

BRENTWOOD GATEWAY

Located at the gateway to Brentwood on the corner of Wilshire and Federal Avenue.

11620 is located within walking distance to multiple restaurants and retail amenities of
Brentwoods' San Vicente Boulevard. Great access to the 405 freeway and centrally located
between Santa Monica and Beverly Hills.

PROPERTY DETAILS

Size	Approximately 196,000 RSF
Rate	Medical: \$4.85 per SF FSG
Lease Term	5-10 years
Parking	3/1,000 SF Leased \$299.00 per reserved space \$210.00 per unreserved space









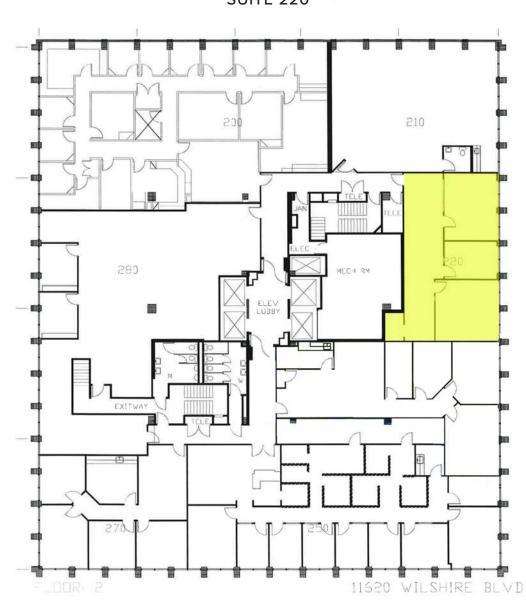
BRENTWOOD GATEWAY

AVAILABLE SPACES

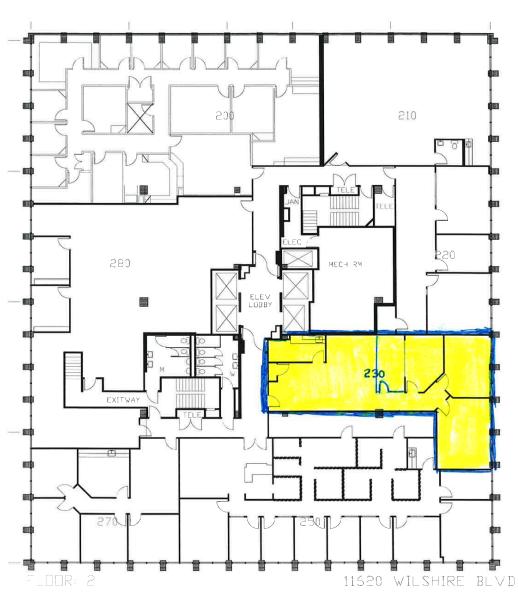
SUITE	SF	Info
220*	1,476	3 window offices and bullpen area.
230*	1,759	Available 30 days notice. 2 window offices, private office, kitchen and open area
270	1,510	4 window offices overlooking Wilshire Blvd, kitchen and reception area.

^{*} Contingent for a total of 3,698 square feet

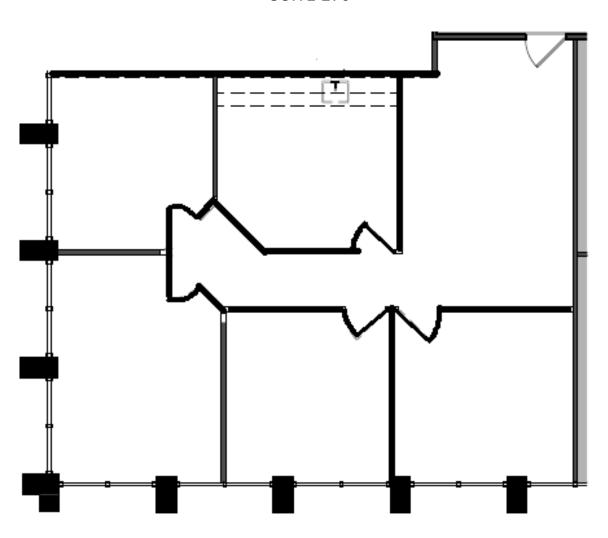
SUITE 220



SUITE 230



SUITE 270





BRENTWOOD GATEWAY

FOR MORE INFORMATION

JOE KING 310.442.3375 jking@madisonpartners.net License No. 01195833

A CIM GROUP PROJECT



©2020 Madison Partners. DRE License Number 00978067. The information above has been obtained from sources believed 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 example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Updated 5.20.20