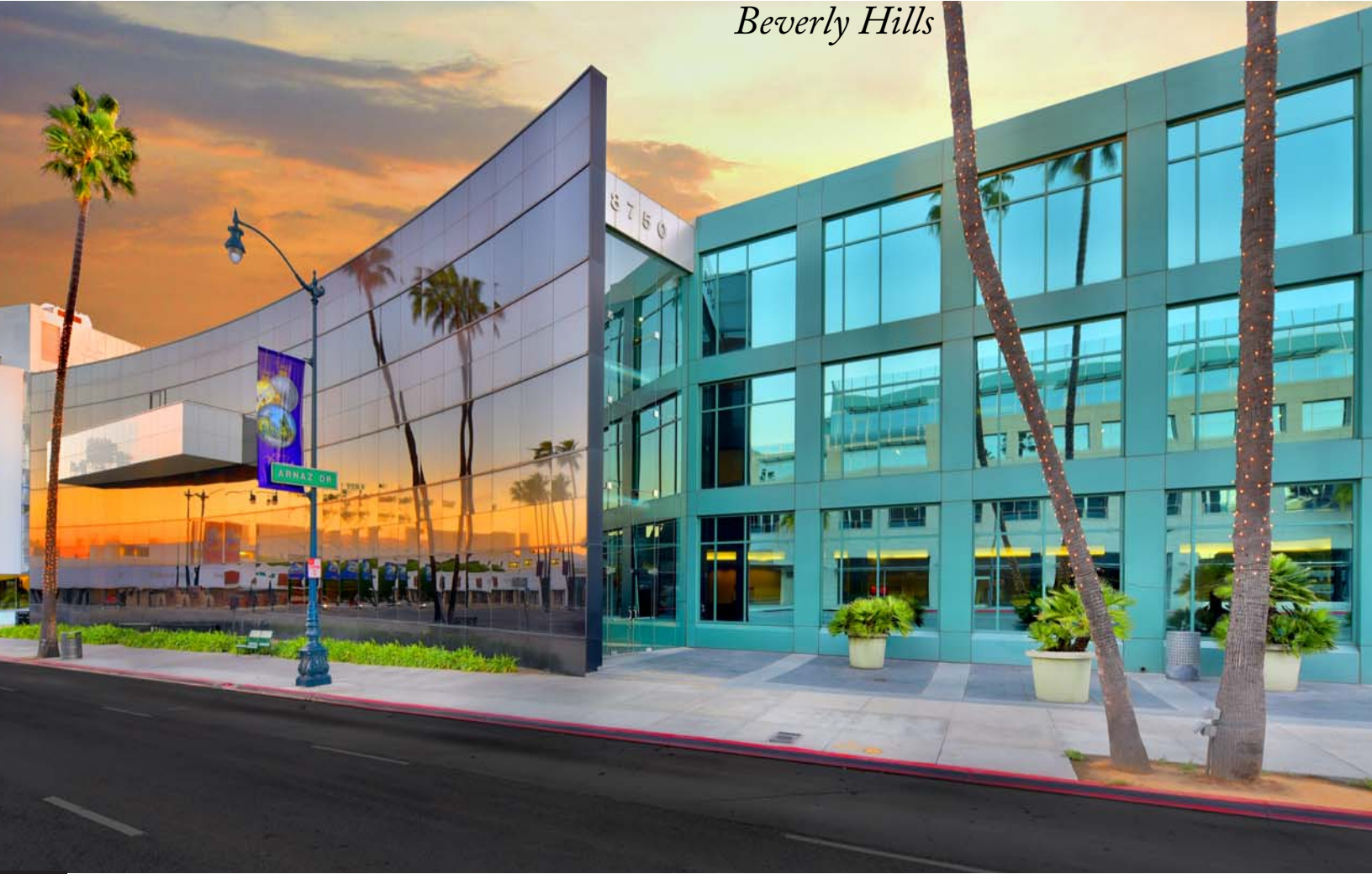


**NEW TO MARKET - BEVERLY HILLS MEDICAL SPACE**

**8750**

WILSHIRE BOULEVARD

*Beverly Hills*



2,350 RSF TO 63,338 RSF

ATTRACTIVE \$5.50 RSF, FULL SERVICE RENTAL RATE

VISITOR VALET PARKING

# 8750

WILSHIRE BOULEVARD  
*Beverly Hills*



## RENTAL DETAILS

Square Feet | 2,350 rsf to 63,338 rsf

Rate | \$5.50/sf/month, full service

Term | 5 - 10 years

Tenant Improvements | Negotiable

Increases | 3.5%/year

Parking | Ratio of 3.5/1000  
\$180/mo/space unreserved  
\$300/mo/space reserved

## AVAILABILITY

Suite 201 11,172 RSF (Divisible)

Suite 225 2,350 RSF  
Suite 250 10,175 RSF } Contiguous for 12,525 RSF

Suite 300 28,768 RSF (Divisible)

Suite 301 10,873 RSF

## THE BUILDING

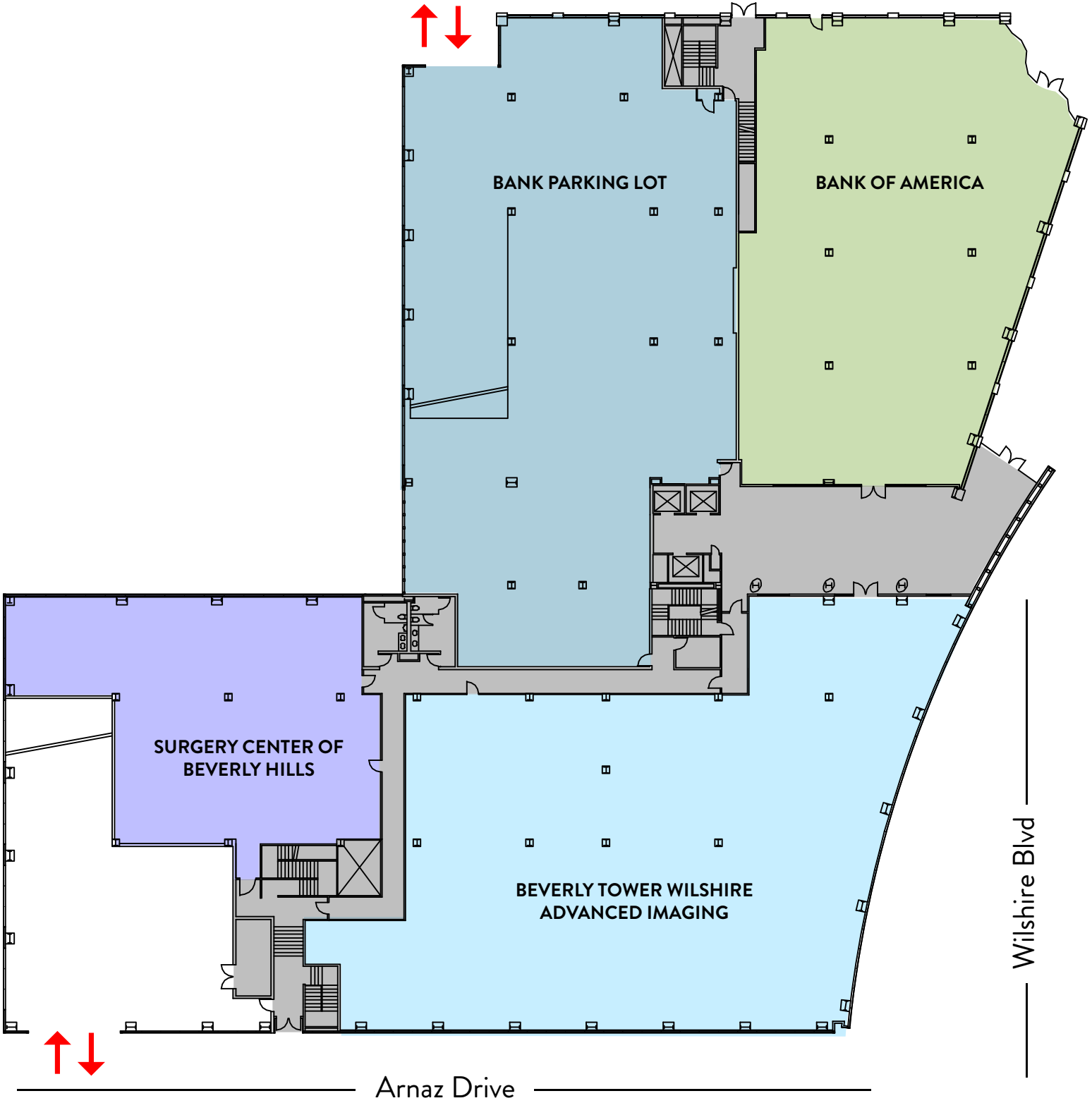
- 128,645 SF Class A, 3-story medical office building
- Designed by renowned architectural firm Arquitectonica
- Sweeping curved black granite wall along Wilshire
- Dramatic three-story atrium lobby
- Full service Bank of America on the ground floor
- Existing medical tenants include Beverly Tower Women's Center, Beverly Tower Wilshire Advanced Imaging, Surgery Center of Beverly Hills, Attune Medical and Wallace Rheumatology
- Ingress/Egress from both Robertson Blvd. & Arnaz Dr.
- 3 levels subterranean parking
- Potential signage rights available to large user
- Fully furnished 2nd floor common area lounge
- New bathrooms and new modernized elevators

# 8750

WILSHIRE BOULEVARD  
*Beverly Hills*

## First Floor

Robertson Blvd



# 8750

WILSHIRE BOULEVARD  
*Beverly Hills*

## Second Floor

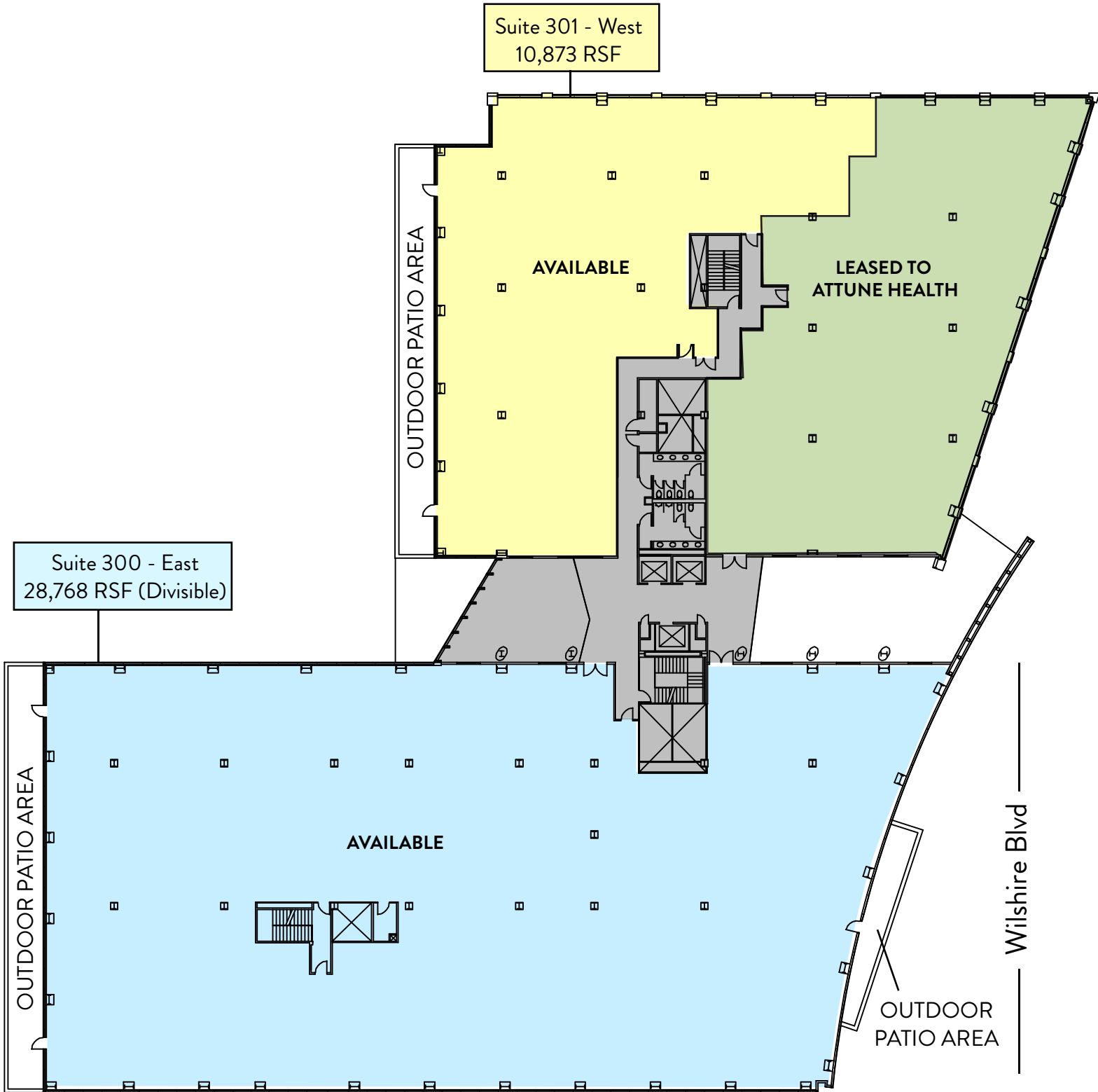


# 8750

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## Third Floor

Robertson Blvd



Suite 300 - East  
28,768 RSF (Divisible)

Suite 301 - West  
10,873 RSF

OUTDOOR PATIO AREA

AVAILABLE

LEASED TO  
ATTUNE HEALTH

OUTDOOR PATIO AREA

AVAILABLE

OUTDOOR  
PATIO AREA

Wilshire Blvd



# 8750

WILSHIRE BOULEVARD  
*Beverly Hills*



## AREA DETAILS

- World class Beverly Hills shopping, dining and restaurants
- Excellent access to Cedars Sinai Medical Center
- Numerous local restaurants within walking distance including Lazy Daisy, Gourmand, Summer Fish Sushi, Bombay Palace, Champs Elysees Cafe and Mari Cafe
- Convenient access to the 10 freeway via Robertson Blvd.
- Located on the Purple Line subway extension (completion 2025) that will run beneath Wilshire Blvd.

