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REAL ESTATE



Leased: Beverly Hills medical offices.

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Medical Lease

USC is making inroads on the Westside after signing a nine-year lease this month for medical office space at 9033 Wilshire Blvd. in Beverly Hills.

Doctors of USC, a medical group affiliated with the Keck School of Medicine, will occupy the 14,195-square-foot offices in Archway Medical Plaza. The five-story building is owned by Archway Holdings Wilmed LLC, an entity of private Beverly Hills investors. The offices will house about 10 doctors from the school's Doheny Eye Institute and its USC Westside Prostate Cancer Center, which will relocate from smaller nearby offices at 8900 Wilshire, said Keck school Dean Carmen Puliafito.

"This is really a patient access issue for us," he said. "What we are doing in Beverly Hills is taking signature programs and co-locating them in one site in state-of-the-art facilities."

Steve Salas of Madison Partners, who represented the landlord, said the property is now 100 percent leased. The landlord believes the deal has upped the building's profile.

We are very pleased to have them. It makes our building," said Sean Moghavem, managing partner of Archway Holdings-Wilmed. "The fact that they've chose our building points to the fact that it's one of the premier medical buildings in town." As part of the deal, Archway Holdings Wilmed will spend about \$50 per square foot on renovating the space, while USC will spend about \$6 million on upgrades. The offices are expected to be ready in October.

Gary Weiss of L.A. Realty Partners, who represented the tenant, said it was tough to find Westside space that suite USC's needs. "To accommodate their needs in a building on Wilshire in Beverly Hills was hard to find," he said.

The landlord also was represented by Joe King and Bob Safai of Madison Partners. The tenant also was represented by Christy McRoskey of L.A. Realty and John Wadsworth of Colliers International.