

SUB LEASE OPPORTUNITY

MEDICAL SPA
AVAILABLE IN THE
HEART OF BRENTWOOD

11740 SAN VICENTE #208,
LOS ANGELES, CA 90049



VISIT WEBSITE



ERIC SACKLER | CALDRE #01057377

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CITY NATIONAL BANK

us bank

BALTAIRE RESTAURANT
Orangetheory FITNESS
Coral Tree Café
ORGANIC BREW • AMERICAN KITCHEN

BANK OF CALIFORNIA

TOSCANA

Bank of America

WHOLE FOODS MARKET

Starbucks

Mendocino Farms

burgerlounge
THE ORIGINAL grass-fed BURGER

勝 KATSUYA

SAN VICENTE BLVD

JON & VINNY'S ITALIAN

a.o.c.

SUGARFISH BY SUSHI NOZAWA
SALT & STRAW
bluemercury
SOULCYCLE

True Coffee Bean & Tea Leaf

WINSTON BARNEY'S GOURMET HAMBURGERS

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rejuvenate your life

FRONT RUNNERS

WELLS FARGO

CHIN CHIN

11740 SAN VICENTE #208

PLANTA
FIRST REPUBLIC
It's a privilege to serve you

ALFRED



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MEDICAL SPA SPECS

SUITE	SF AVAIL	MONTHLY RENT	LEASE END DATE	OPTION TO EXTEND
208	3,579	\$3.18/ft NNN (\$2.13/ft)	APRIL 23, 2027	One (1) Five-Year Option

SUITE FEATURES

- Current Use: Medical Spa
- 2nd Floor Corner Suite
- Tall Ceilings
- Lots of Natural Light
- High-End Finishes

FUNCTIONAL LAYOUT

- 3 Treatment Rooms
- Massage Room
- Laser Room
- Large Presentation Room
- Kitchen
- Dining & Storage Room
- Reception
- Lobby
- Provider Room
- 2 Offices
- Bathroom



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LOCATION FEATURES

- Corner of San Vicente Blvd & Gorham Avenue
- Strategically situated at a bustling intersection with high foot and vehicle traffic
- Easy access to many residential neighborhoods
- Home to a mix of popular dining, fitness and retail establishments
- Easy and direct access to the 405 Freeway for convenient commuting
- Just steps away from Brentwood's premier retail shops, restaurants and major financial institutions
- In close proximity to prestigious Westside residential communities
- Secured premises with parking attendants
- Modern, web-based facility management system offering seamless tenant support, including maintenance requests, fire safety training, and real-time building updates

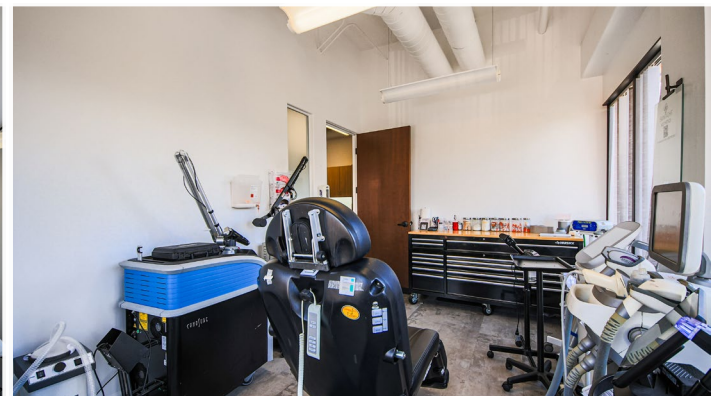
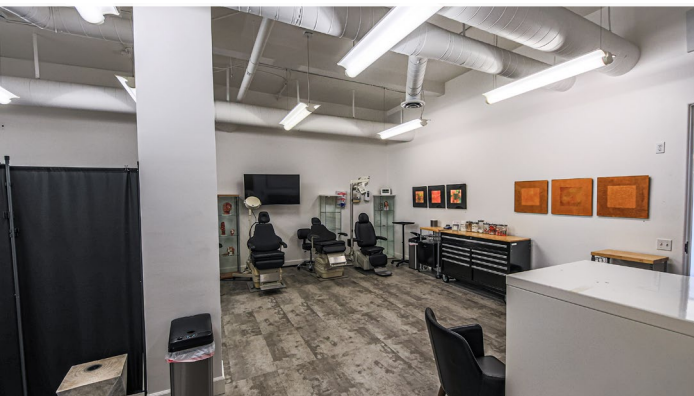


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PROPERTY PHOTOS



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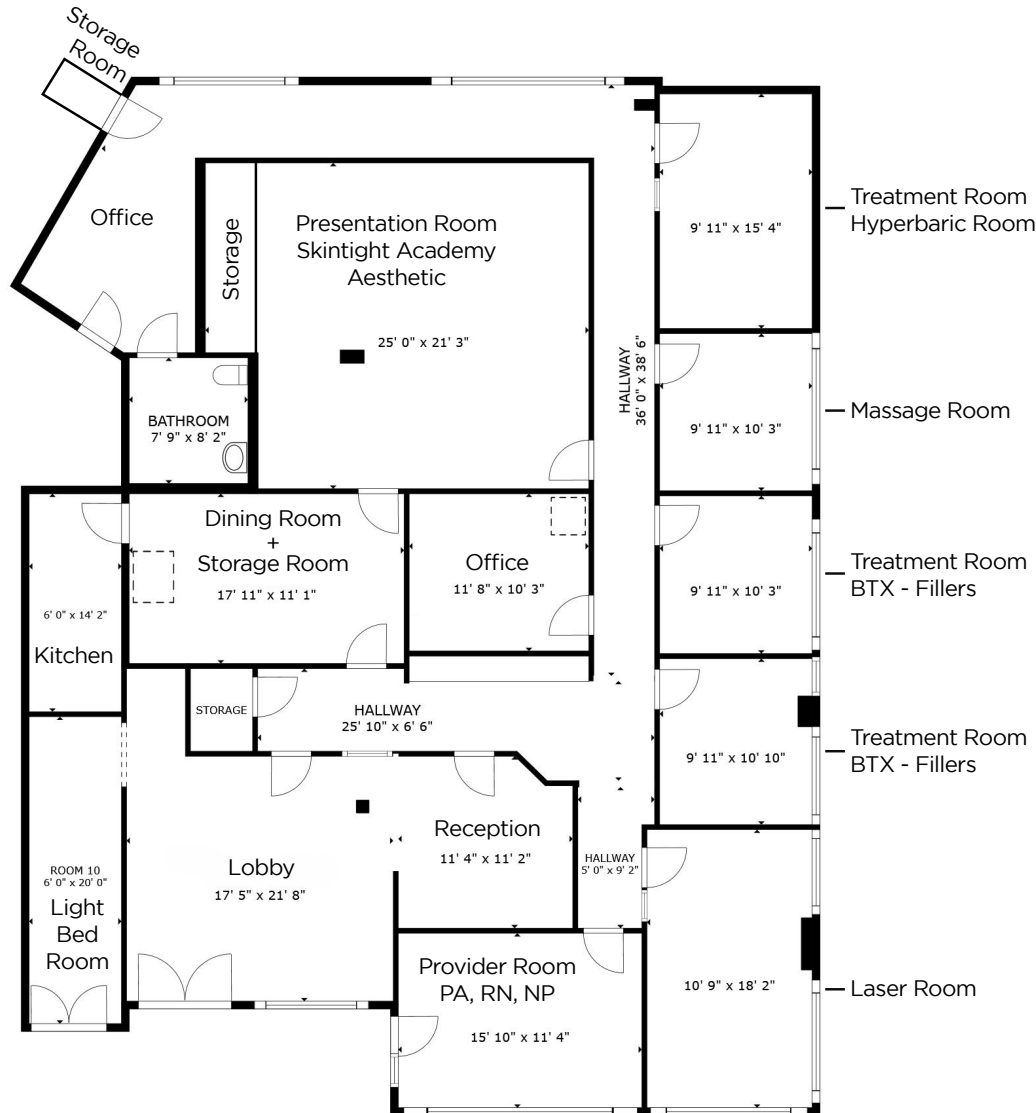
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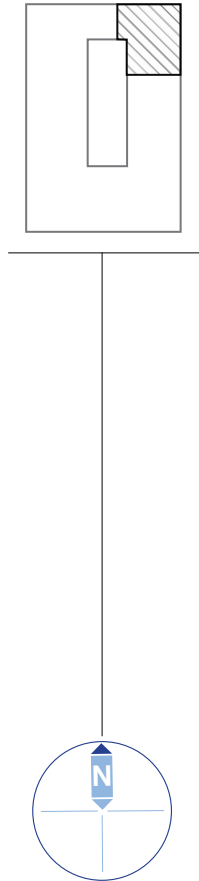
FLOOR PLAN



\$3.18/FT NNN (\$2.13/FT)	
TOTAL USABLE Sq Ft	TOTAL RENTABLE Sq Ft
3,112	3,579



UNIT LOCATION >>>



*FLOOR PLAN CAN BE MODIFIED



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