

8 6 9 3  
Wilshire Boulevard

**Beverly Hills Single Tenant  
Medical Office Building  
For Lease**



For Leasing Information Contact:



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**Available:**

3 story building with approximately 11,298 rsf of medical office space with a large existing lab area, clean rooms, multiple offices, conference rooms and a large rooftop terrace over looking the city.

**Rental Rate:**

\$5.25/sf/mo/nnn (NNN's approx. \$0.56/rsf/mo.)

**Term:**

5-10 years

**Parking:**

22 Covered Spaces at \$180/mo.

**Signage:**

Building top signage available



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### Building Description

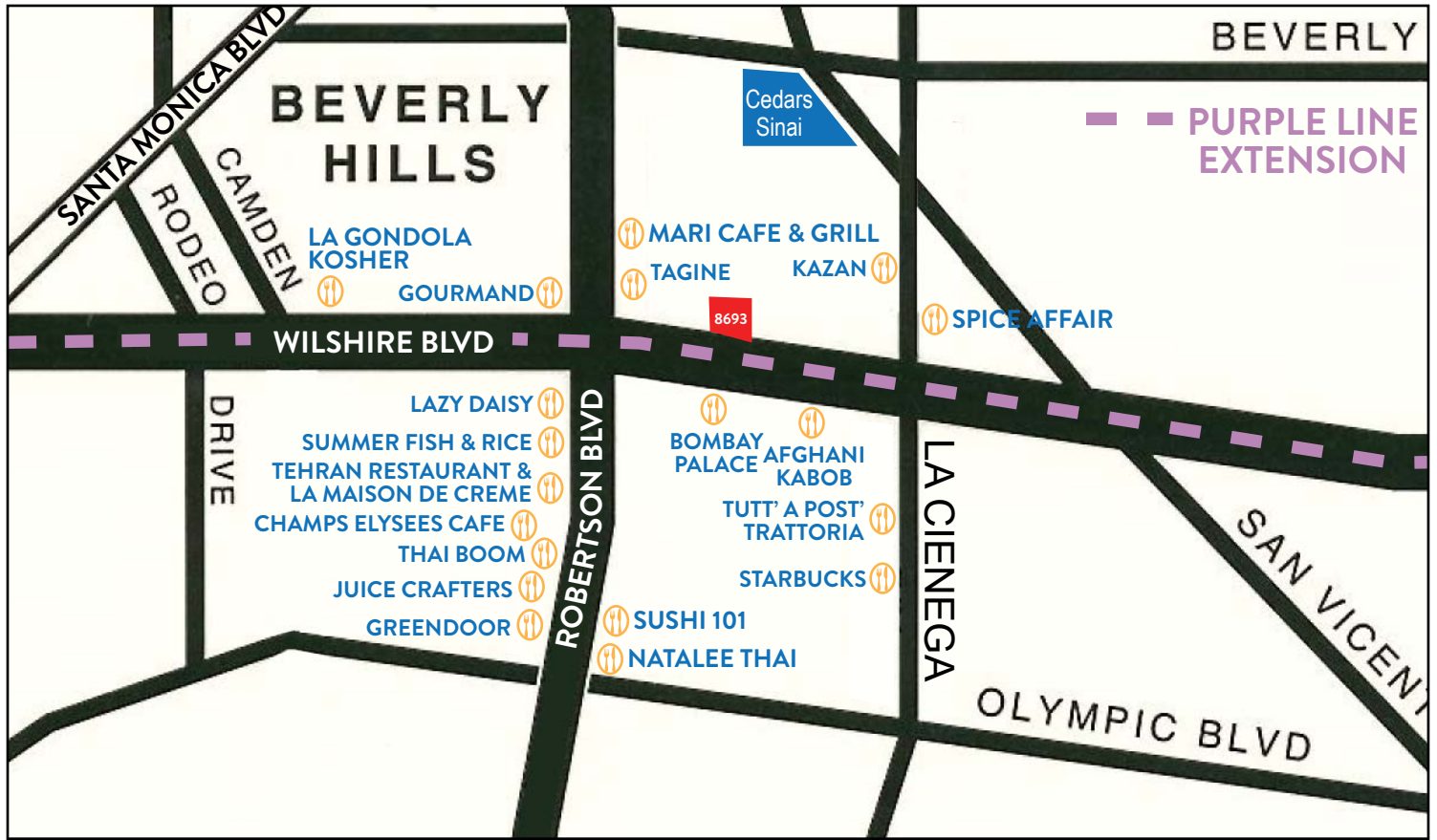
This 3-story medical office building was recently occupied by Cedars Sinai. The third floor features a large wrap around terrace overlooking the city and the second floor features a private outdoor balcony. Other features include, AT&T fiber connectivity, approx. 800 amps of power, and approx 600 sf of storage space. Prominent building signage is available.





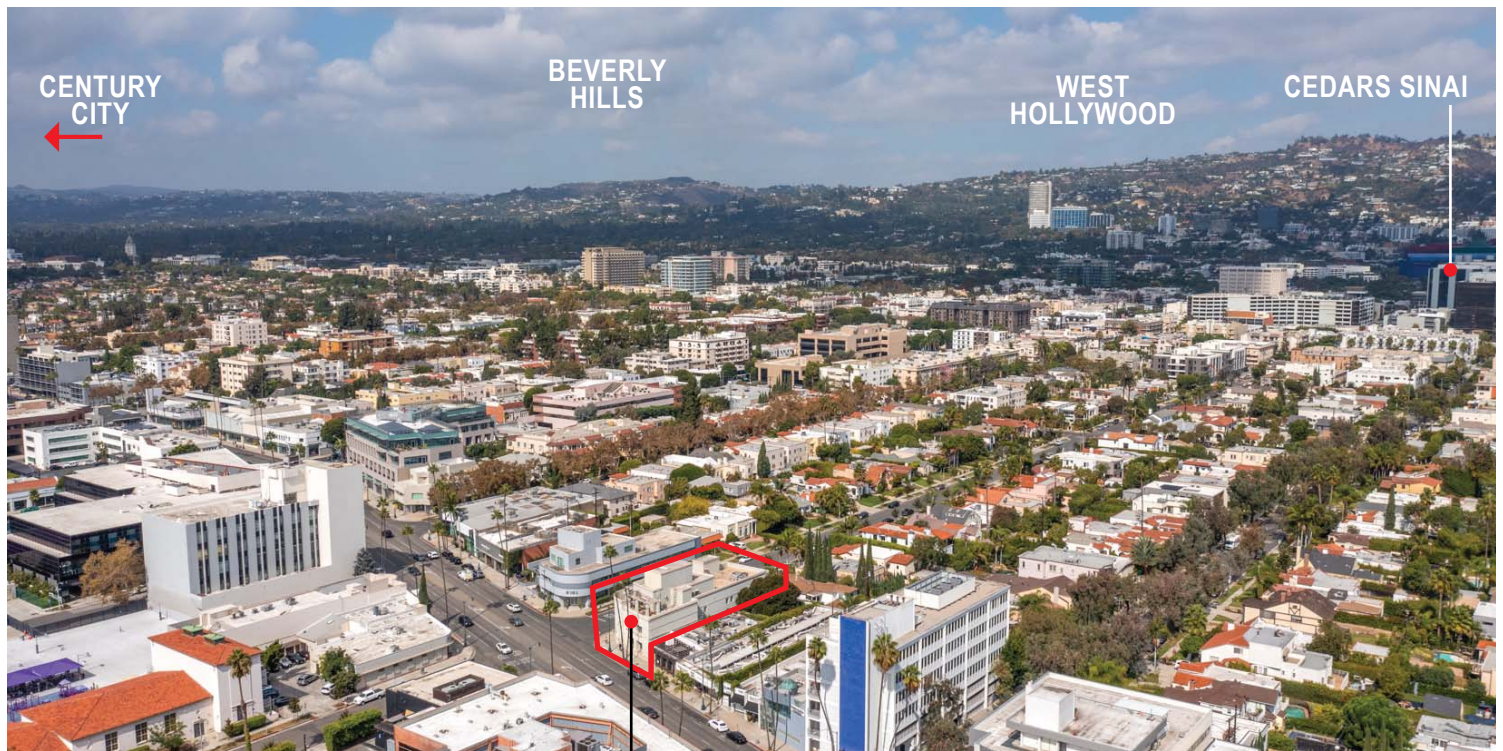
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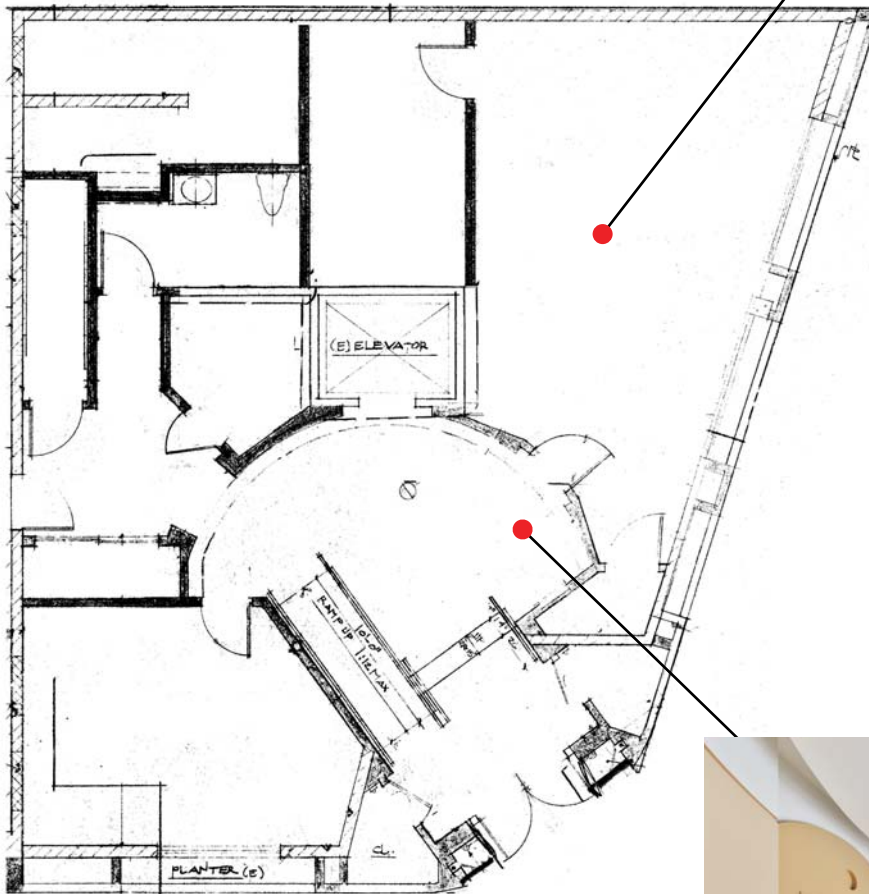
#### Location

8693 Wilshire is located on the northeast corner of Hamel Drive and Wilshire Boulevard in Beverly Hills, California. It is in close proximity to Cedars Sinai Hospital.



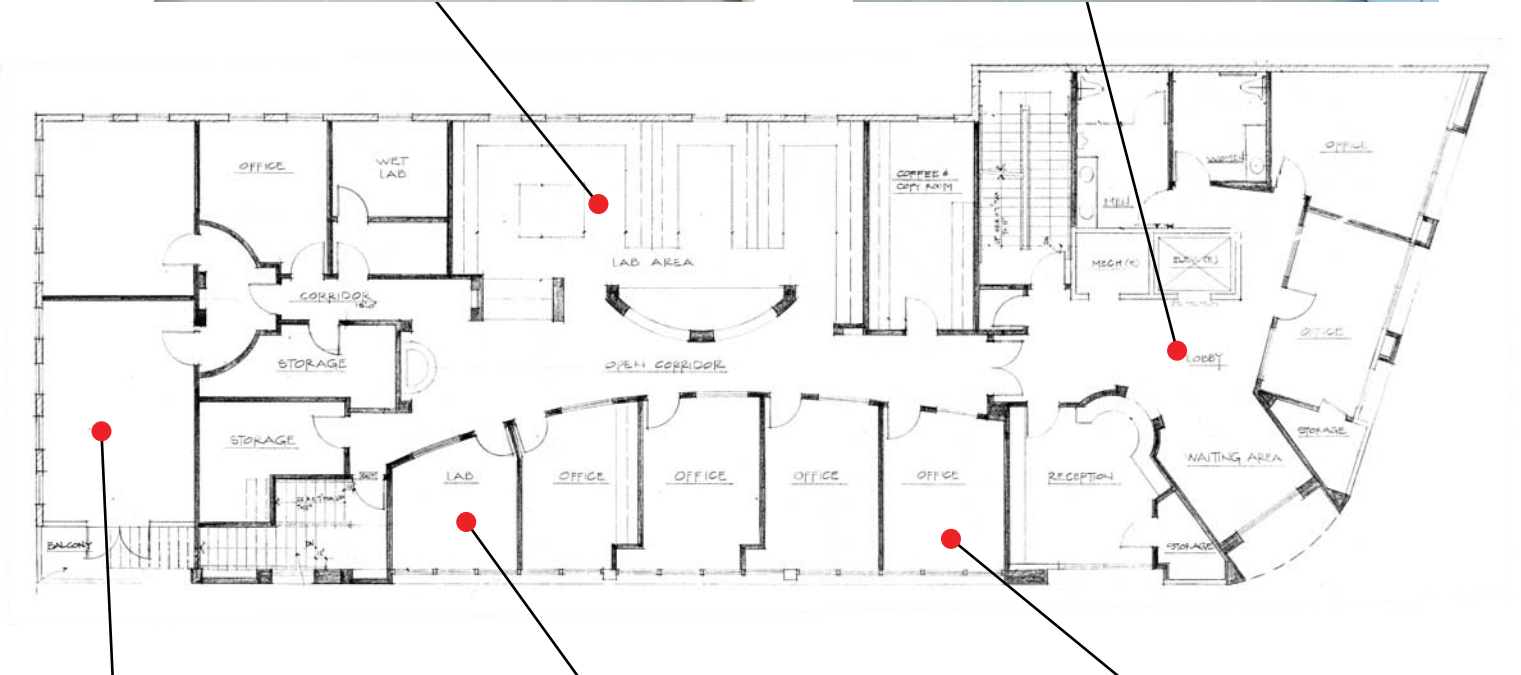
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Wilshire Boulevard

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Wilshire Boulevard  
FIRST FLOOR





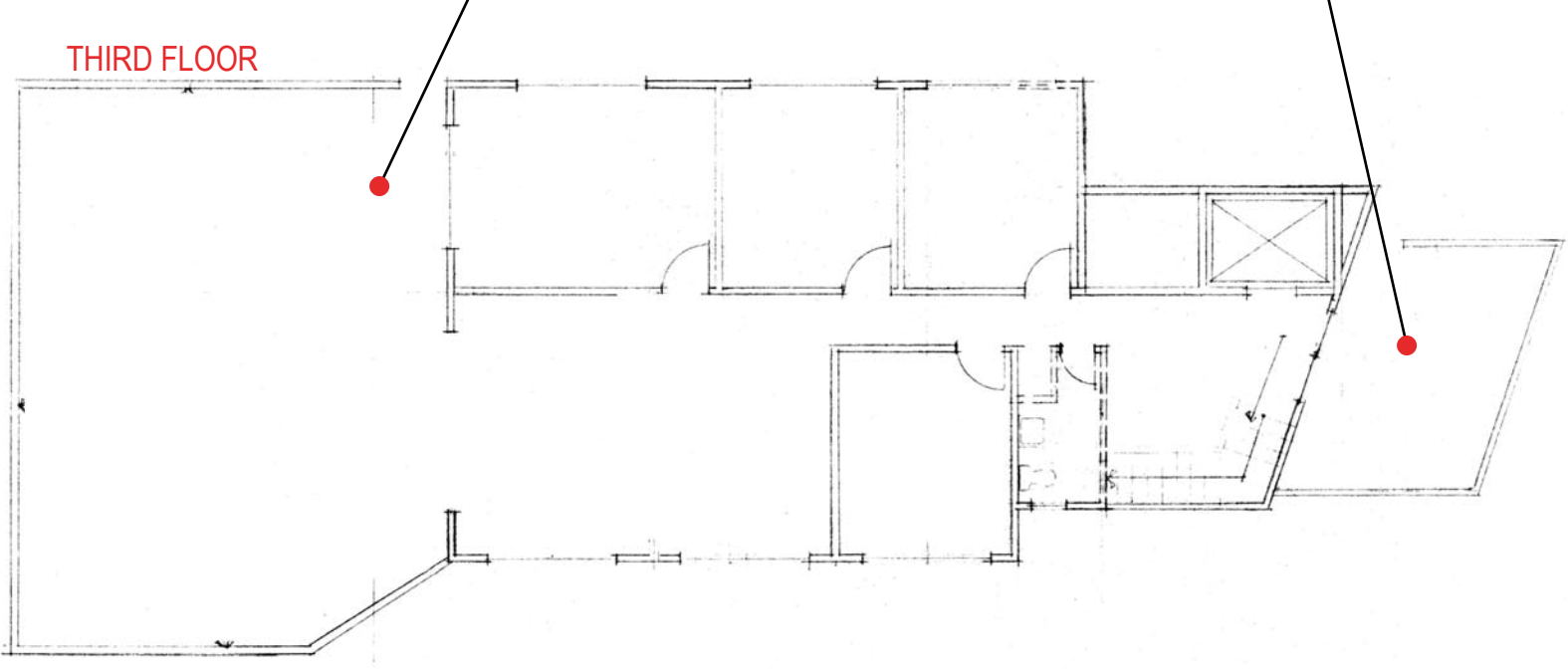
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Wilshire Boulevard  
SECOND FLOOR



# 8693 Wilshire Boulevard



THIRD FLOOR



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.