

ON-CAMPUS  
MEDICAL OFFICES  
FOR LEASE

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

Take A Virtual Tour

Suite 531E

Suite 1170W



**CAROL ROTH**

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LEASING  
OPPORTUNITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

**AVAILABILITY:**

1,042 RSF - 4,678 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

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## 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.



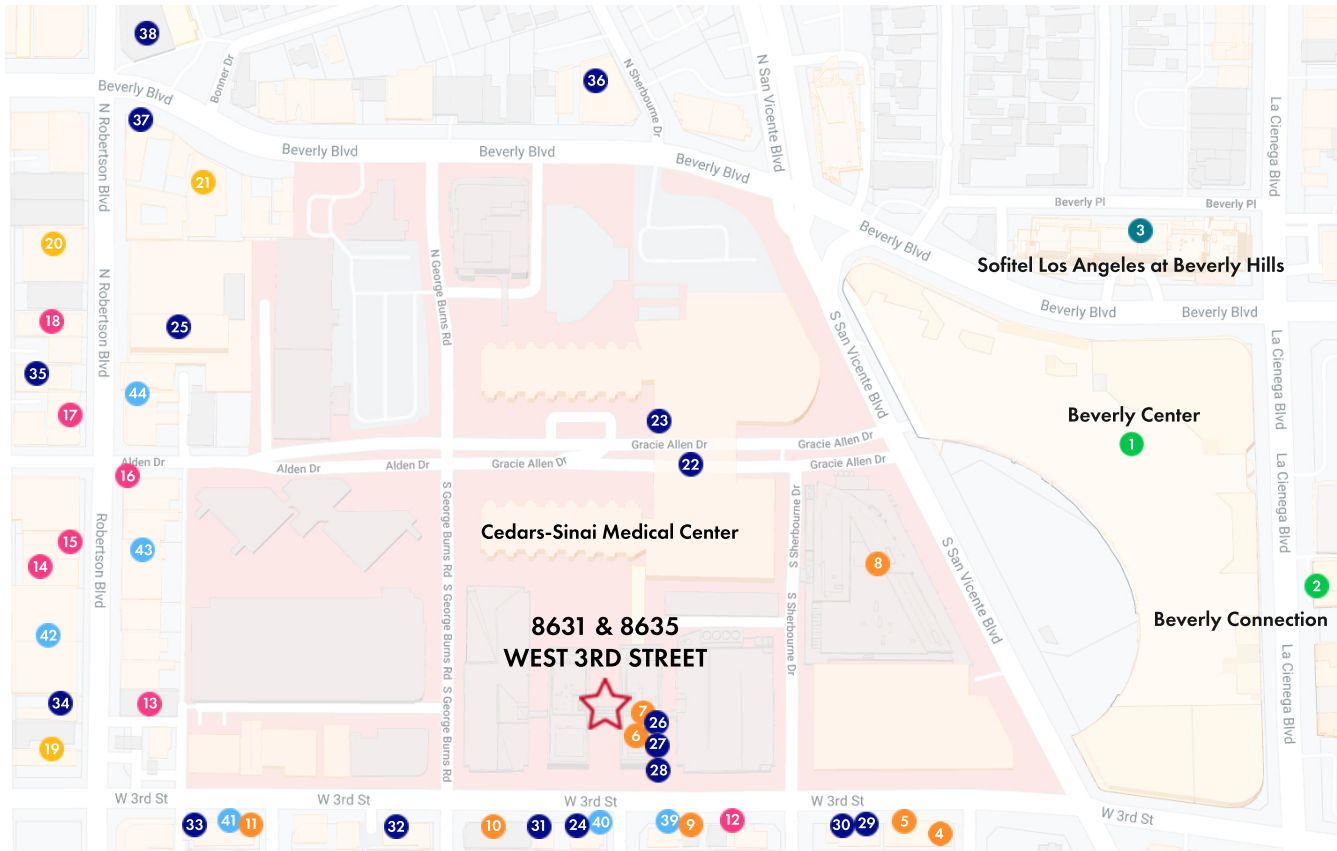
FAST-CASUAL RESTAURANT.



# LOCATION & NEIGHBORS

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES



## 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
  - Wetzels 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. bulthaup 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

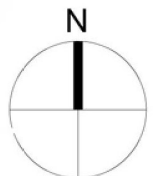
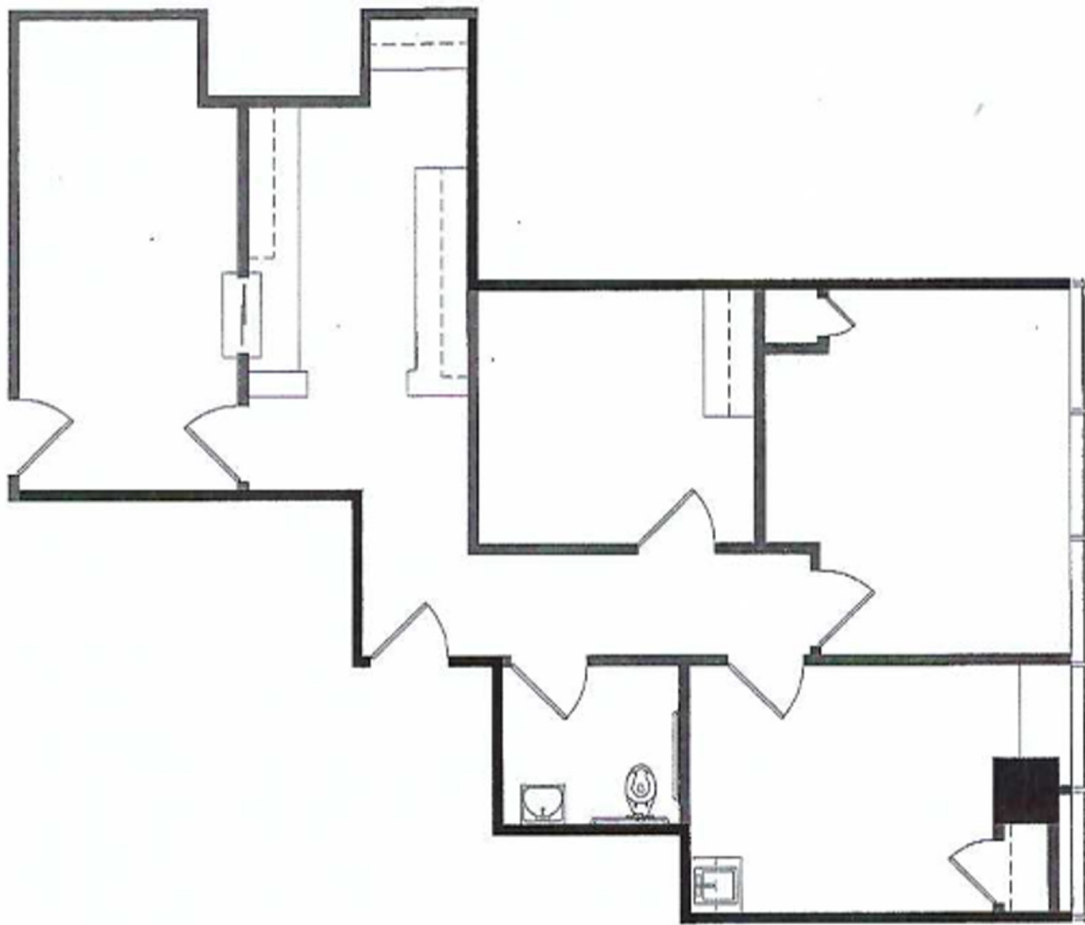
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 205E

1,042 RSF



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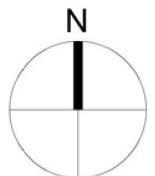
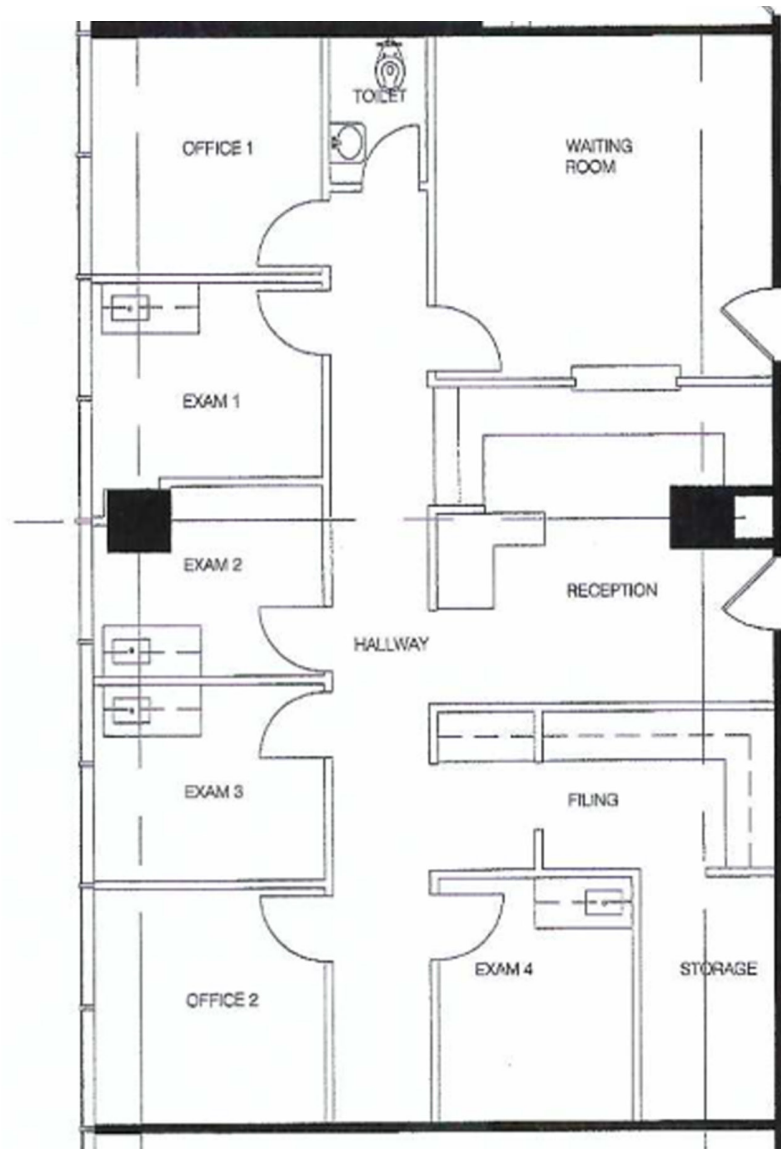
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 235E

1,398 RSF



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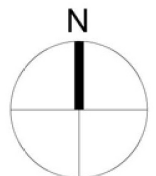
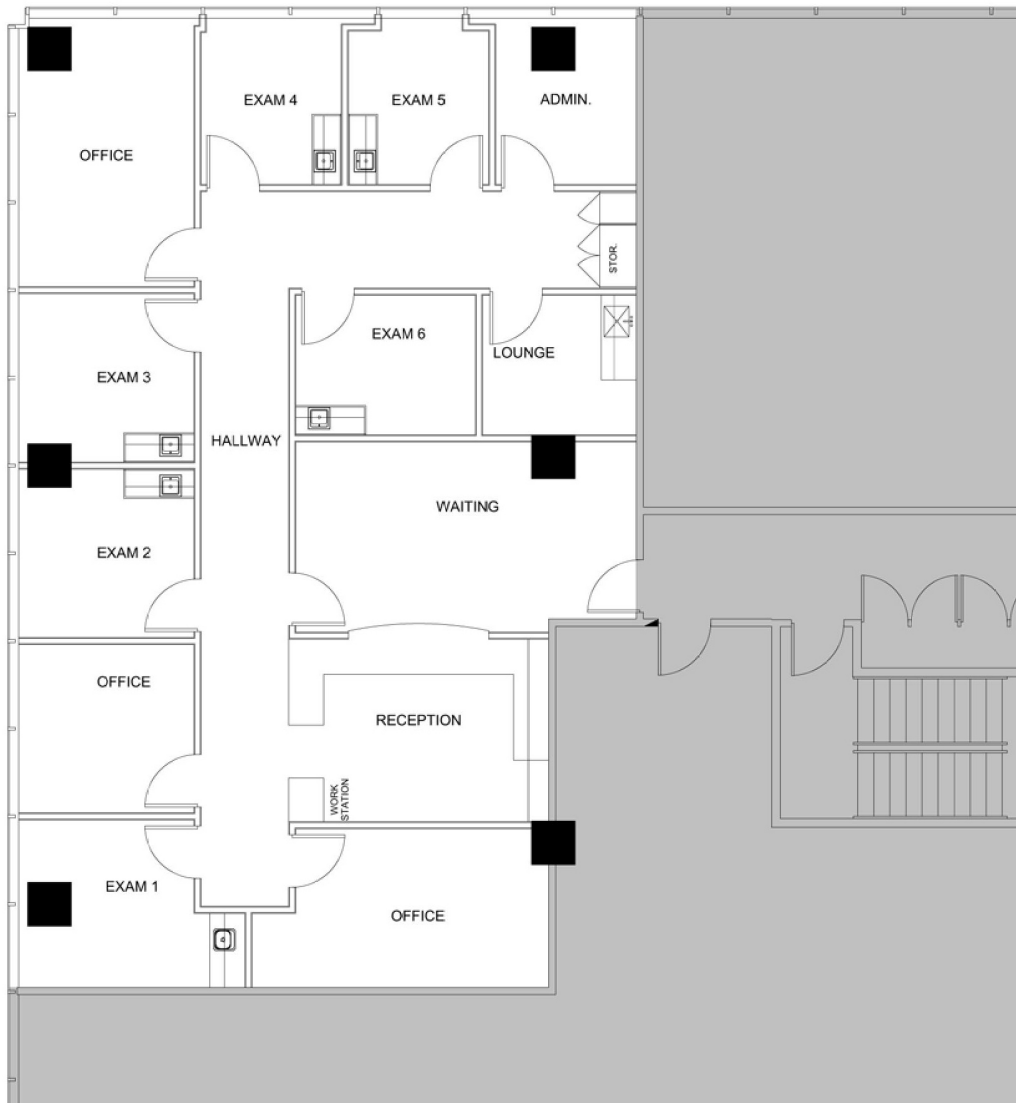
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 420E

2,097 RSF



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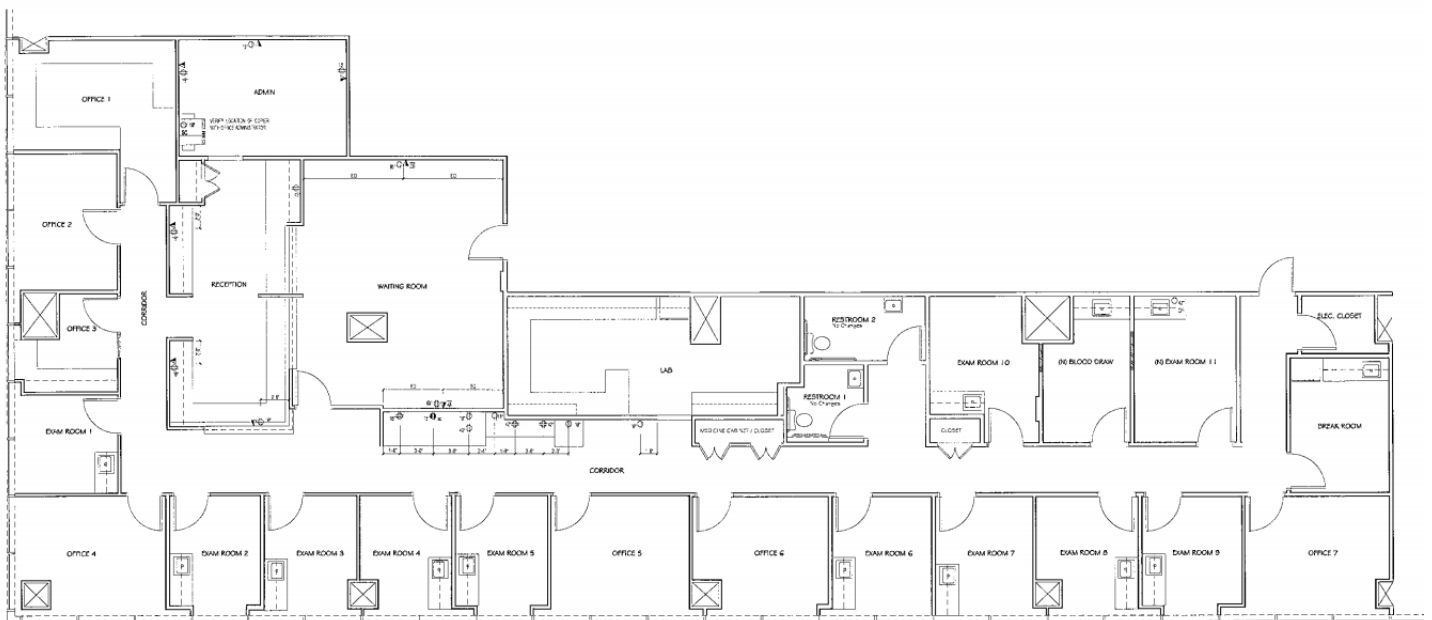
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 485W

4,678 RSF



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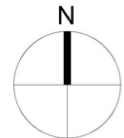
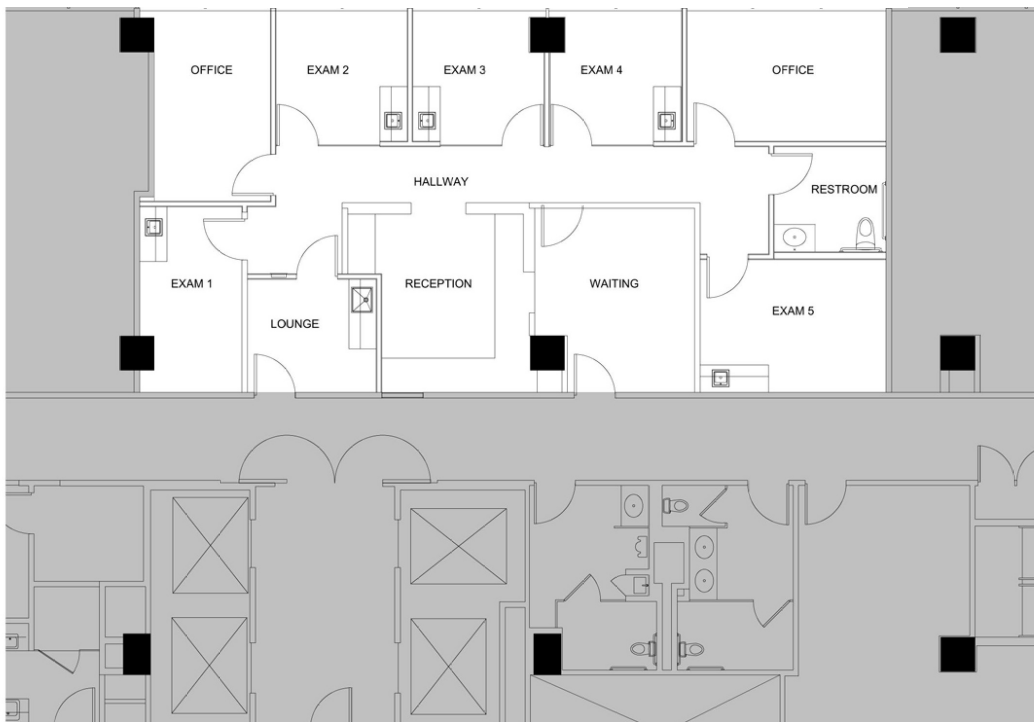
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 531E

1,699 RSF



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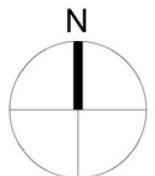
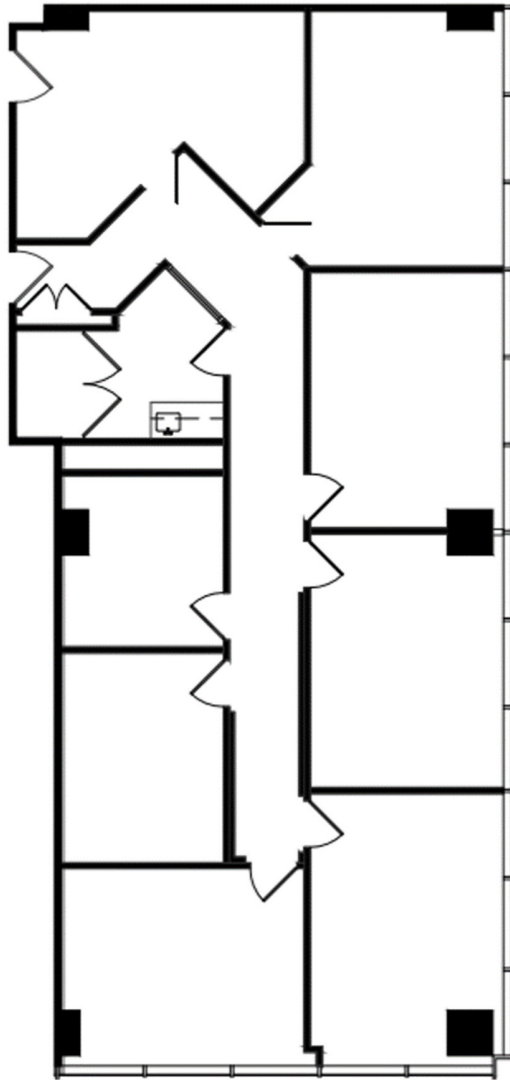
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 685W

1,793 RSF



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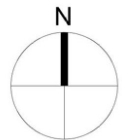
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 715E

3,089 RSF



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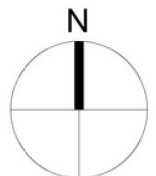
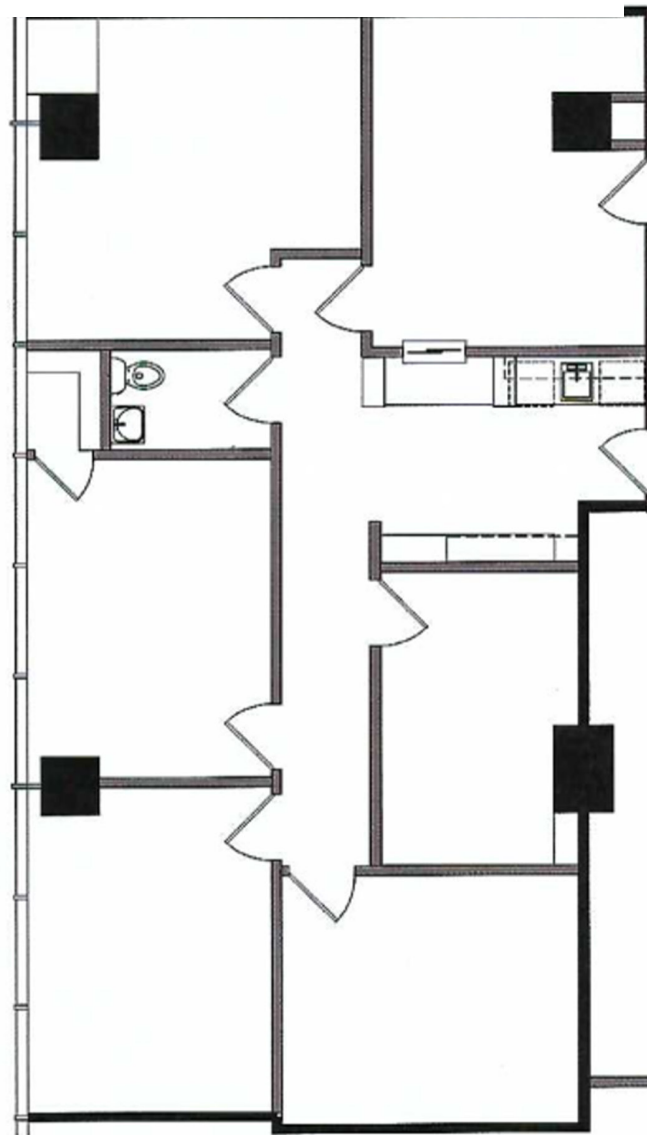
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 920E

1,447 RSF



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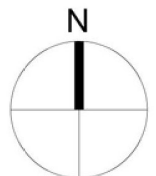
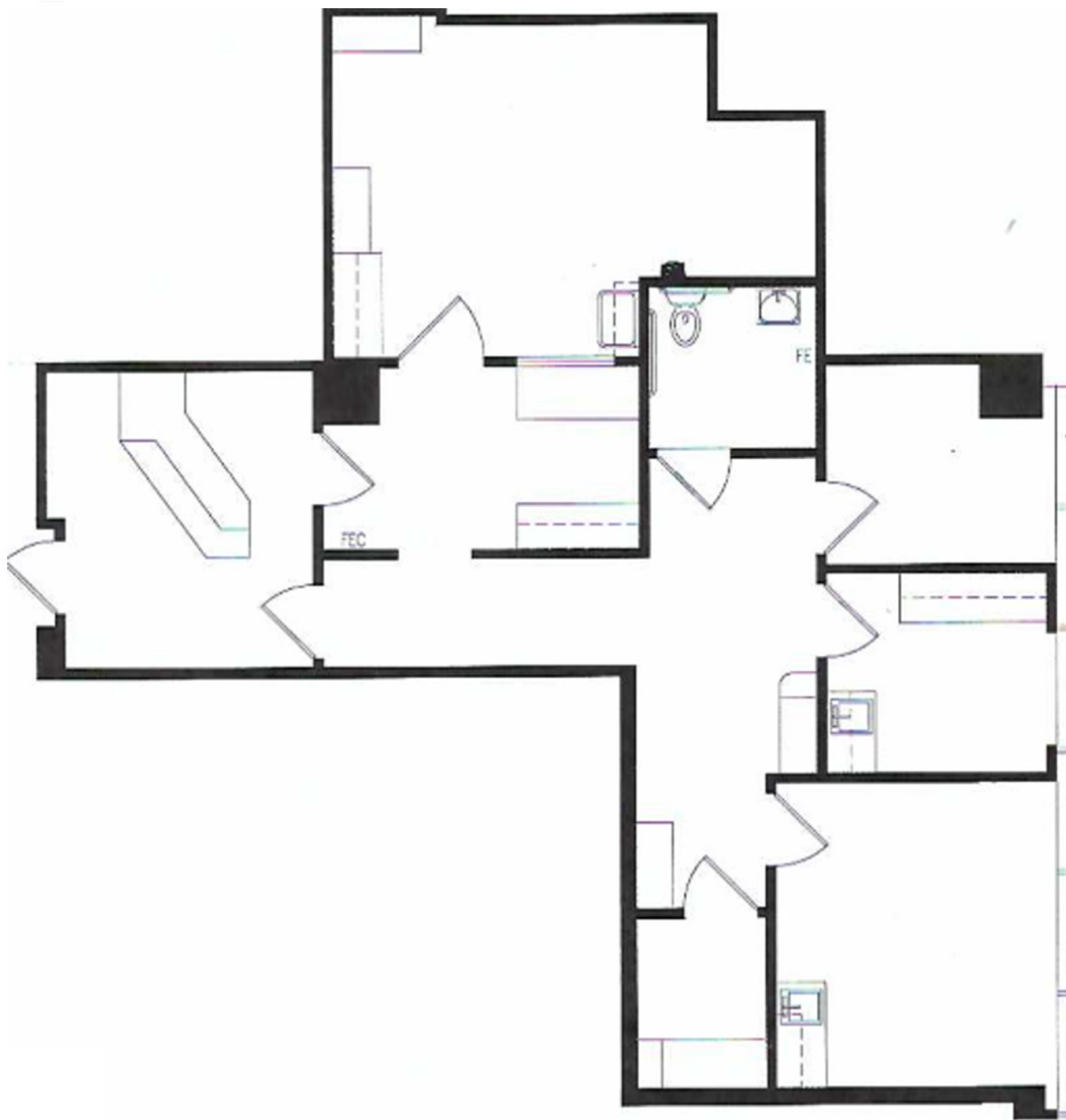
AVAILABILITY

# THE TOWERS AT CEDARS-SINAI

8631 & 8635 W. 3RD STREET, LOS ANGELES

SUITE 1145E

1,231 RSF



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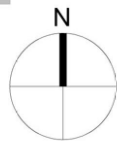
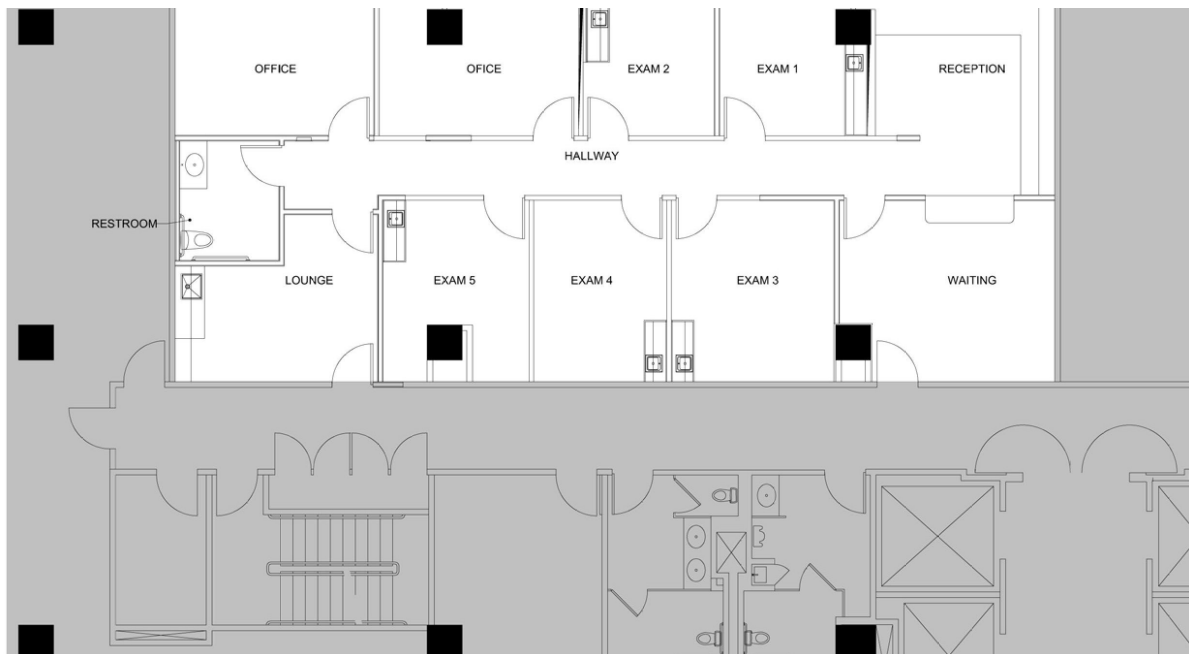
AVAILABILITY

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SUITE 1170W

2,024 RSF



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