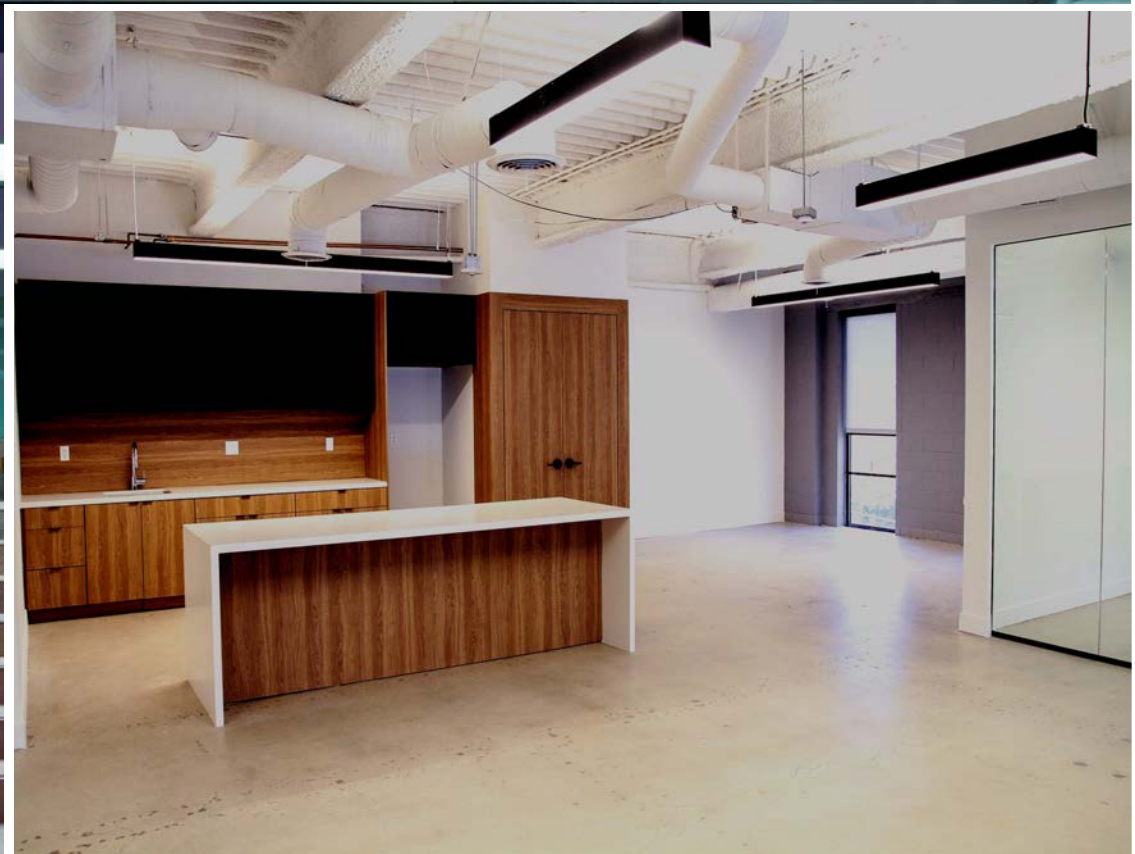
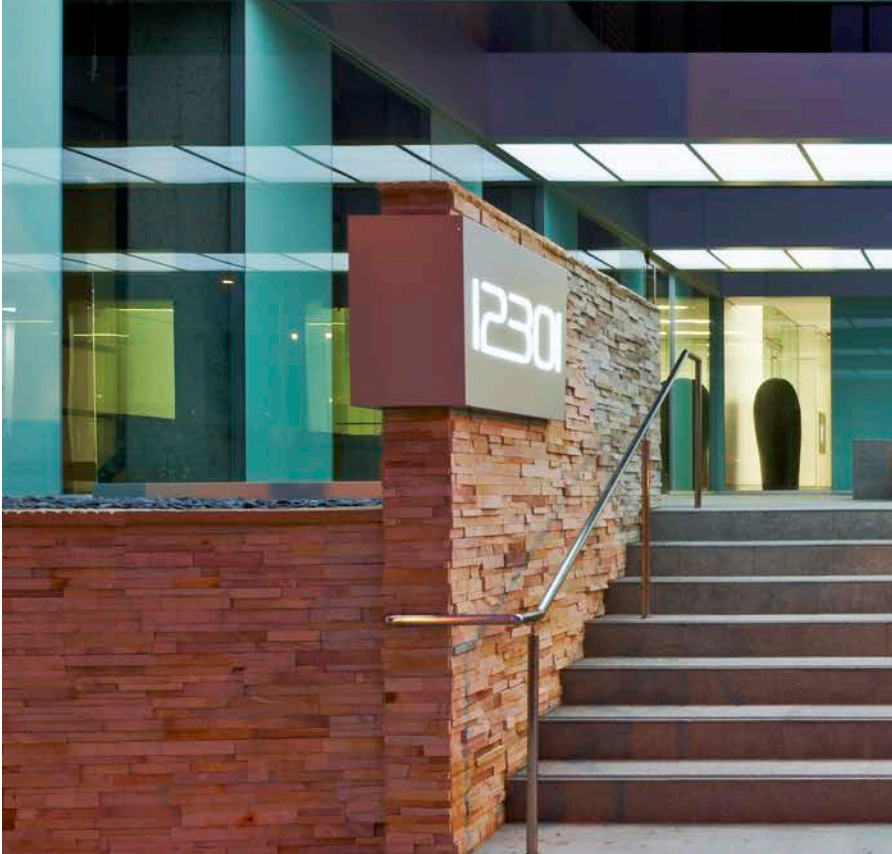


12301 wilshire

BRENTWOOD, CALIFORNIA



MEDICAL AND CREATIVE SUITES AVAILABLE



IDEAL SPACE FOR
CREATIVE USERS

OVERVIEW



RBA:	109,204 SF
RENTAL RATE:	\$3.65 - \$3.95 FSG
MEDICAL RENTAL RATE:	\$4.45 FSG
SIZE RANGE:	758 – 13,076 SF
PARKING:	Monthly Tandem: \$145/stall Monthly Unreserved: \$175/stall Monthly Reserved: \$275/stall Surface parking lot for easy access visitor parking

- Class A Creative Office and Medical Space
- Spectrum fiber
- Amenity-rich surroundings
- Full service building with on-site management team, engineer, day porter, and parking attendant
- Easy access to 405 and 10 Frwy's
- Energy Star labeled for operating efficiency 2000-2007 & 2010-2013

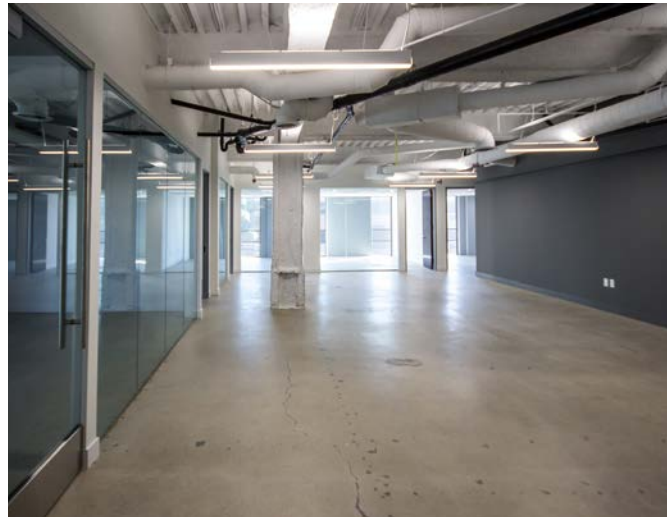
UP TO 13,076 SF AVAILABLE
FOR CREATIVE AND MEDICAL

AVAILABLE

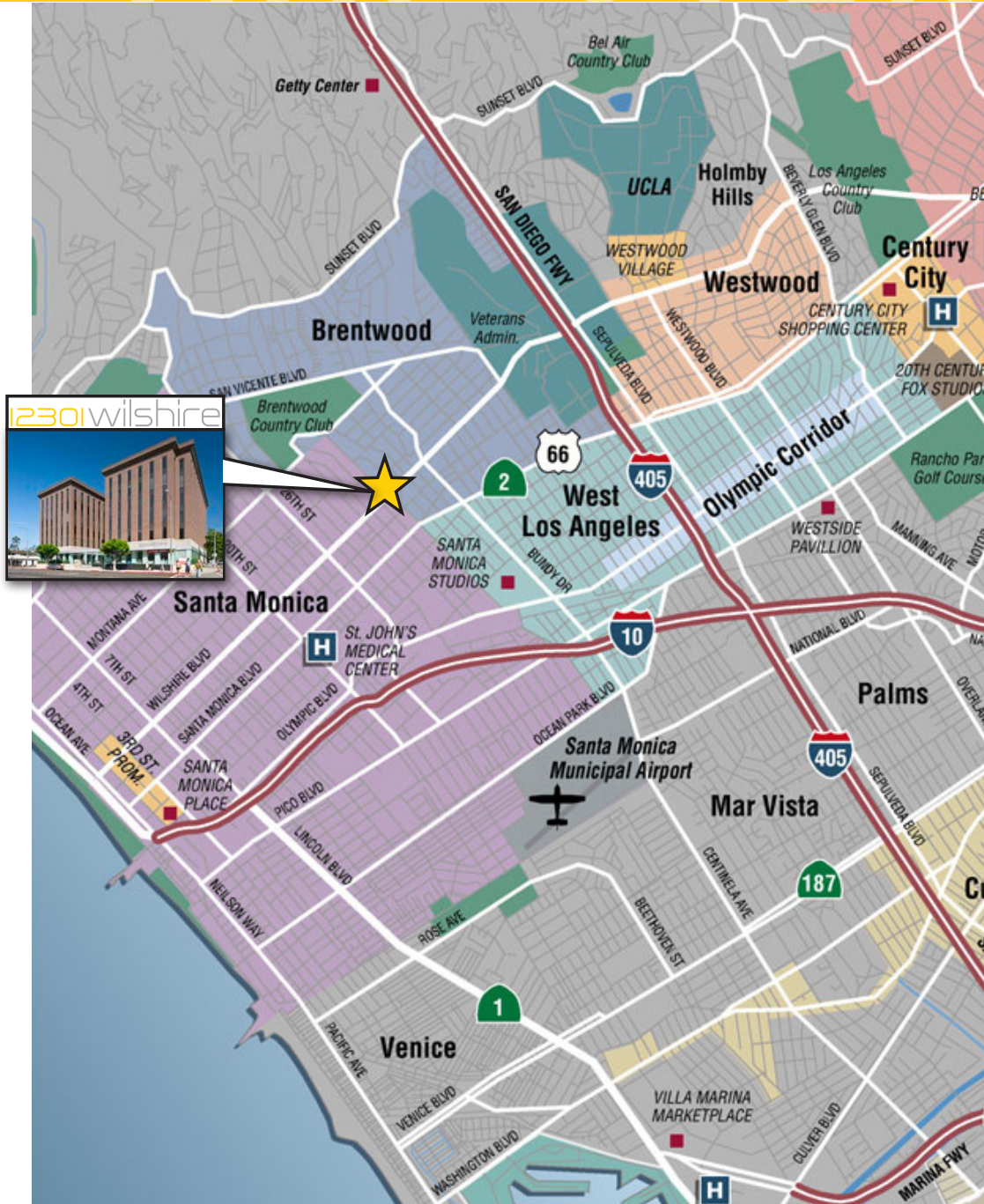
SUITES	SQUARE FEET
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200	2,452
302	3,078
413	1,238
418	758
430	8,081
600*	9,772
617*	1,521
620*	1,783

* Contiguous for a Total of 13,076 SF



MAP OVERVIEW



PHOTOS

INTERIORS

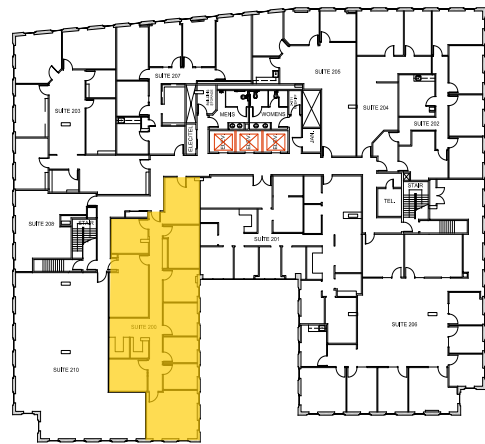


SUITE 200 2,452 RSF

FLOOR PLAN

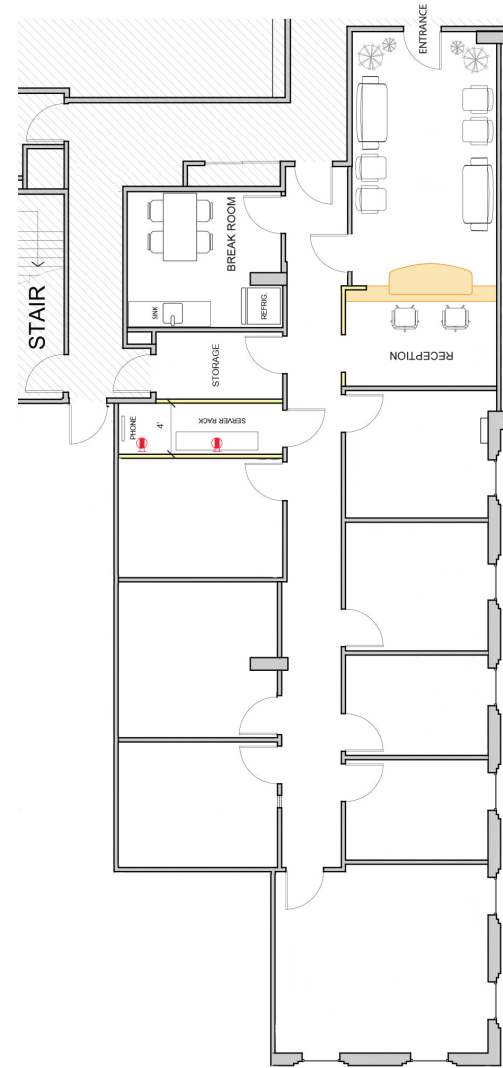
SUITE DESCRIPTION

- » Office / Medical Suite
- » Five window offices, two interior offices conference room, and break room
- » Reception area and storage



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SUITE 200



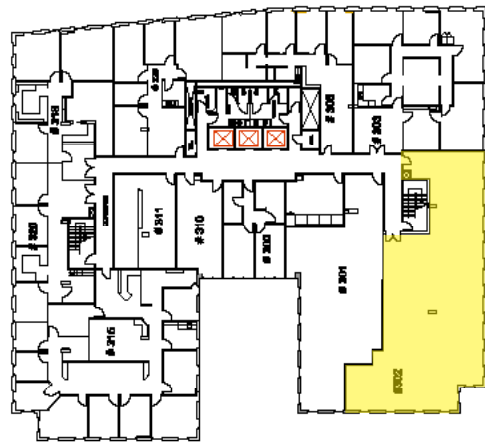
SUITE 302

3,078 RSF

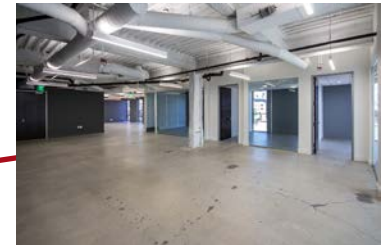
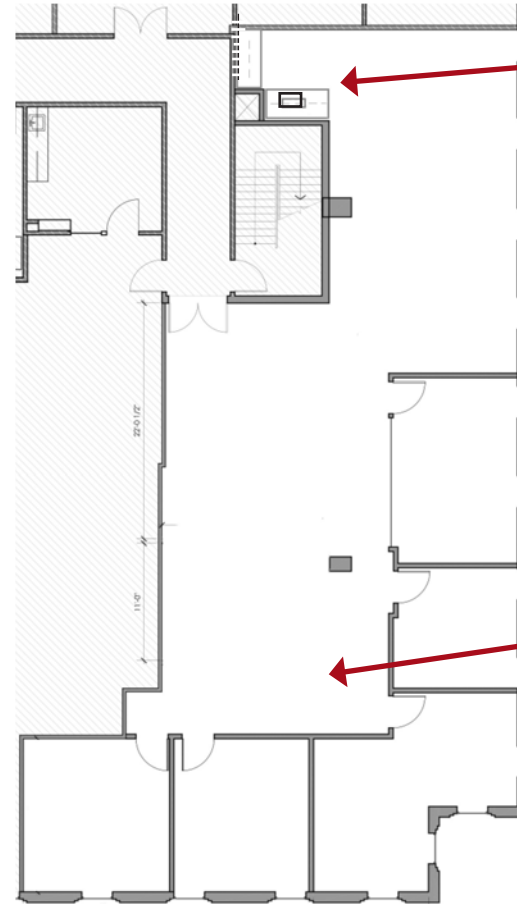
FLOOR PLAN

SUITE DESCRIPTION

- » Gorgeous Creative Space
- » Four window offices
- » Large open and bright bull pen
- » Glass conference room
- » Kitchen/storage room
- » Southeast suite views
- » Open ceilings and concrete floors



SUITE 302



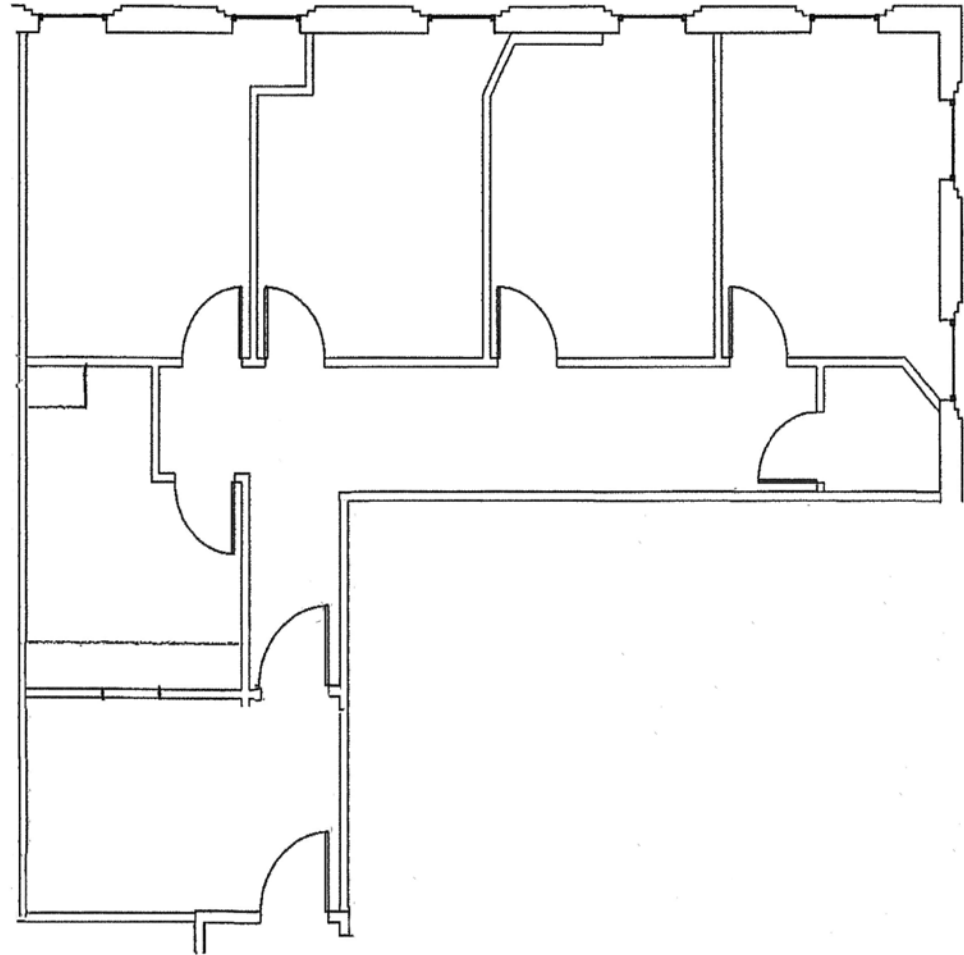
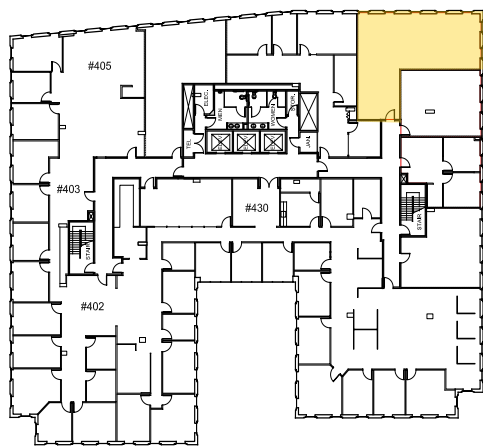
SUITE 413
1,238 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » 4 window offices
- » Reception Area
- » Kitchenette
- » Storage Room

SUITE 413



SUITE 418

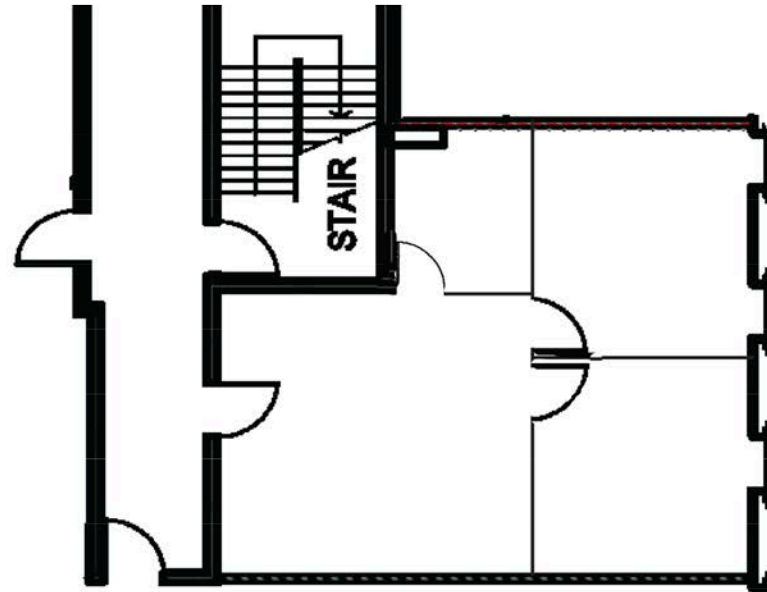
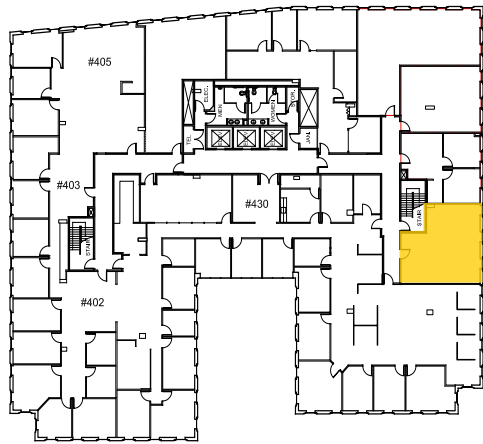
758 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » 2 window offices
- » Storage room
- » Open area

SUITE 418



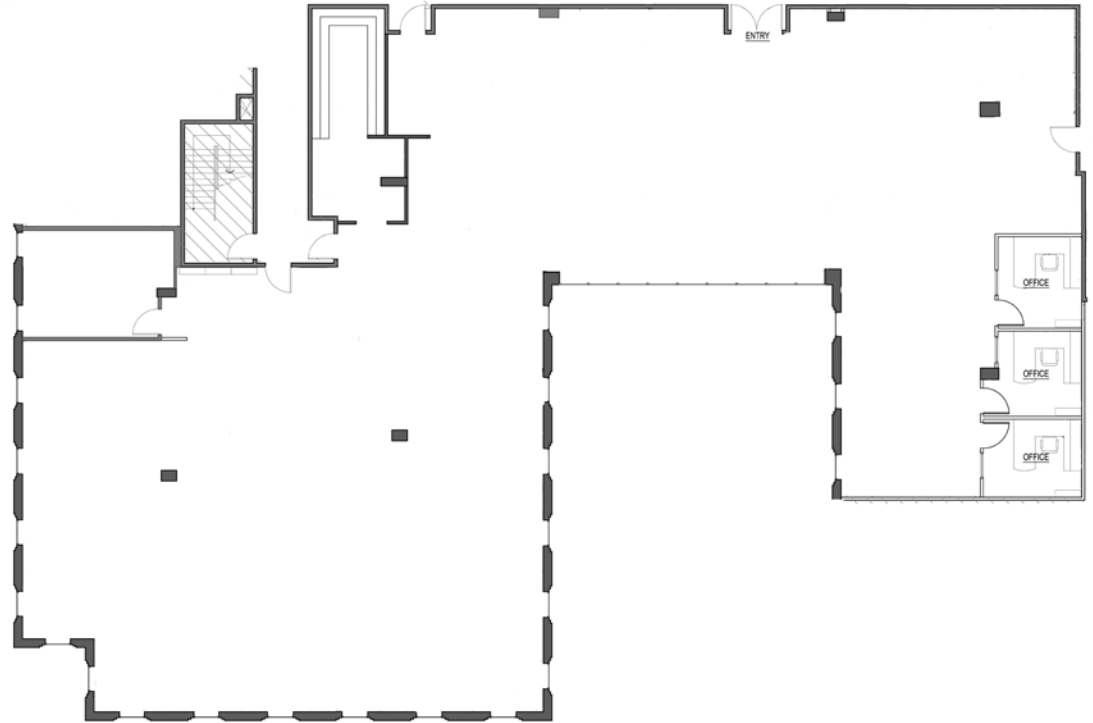
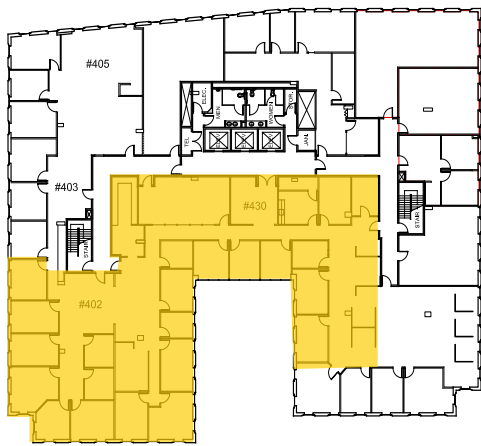
SUITE 430
8,081 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » Newly demo'd space
- » Amazing light from an extensive window line
- » Elevator ID

SUITE 430



6TH FLOOR 13,076 RSF

FLOOR PLAN

6th FLOOR DESCRIPTION

- » Suites 600, 617 and 620
Contiguous for a Total
of 13,076 RSF



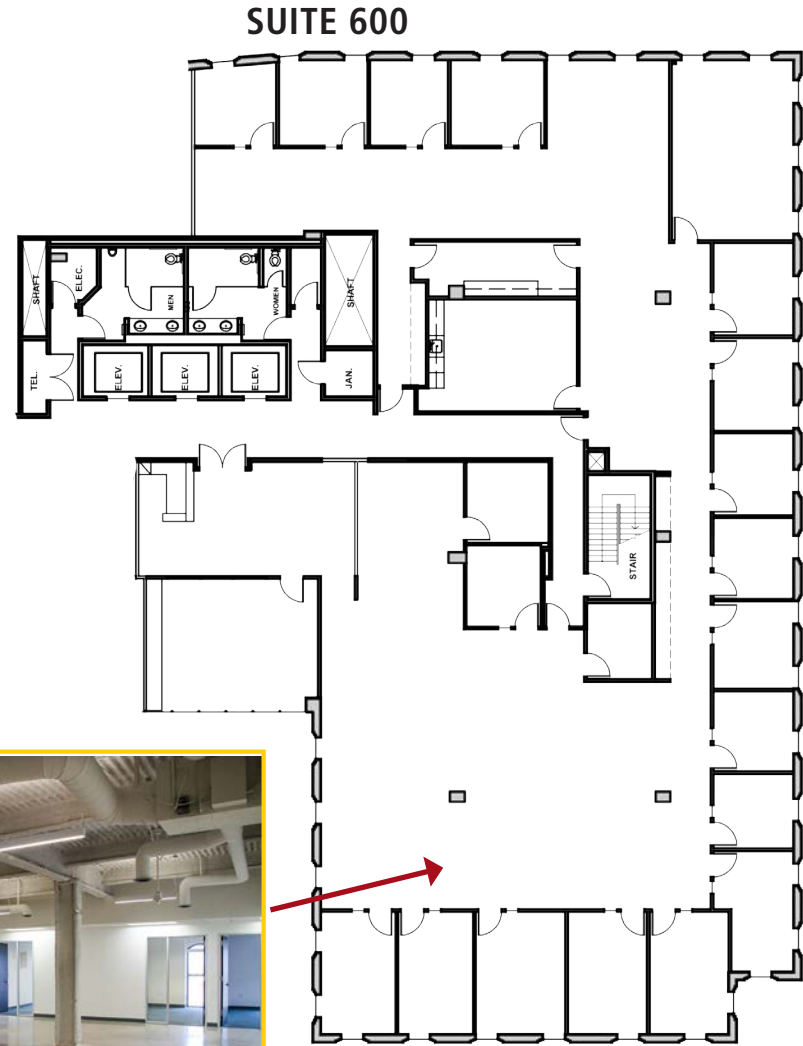
SUITE 600

9,772 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » Creative suite with open ceilings and polished concrete floors
- » 20 window offices ranging in size
- » Large board room and small conference room
- » Full size kitchen
- » Large open creative area with amazing natural light
- » Elevator I.D.



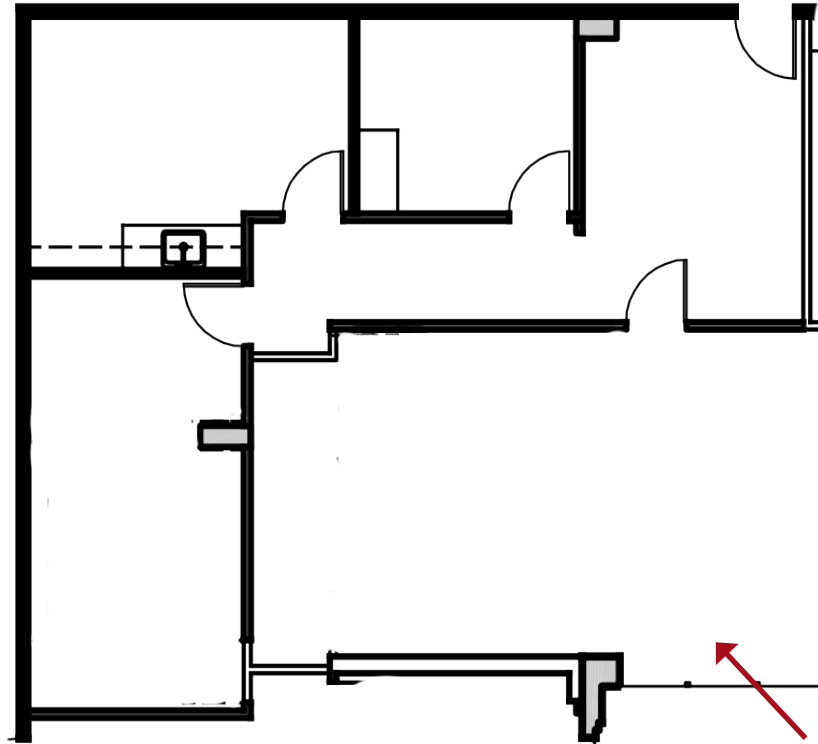
SUITE 617
1,521 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » State-of-the-Art Screening Room
- » Full kitchen

SUITE 617



SUITE 620
1,783 RSF

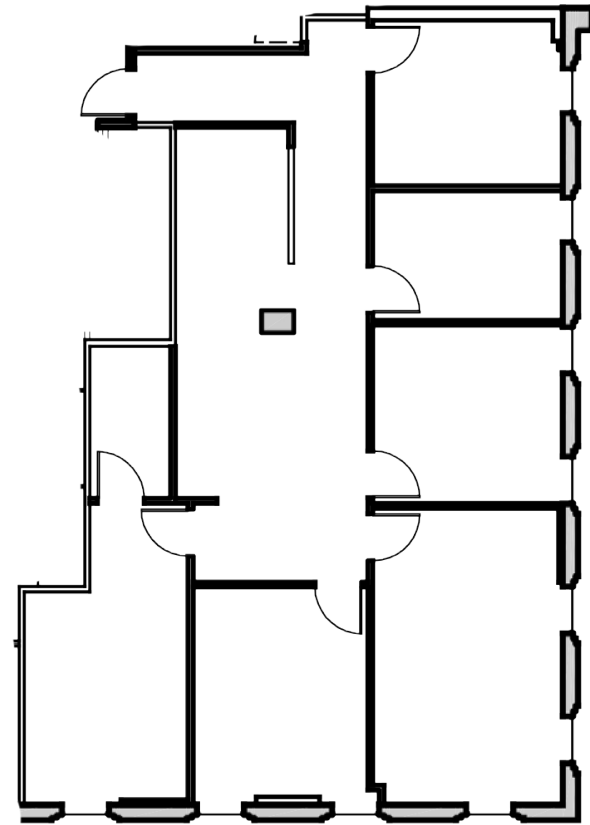
FLOOR PLAN

SUITE DESCRIPTION

- » South facing office space
- » 5 window offices
- » Large conference room
- » Small bull pen
- » Small storage



SUITE 620



WWW.MADISONPARTNERS.NET

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