



FOR SUBLEASE

Wateridge IV

5140 W Goldleaf Circle, Los Angeles, CA 90056



Wateridge IV

5140 W GOLDFLEAF CIRCLE
LOS ANGELES, CA 90056



Suite
250

14,144 RSF
Available

Rate:
\$38.00/SF FSG

Lease Term:
through March 2031

A Purpose-Built Medical Sublease in a Class A Los Angeles Campus

Suite 250 offers a specialized, move-in-ready behavioral health environment within Wateridge IV. The second-floor suite features approximately 55 private offices and consult rooms, multiple conference and group rooms, telemedicine capabilities, controlled-access treatment areas, and supporting patient and staff amenities.

SUBLEASE HIGHLIGHTS AND TERMS

- 14,144 RSF Second-Floor Space
- Existing medical and behavioral health build-out
- Permitted uses: General office and psychiatric medical care and treatment. Surgical uses are not permitted

PROPERTY HIGHLIGHTS

- Furniture, fixtures, and equipment available
- Monument signage*
- Approximately 55 private offices and consult rooms
- Five conference & two family consult rooms
- IT, copy, storage and electrical rooms
- Sound-insulated partitions and sealed doors
- Parking available at a ratio of 3.96/1,000 RSF*
- Convenient access to dining amenities

** subject to landlord approval*

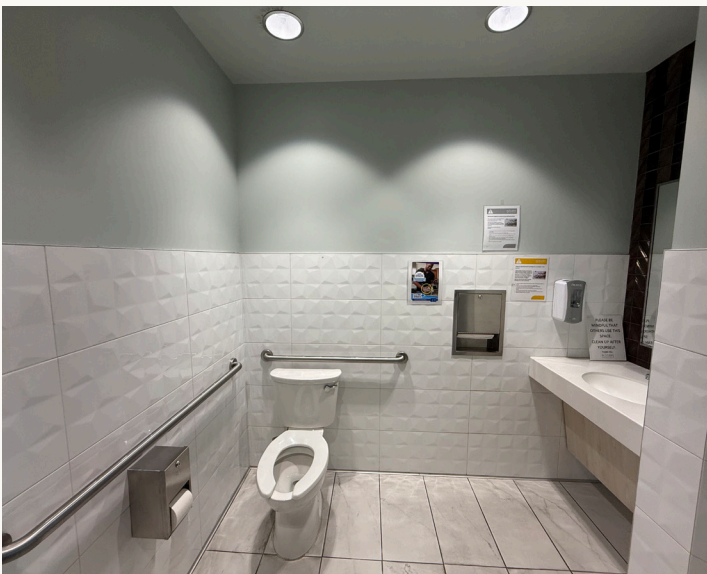


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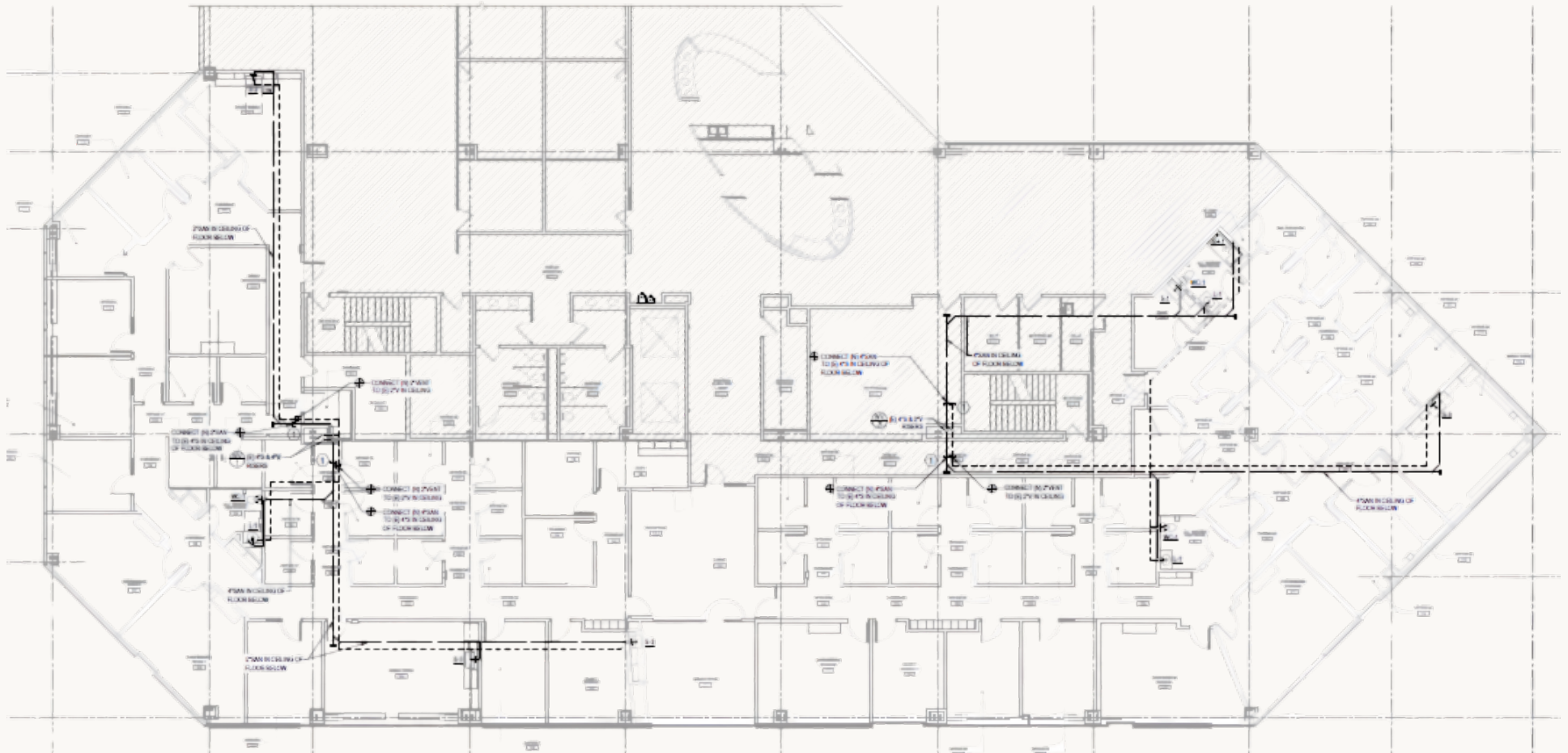
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Suite 250 Floorplan

Thoughtfully Designed for Productivity, Collaboration, and Long-Term Flexibility



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Structured Parking

Surface Lot Parking

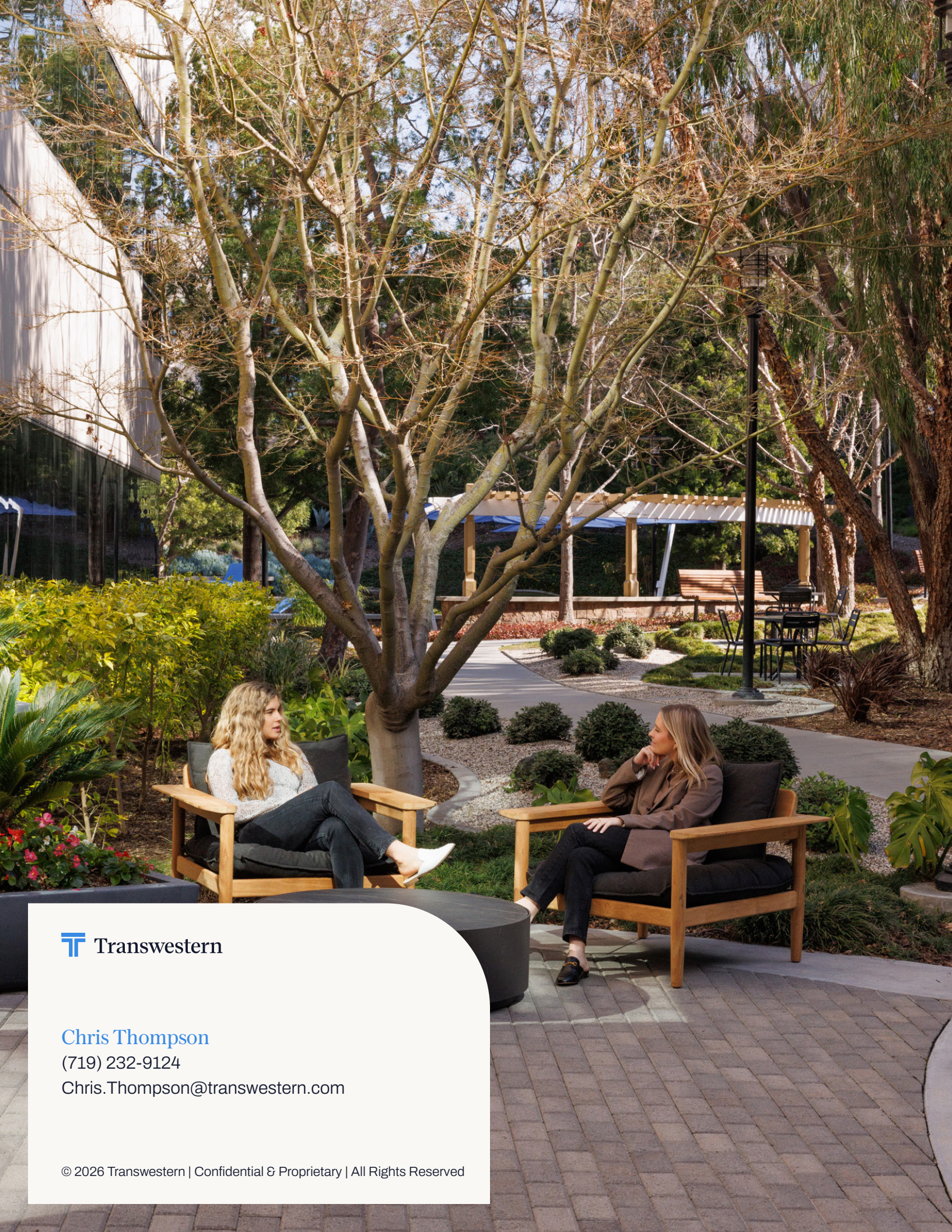
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