11600

WILSHIRE BLVD, LOS ANGELES CA 90025

CLASS A MEDICAL OFFICE | **FOR LEASE**



CIM

LWLA A DIVISION OF LEE & ASSOCIATES

EXECUTIVE SUMMARY

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 ±732 RSF to ±4,252 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: **±4,252 RSF**		
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
Contiguous Suites 408 - 410: **±2,520 RSF**		
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: **±2,436 RSF**		

RENTAL RATE

RATE:	$4.50/SF FSG







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



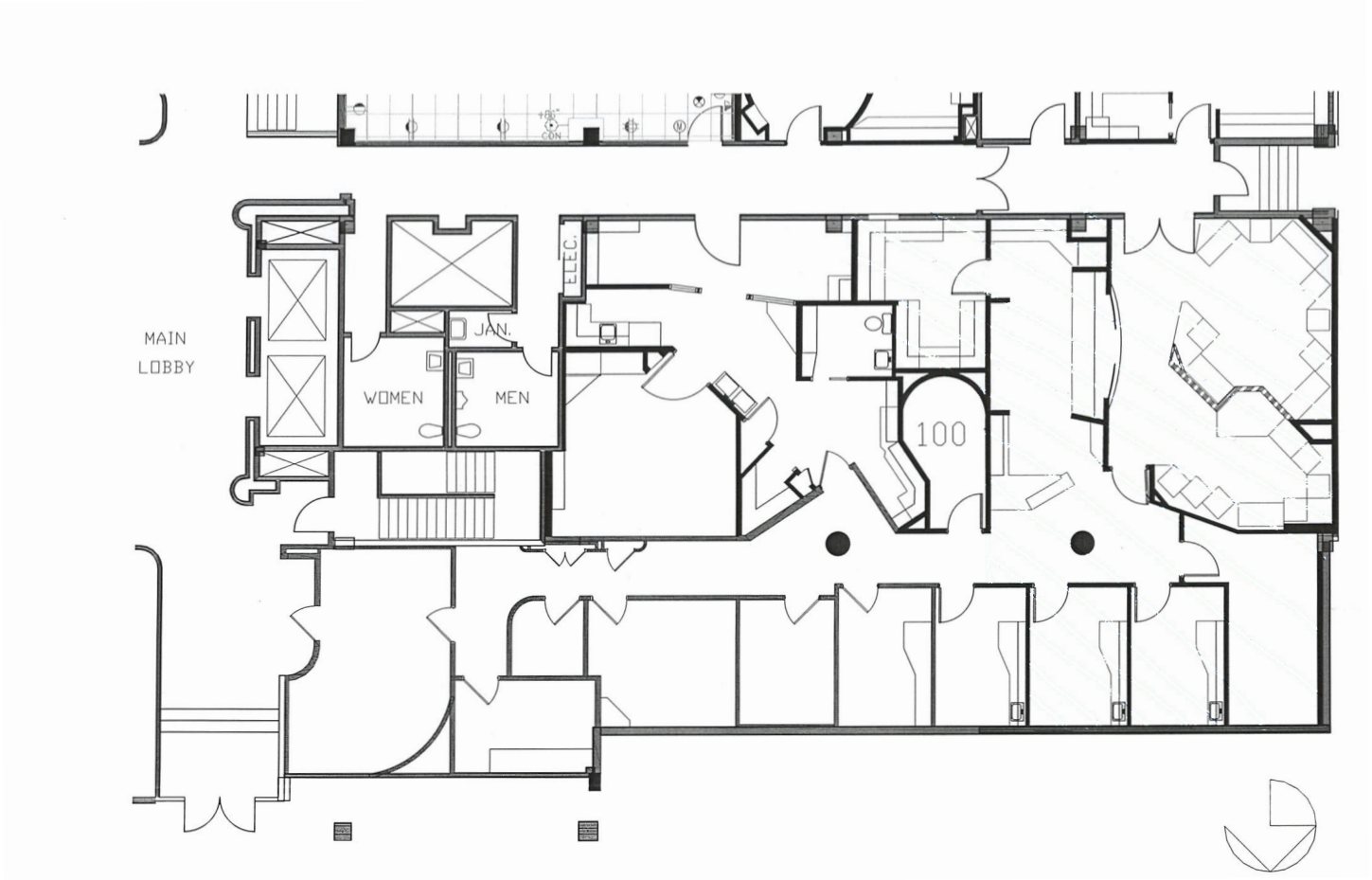


SUITE 101 - ±1,650 RSF



- 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)

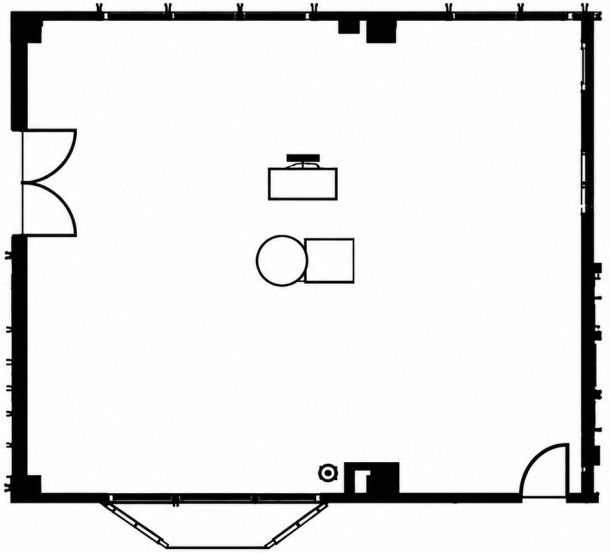


- Suites **100** are **101** are available individually or in combination, offering flexible configurations from 1,650 SF up to 4,252 SF.
- Eyebrow signage available on building exterior





SUITE 114 - ±1,131 RSF



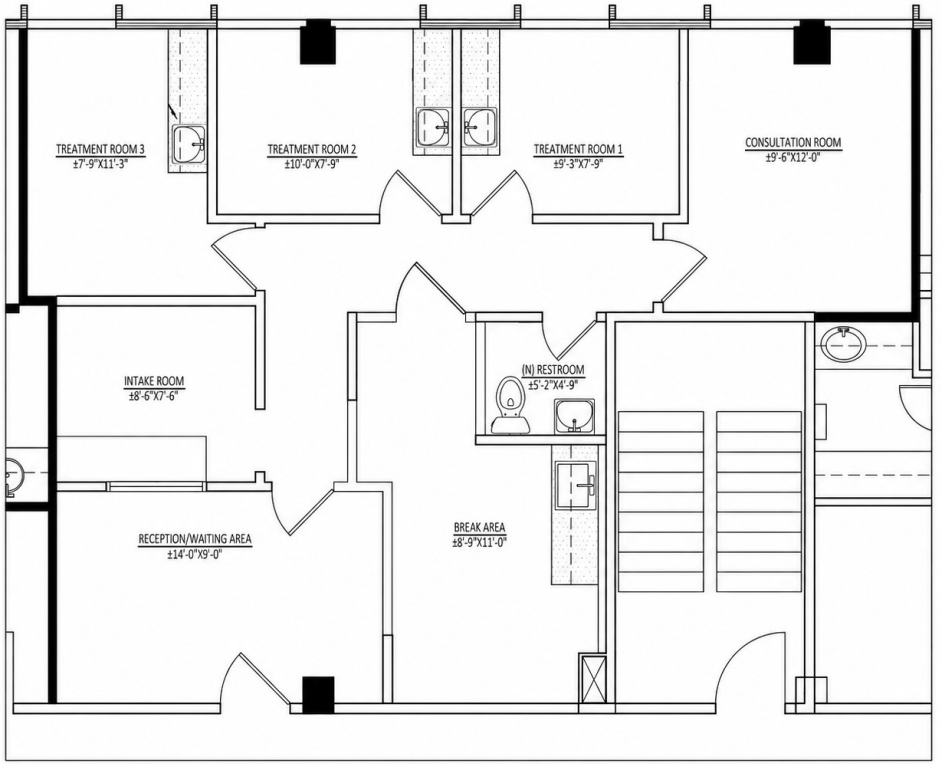
- Open floor plan
- Shell condition ready for improvements
- Multiple entrances







SUITE 218 - ±1,091 RSF



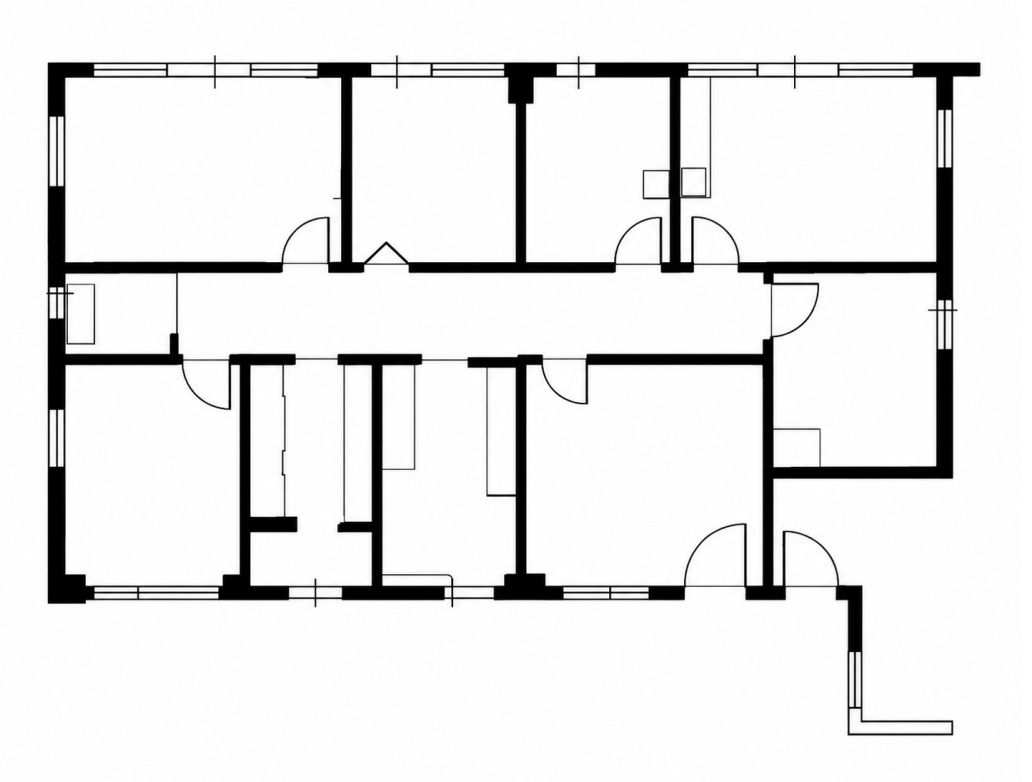
- Brand-new spec suite
- In-suite restroom with new appliances
- Reception
- Intake room
- Three (3) treatment rooms
- Consultation Room
- Break Area







SUITE 300 - ±2,275 RSF



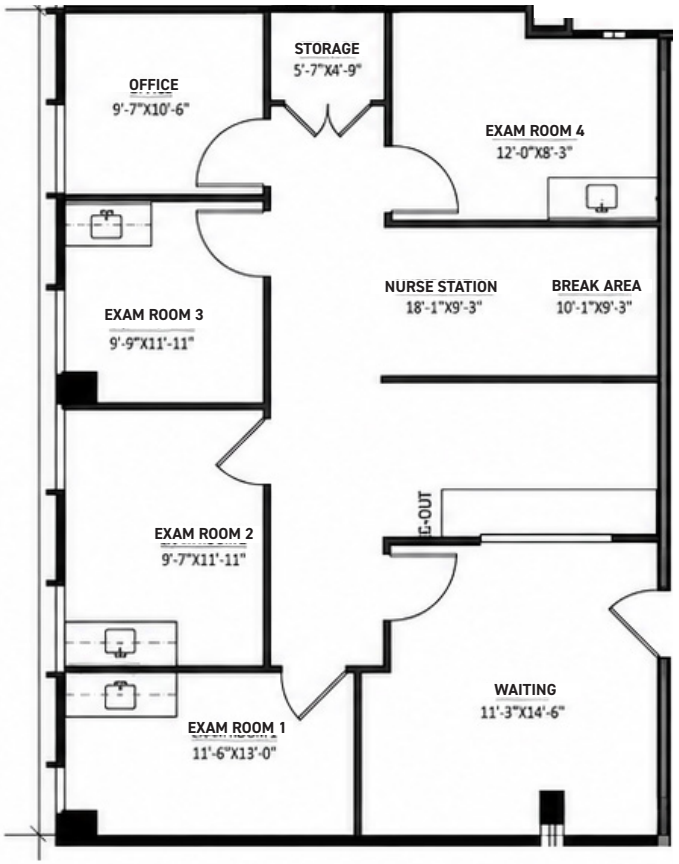
- Plug and play dental office
- Large reception area and waiting room
- Six (6) exam rooms
- Admin and storage area
- Efficient layout







SUITE 408 - ±1,382 RSF



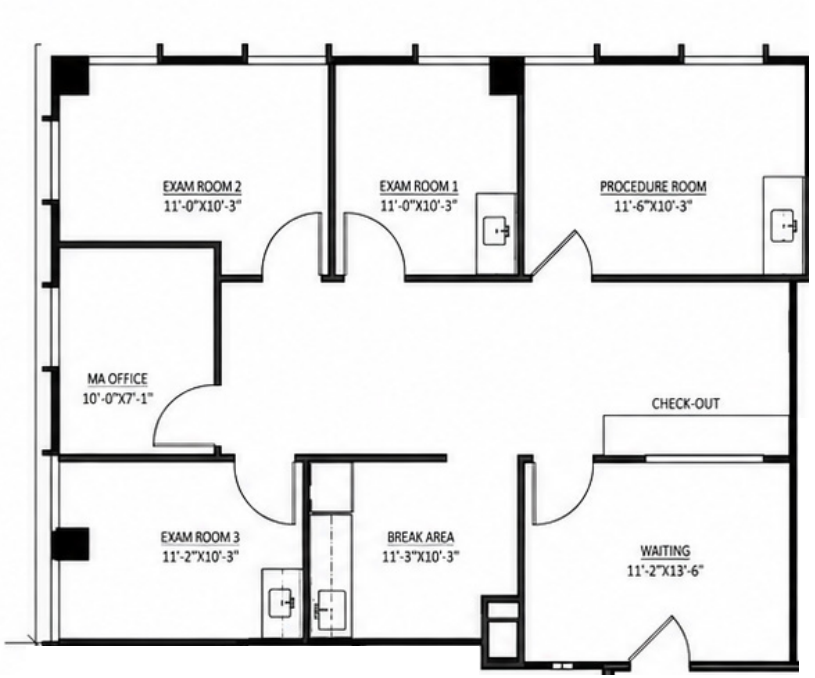
- Brand new spec suite
- Large waiting area
- Four (4) exam rooms
- Additional storage space
- Doctor’s Office
- Break Area
- Reception







SUITE 410 - ±1,138 RSF

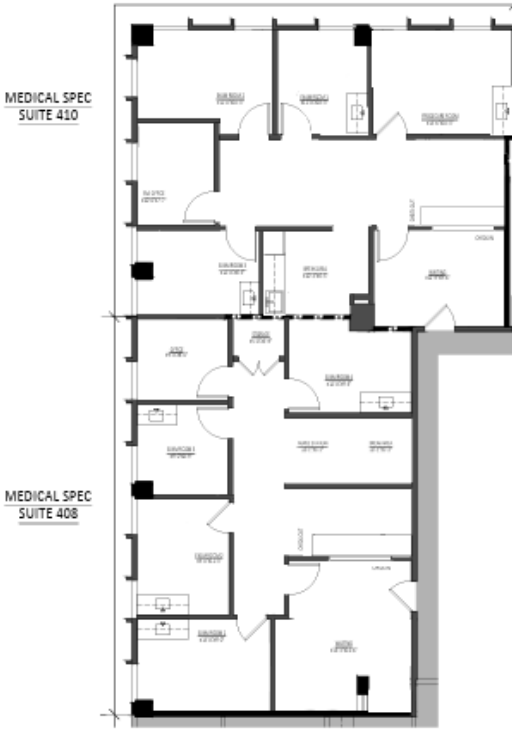


- Brand new spec suite
- Large waiting area
- Three (3) exam rooms
- One (1) additional office and/or storage room
- Procedure Room
- Doctor's Office
- Break Area





SUITES 408 - 410 (±1,382 - ±2,520 RSF)



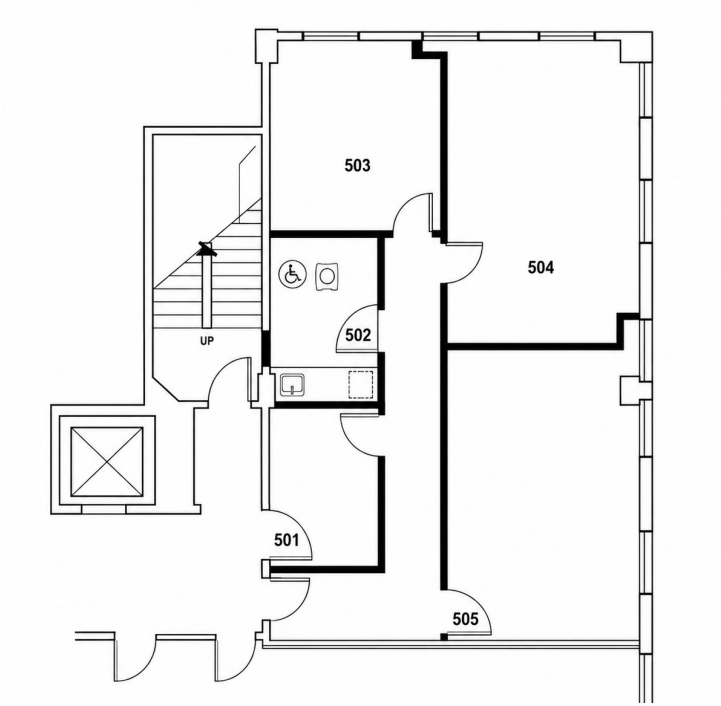
- Suites **408** and **410** are available individually or in combination, offering flexible configurations from 1,382 SF up to 2,520 SF.
- Ownership is prepared to demise and combine any two or all three suites at their cost, delivering a single contiguous space of up to 2,520SF.







SUITE 500 - ±1,229 RSF



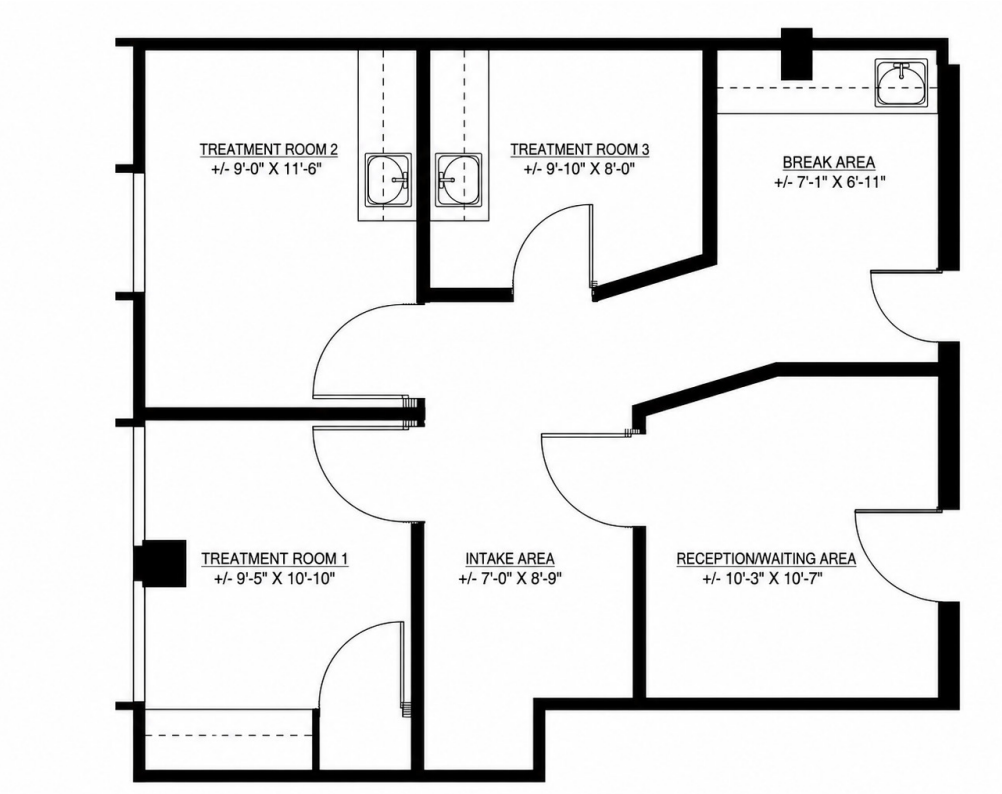
- Reception area
- Three (3) exam rooms
- Former therapy room
- Private restroom







SUITE 508 - ±732 RSF



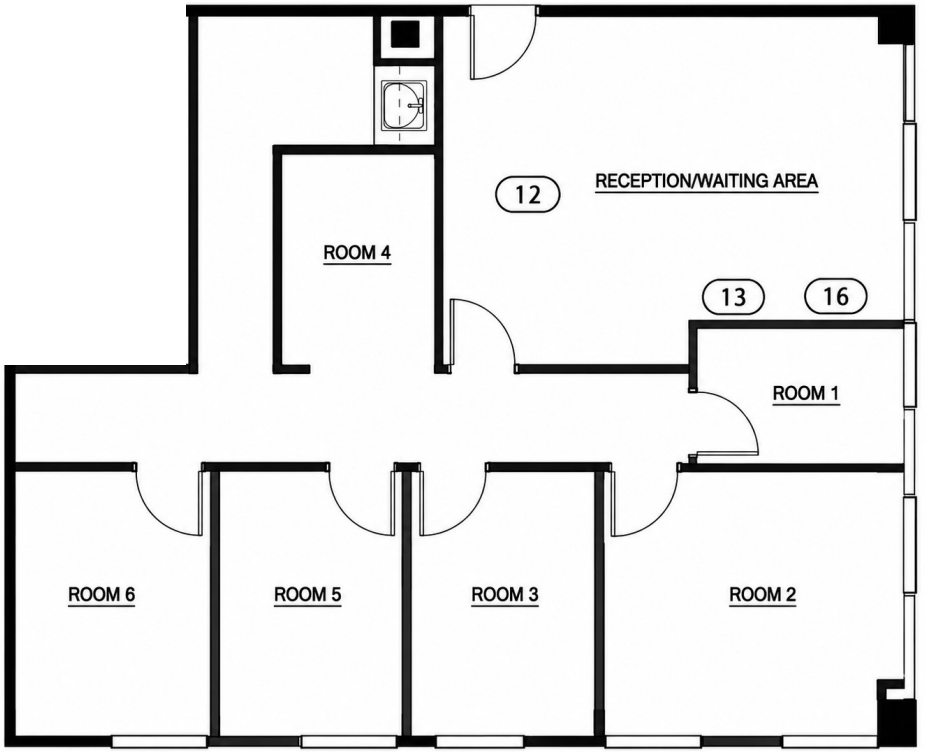
- Brand new spec suite
- Reception area
- Three (3) exam rooms
- Intake area
- Break area
- Efficient layout
- Multiple points of entry







SUITE 522 - ±1,323 RSF



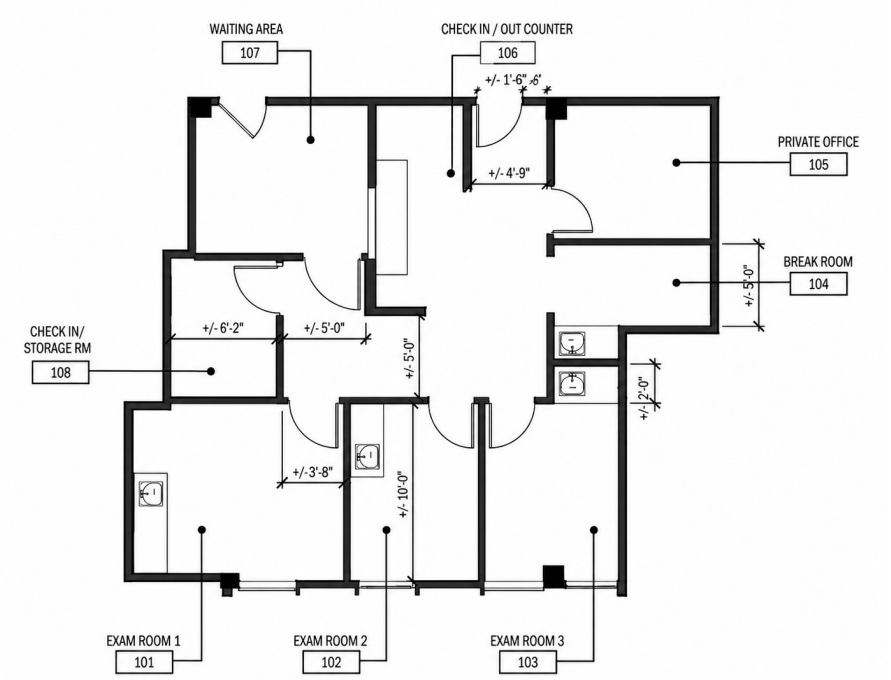
- Brand new spec suite
- Six (6) exam rooms
- Large reception/waiting area
- Can be combined with suite 524 for a contiguous 2,436 RSF







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.





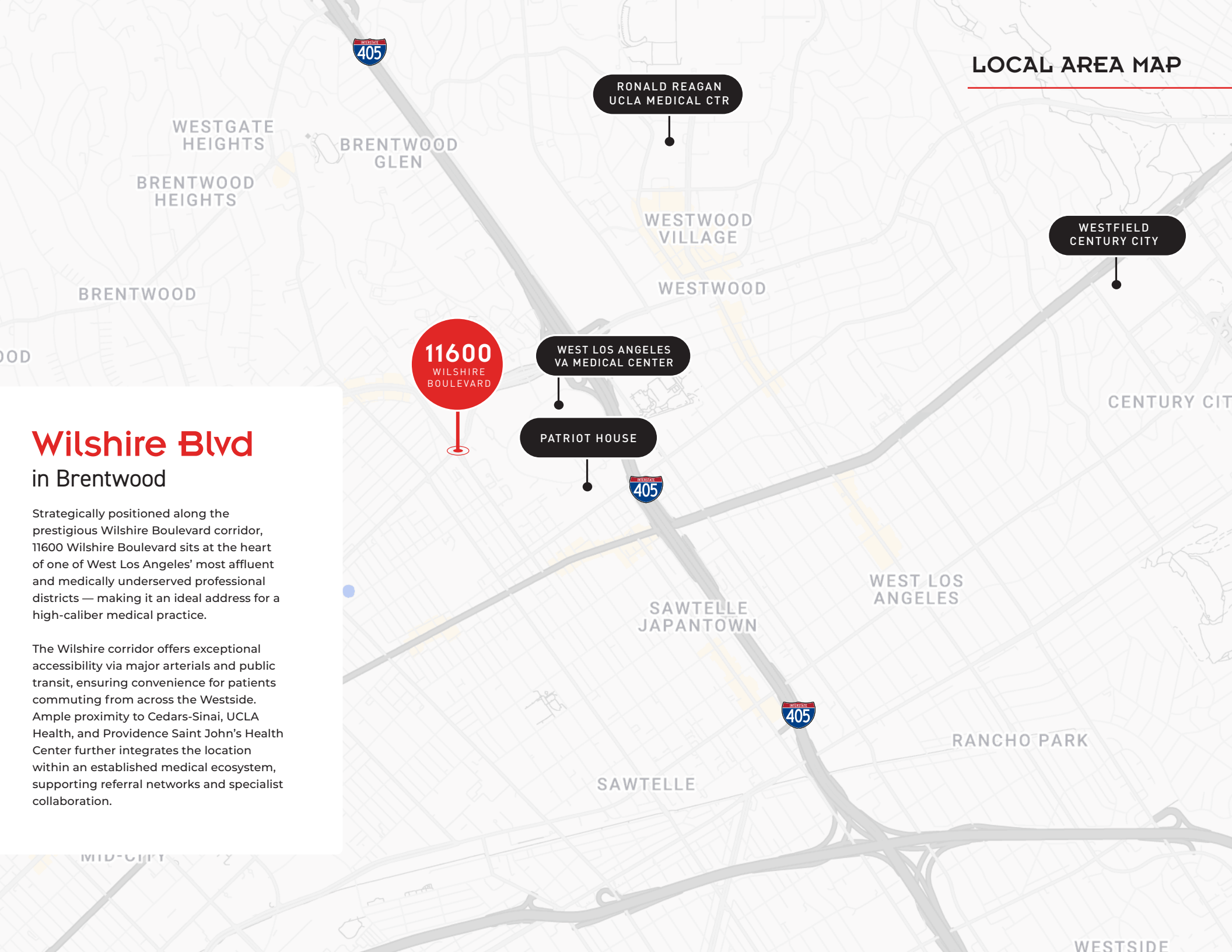


NEARBY TENANTS





LOCAL AREA MAP

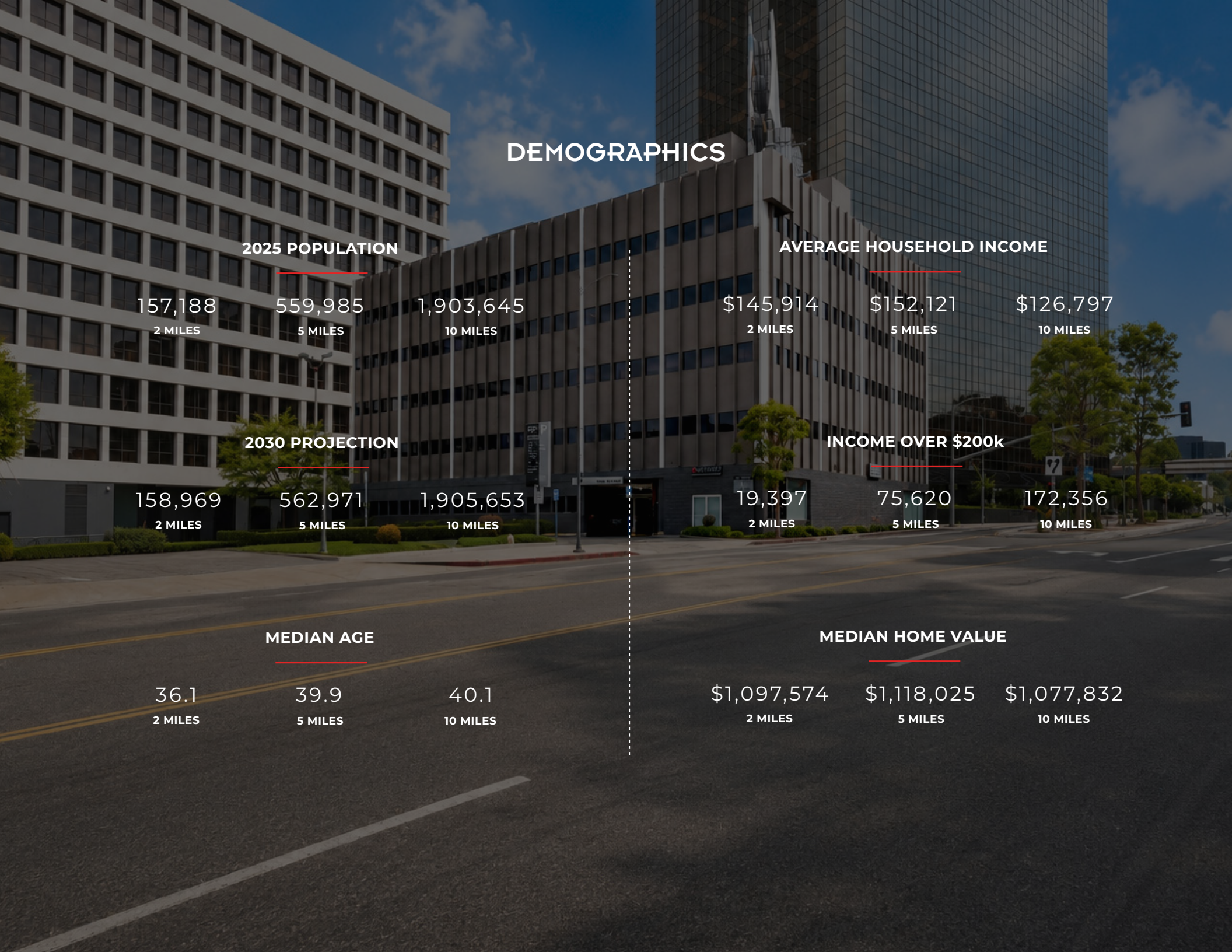


Wilshire Blvd

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

2 MILES	5 MILES	10 MILES
157,188	559,985	1,903,645

AVERAGE HOUSEHOLD INCOME

2 MILES	5 MILES	10 MILES
$145,914	$152,121	$126,797

2030 PROJECTION

2 MILES	5 MILES	10 MILES
158,969	562,971	1,905,653

INCOME OVER $200k

2 MILES	5 MILES	10 MILES
19,397	75,620	172,356

MEDIAN AGE

2 MILES	5 MILES	10 MILES
36.1	39.9	40.1

MEDIAN HOME VALUE

2 MILES	5 MILES	10 MILES
$1,097,574	$1,118,025	$1,077,832

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