

10921
WILSHIRE
BOULEVARD
LOS ANGELES, CA

FOR LEASE

BROKER BONUS
CONTACT AGENTS FOR DETAILS



WESTMAC Commercial Brokerage Company
1515 S Sepulveda Boulevard, Los Angeles, CA 90025
310.478.7700 | Company DRE #01096973 | 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



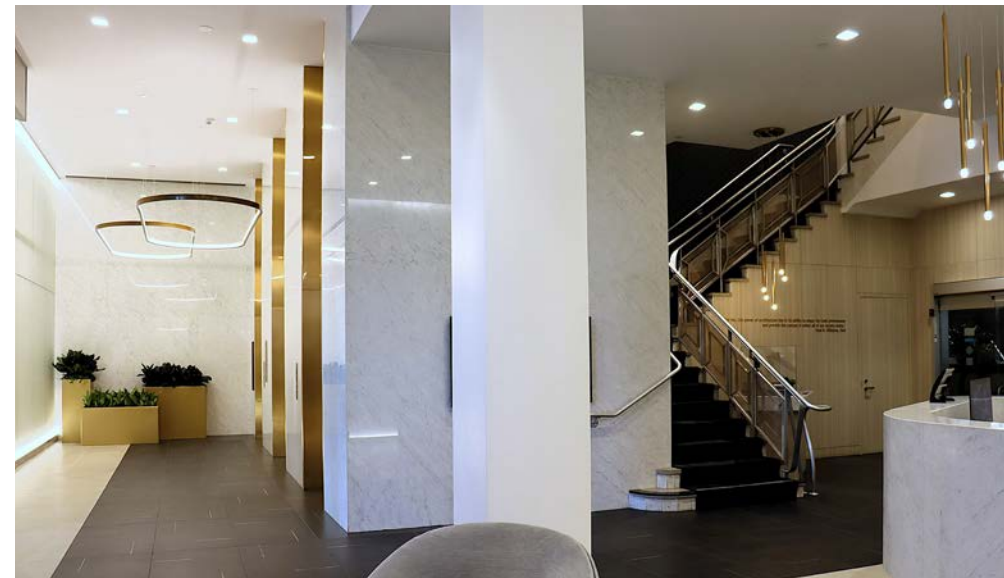
12 Stories with Spectacular West Los Angeles
Views of the City, Mountains and Westwood Village

Art Deco Styled Entrance with Three Elevators
and a Dedicated Service Elevator
(Recently Completely Renovated)



Westwood Medical Plaza was built in 1961 and had renovations in 1993, 1996, 2003, 2009 and 2015. Recently Westwood Medical Plaza has just finished a major renovation. Work has just been completed on a new ground floor lobby, common area's, parking area's, and more.

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.





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
Rate Withheld

Medical Suites: ±624 - ±10,401 square feet
Rate Withheld

PARKING

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

Monthly parking: \$230 unreserved, \$350 reserved, \$400 Premier VIP

Visitor parking: \$3.50 for 10 minutes & \$35.00 daily max.

Validations: \$350 booklet of 100 x 10 minute stamps

Keycard Deposit: \$75.00 all key fees are non-refundable

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

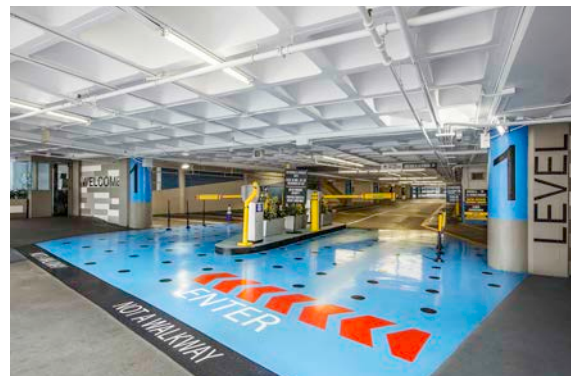
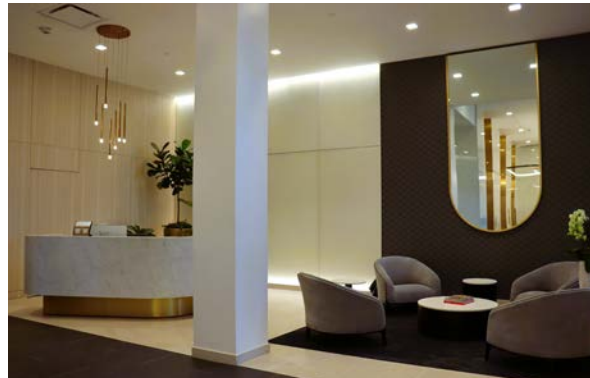
Immediately (*unless otherwise noted*)

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 FOR
PROPERTY WEBSITE



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.

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PROPERTY PHOTOGRAPHS



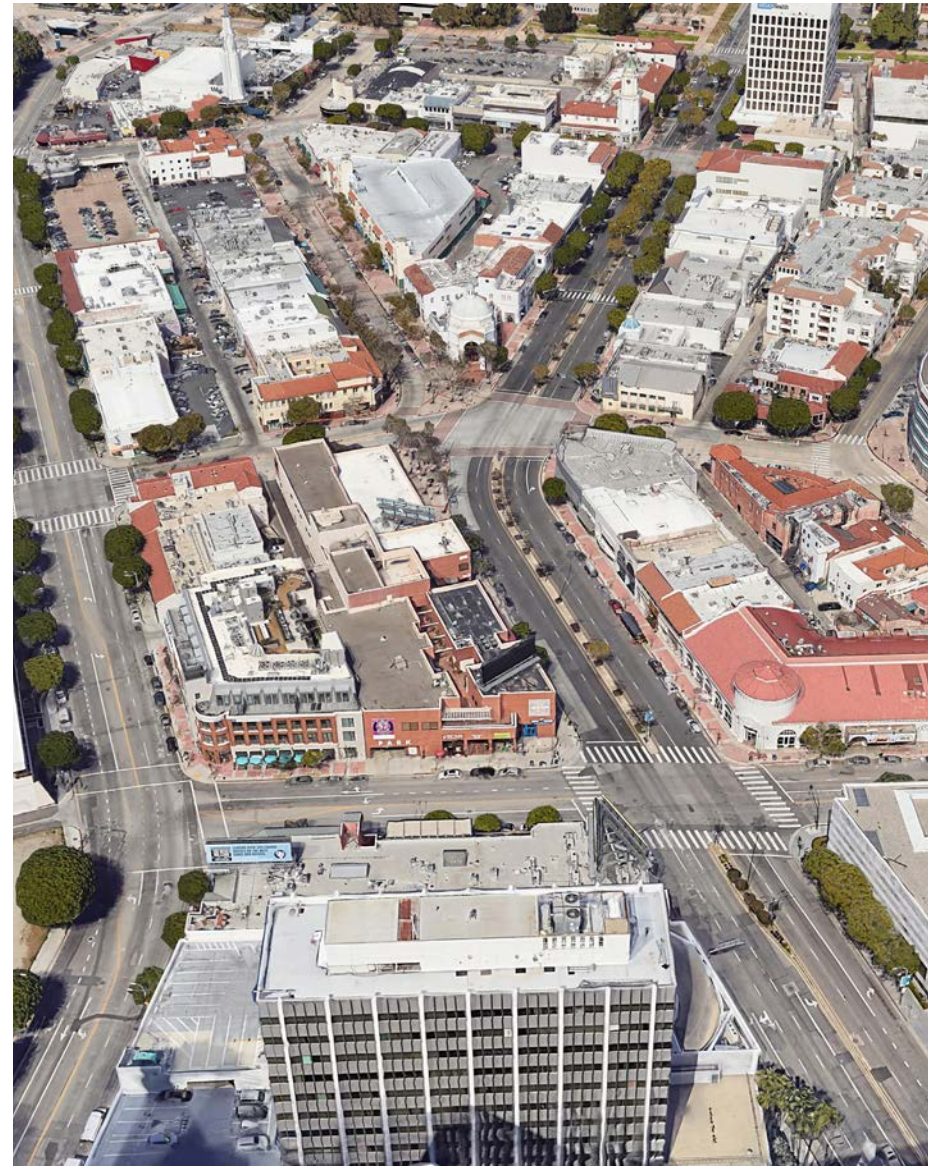
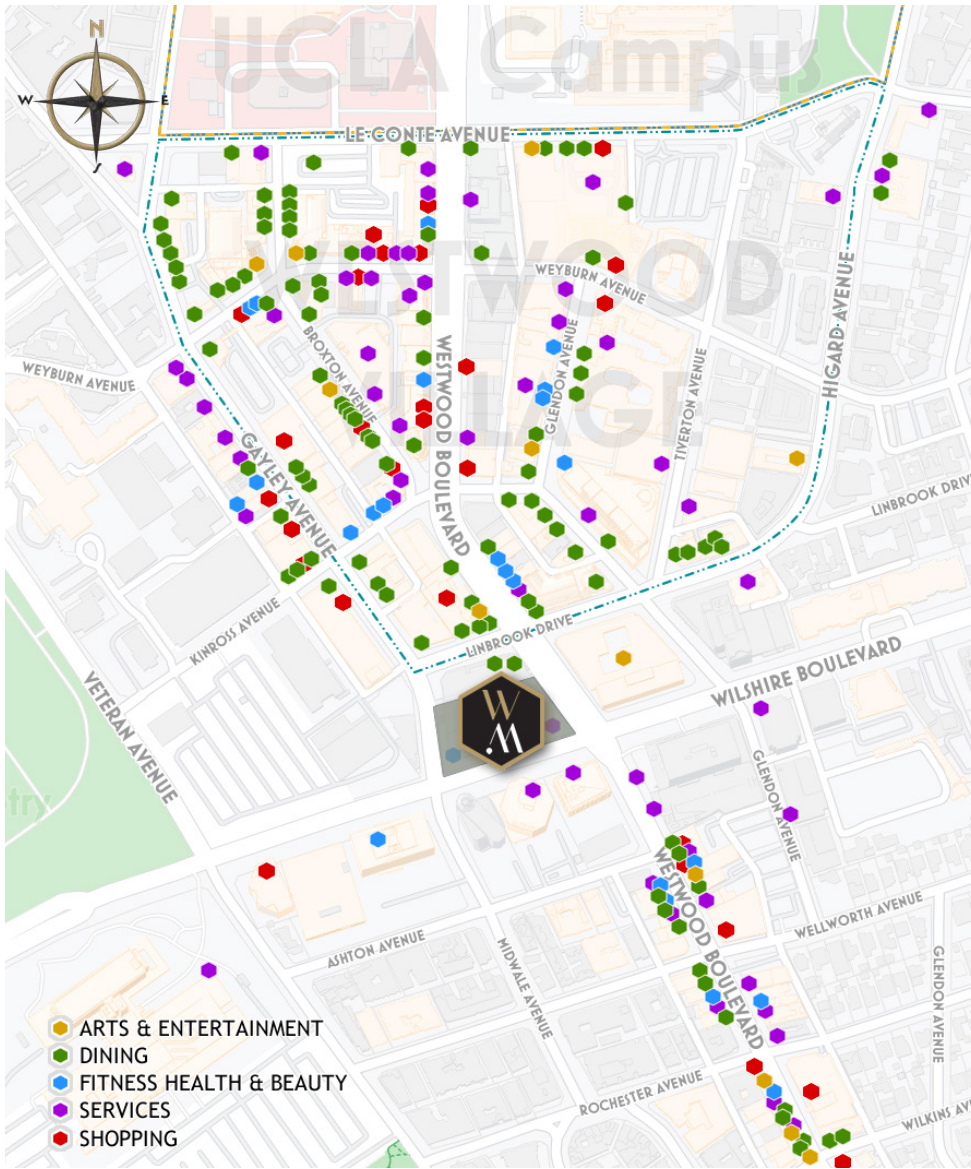
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GATEWAY TO WESTWOOD VILLAGE & WESTWOOD BOULEVARD



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MEDICAL ENVIRONMENT MAP

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METRO D [PURPLE] LINE EXTENSION

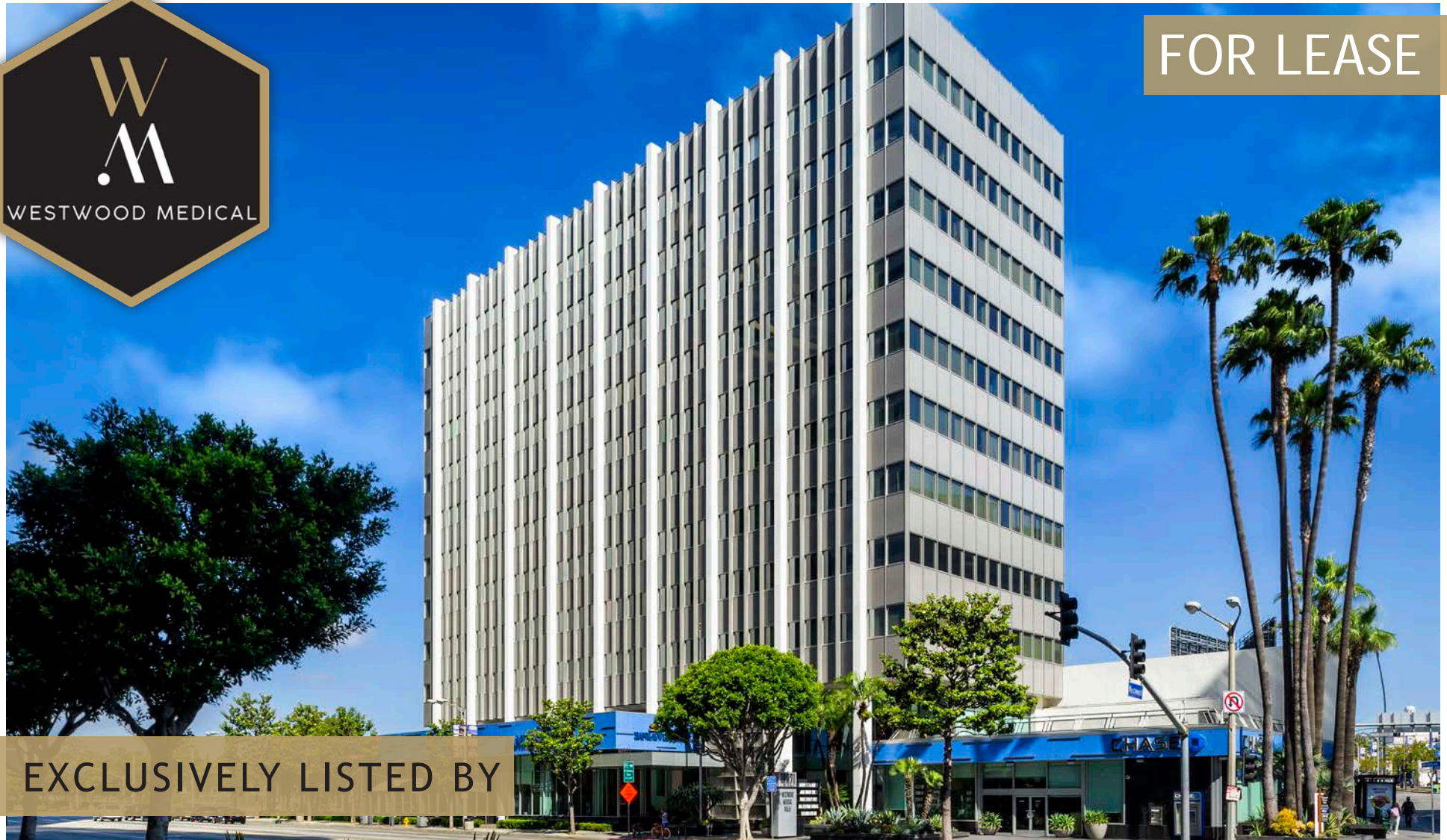


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FOR LEASE



EXCLUSIVELY LISTED BY

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