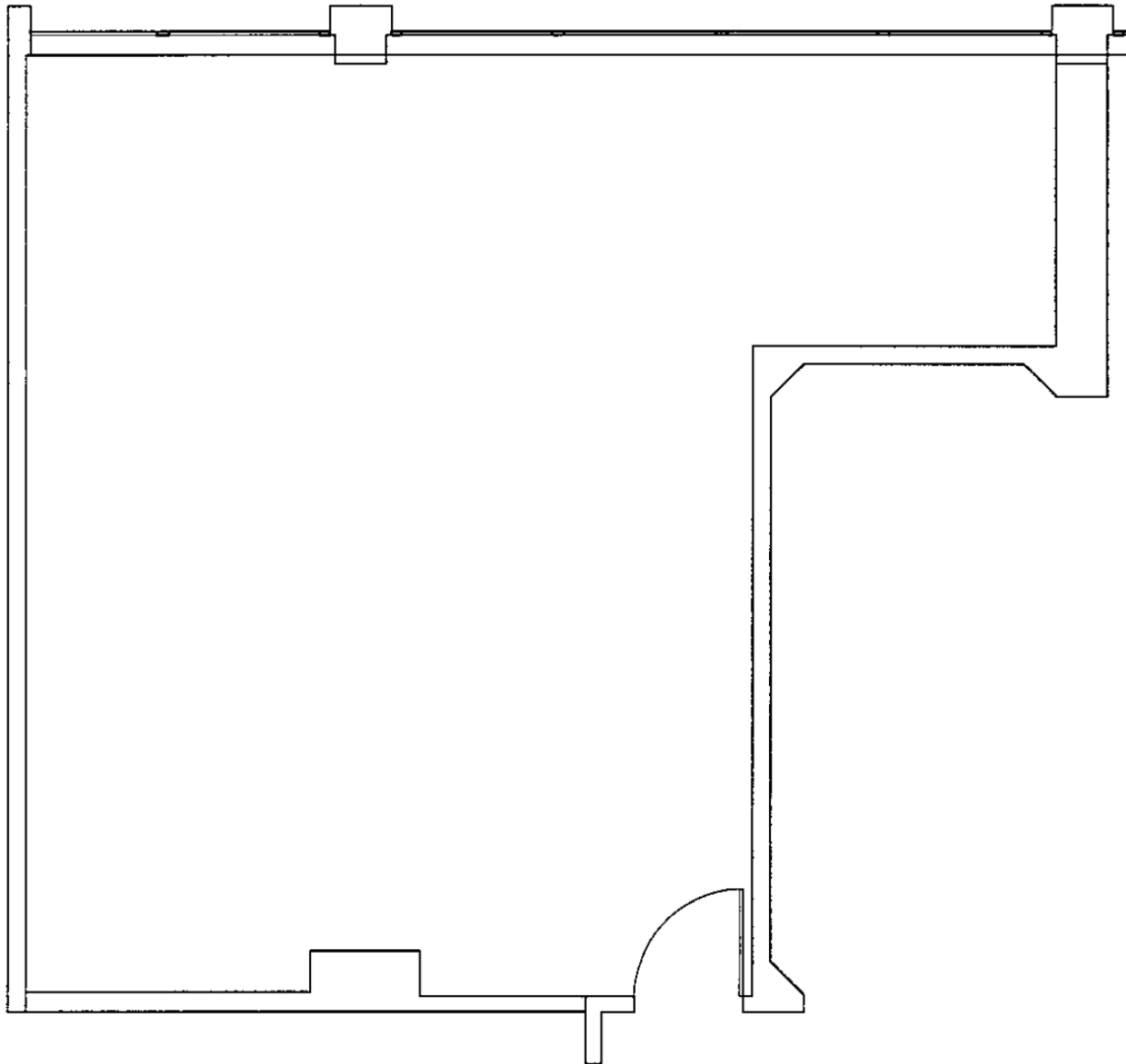
SUITE  
**613**  
±851 RSF



SUITE  
**700**  
±851 RSF

# FLOOR PLANS

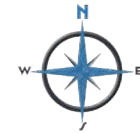
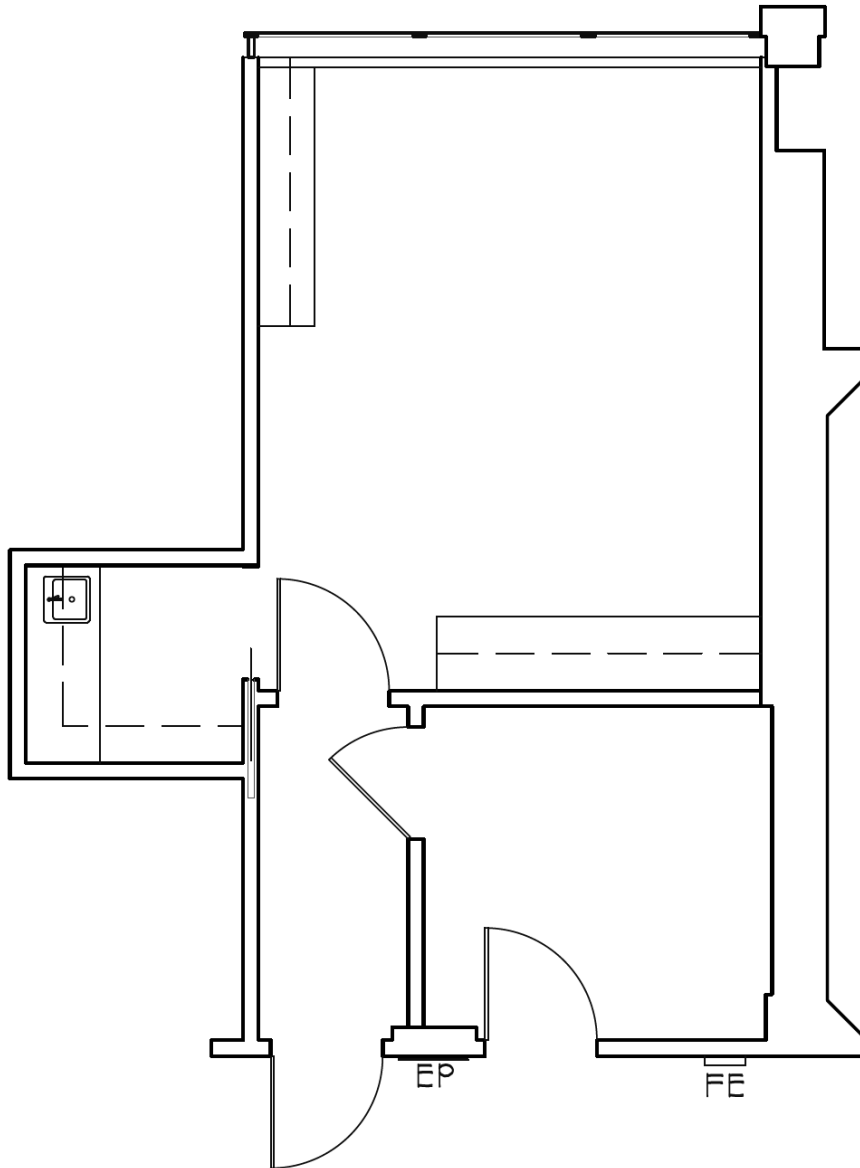
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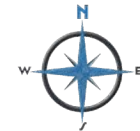
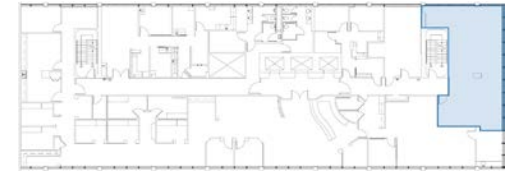
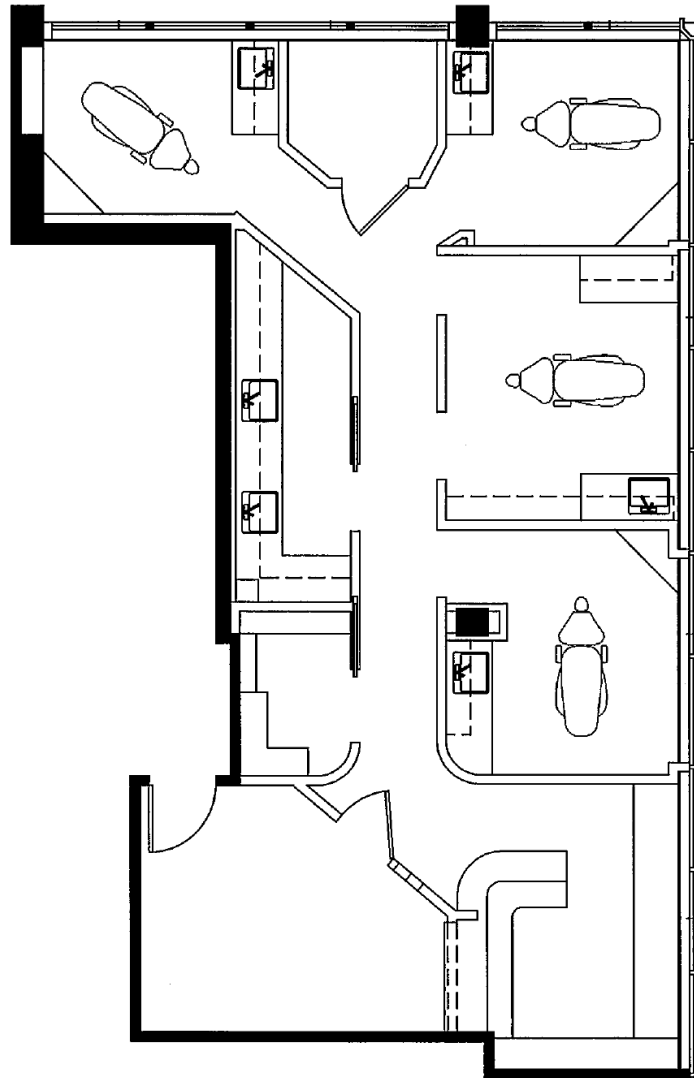
SUITE  
**810**  
±781 RSF

# FLOOR PLANS

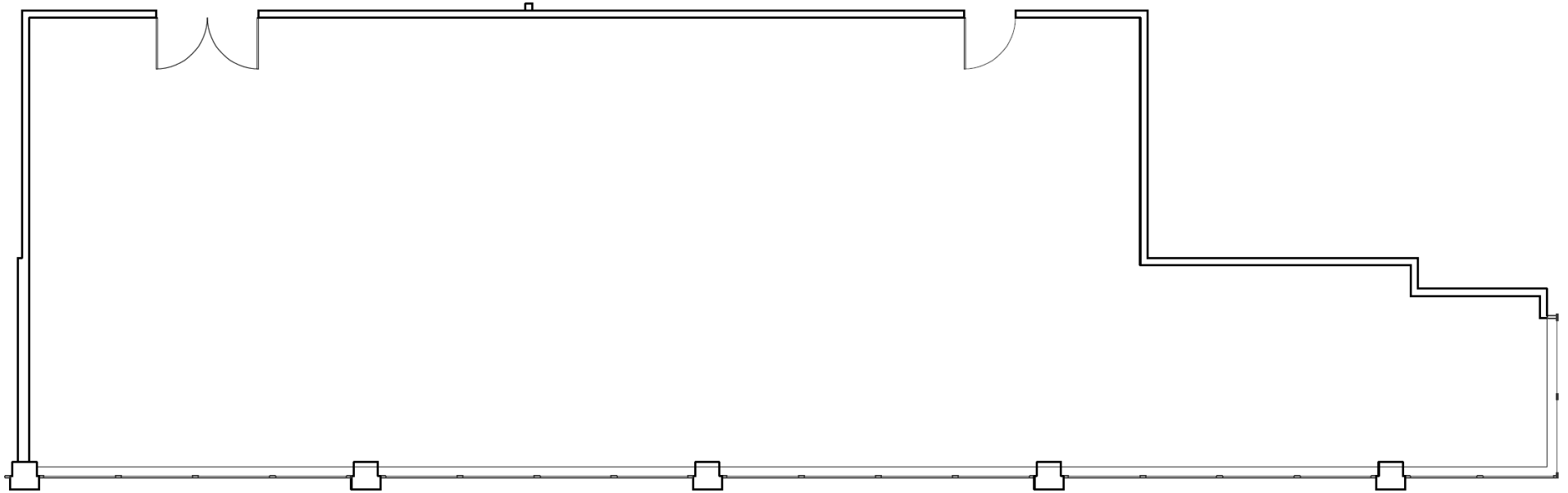
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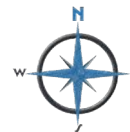
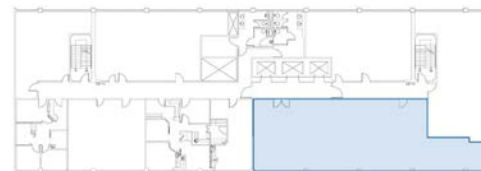
SUITE  
**902**  
±535 RSF



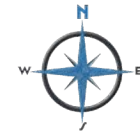
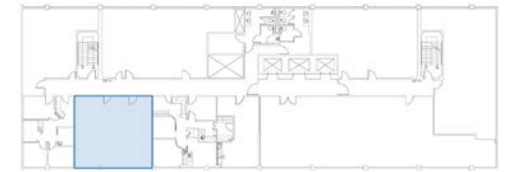
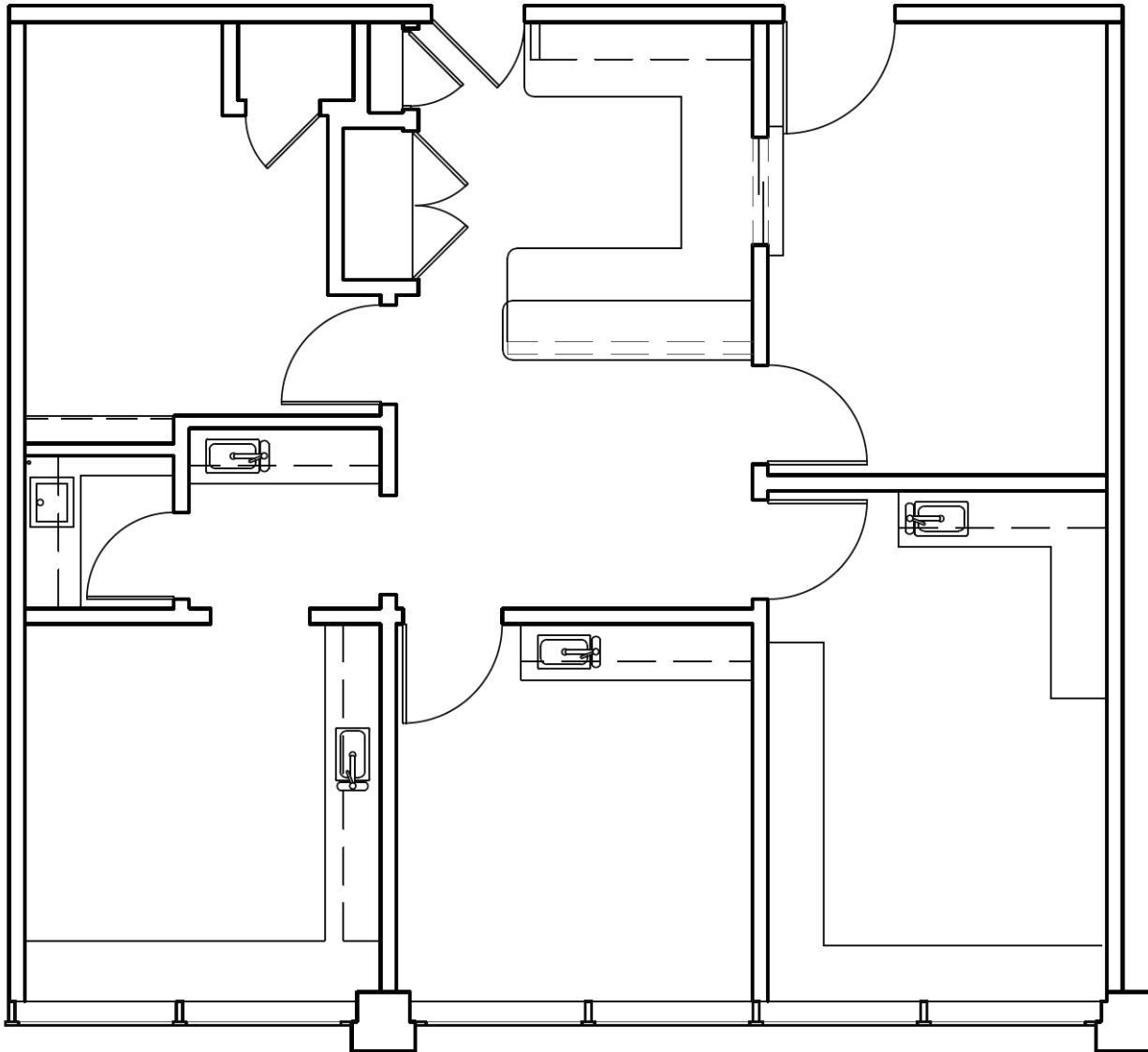
SUITE  
**904**  
±1,306 RSF



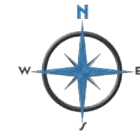
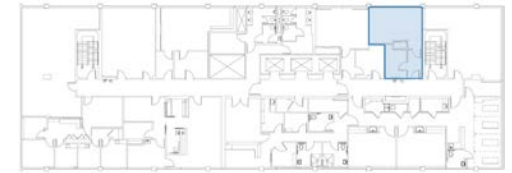
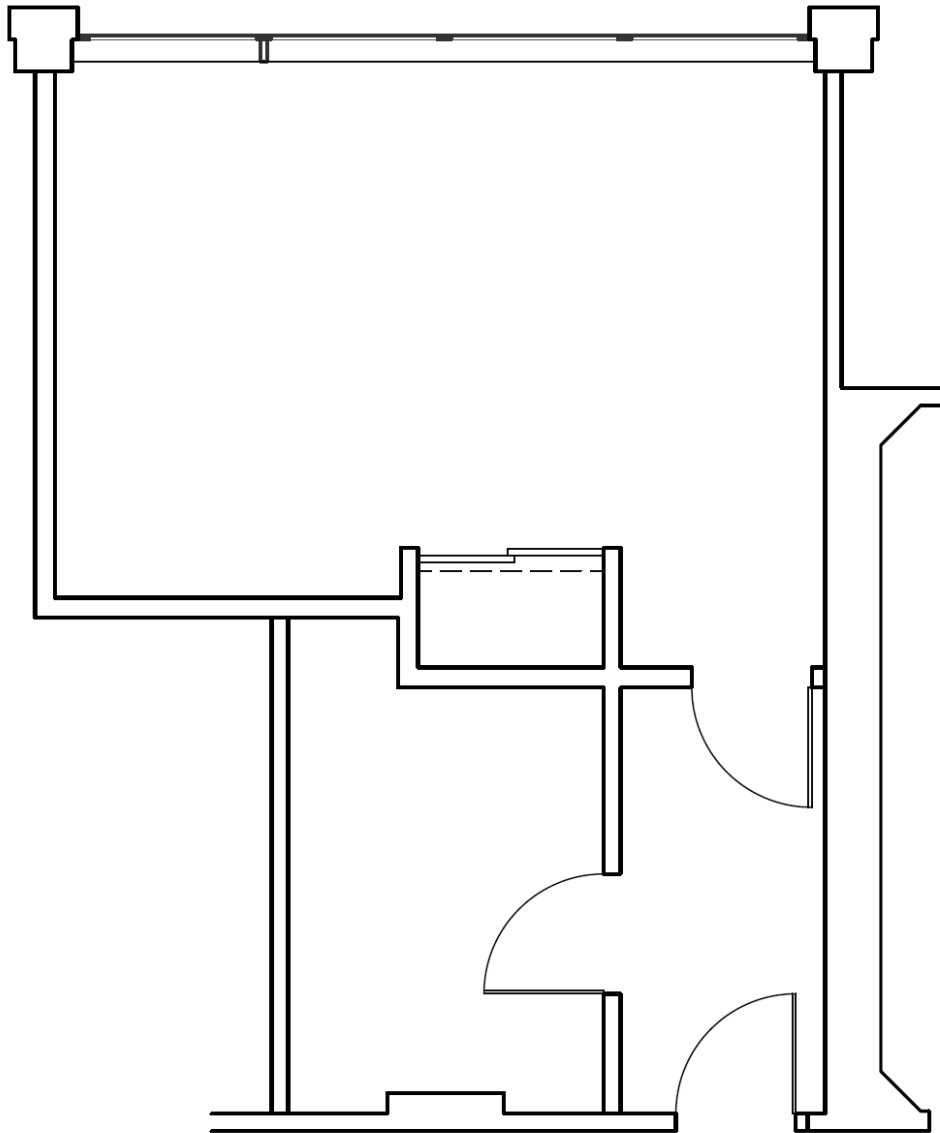
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SUITE  
**1004**  
±2,466 RSF  
DIVISIBLE

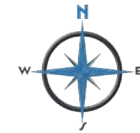
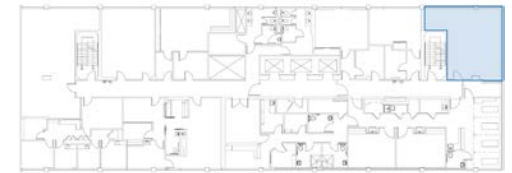
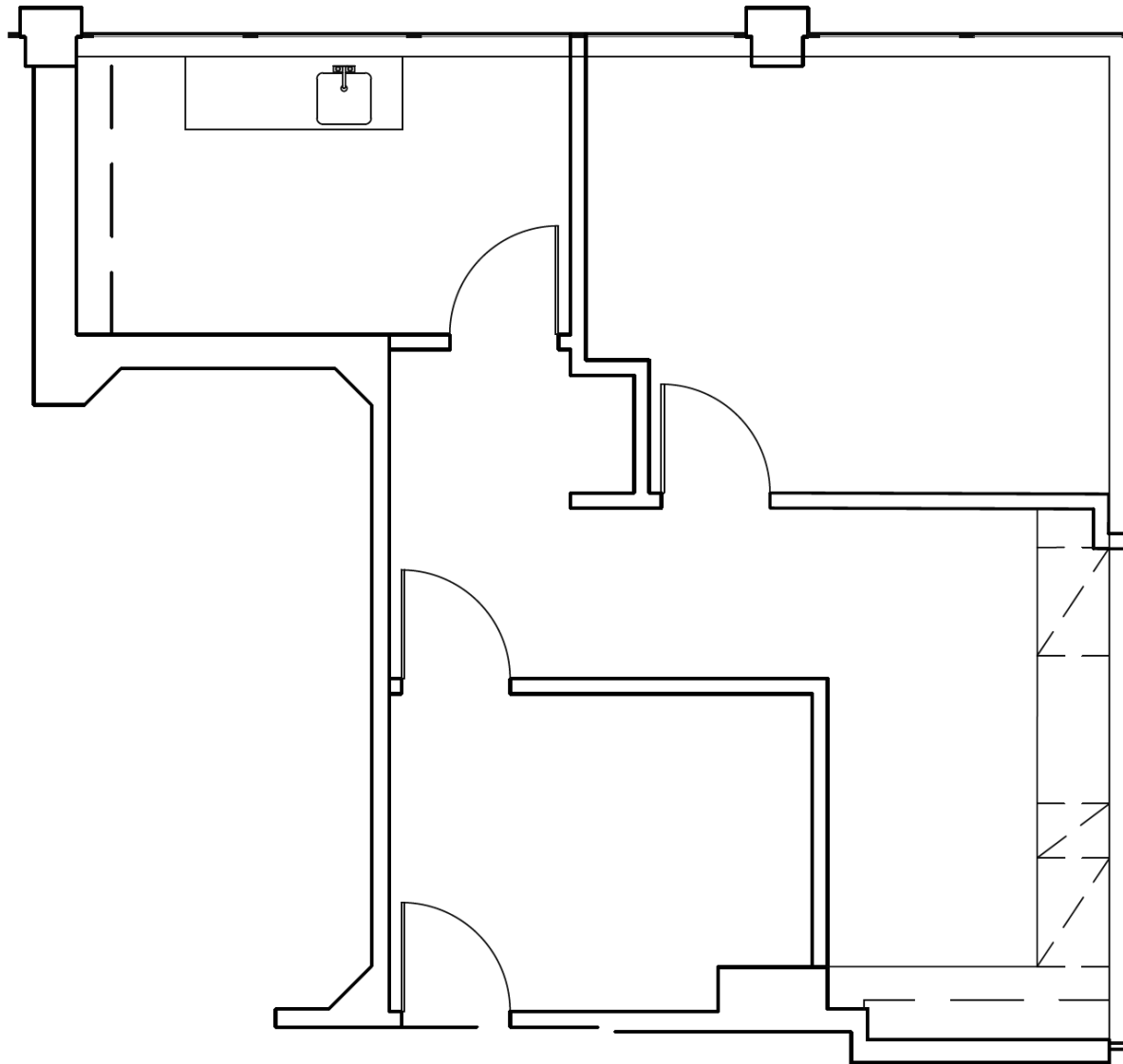


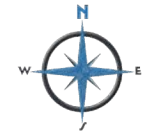
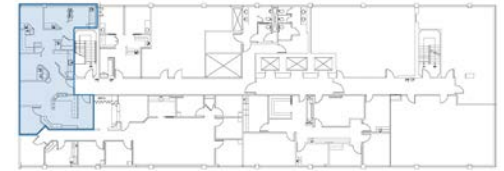
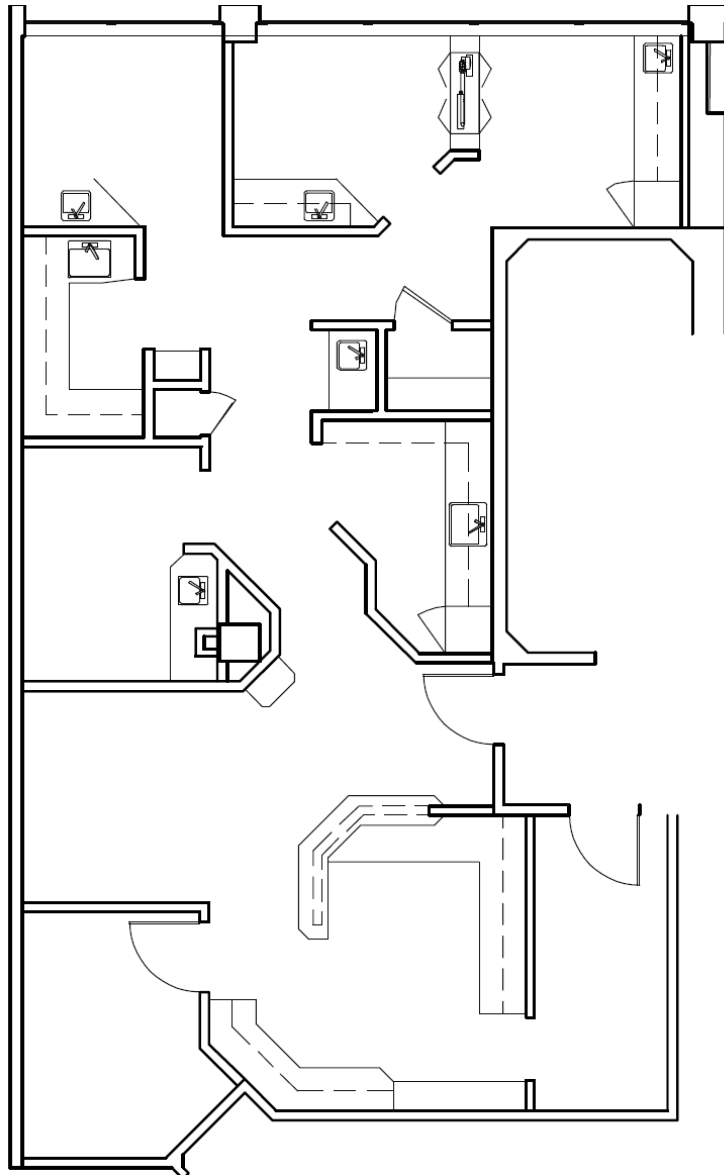
SUITE  
**1010**  
±956 RSF



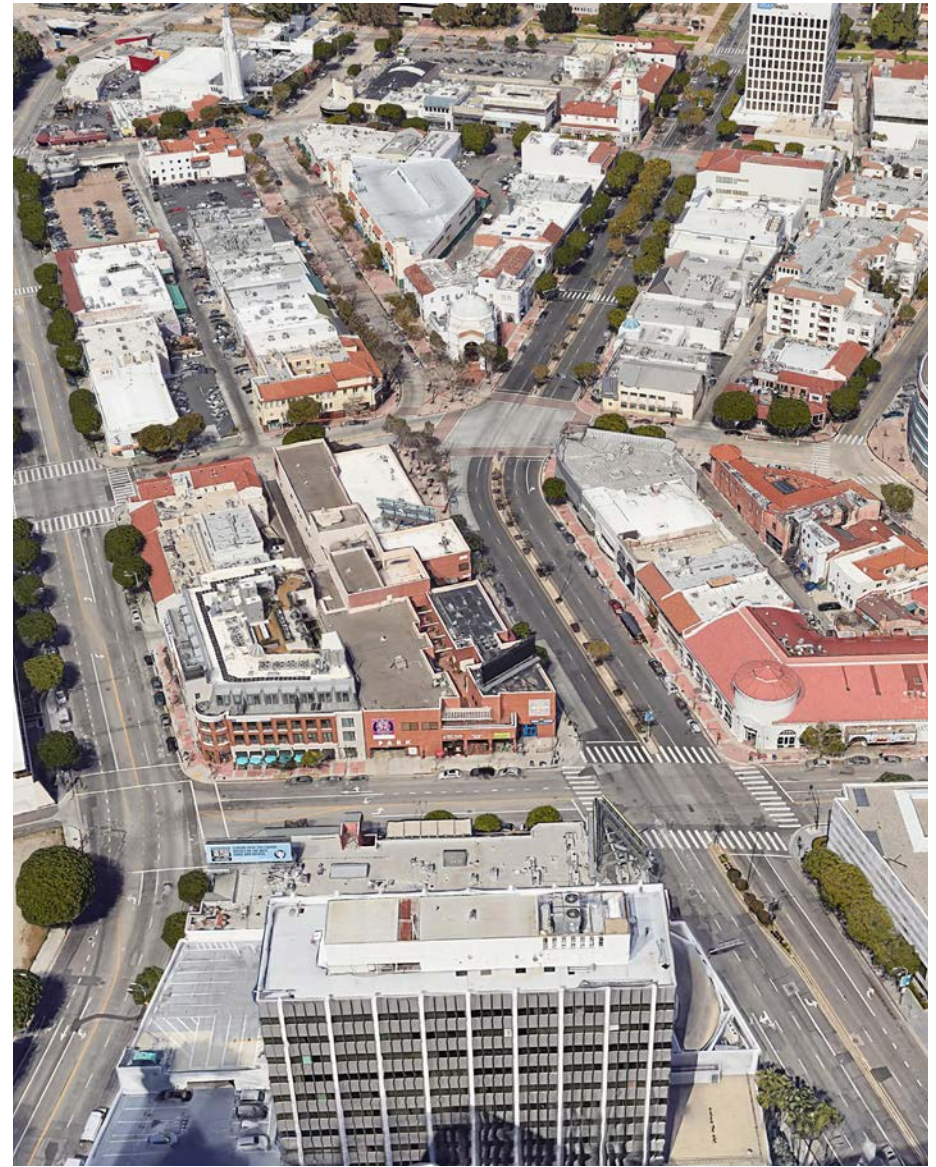
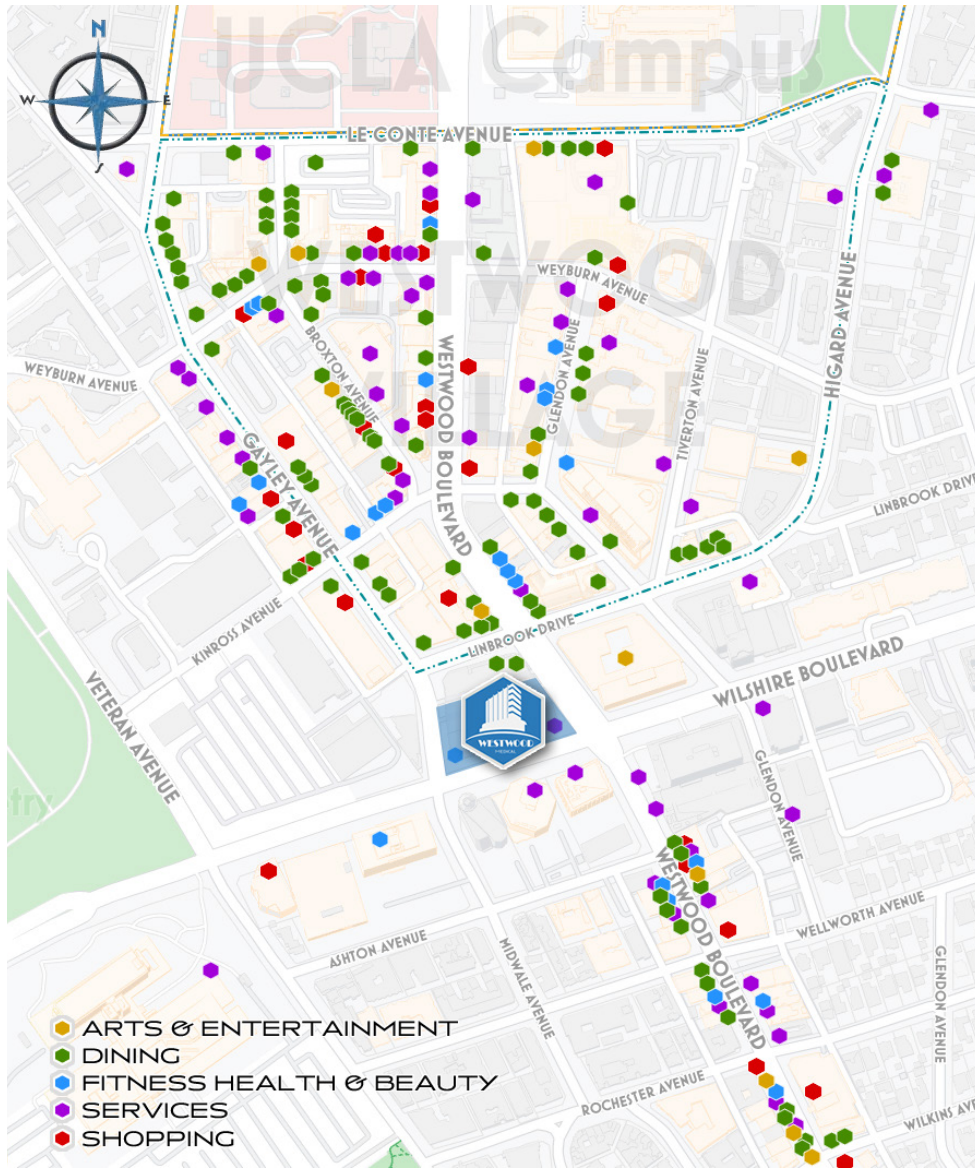
SUITE  
**1101B**  
±576 RSF







## GATEWAY TO WESTWOOD VILLAGE & WESTWOOD BOULEVARD



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

# MEDICAL ENVIRONMENT MAP



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# METRO D [PURPLE] LINE EXTENSION



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FOR LEASE



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