

12301 wilshire

BRENTWOOD, CALIFORNIA

madison
PARTNERS

MEDICAL AND CREATIVE SUITES AVAILABLE



IDEAL SPACE FOR
CREATIVE USERS

OVERVIEW



RBA: 107,536 SF

RENTAL RATE: Negotiable

SIZE RANGE: 757 – 17,466 SF

PARKING: Monthly Tandem: \$125/stall
Monthly Unreserved: \$160/stall
Monthly Reserved: \$275/stall
Surface parking lot for easy access
visitor parking

- Class A Creative Office and Medical Space
- \$5 Million Gensler designed renovation completed
- Time Warner 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 17,466 SF AVAILABLE
FOR CREATIVE AND MEDICAL

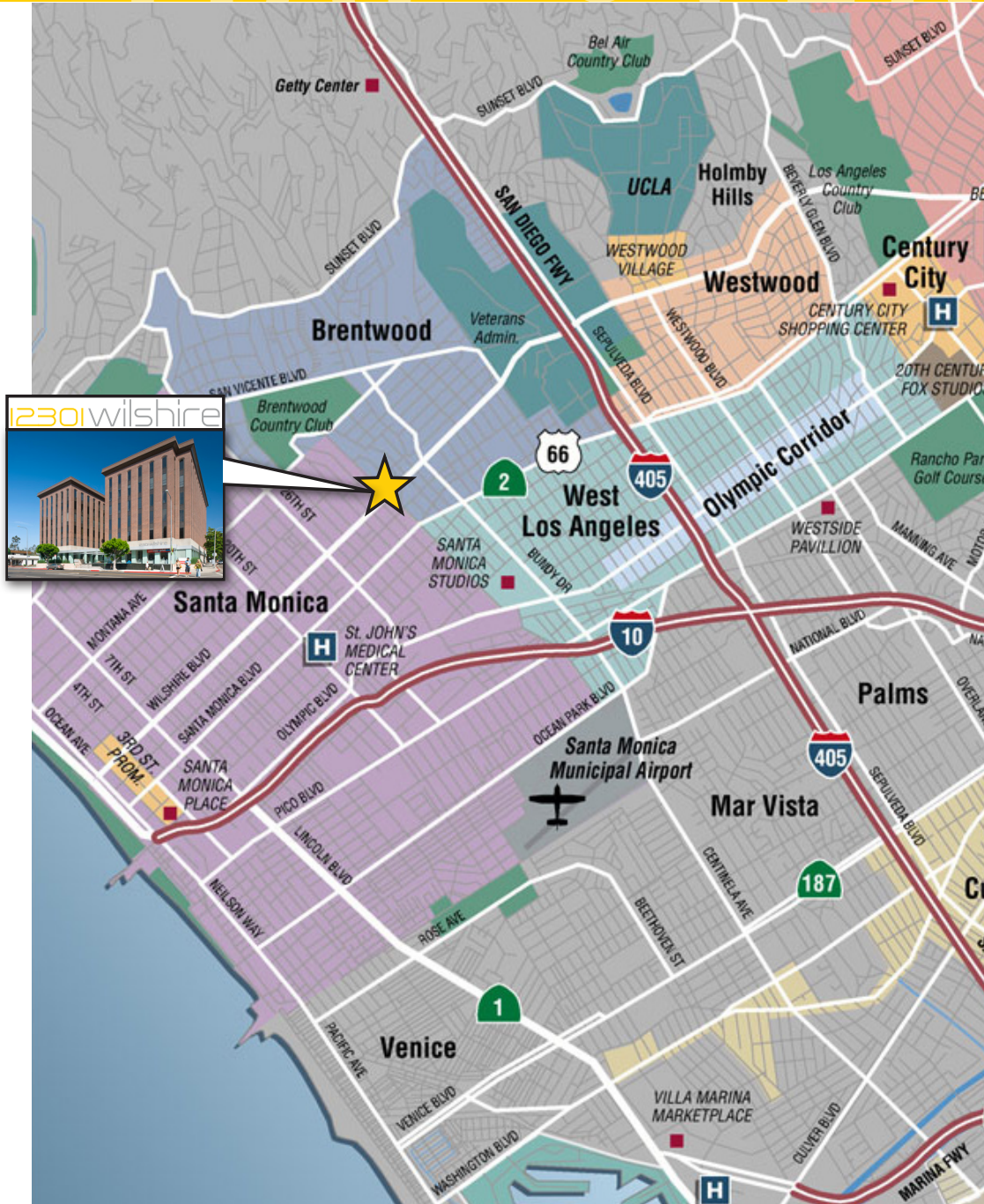
AVAILABLE

SUITES	SQUARE FEET
300	757
303	2,292
600*	9,486 Avail 08/01/18
617*	1,481 Avail 08/01/18
620*	1,773 Avail 08/01/18
650*	4,726 Avail 11/01/18

* Contiguous for a Total of 17,466



MAP OVERVIEW



PHOTOS

INTERIORS



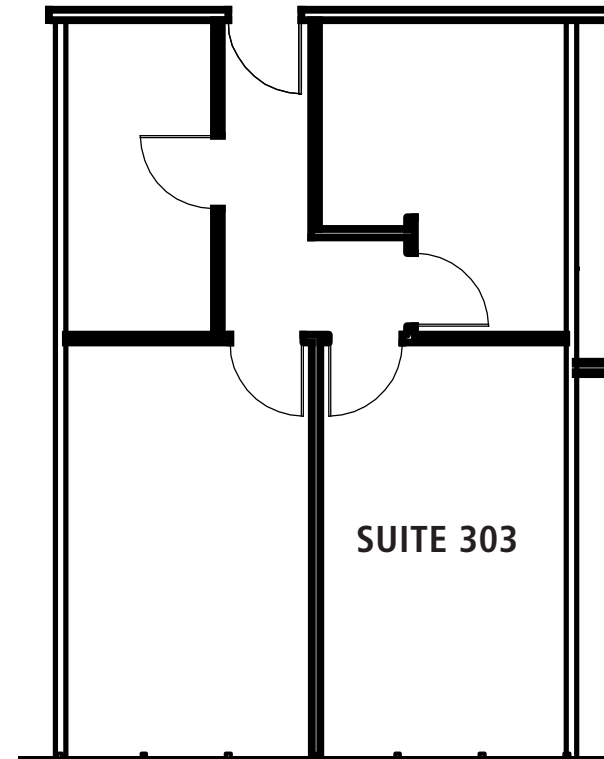
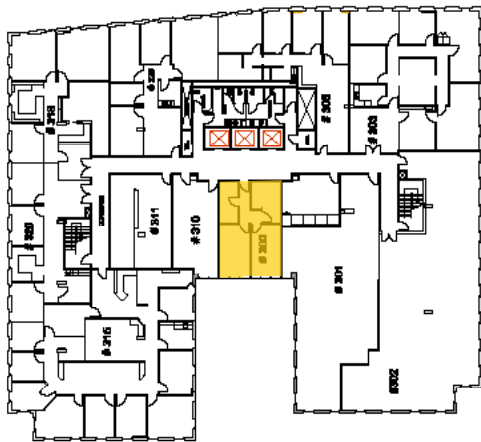
SUITE 300

757 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » South facing efficient suite
- » Two window offices and conference room
- » Elevator I.D.

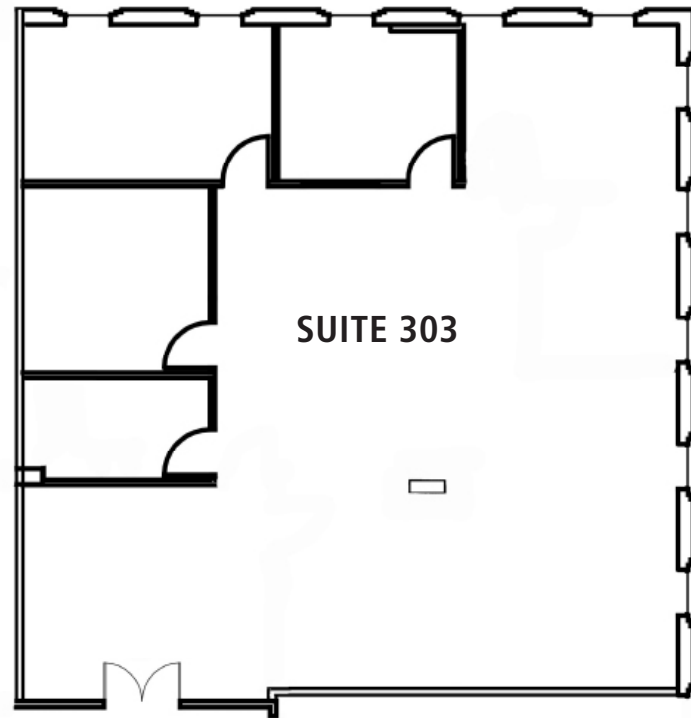
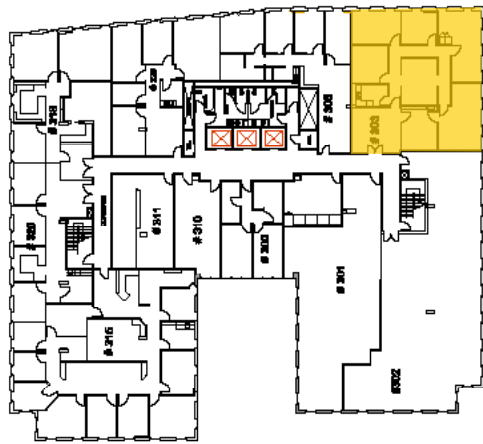


SUITE 303
2,292 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » Northeast corner
- » Two window offices and conference room
- » Large open creative area with amazing natural light



6TH FLOOR 17,466 RSF

FLOOR PLAN

6th FLOOR DESCRIPTION

» Suites 600, 617, 620 and 650
Contiguous for a Total
of 17,466 RSF



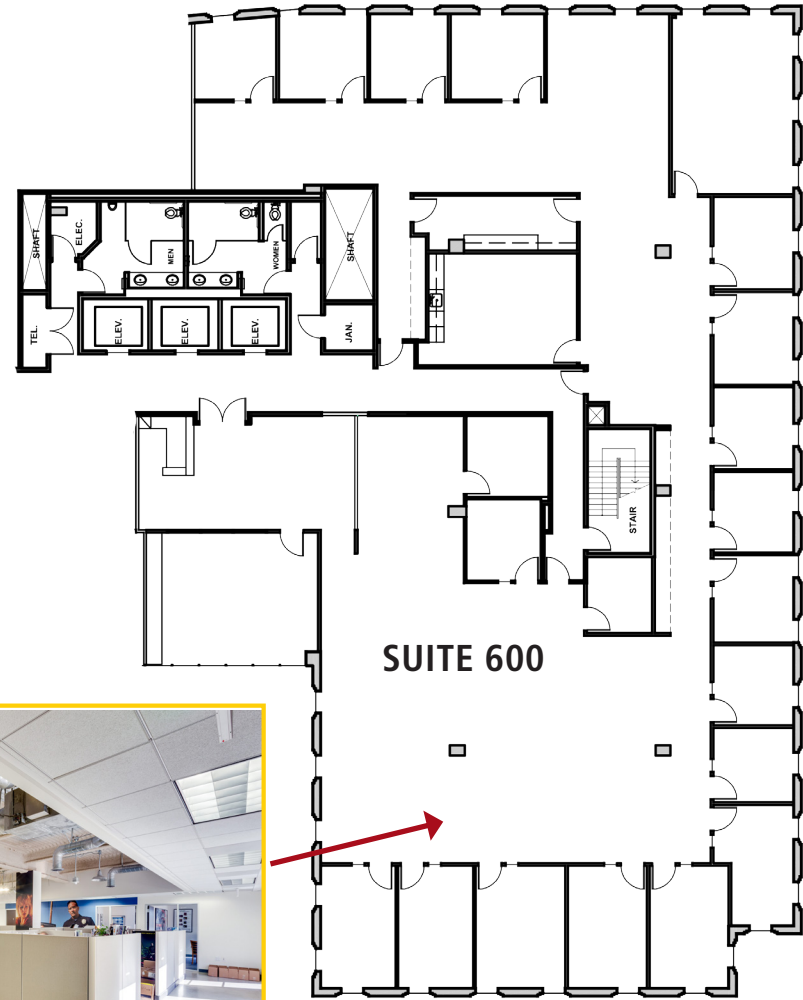
SUITE 600

9,486 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » Creative suite with open ceilings and polished concrete floors
- » Eighteen 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.

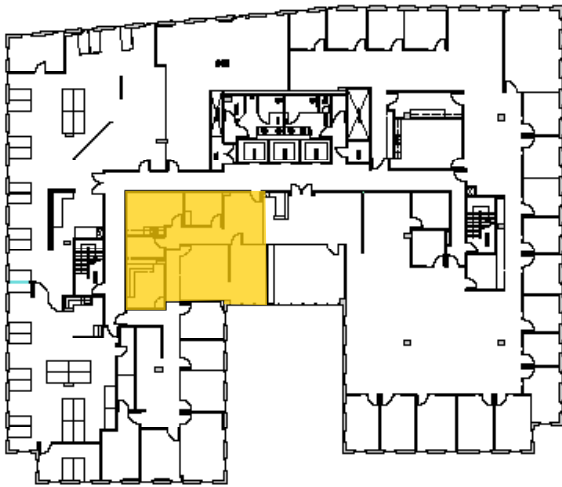
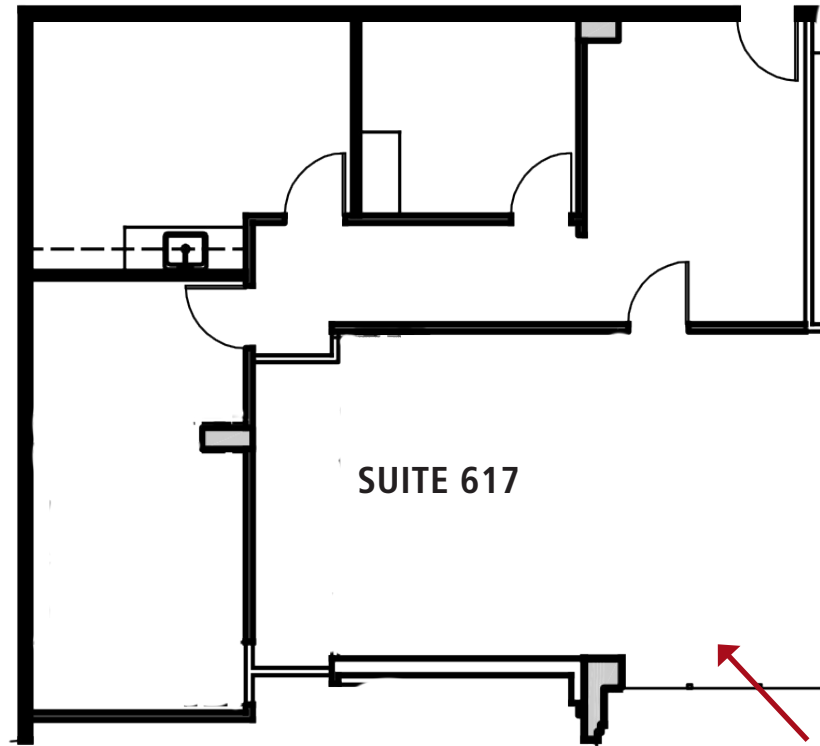


SUITE 617
1,481 RSF

FLOOR PLAN

SUITE DESCRIPTION

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

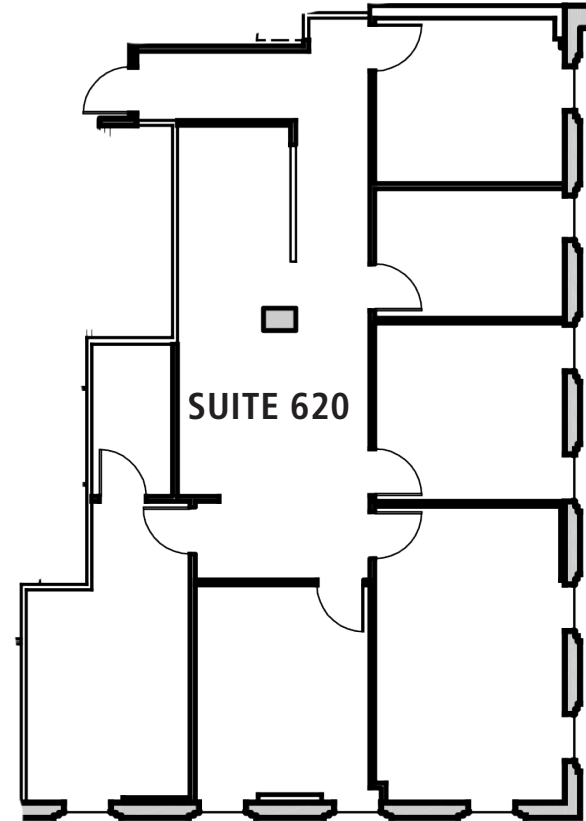


SUITE 620
1,773 RSF

FLOOR PLAN

SUITE DESCRIPTION

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



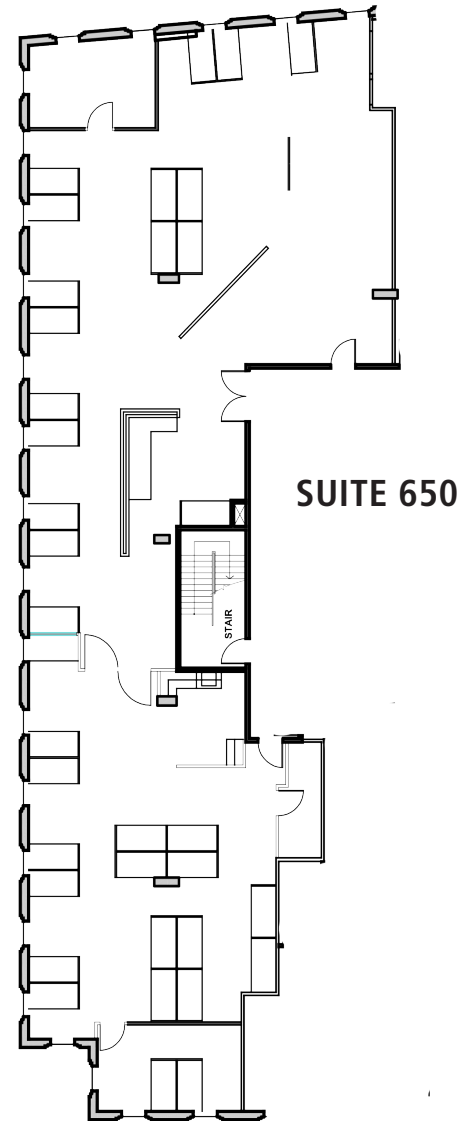
SUITE 650

4,726 RSF

FLOOR PLAN

SUITE DESCRIPTION

- » Entire west side of the building with ocean views
- » Two large window offices
- » Large open creative area with amazing natural light
- » Open kitchenette



WWW.MADISONPARTNERS.NET

CONTACT



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