

ON-CAMPUS
MEDICAL OFFICES
FOR LEASE

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES



CAROL ROTH

PRESIDENT

COMMERCIAL REALTY PARTNERS

310.285.0800

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License #: 01344182

HADLEY ROTH

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License #: 01796217

THE
RMR
GROUP

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LEASING OPPORTUNITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

AVAILABILITY:

929 RSF - 7,458 RSF

ASKING RATE:

Negotiable

TERM:

Negotiable

PARKING:

Ample on-site parking for
tenants and visitors



VIEW FROM NEW SPEC SUITE.

HIGHLIGHTS & AMENITIES

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

HIGHLIGHTS.

FOR THE ULTIMATE TENANT AND
PATIENT EXPERIENCE.

- New move-in ready Spec Suites available.
- Renovated interior lobbies, restrooms, and corridors.
- Hard lid ceilings.
- LED lighting.
- New doors throughout with vision glass panels inset into the suite entrances.
- Painted glass panel accents.
- Wood ceiling accents.
- Terrazzo flooring.
- New carpeting.
- New suite and directional signage.
- Electronic directories in the main lobby areas.



RENOVATED LOBBY.



COFFEE BAR.

AMENITIES.

ON-CAMPUS WITH ADJACENCY TO
THE CEDARS-SINAI MEDICAL CENTER.

- Fast-casual restaurant.
- Pharmacy.
- Coffee bar.
- Cleaners.
- Steps to The Beverly Center for world-renowned shopping and dining.
- Walking distance to exclusive boutiques and trendy restaurants.
- Easy access for all types of private and public transportation.
- Ample on-site garage parking.
- On-site management.
- Building concierge.
- Banking.
- Connected to Cedars-Sinai Medical Center with Starbucks, Plaza Cafe, Gift Shops, Pharmacy, and more.



FAST-CASUAL RESTAURANT.

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LOCATION & NEIGHBORS

THE TOWERS AT CEDARS-SINAI

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Shopping Malls

1. Beverly Center
 - Bloomingdale's
 - Macy's
 - Gucci
 - Fendi
 - Louis Vuitton
 - Polo Ralph Lauren
 - Prada
 - Versace
 - Tiffany & Co.
 - Sephora
 - Farmhouse
 - Yardbird Southern Table and Bar
 - Wetzel's Pretzels
 - Coffee Commissary
 - and many more.
2. Beverly Connection
 - Chase
 - Target
 - CVS
 - Nordstrom Rack
 - Saks Fifth Avenue OFF 5TH
 - Old Navy
 - Ross Dress For Less
 - Marshalls
 - Johnny Rockets
 - Baja Fresh
 - Jamba
 - Corner Bakery Cafe
 - and many more.

Hospitality

3. Sofitel Los Angeles at Beverly Hills

Services & Fitness

4. Perfect Cleaners
5. 3rd Street Dance
6. Wells Fargo Bank
7. Tower Express Cleaners
8. Cedars-Sinai Pharmacy
9. Sal Pharmacy
10. Biomed Pharmacy & Compounding
11. Poppy Cleaners

Boutiques

12. Birkenstock
13. Kitson LA - Outlet
14. Kitson LA - Main
15. EILEEN FISHER
16. The Kooples
17. JOVANI LOS ANGELES
18. Chanel

Home Furnishing

19. bulthaupt Los Angeles
20. James Perse
21. RH Modern

Food & Beverage

22. Starbucks
23. Plaza Cafe
24. The 3rd Stop
25. Blue Bottle Coffee
26. The Sandwich Bar
27. The Coffee Bean & Tea Leaf
28. Judi's Deli
29. Kopan Ramen
30. Nonna's Empanadas
31. Locanda Veneta
32. A.O.C.
33. Soom Soom Fresh Mediterranean
34. Georgetown Cupcake
35. The Ivy
36. GRANVILLE
37. Starbucks
38. The Coffee Bean & Tea Leaf

Beauty & Wellness

39. Marie Nails
40. Freddy's Hair Salon
41. Wendy Nails
42. Sager French for Hair
43. OPTX By Bob
44. Kiehl's Since 1851

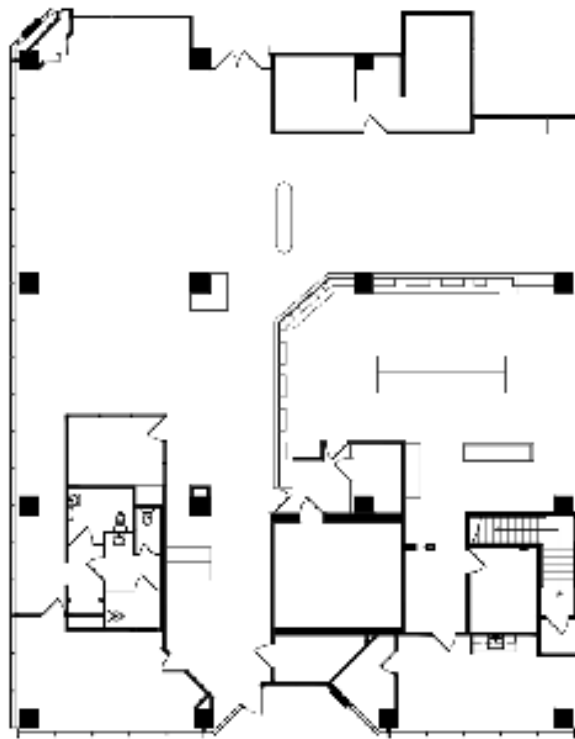
AVAILABILITY

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8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 001E

7,458 RSF



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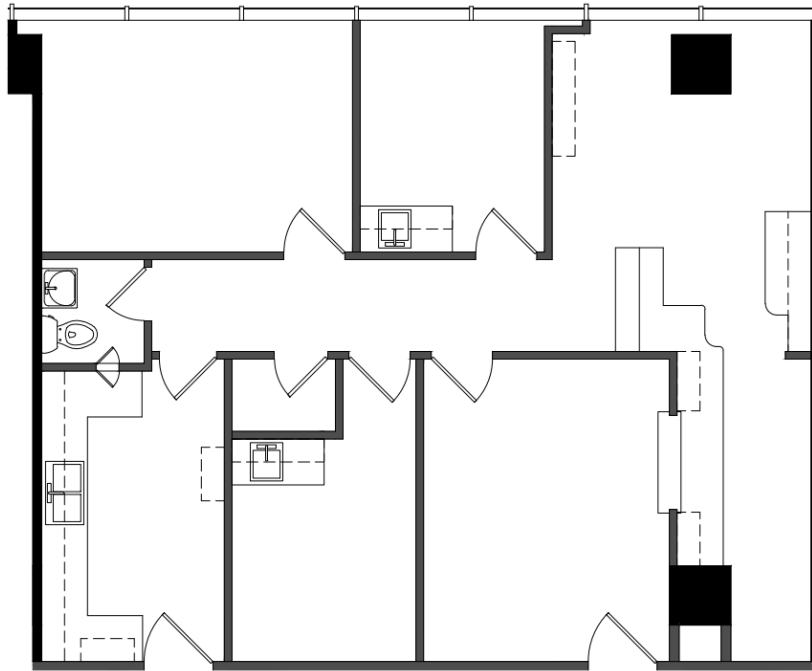
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 230E

1,086 RSF



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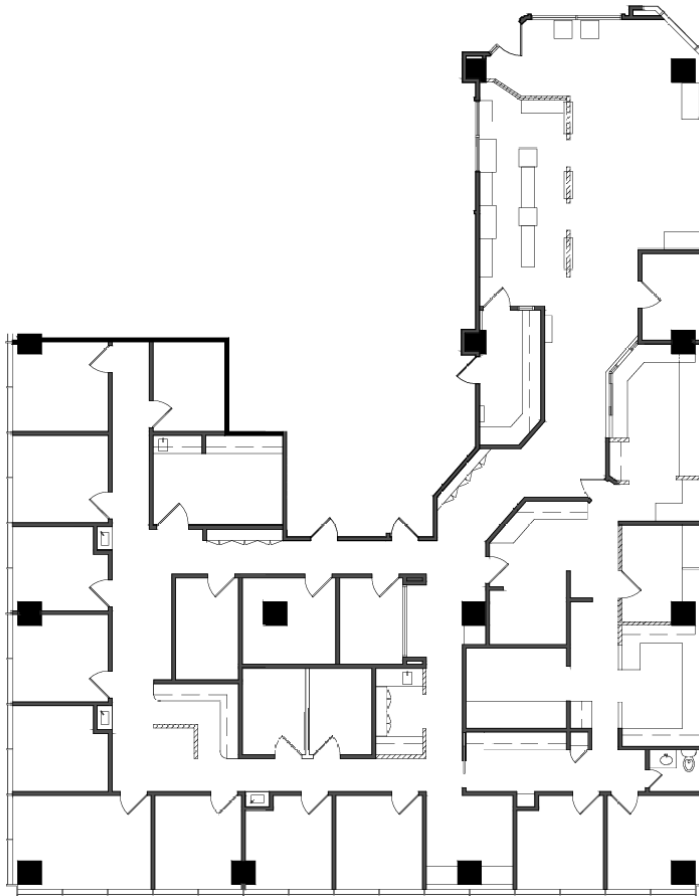
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 390W

5,469 RSF



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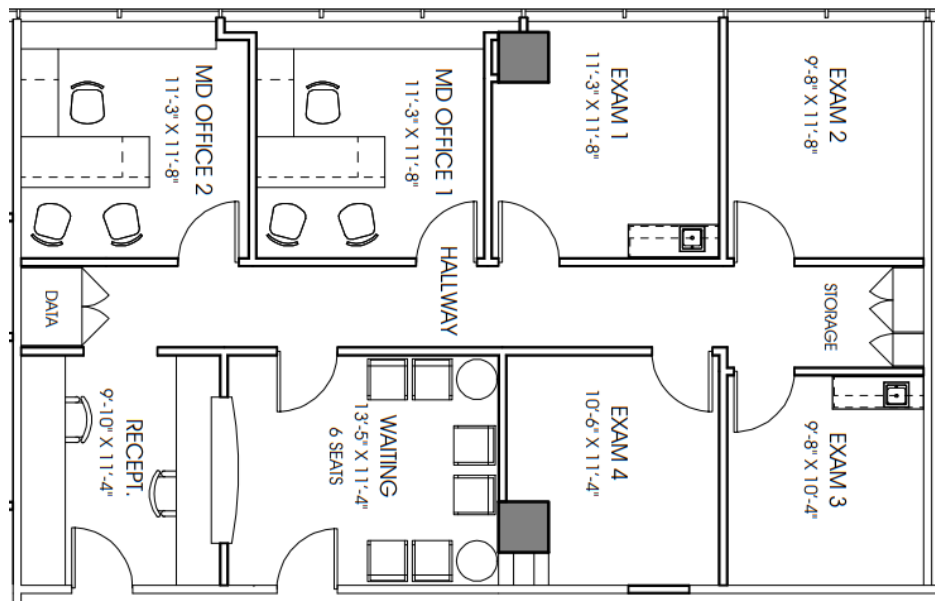
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 425E

1,398 RSF



CONCEPTUAL PLAN



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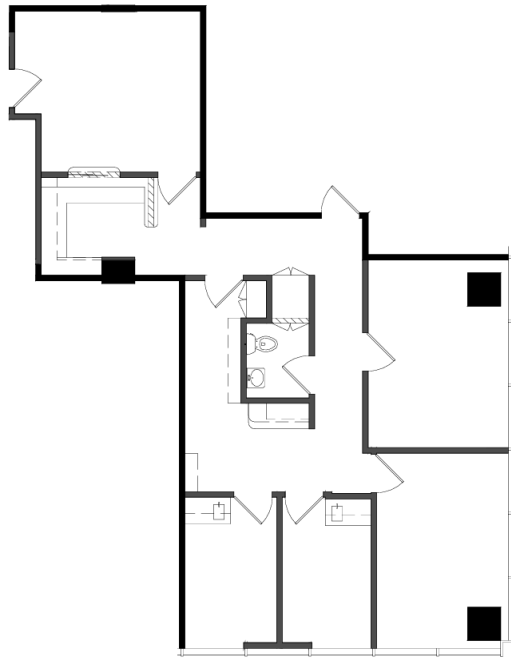
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 444E

1,161 RSF



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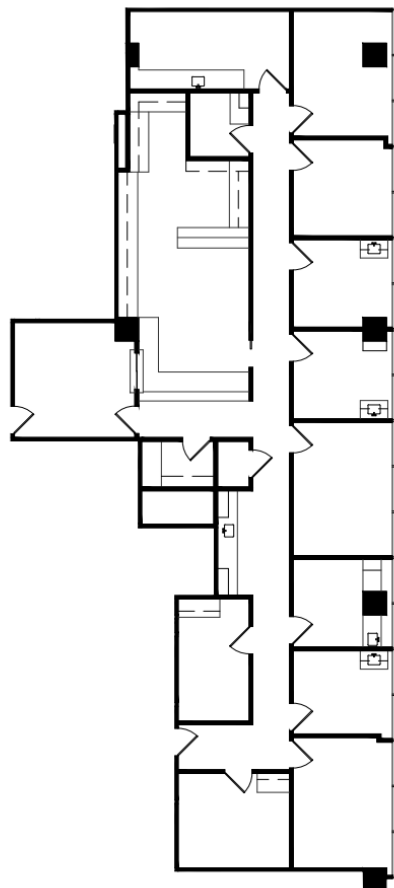
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 445E

2,864 RSF



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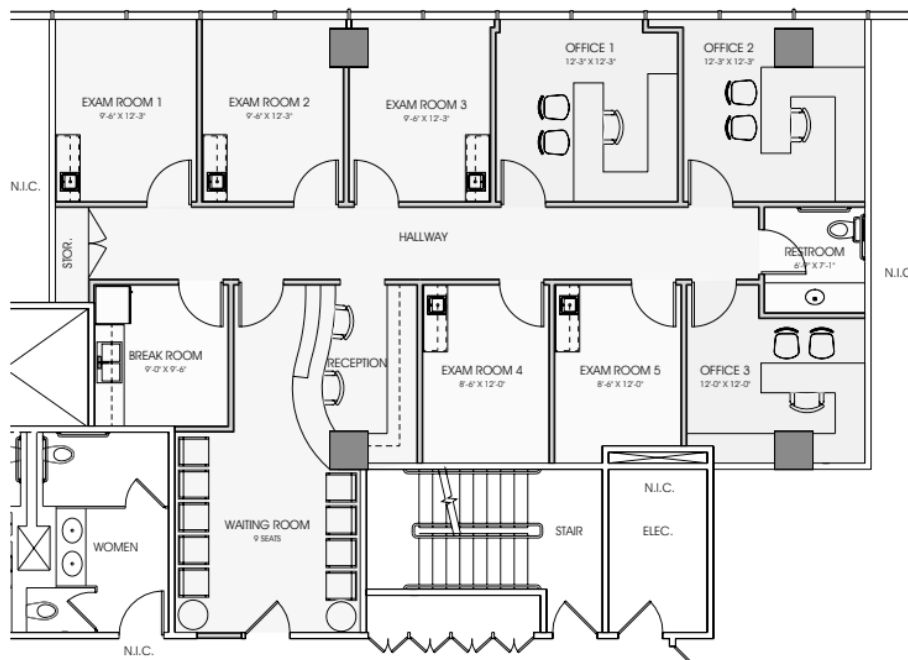
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 460W

1,905 RSF



CONCEPTUAL PLAN



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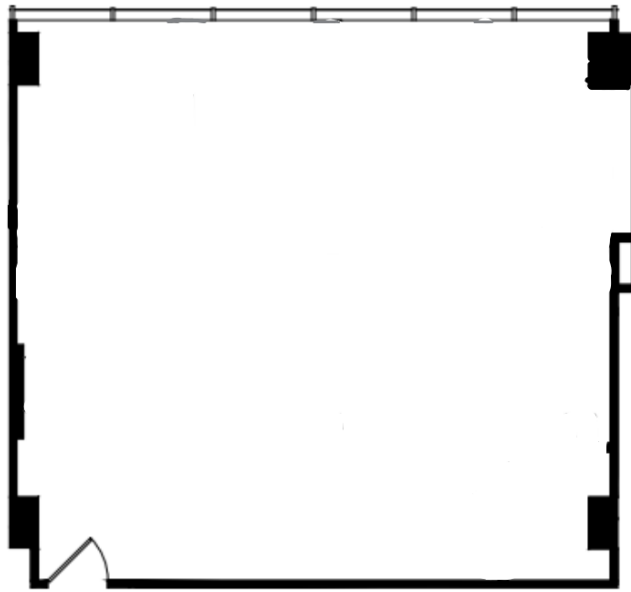
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 530E

929 RSF



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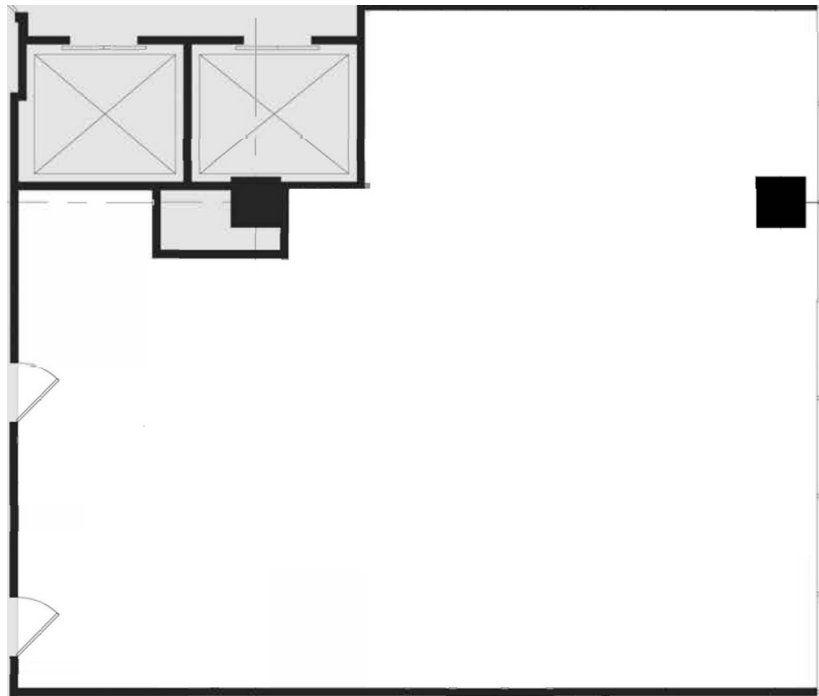
AVAILABILITY

THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 1010E

1,413 RSF



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