11859 WILSHIRE AVENUE
West Los Angeles, CA 90025

MEDICAL AND OFFICE SPACES
FOR LEASE

- Prime Brentwood medical office building
- 5-story 48,000 square feet, recently renovated office and medical building built in 1986
- Steel construction
- On-site property management
- On-site security
- Extensive renovations in 2014

PAR COMMERCIAL BROKERAGE

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11859 Wilshire Avenue, West Los Angeles, CA 90025

PROPERTY CHARACTERISTICS

SUITE 600: Approximately 5,337 rentable square feet consisting of 8 offices, 2 conference rooms, double door entrance off elevator, kitchen/bathroom with shower, majestic views

SUITE 602: Approximately 1,135 rentable square feet consisting of 3 offices, reception/open area

SUITE 685: Approximately 931 rentable square feet consisting of 2 offices and kitchen

RATE: $4.25 per square foot per month, Full Service Gross

TERM: 3-10 years

AVAILABLE: Immediately

PARKING: 4 spaces per 1,000 SF at $280 per space per month or $250 per car tandem

FEATURES:

- Valet assist visitor parking
- Close proximity to 405 freeway, Westwood and Santa Monica
- Near many banks, stores and restaurants
- Signage available

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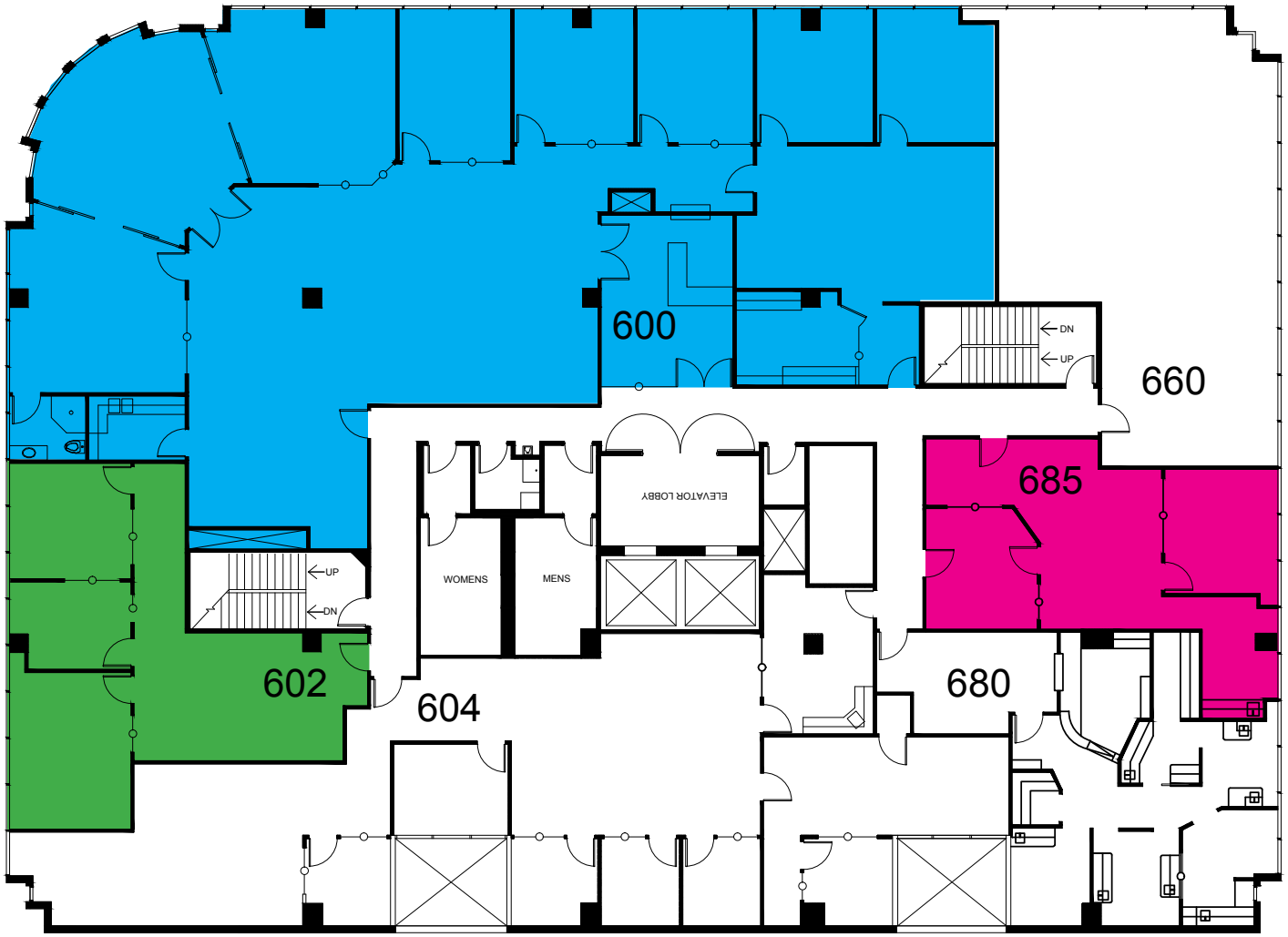
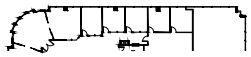
FLOOR PLAN



SUITE LEGEND

Suite 600	5,337 RSF
Suite 602	1,135 RSF
Suite 604	2,719 RSF
Suite 660	1,500 RSF
Suite 680	1,123 RSF
Suite 685	931 RSF



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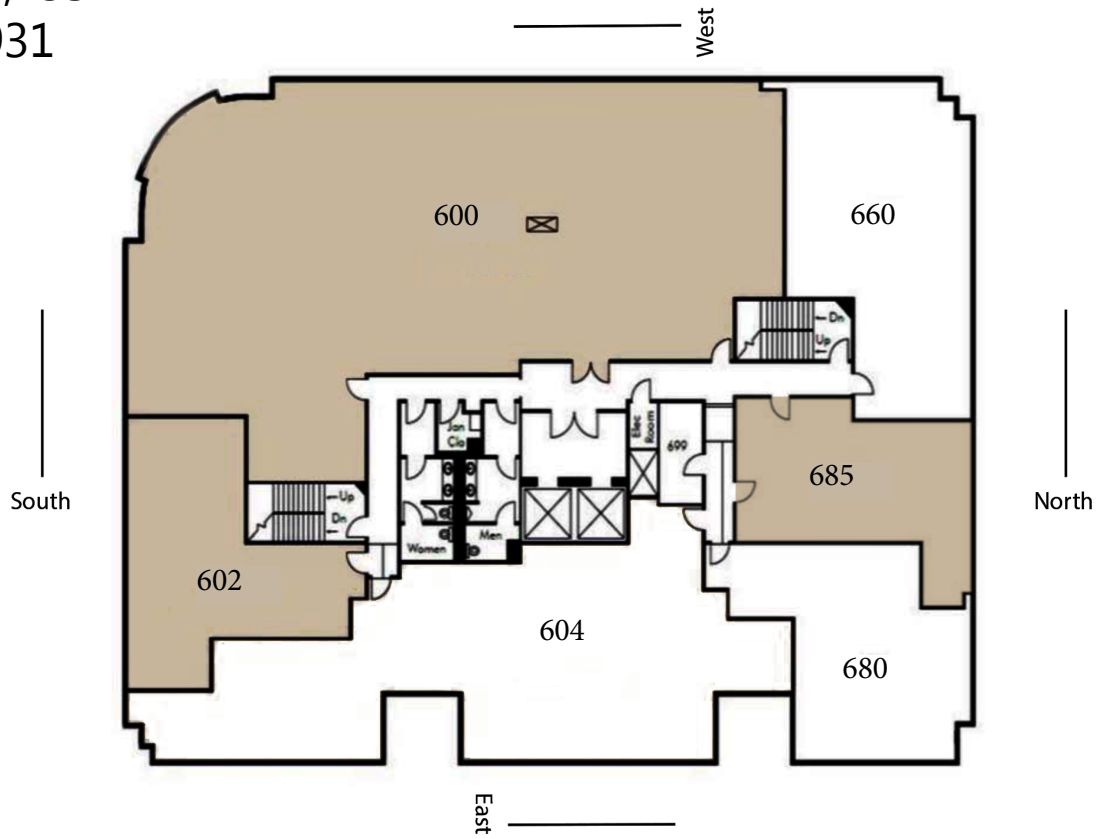
SITE PLAN

SUITE 600 - 5,337
SUITE 602 - 1,135
SUITE 685 - 931



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AREA MAP

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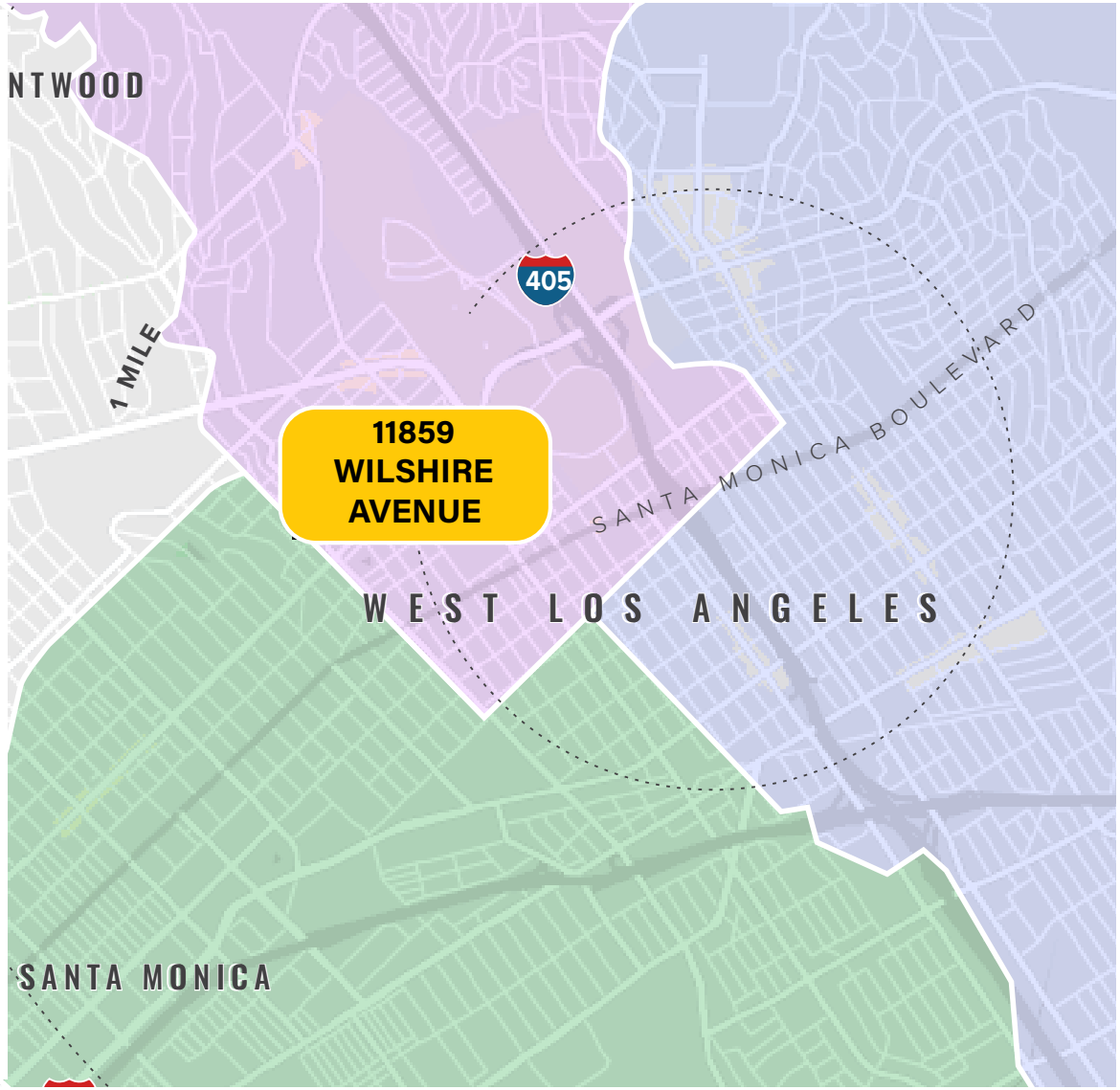
THE LOCAL NEIGHBORHOOD

Perched on LA's Westside, at the base of the Santa Monica Mountains, Brentwood is an upscale neighborhood teeming with high-end boutiques, fine dining, and luxurious gardens. The main thoroughfares in the community are Wilshire Boulevard and San Vicente Boulevard, where eateries, cafés, and the historic Brentwood County Mart sit along tree-lined avenues. Brentwood is also home to the famous Getty center, which boasts extensive museums, scenic gardens, stunning views, that draw millions of visitors every year. Sprawling estates and luxury apartments comprise the bulk of the rental market in Brentwood, providing many options for a lavish lifestyle in the hills. The West Los Angeles community is comprised of a diverse residential population that exceeds 228,000 people. Throughout the day, the business and residential population swells to approximately 500,000 people.

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Projection	49,799	251,220	528,850
2021 Estimate	50,345	254,140	534,191
2010 Census	48,102	244,127	513,141
Growth 2010-2021	4.66%	4.10%	4.10%
Households	**1 Mile**	**3 Mile**	**5 Mile**
2026 Projection	28,374	126,569	265,144
2021 Estimate	27,484	122,810	256,848
2010 Census	25,043	113,538	236,102
Growth 2021-2026	3.24%	3.06%	3.23%
Growth 2010-2021	9.75%	8.17%	8.79%
Income	**1 Mile**	**3 Mile**	**5 Mile**
Average Household Income	$130,510	$154,555	$153,738
Median Household Income	$94,337	$96,661	$95,775



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