



9033

Wilshire Blvd.
Beverly Hills, CA 90211

Medical Office Build-Outs Available
987 – 4,352 RSF



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

Located just outside the Beverly Hills Golden Triangle

A prestigious medical office space just steps from Beverly Hills' renowned Golden Triangle district. The property features dedicated management, on-site security, and convenient valet parking to enhance the experience for healthcare providers and their patients.



1,000 - 4,300 RSF of available medical space



Recently renovated building



Dedicated on-site property management



Valet parking available for tenants and guests



On-site security



Institutional Ownership

Availabilities

Rare opportunity to lease a full floor, penthouse medical space with the best views in the market.

Turnkey and customizable medical suites available for immediate occupancy.

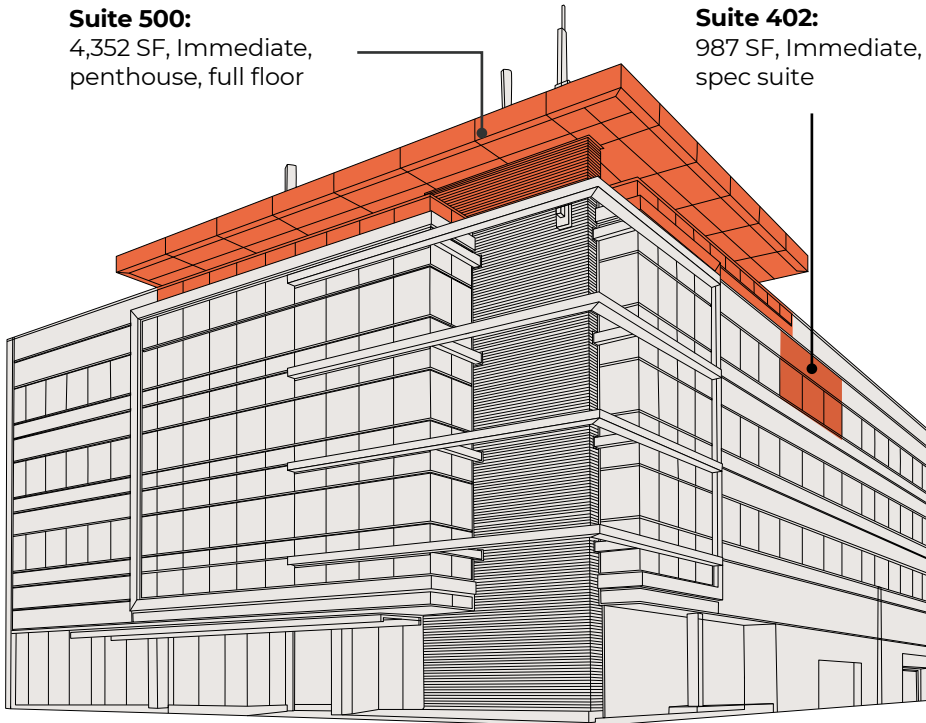


Suite 500:

4,352 SF, Immediate, penthouse, full floor

Suite 402:

987 SF, Immediate, spec suite



Suite	Size	Availability	Notes
Suite 402	987 SF	Immediate	Newly built out spec suite
Suite 500	4,352 SF	Immediate	Penthouse, full floor with private balcony

Prime Beverly Hills Location

Strategically positioned in Beverly Hills with excellent visibility and accessibility from major thoroughfares including Wilshire Boulevard. The location provides proximity to world-class amenities, Beverly Hills Golden Triangle, Century City, and West Los Angeles, making it an ideal setting for medical practices serving the region's affluent patient population. Additionally, the building is just one mile away from Cedars-Sinai Medical Center



Population
286,899

Average Age
39.8

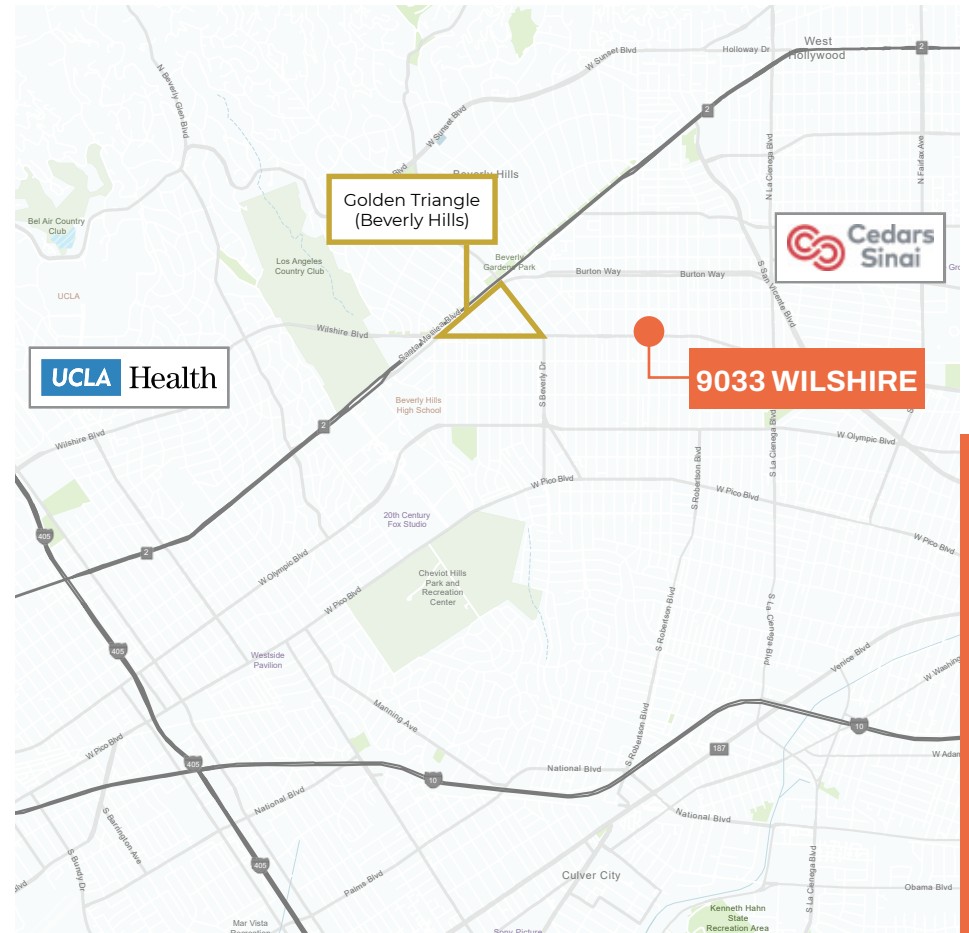
Number of Households
144,698

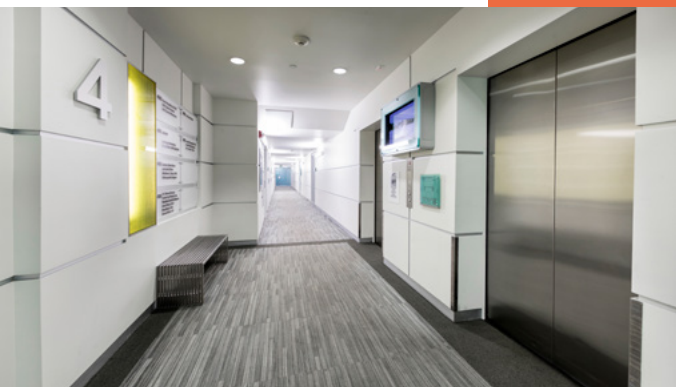
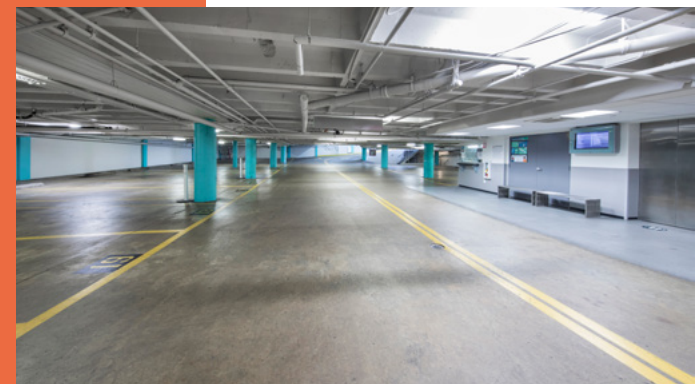
Average Household Income
\$177,691

Daytime Population
425,570

Insured Population
64.5%

Average Annual Healthcare Spend
\$10,090.73





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