

10921 WILSHIRE BOULEVARD LOS ANGELES, CA

FOR LEASE



BROKER BONUS
CONTACT AGENTS FOR DETAILS

WESTMAC Commercial Brokerage Company
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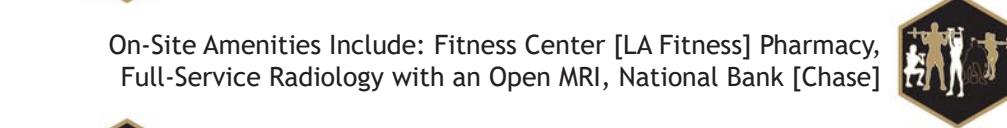
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PROFESSIONAL MEDICAL PLAZA WITH A VARIETY OF CONVENIENT AMENITIES



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



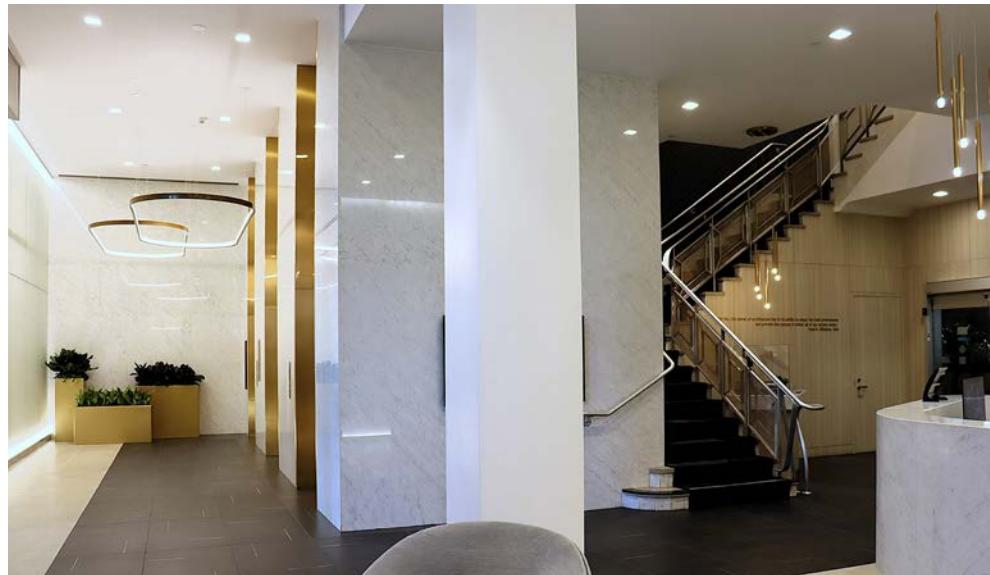
12 Stories with Spectacular West Los Angeles Views of the City, Mountains and Westwood Village



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.



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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
Rate Withheld

Medical Suites: ± 624 - $\pm 10,401$ 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

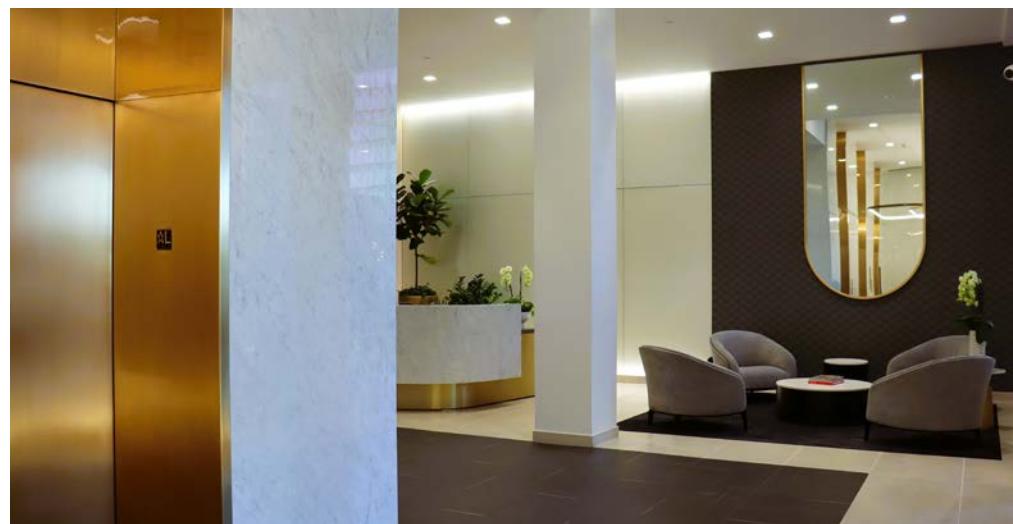
Five (5) to ten (10) years

AVAILABILITY

Immediately *(unless otherwise noted)*

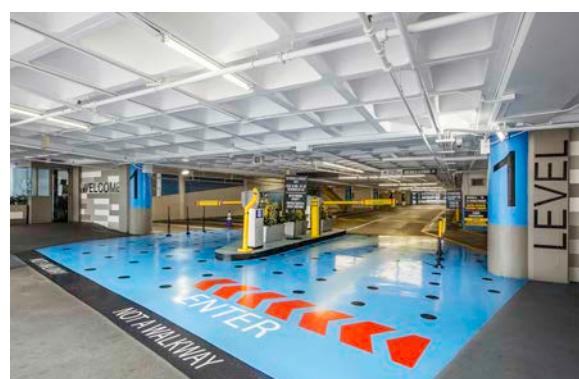
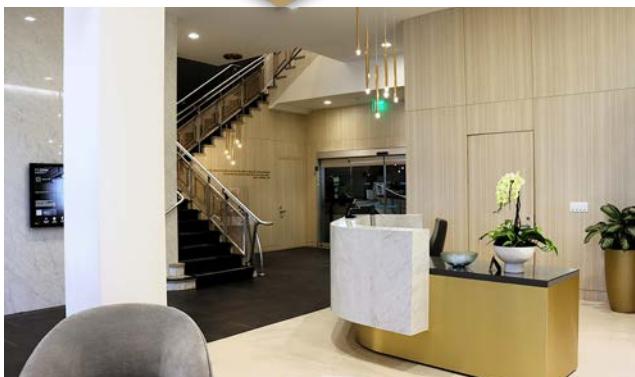
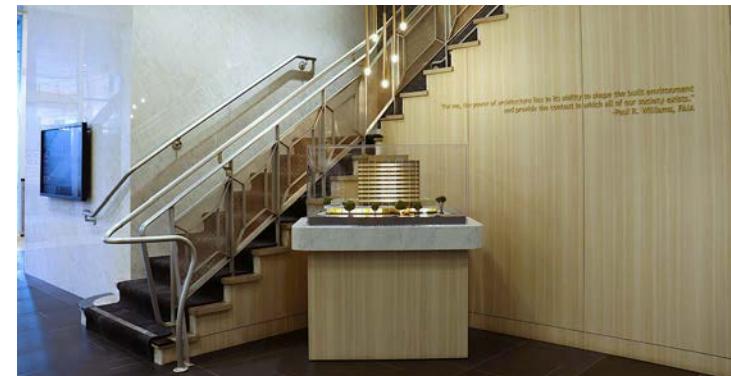
COMMENTS

- » 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



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PROPERTY PHOTOGRAPHS



CLICK/SCAN HERE FOR
PROPERTY WEBSITE



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PROPERTY PHOTOGRAPHS



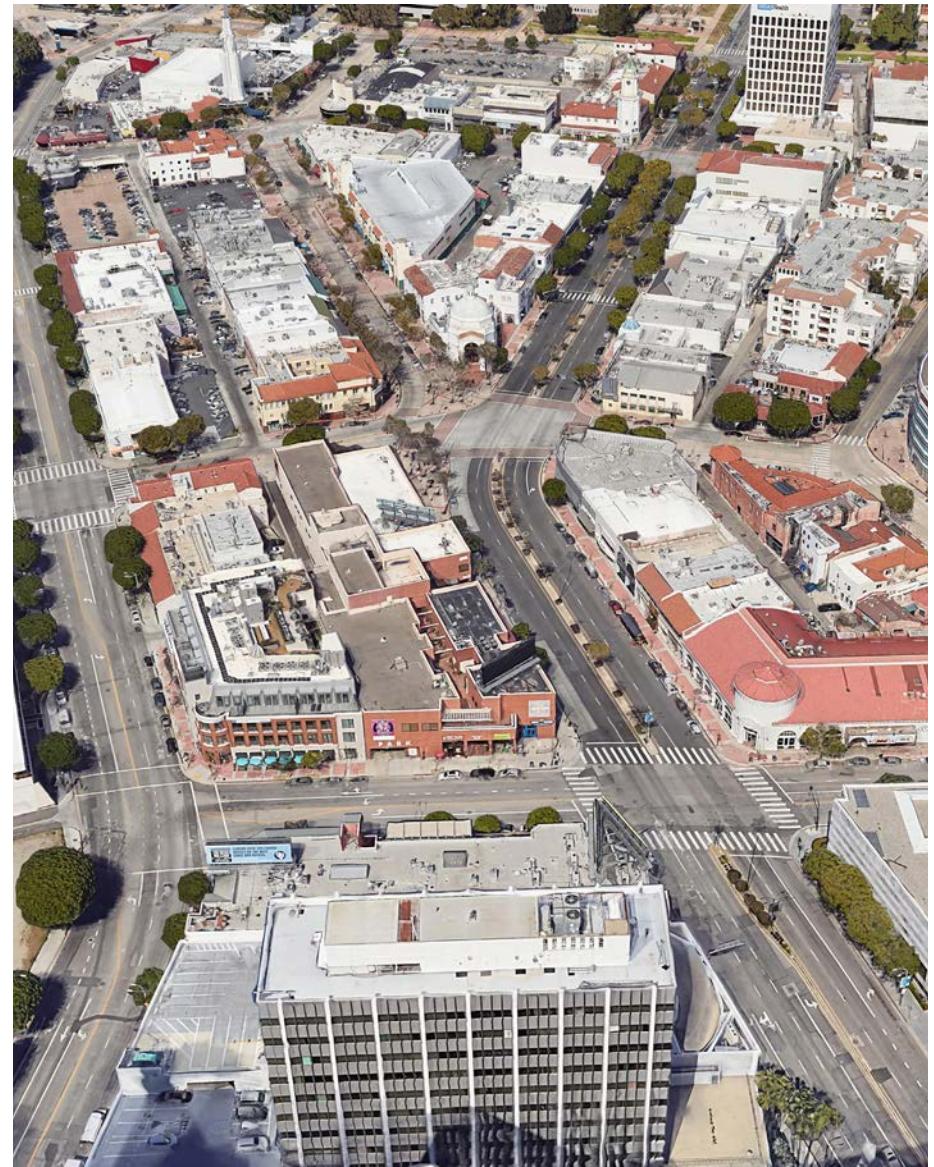
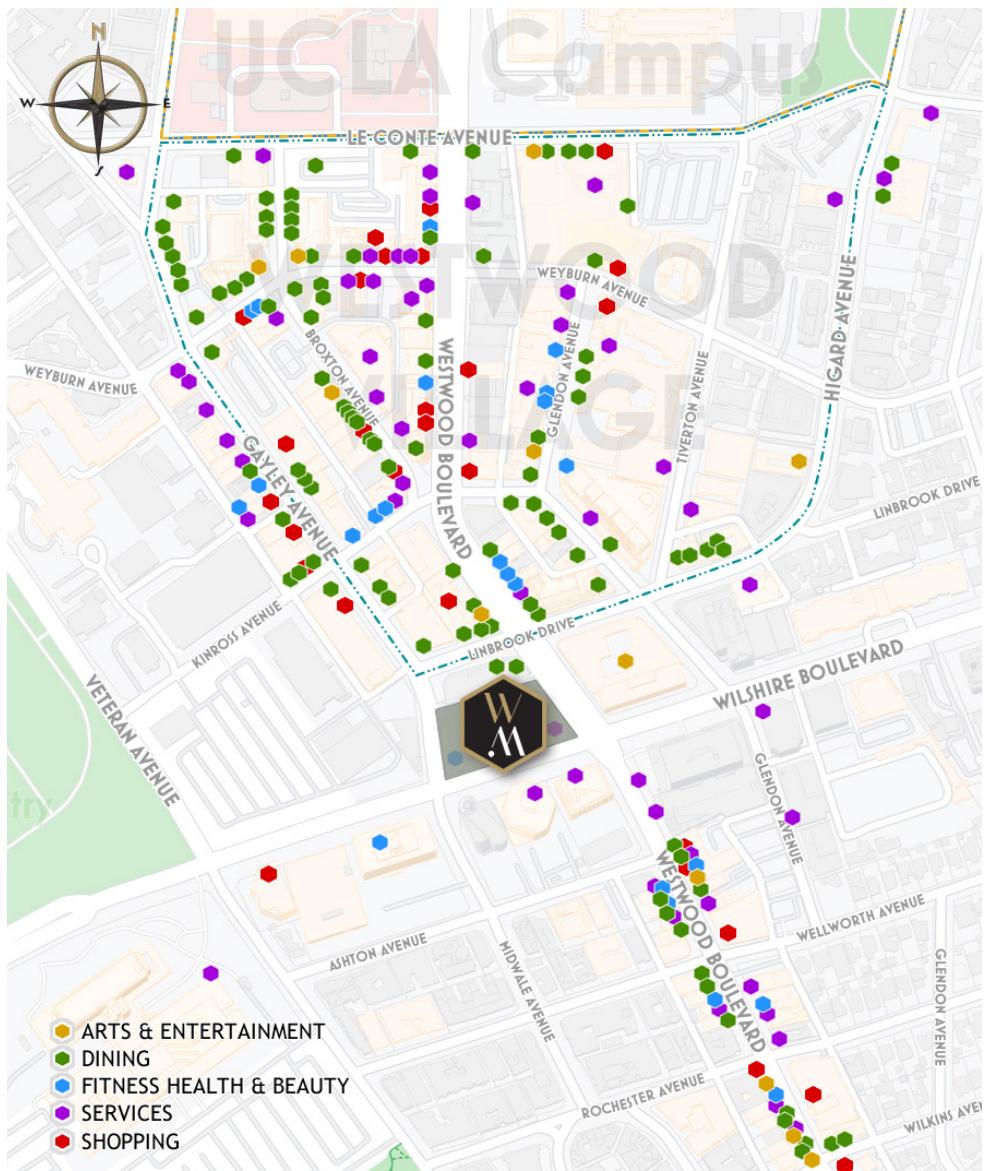
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GATEWAY TO WESTWOOD VILLAGE & WESTWOOD BOULEVARD



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MEDICAL ENVIRONMENT MAP

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BOULEVARD
LOS ANGELES, CA
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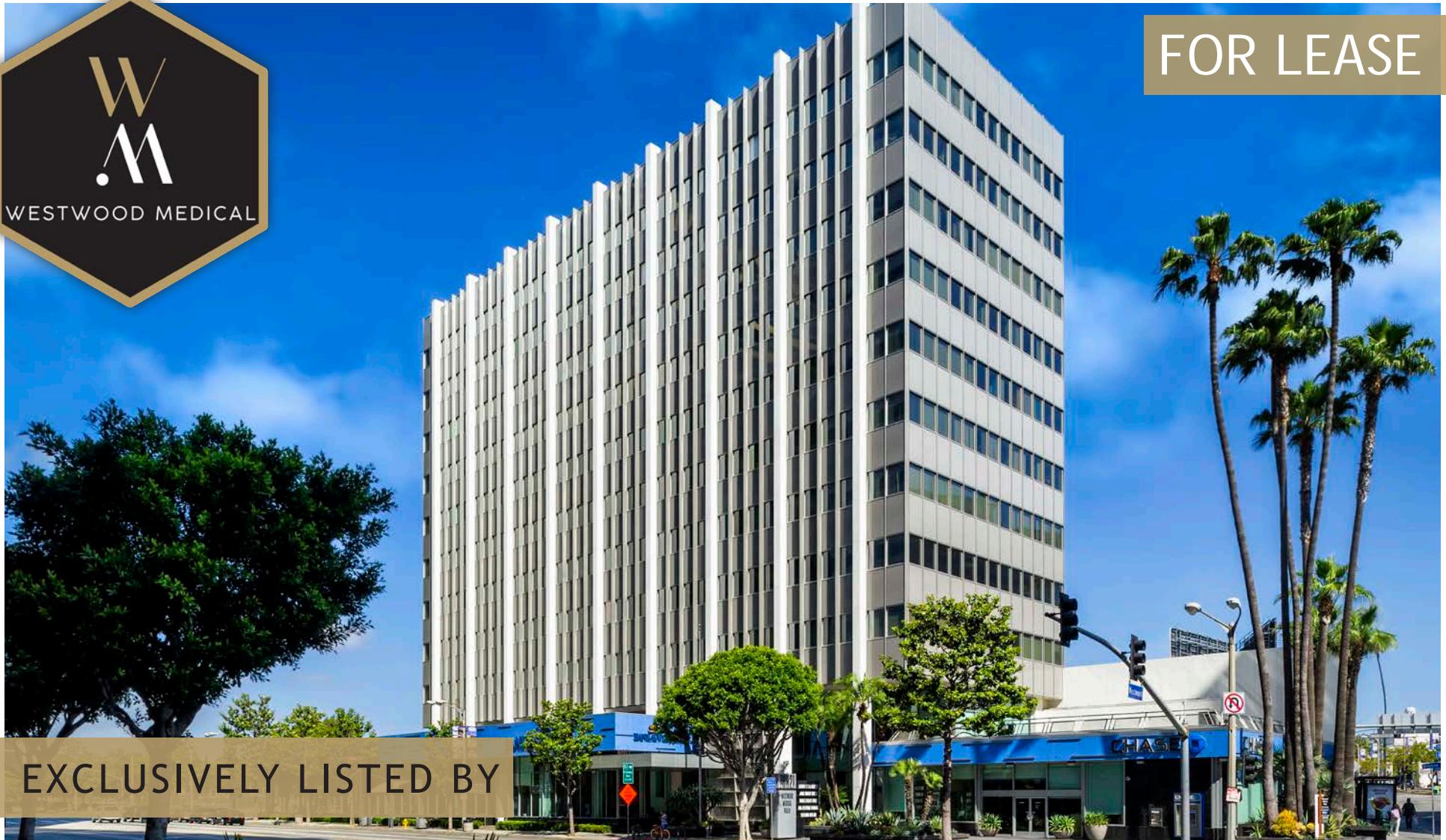
METRO D [PURPLE] LINE EXTENSION



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