

# 11600

WILSHIRE BLVD, LOS ANGELES CA 90025

CLASS A MEDICAL OFFICE | FOR LEASE



# CIM



A DIVISION OF  
**LEE & ASSOCIATES**

## EXECUTIVE SUMMARY

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**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  $\pm 732$  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                       |
| 101                                            | ±1,650 RSF | Optometry Office                       |
| Contiguous Suites 100 - 101: <b>±4,252 RSF</b> |            |                                        |
| 114                                            | ±1,131 RSF | Shell Condition Ready for Improvements |
| 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: <b>±4,181 RSF</b> |            |                                        |
| 500                                            | ±1,229 RSF | Former Therapy Office                  |
| 508                                            | ±732 RSF   | Brand New Spec Suite                   |
| 522                                            | ±1,323 RSF | Brand New Spec Suite                   |
| 524                                            | ±1,113 RSF | Brand New Spec Suite                   |
| Contiguous Suites 522 - 524: <b>±2,436 RSF</b> |            |                                        |

## RENTAL RATE

|       |                            |
|-------|----------------------------|
| RATE: | Contact Broker for Details |
|-------|----------------------------|



## 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
- Can be combined with suite 101 for a contiguous 4,252 RSF
- Eyebrow signage available on building exterior

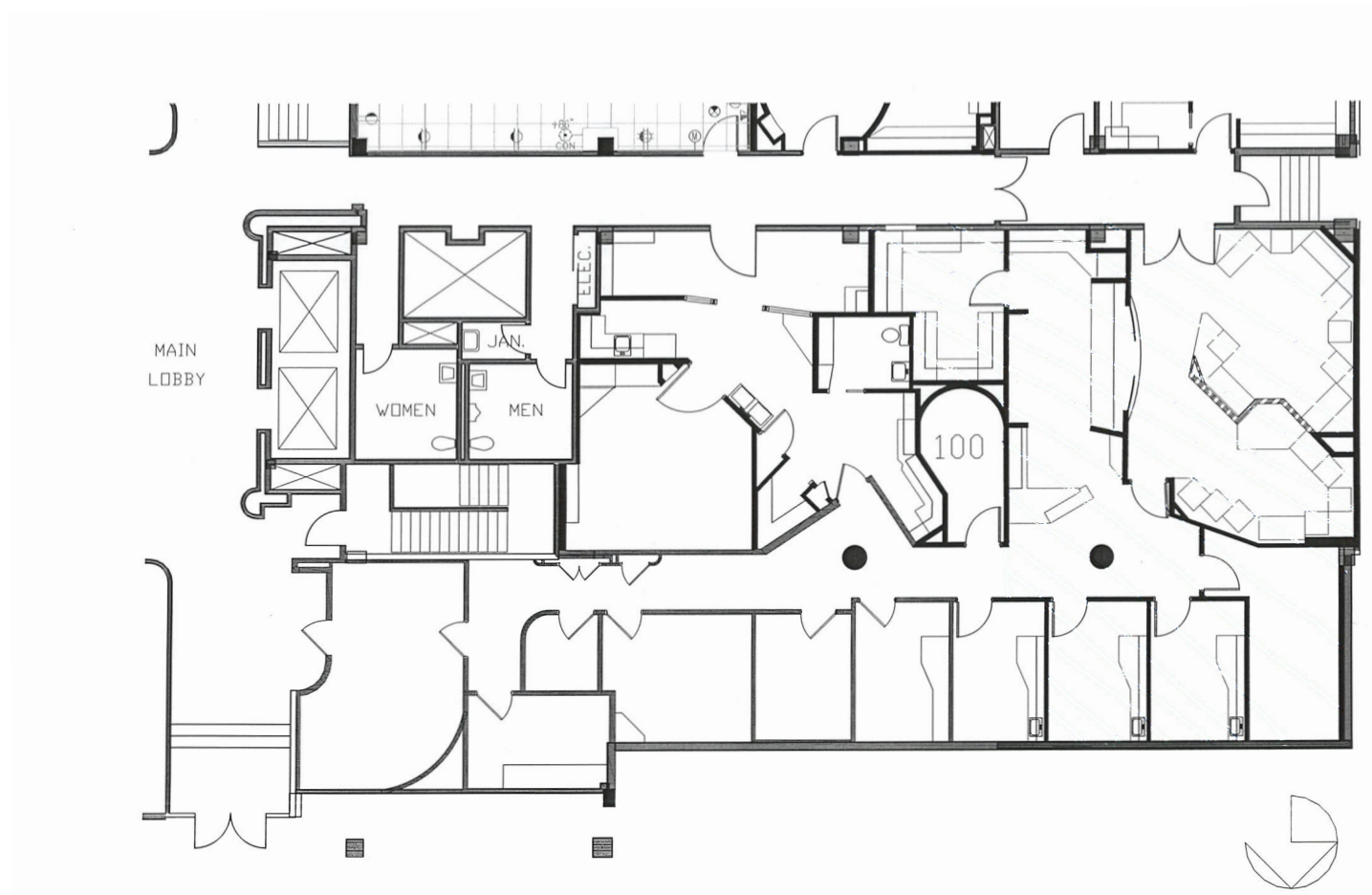


## SUITE 101 - ±1,650 RSF



- Second-generation optometry office
- Three (3) exam rooms
- Large waiting/lobby area
- Prominent ground floor entrance
- Multiple points of entry
- Can be combined with suite 100 for a contiguous 4,252 RSF
- Eyebrow signage available on building exterior

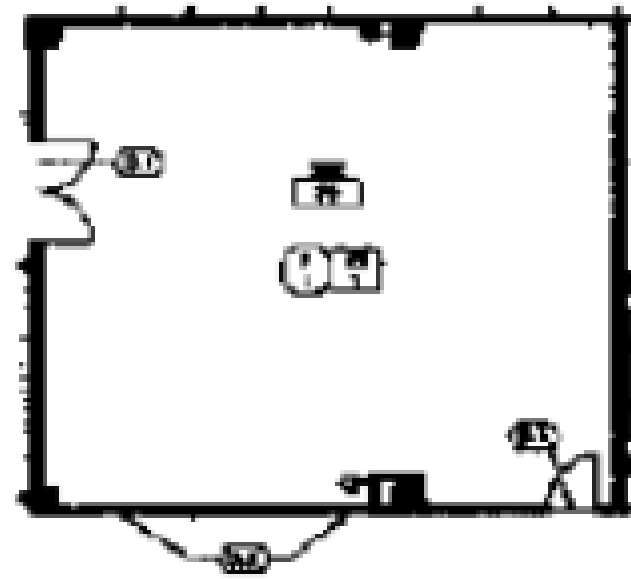
## SUITES 100 - 101 ( ±1,650 - ±4,252 RSF)



- Suites **100** and **101** are available individually or in combination, offering flexible configurations from 1,650 SF up to 4,252 SF.
- Eyebrow signage available on building exterior



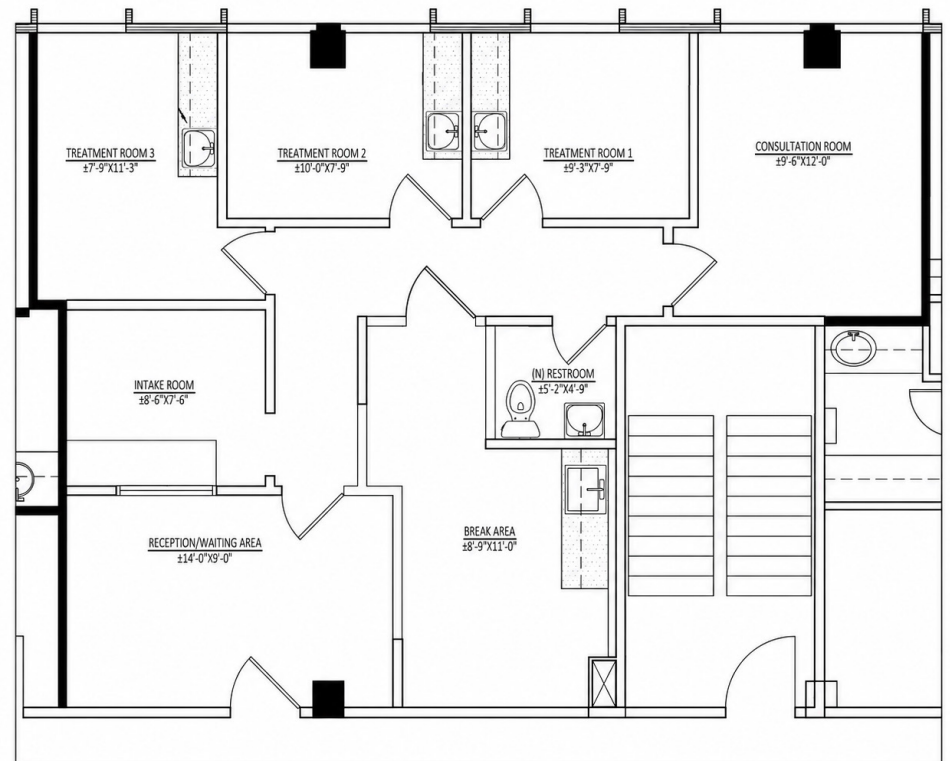
## SUITE 114 - ±1,131 RSF



- Open floor plan
- Shell condition ready for improvements
- Multiple entrances



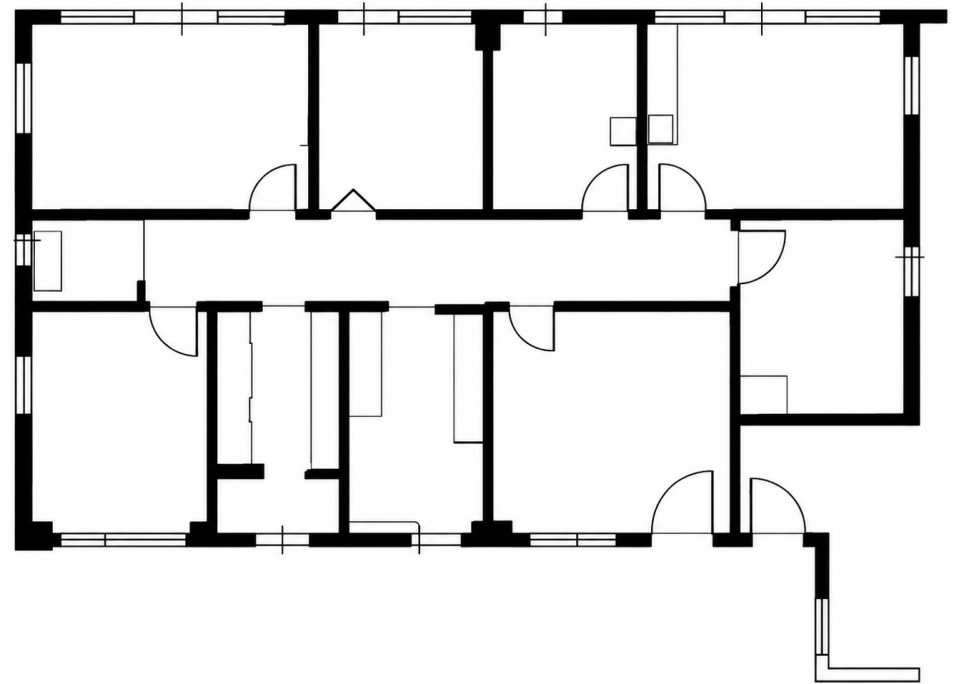
## SUITE 218 - ±1,091 RSF



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



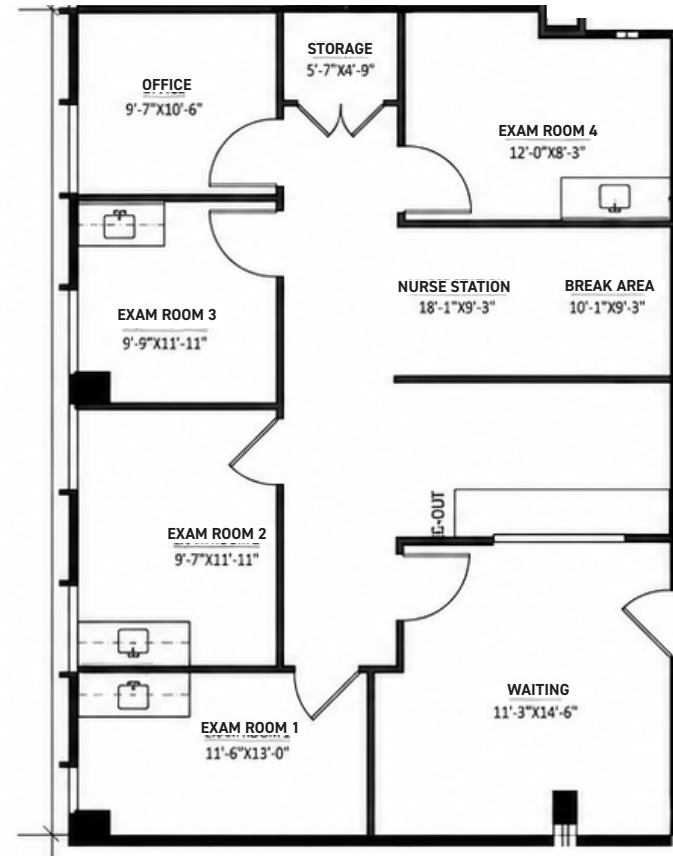
## SUITE 300 - ±2,275 RSF



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



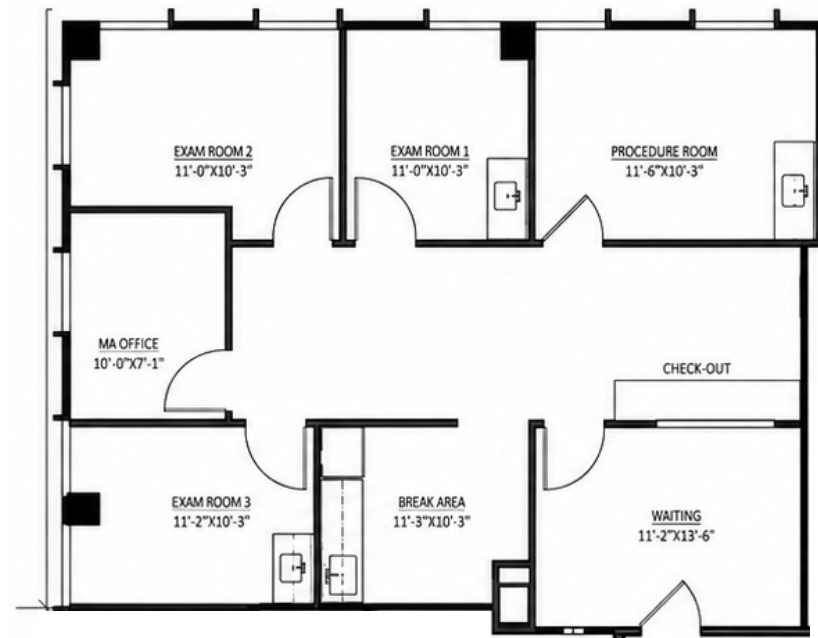
## SUITE 408 - ±1,382 RSF



- 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



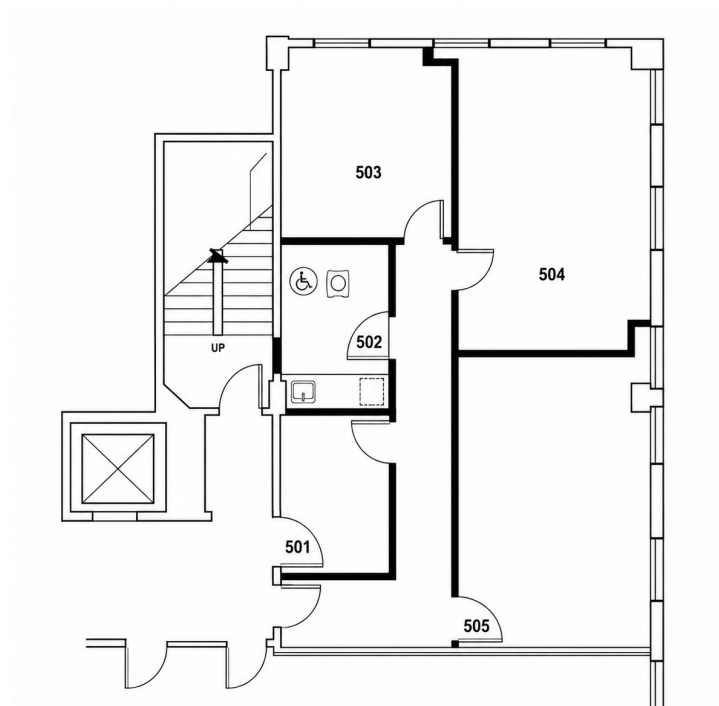
## SUITES 408 - 412 ( ±1,382 - ±4,181 RSF)



- 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.



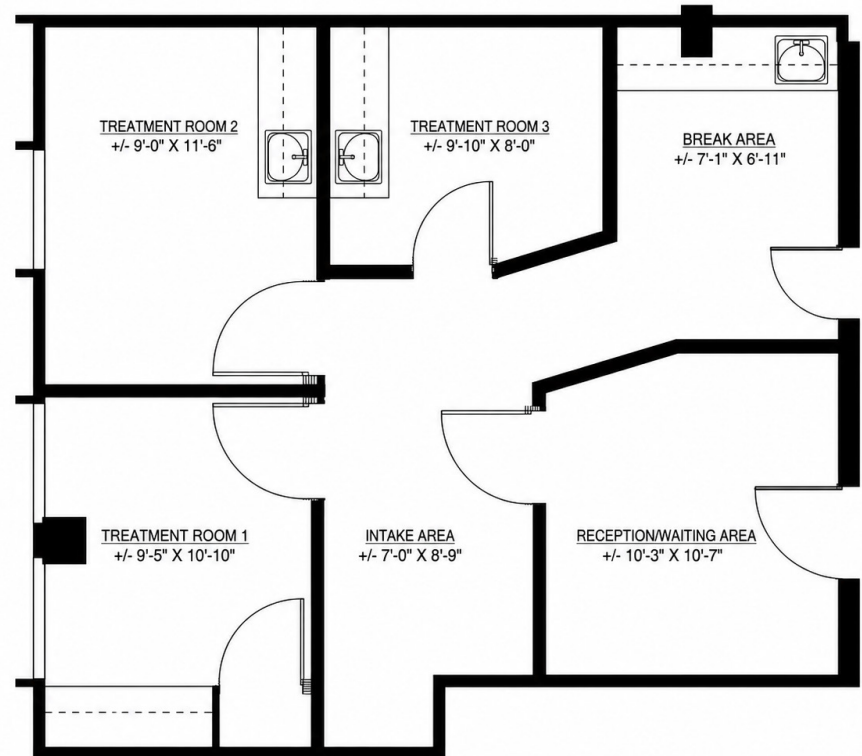
## SUITE 500 - ±1,229 RSF



- Reception area
- Three (3) exam rooms
- Former therapy room
- Private restroom



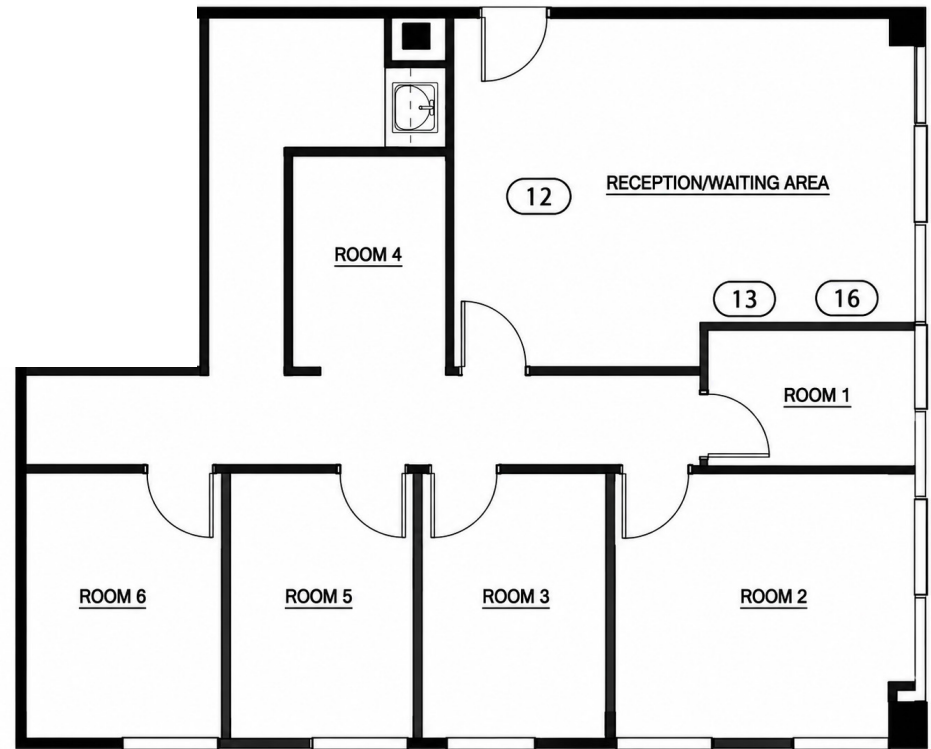
## SUITE 508 - ±732 RSF



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



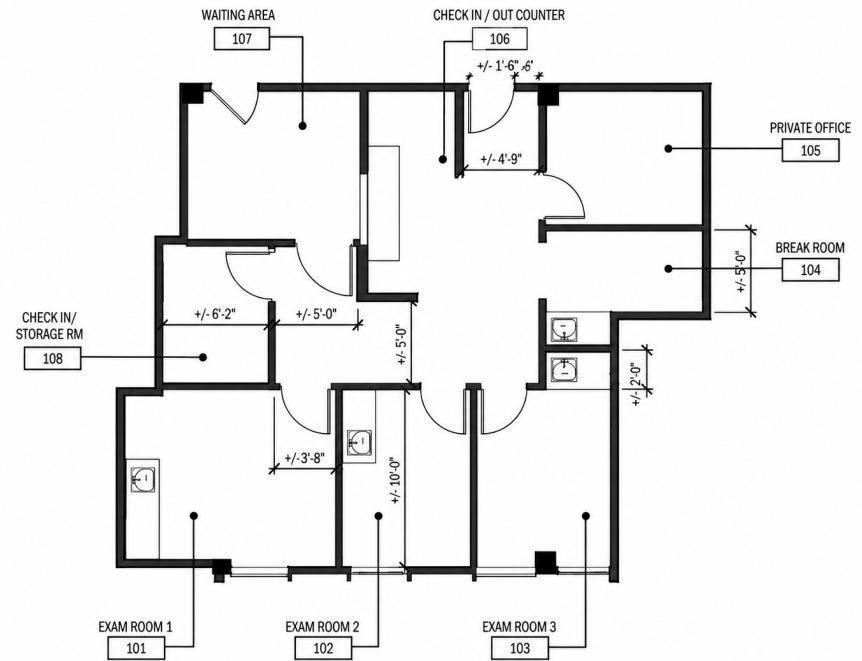
## SUITE 522 - ±1,323 RSF



- Brand new spec suite
- Six (6) exam rooms
- Large reception/waiting area
- Can be combined with suite 524 for a contiguous 2,436 RSF



## SUITE 524 - ±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
- Can be combined with suite 522 for a contiguous 2,436 RSF

## 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.



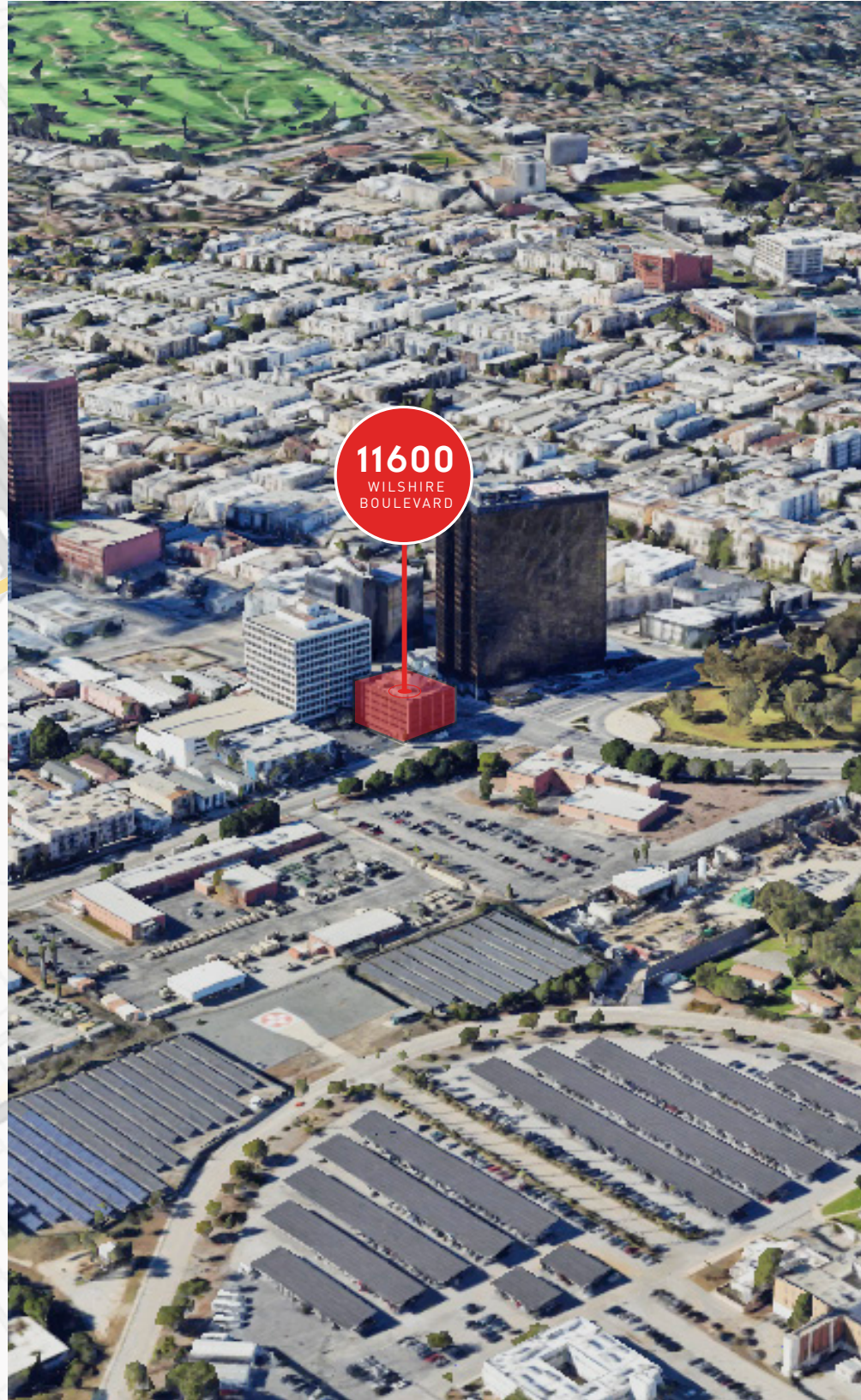
HEIGHTS

BRENTWOOD  
GLEN

## NEARBY TENANTS

IGHTS

OD

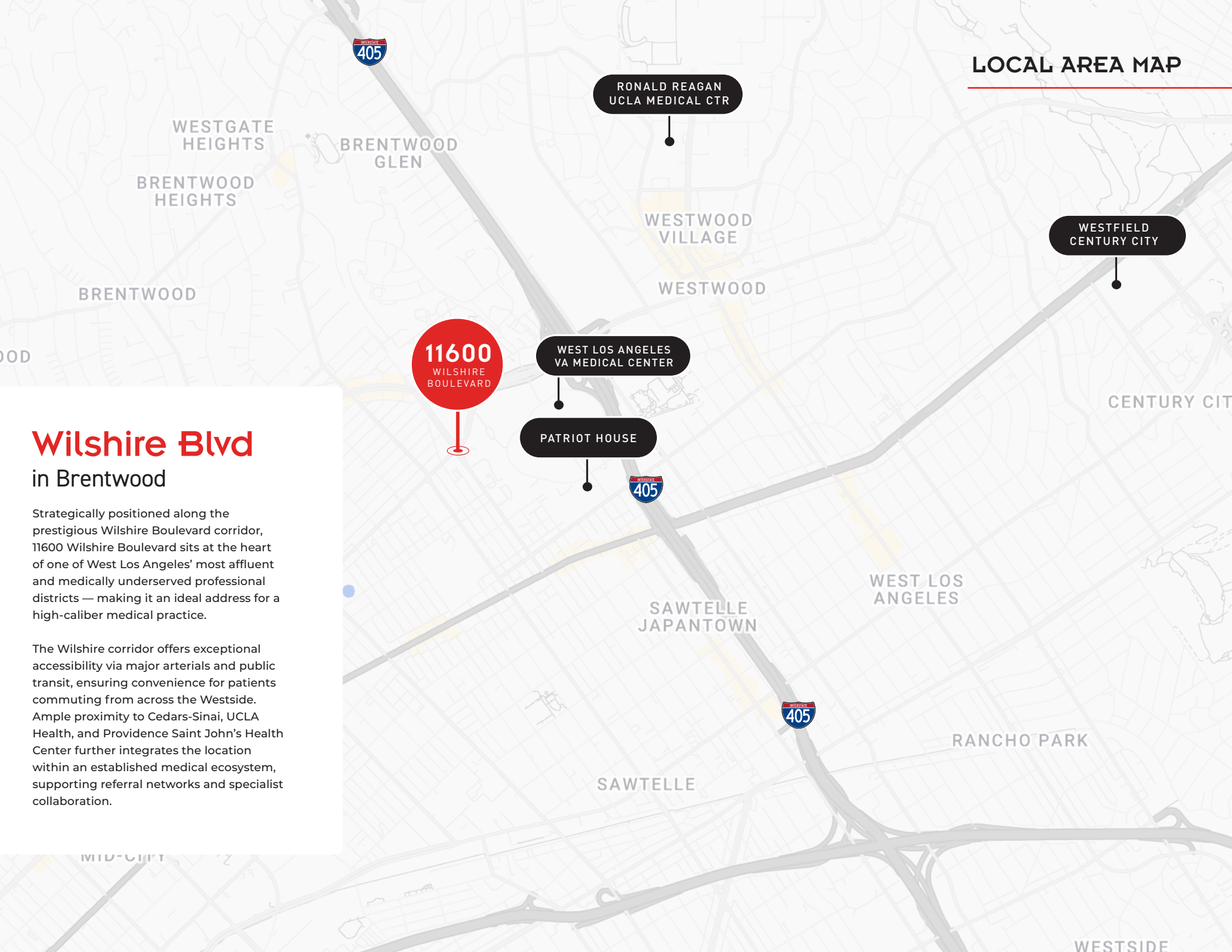


## LOCAL AREA MAP

### 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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