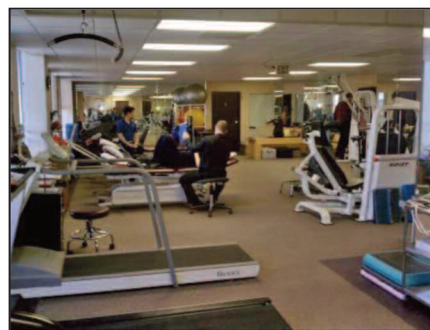




DENTAL SUITES AVAILABLE
Ideal Medical Physical Therapy Suite



LOCATION:
PROPERTY DESCRIPTION:
BUILDING SIZE:
SPACE AVAILABLE:

2901 Wilshire Boulevard, Santa Monica, CA 90403
Located on the Northeast corner of Wilshire Boulevard and Yale Street, The Yale Wilshire Medical Building Center is a four-story building with approximately 4,171 rentable square feet of medical office space available (see below).
Approximately 43,195 square feet.

SUITE SIZE NOTES

225	± 794	Dental suite with 3-4 operatories, private office, reception and waiting area.
335	± 808	Medical office with two (2) or three (3) treatment rooms, private bath, large waiting room, and separate entrance and exit. REDUCED LEASE RATE.
336	± 1,150	Dental suite with 3-4 operatories, reception, waiting area, private bathroom and lab area.
445	± 1,419	Physical Therapy/Medical. Two treatment rooms, gym space available, mirrored wall, reception, shower, large windows, and lots of natural light. Space available for pilates/gyrotonics machines & massage tables.

NEW AVAILABLE DENTAL SUITES

LEASE RATE:

\$3.65 per square foot, per month, full service gross.

PARKING:

Three (3) spaces per 1,000 square feet leased.
Tenant parking: \$145 reserved (outside or inside); \$115 single/non-reserved (inside only); \$100 tandem/each space and must take 2 (limited supply/inside only).
Visitor parking: \$1.60 every 15 minutes with a maximum of \$14.40
Parking script: Validation books of 100 (15 minutes each) = \$150 per book; All day script of 20; \$240 per book.

FEATURES:

- ▶ Five (5) to ten (10) year leases available.
- ▶ Excellent building visibility.
- ▶ Directory signage available.
- ▶ On-site building engineer.
- ▶ Monday through Friday janitorial service.

AVAILABLE IMMEDIATELY
PERFECT FOR MEDICAL USER, DENTAL,
PHYSICAL THERAPY, PILATES,
GYROTRONICS, OR REHABILITATION.

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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DRE#00402966

JENNIFER E. THIND

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DRE#01770915

Coldwell Banker Commercial NRT

11999 San Vicente Blvd. #100

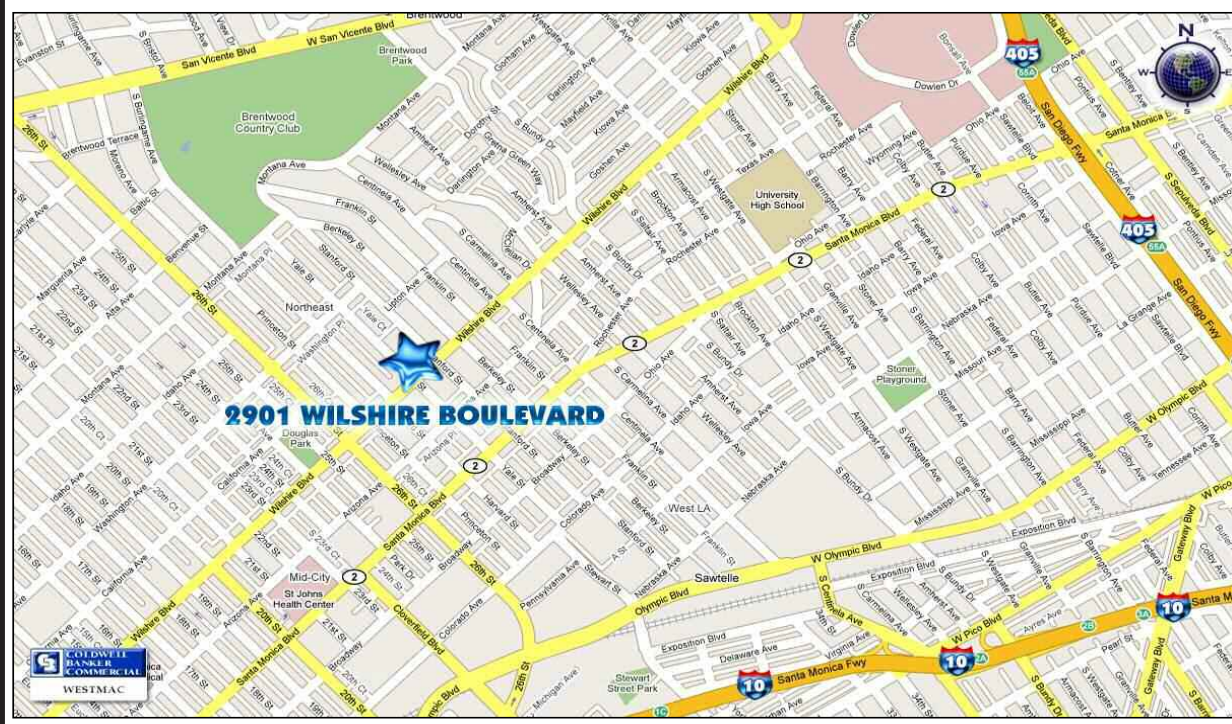
Los Angeles, CA 90049



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Medical Space **FOR LEASE**
YALE WILSHIRE MEDICAL BUILDING CENTER

YALE WILSHIRE MEDICAL BUILDING CENTER



DRE#01770915

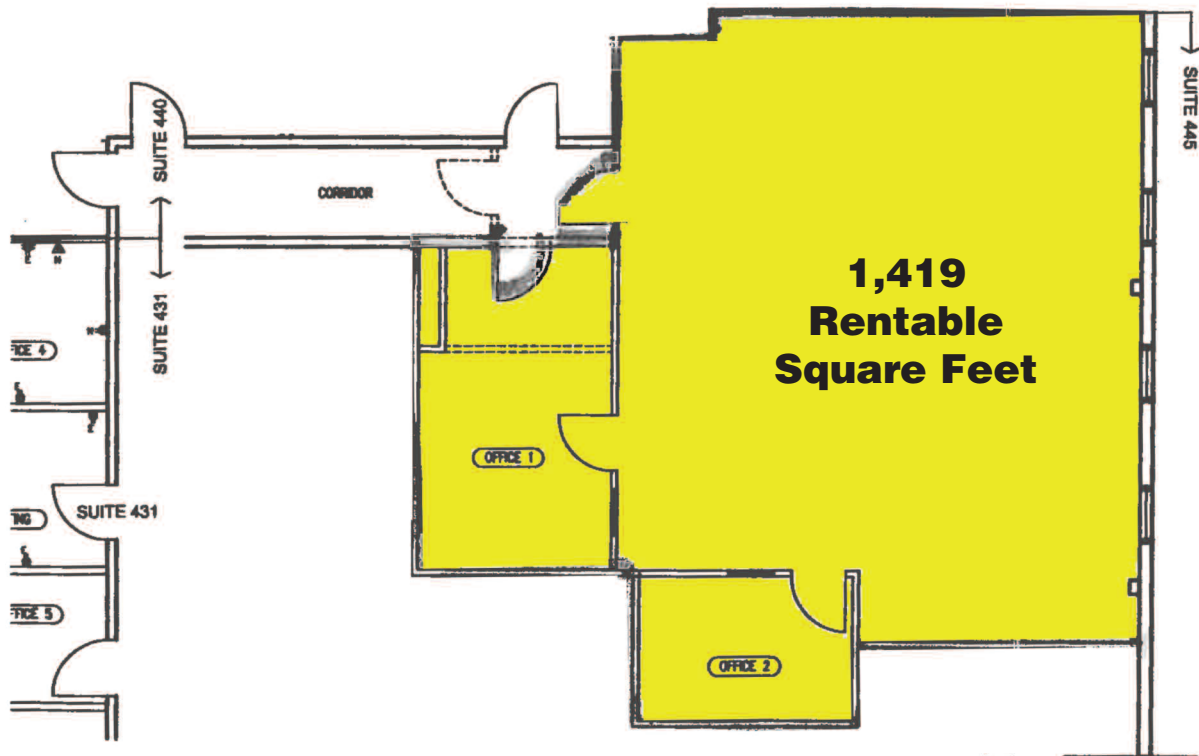
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Suite 445

Approximately 1,419 rentable Square Feet



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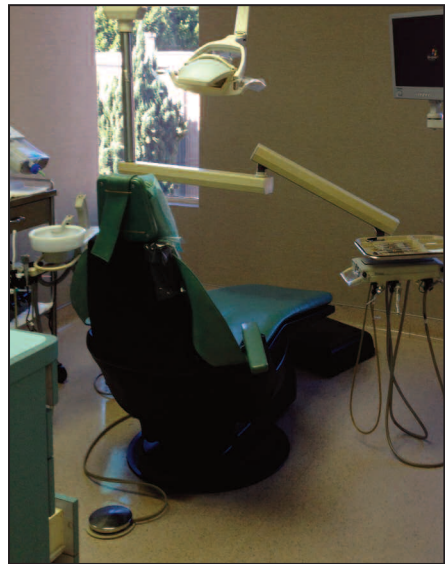
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