

# 8641 Wilshire Boulevard

## Beverly Hills Medical Space



For Leasing Information Contact:



Greg Astor  
greg.astor@jll.com  
License #02021777  
+1 818 317 4477

Ben Silver  
ben.silver@jll.com  
License #01818061  
+1 310 883 4311

Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

### Available:

Suite 215 - 2,140 rsf - Move-in ready medical office featuring reception/waiting area, check-in/check-out area, nurses station, 5 exam rooms, 2 doctors offices, kitchen, restroom, wash area.

### Rental Rate:

\$5.95/sf/mo/fsg

### Term:

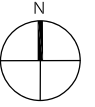
5-10 years

### Parking:

Ratio of 3.00/1,000 SF.

Covered Spaces at \$300/mo. Reserved & \$180/mo. Unreserved.

On-site visitor parking is \$2.00 per every 15 minutes, with a \$20.00 per day maximum.

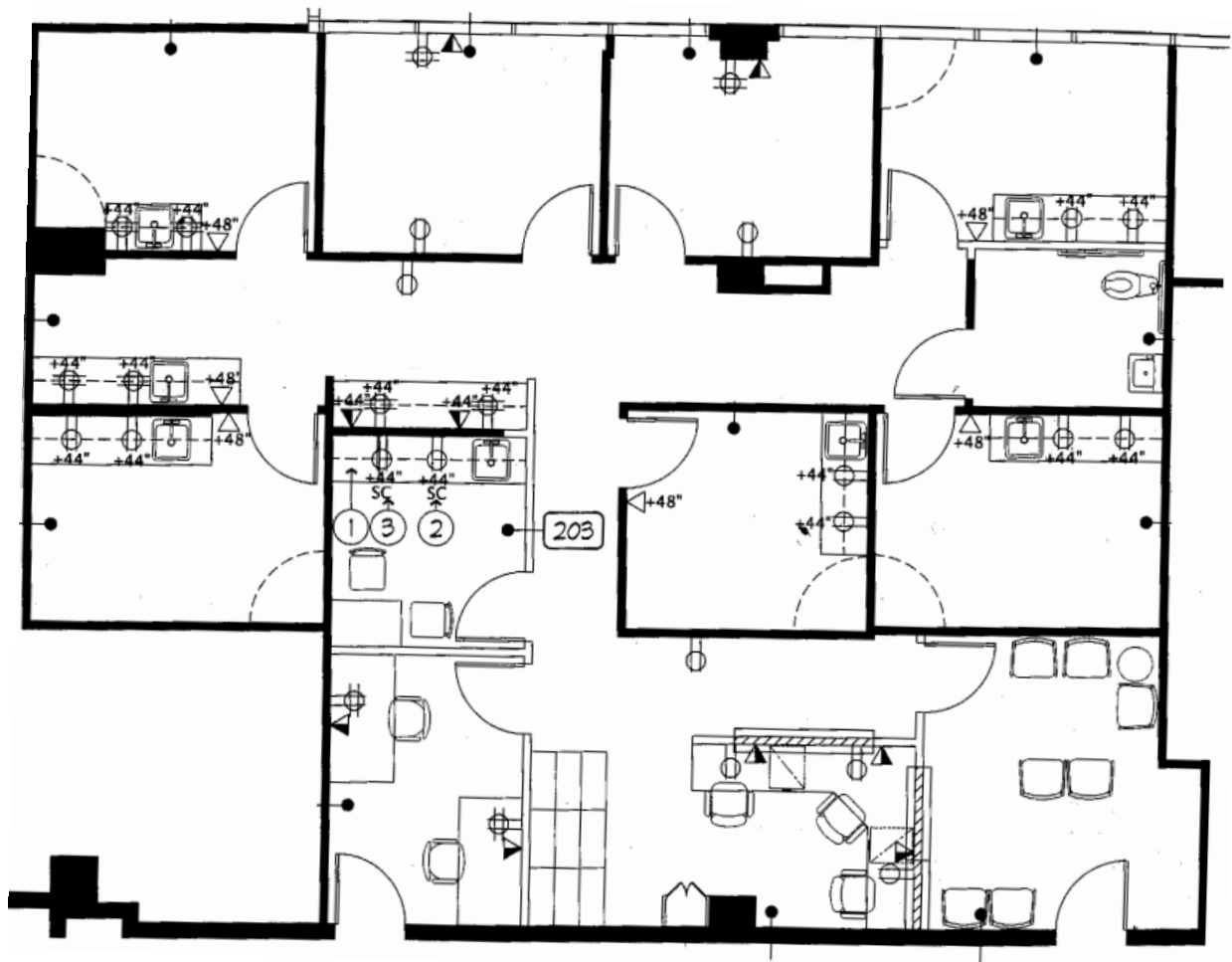


### Availability

Suite 215 - 2,140 RSF:

Move-in ready medical office featuring reception/waiting area, check-in/check-out area, nurses station, 5 exam rooms, 2 doctors offices, kitchen, restroom, wash area.

Suite 215: 2,140 rsf





### Building Description

This 3-story granite clad medical office project was constructed in 1987 and was recently renovated with new elevator cabs and common area finishes. The Class A medical office building totals 52,935 SF. The property features an on-site pharmacy, City National Bank and a public bus service access.

### Location

Wilshire-Carson Medical Building is located on the northwest corner of Carson Drive and Wilshire Boulevard in Beverly Hills, California. It is in close proximity to Cedars Sinai Hospital.

