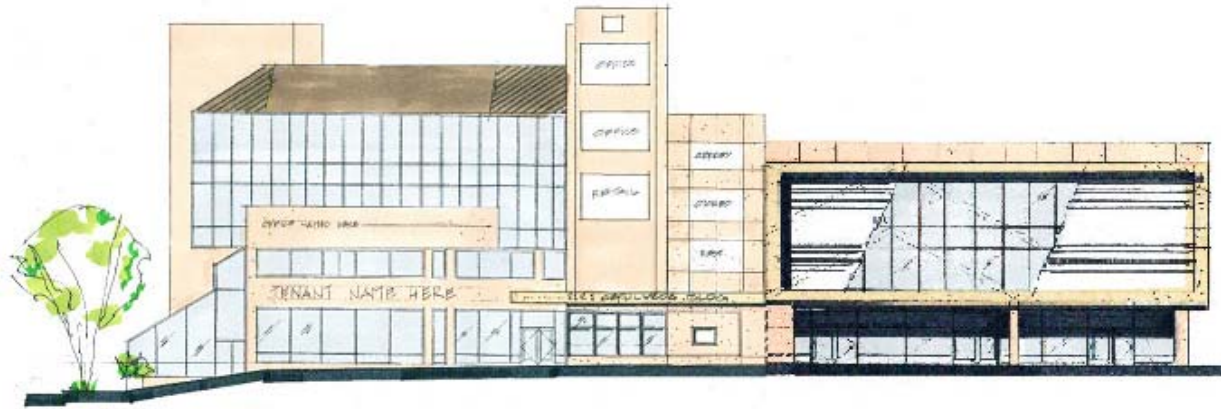


# BEVERLY CENTURY MEDICAL PLAZA FOR LEASE

*11111 & 11101 W. Olympic Boulevard, Los Angeles, CA*



## BUILDING FEATURES:

- ◇ **Building:** Class A Medical Campus comprising approximately 55,282 rentable square feet, including approximately 31,000 square feet of new construction.
- ◇ **Asking Rate:** Negotiable
- ◇ **Lease Term:** 5 + years
- ◇ **Parking:** 5/1000 parking; compact @ \$85/spot; standard @ \$110/spot; large @ \$170/spot.
- ◇ **Signage Availability:** Building Anchor Signage, Ground Floor Eyebrow Signage and Digital Screen Signage.
- ◇ **Tenant Improvement Allowance:** To be determined on a per deal basis.

## BUILDING DESCRIPTION:

The Beverly Century Medical Plaza is West LA's newest medical office campus. Beverly Century Medical Plaza is an impressive and state of the art medical office complex strategically located within a few miles of Los Angeles's largest hospitals including Cedar Sinai Medical Center, UCLA Medical Center, and Saint John's Medical. This Class A medical complex is approximately 55,282 square feet comprised of 2 connected medical office buildings with great existing amenities such as valet parking, on-site maintenance, 24 hour security. Future retail amenities include a full service pharmacy and café located in the lobby floor. Beverly Century Medical Plaza was built with the highest ground breaking technology in medical construction including a escalator lift for patient ease and access, and a Linear Accelerator Room developed exclusively for a linear accelerator (LINAC) device most commonly used for [external beam radiation treatments](#) for patients with cancer. The campus is highly accessible and visible from the 405 freeway and the 10 Freeway, located in the north- west corner of Sepulveda Blvd and Olympic Blvd with impressive traffic counts of over 2.5 million daily.



Daniel Chiprut – LIC. #01808709  
BEITLER COMMERCIAL REALTY SERVICES  
825 S. Barrington Avenue, Los Angeles, CA 90049  
P 310.820.2955 / F 310.820.7224  
dchiprut@beitler.com



Lance Levin – LIC. 01128388  
LANCELOT COMMERCIAL  
8924 Lindblade Street, Culver City, CA 90232  
P 310.839.3333 x 220 / F 310.839.3382  
lance@lancelotcommercial.com

**11111 W. OLYMPIC RATES:**

All below rates are 1<sup>st</sup> Year Teaser Rates, with \$.50 increase for second year, then cost of living increase. NNN = \$.20 approximately.

**AVAILABLE SUITES:**

- ◇ Ground: 8,660 sq. ft. rentable - \$2.96 NNN. Divisible into many sizes different rates apply. Ground floor retail/medical space with tremendous street visibility, directly located at the corner of Sepulveda and Olympic. Anchor and Eyebrow signage available.
- ◇ 2<sup>nd</sup> floor: 7,311 sq. ft. rentable \$1.55 Modified Gross (Tenant improvement of \$200,000 at \$1.95 Modified Gross) Divisible into many sizes different rates apply. Great 2<sup>nd</sup> floor medical/office space.
- ◇ 3<sup>rd</sup> floor - Sublease: 6,651 sq ft rentable \$2.35 Modified Gross- Lease expires 5/31/2016. Tenant has options until 2030, scheduled increase 2016 to \$18,000 @ \$2.71 modified Gross.
- ◇ 4<sup>th</sup> floor: 6,546 sq ft rentable. \$1.94 Modified Gross. Divisible into many sizes different rates apply. Great 4th floor medical space.
- ◇ Penthouse: 1,316 sq ft rentable \$3.30 Modified Gross. Beautiful penthouse suite with 12'-13' foot ceiling completely window lined with east views spanning all the way to downtown.
- ◇ Basement Storage: Storage 606 sq ft usable. \$.73 Modified Gross. Great for on site medical records storage.



## 11101 WEST OLYPMIC BLVD

All below rates are One Year Teaser Rates with \$1.00 increase for second year then cost of living increase. NNN = \$.60 approximately

### AVAILABLE SUITES:

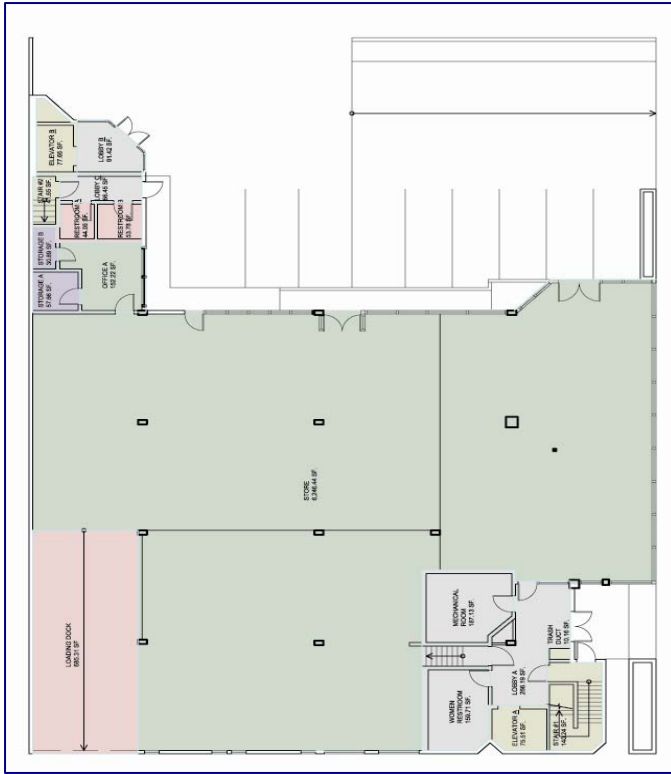
- ◇ Ground Floor: 7,905 sq ft rentable. 2.50 NNN Medical/Retail. Divisible into many sizes different rates apply. Ground floor retail/medical space with tremendous street visibility. Brand new construction. Anchor and Eyebrow signage available
- ◇ 2<sup>nd</sup> floor: 10,291 sq ft rentable. \$2.21 Modified Gross. Divisible into many sizes different rates apply. Great 2nd floor medical. Brand new construction with high ceilings. Escalator lift access direct from the building lobby
- ◇ Penthouse: 4,400 sq ft rentable. \$4.00 Modified Gross. 4,800 sq ft balcony area \$.75 Modified Gross. High profile penthouse suite completely window lined with 180 degree views and a wrap around terrace. Great for a cosmetic practice.
- ◇ Linear Accelerator Area (3rd Level Basement): 3,545 sq ft rentable. \$5.91 NNN. In connection with full floor lease bldg rate reduced to same rate.
- ◇ Storage: \$.50 NNN 640 sq. ft. storage 1st level garage. \$.50 NNN 640 sq. ft. storage 2nd level garage.



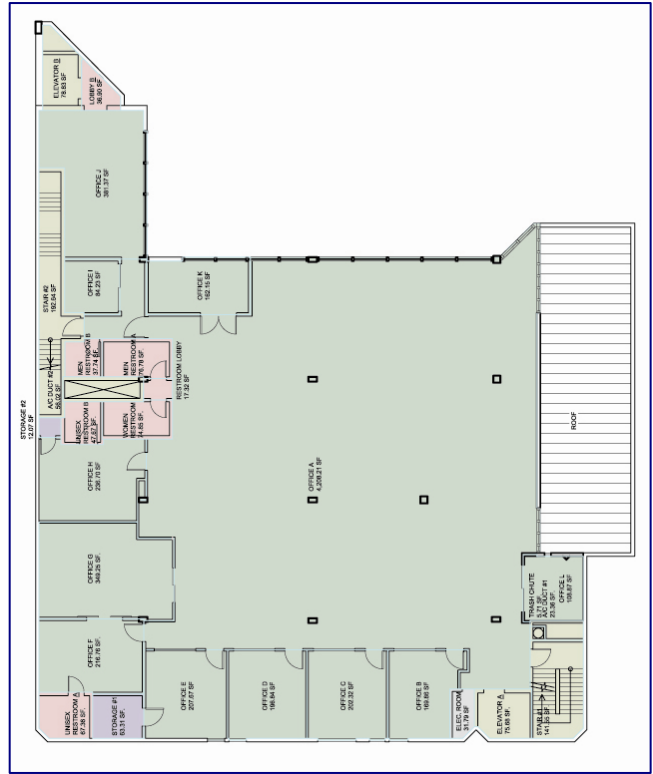


**FLOOR PLANS**  
11111 WEST OLYMPIC BLVD

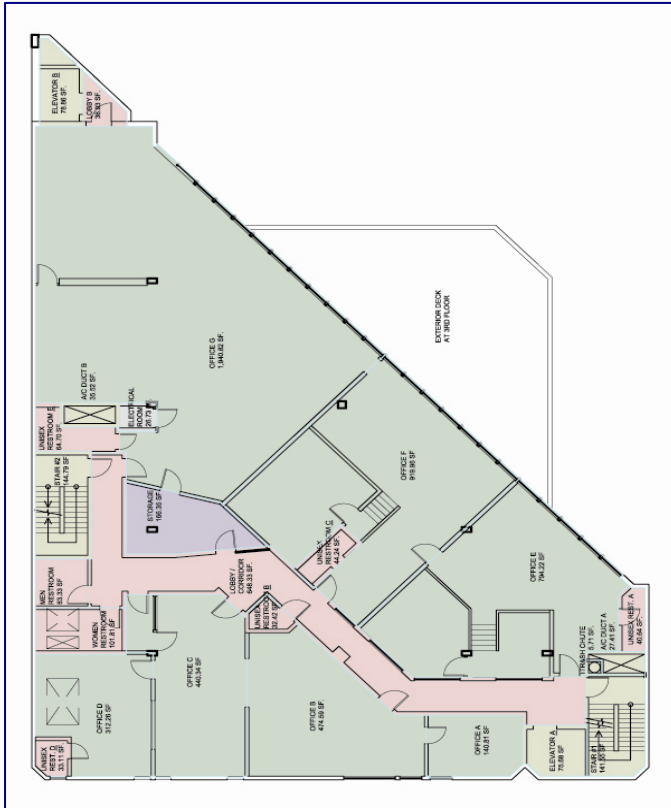
**GROUND FLOOR**



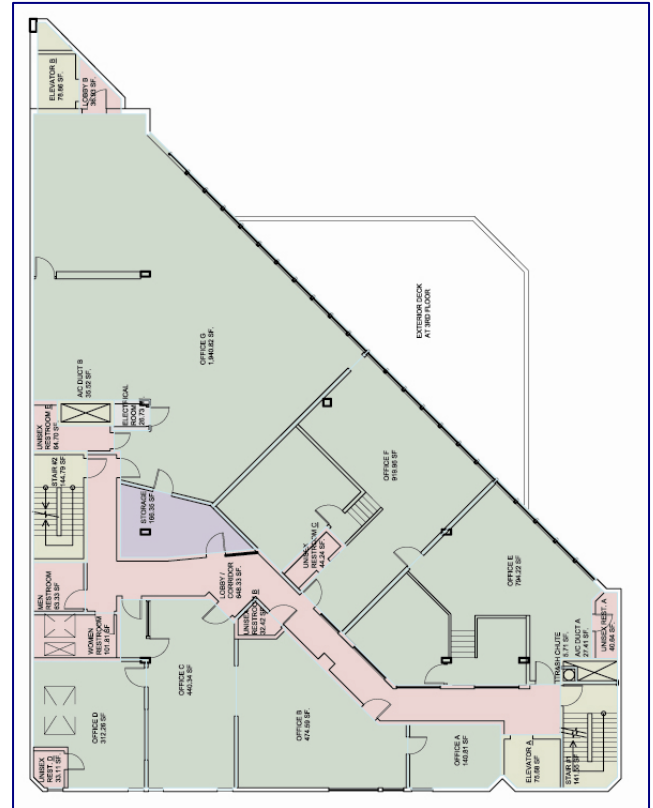
**2<sup>ND</sup> FLOOR**



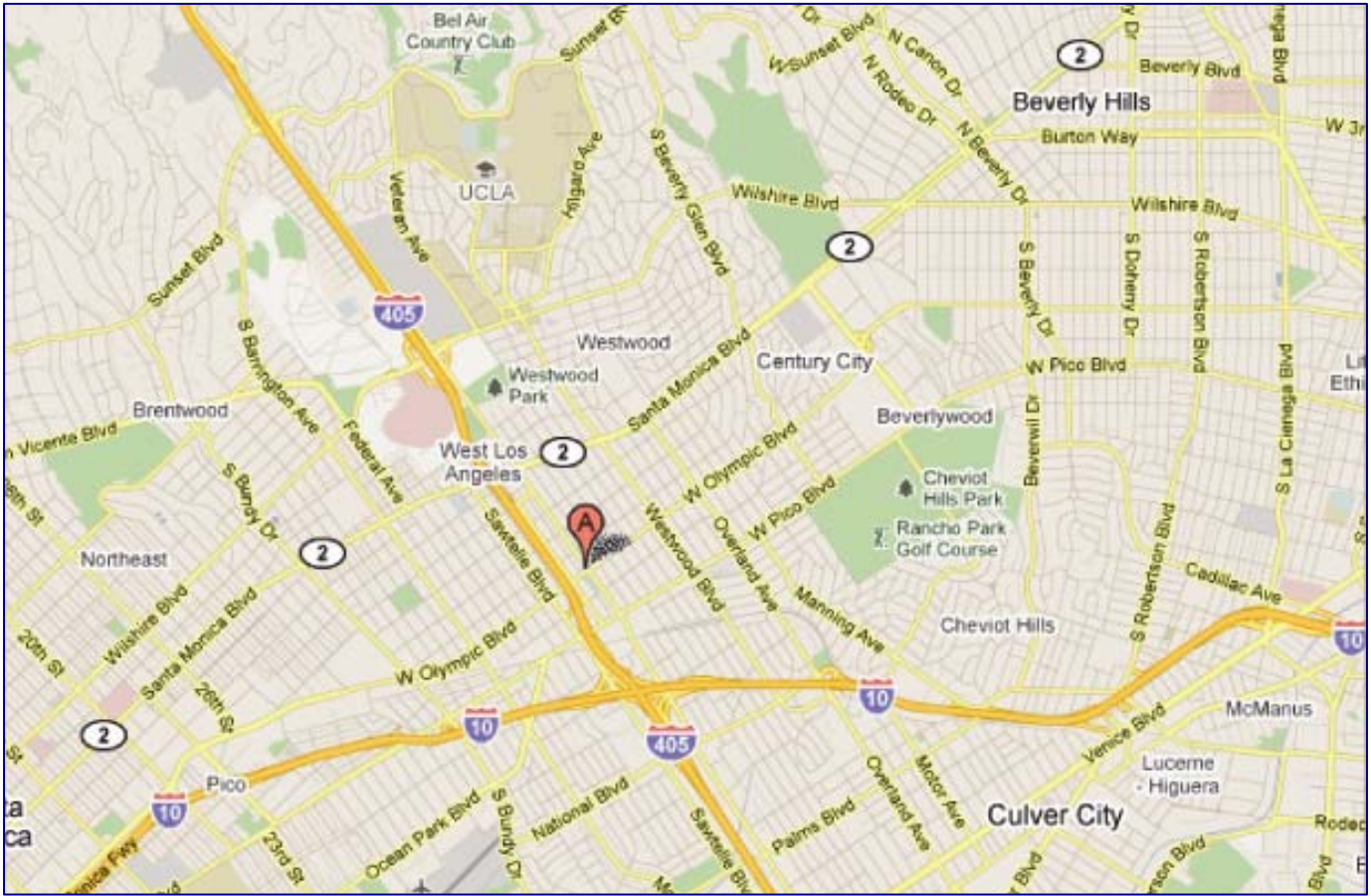
**3<sup>RD</sup> FLOOR**



**4<sup>TH</sup> FLOOR**



The information above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for illustration only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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