

For Lease

± 10,340 SF Medical Office Building



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8693 WILSHIRE BLVD
BEVERLY HILLS, CA 90211

8693 Wilshire Blvd is located in the heart of Beverly Hills. This building benefits from its close proximity to renowned medical centers, high-end shopping districts, and upscale dining establishments. The convenient location ensures easy access for patients and clients, while the vibrant neighborhood offers endless opportunities for networking and growth.

On the first floor, you will find two spacious and well-appointed office spaces. With their strategic location on the ground level, these offices offer excellent visibility and accessibility for both clients and staff. The second floor of this remarkable building features a fully installed medical laboratory with exam rooms and office space, previously rented by the renowned Cedar Sinai. This state-of-the-art facility allows you to seamlessly conduct medical research, diagnostics, and other essential laboratory work. The laboratory provides a turnkey solution for medical professionals looking to enhance their practice and drive innovation. The Penthouse located on the third floor offers versatility and breathtaking views of the iconic Beverly Hills landscape. This floor can be utilized for either medical or office purposes, accommodating a wide range of businesses, with the ability to utilize the outdoor space as a part of your business.



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PROPERTY FEATURES:

- Rare Medical Laboratory Space in Beverly Hills
- Entire building for lease
- 1st floor has up to ± 1,200 SF of office space
- 2nd floor has ± 5,962 SF of highly improved medical lab space
- Penthouse/3rd floor has ± 1,817 SF of office space w/ ± 4,252 SF Patio
- 360° views from rooftop patio
- HVAC and elevator access throughout
- 22 covered parking spaces in ground level garage
- Quality finishes throughout
- Prime/visible corner location
- Excellent signage opportunity
- Amenity rich location
- Proximity to major medical centers

LEASE RATE: from \$5/SF NNN

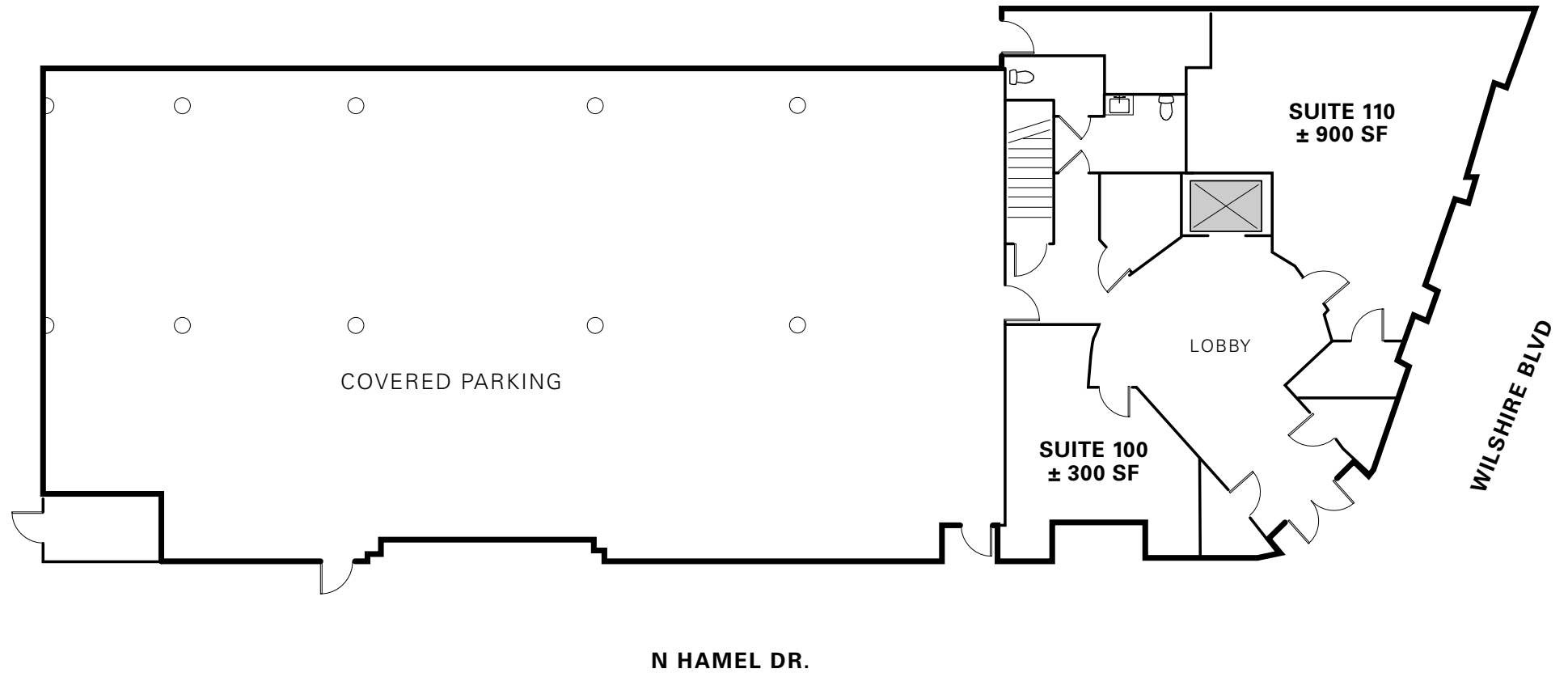


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1st Floor

± 1,200 SF Available

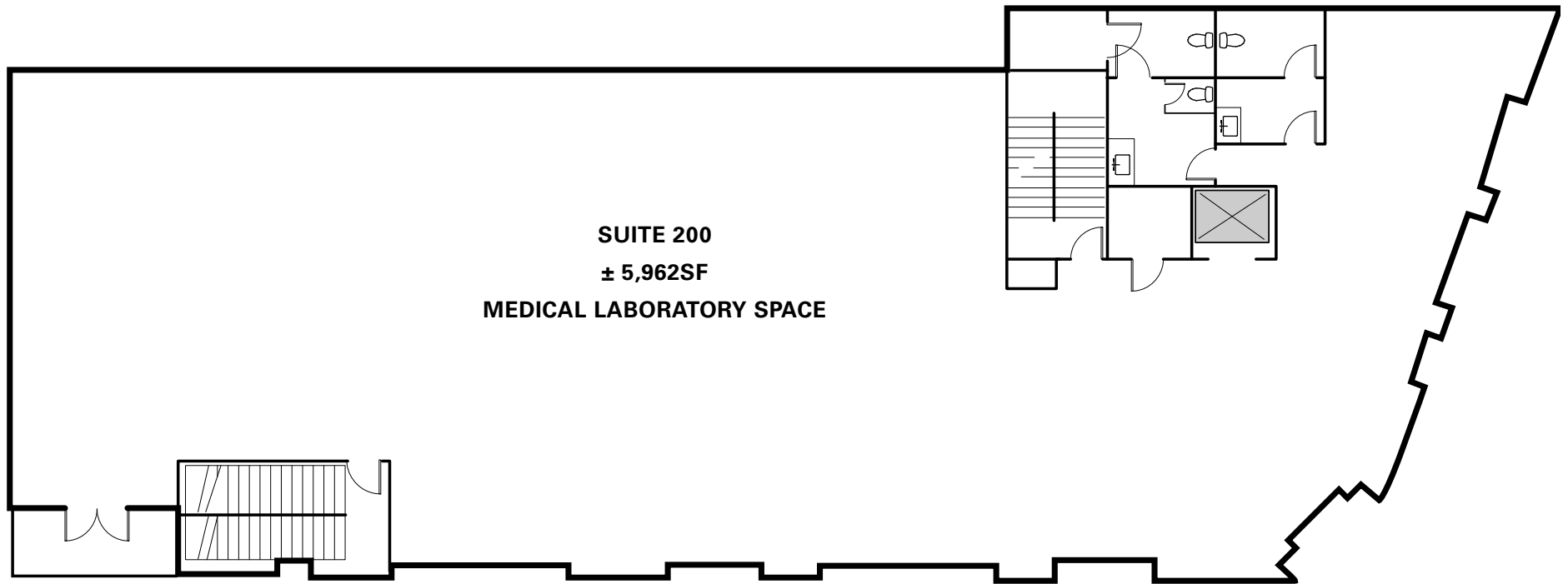


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2nd Floor

± 5,962 SF Available

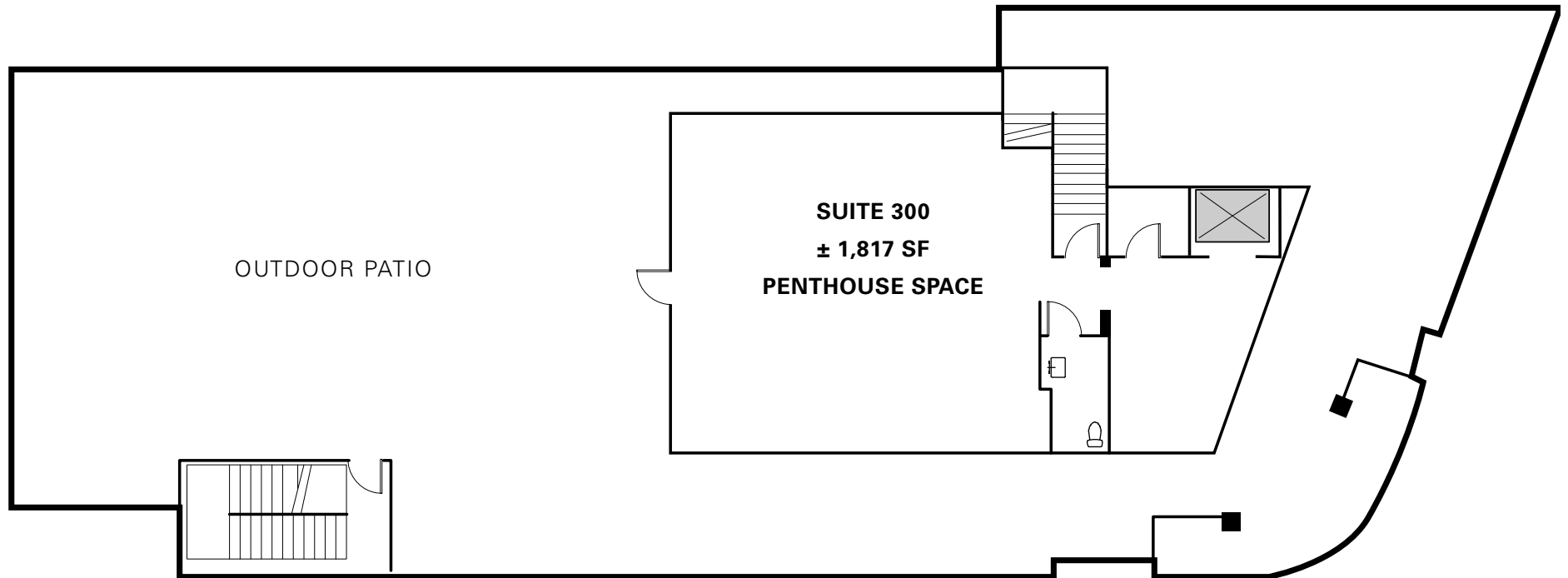


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3rd Floor

± 1,817 SF Available



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