

NEW LISTING!

Brentwood Medical Office Sublease



11600 Wilshire Boulevard Suite 100, Los Angeles, CA 90025



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This West Wilshire Medical Building ground floor space is ideal for High-End Medical, Spa, or Professional Use. Discover an extraordinary office space with a sophisticated, turnkey design, perfect for those seeking an upscale work environment. Recently renovated with over \$300,000 invested, this suite combines luxury with functionality for medical practices, spa, wellness centers, or professional offices.

- Available Space** Approximately 2,600 square feet.
- Lease Rate** \$3.75 per month. Full Service Gross.
- Term** Expires May 31, 2026. There is a 5 year option.
- Space Highlights**
 - 4 private exam rooms (3 with sinks)
 - 2 private offices that can also be used for exams or pre-op
 - Operating room ready for immediate use
 - Beautifully built out
 - Stunning reception area
 - Onsite pharmacy
 - Currently occupied by Global Lasik and & Cataracts

- Bathroom** 1 ADA bathroom
- Parking** Convenient surface and structure parking.

- Area** A Prime Westside location just East of Barrington Avenue.
Very close to the 405 and 10 Freeways.

- Nearby Tenants:** Property is in Brentwood, adjacent to San Vicente and an abundance of local restaurants, shops and service businesses.

Demographics

Radius	2 miles	5 miles	10 miles
2024 Household	64,679	246,195	813,095
Median Household Income	\$99,398	\$106,091	\$81,582
Daytime Employees	181,592	523,762	153,798
Traffic Count	457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.		



Photos



