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WILSHIRE ROSSMORE

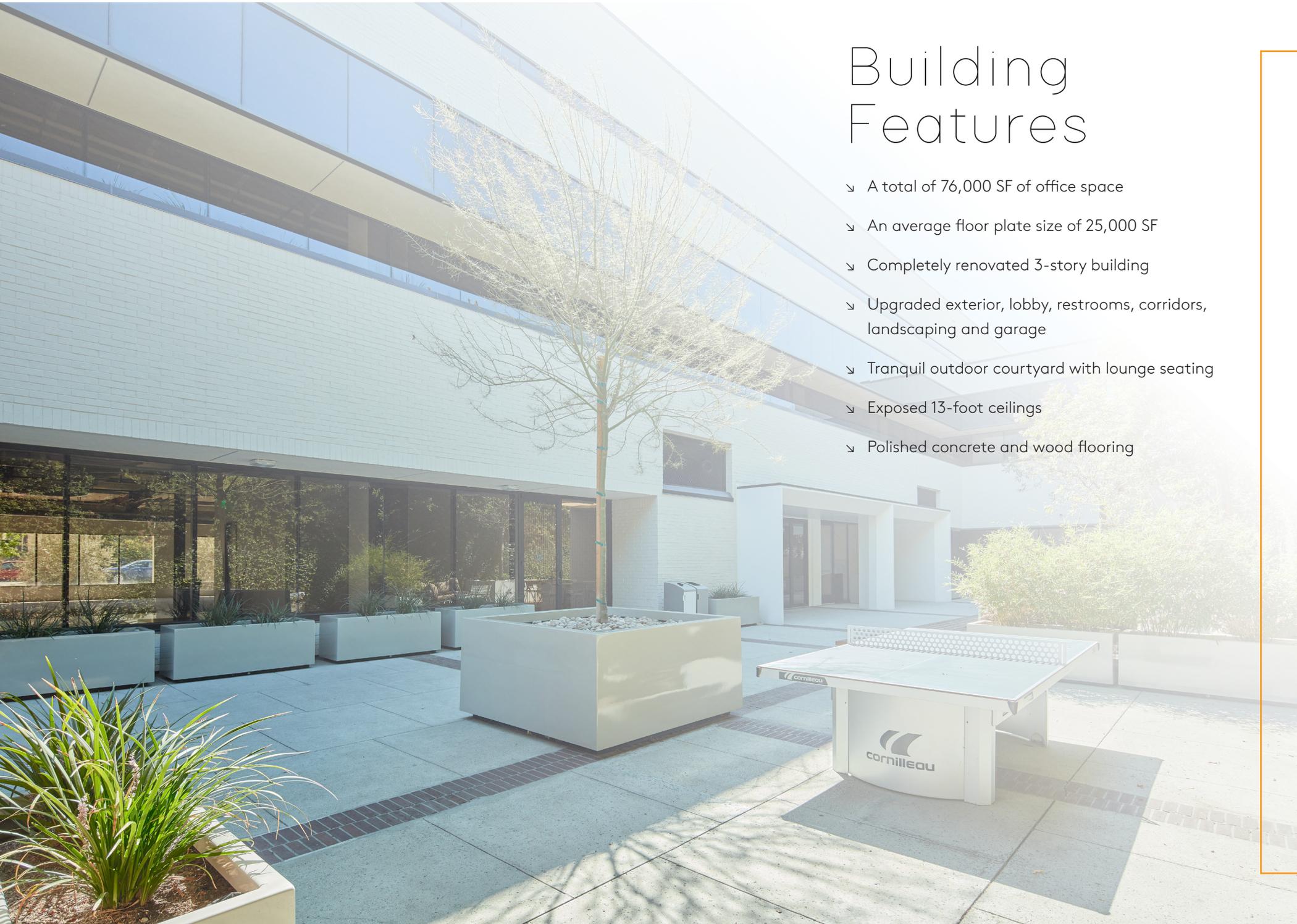
4525 WILSHIRE BLVD

CBRE

NEWLY RENOVATED CREATIVE OFFICE BUILDING FOR LEASE

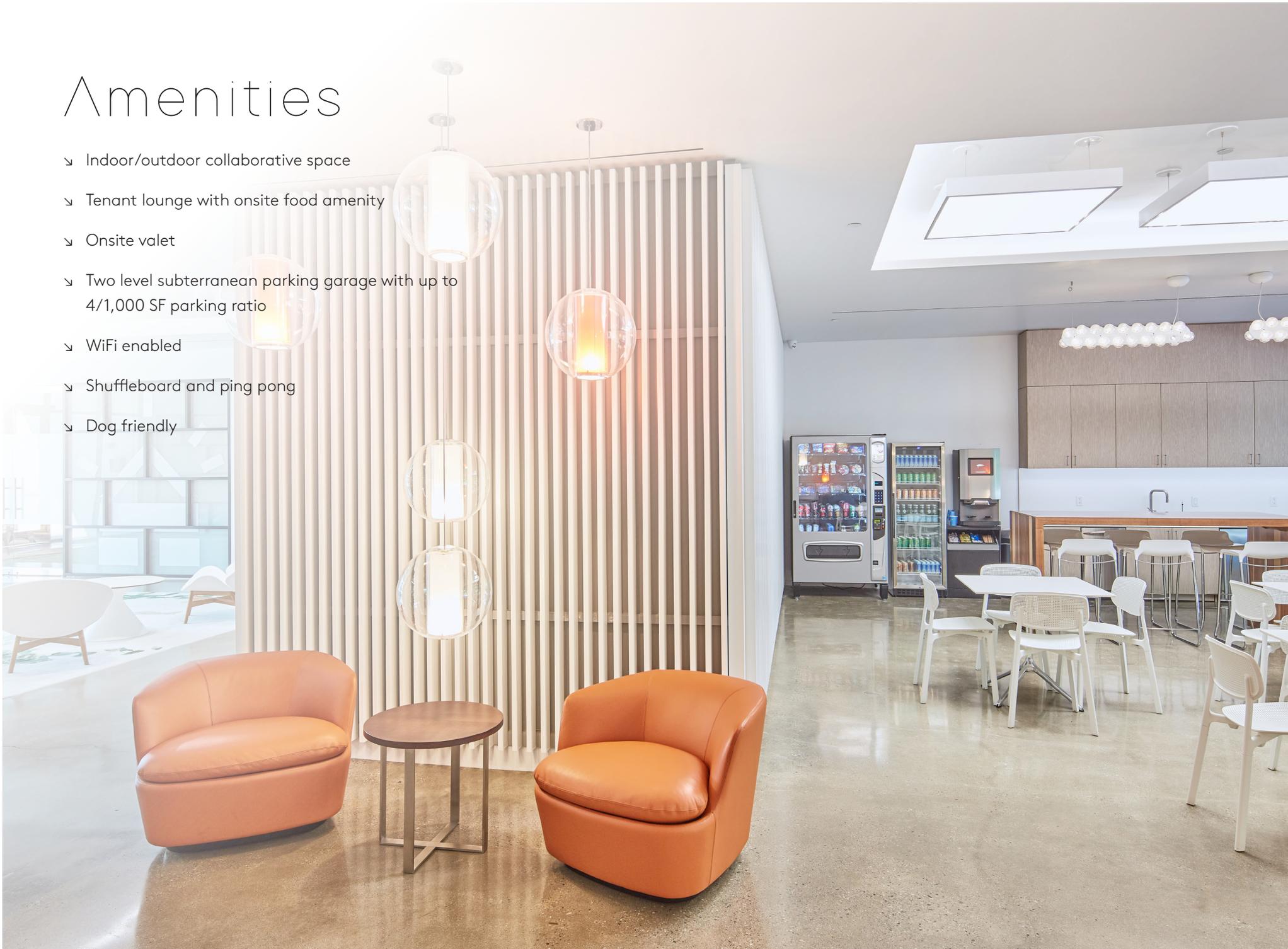
Building Features

- A total of 76,000 SF of office space
- An average floor plate size of 25,000 SF
- Completely renovated 3-story building
- Upgraded exterior, lobby, restrooms, corridors, landscaping and garage
- Tranquil outdoor courtyard with lounge seating
- Exposed 13-foot ceilings
- Polished concrete and wood flooring



Amenities

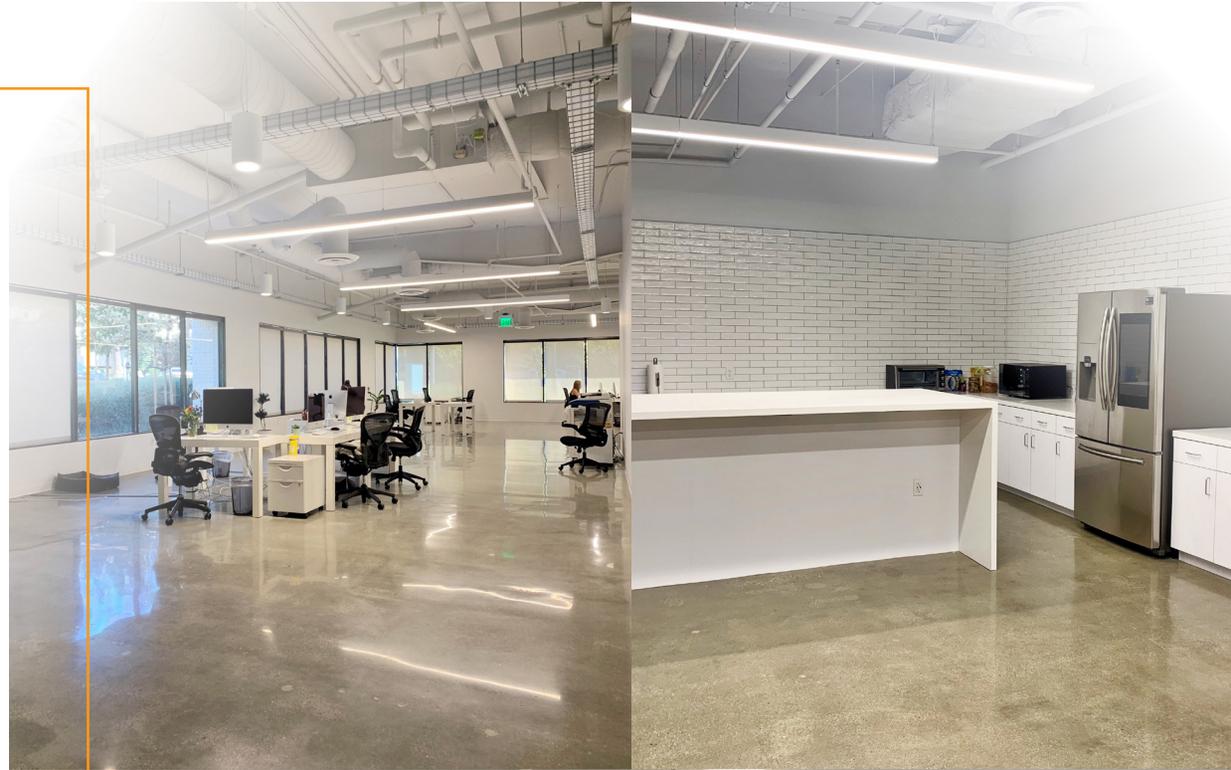
- Indoor/outdoor collaborative space
- Tenant lounge with onsite food amenity
- Onsite valet
- Two level subterranean parking garage with up to 4/1,000 SF parking ratio
- WiFi enabled
- Shuffleboard and ping pong
- Dog friendly



Availabilities

SUITE 150 [11,779 SF]

- ↘ Move-In Ready High-Ceiling Ground Floor Creative Space
- ↘ Oversized Chef's Kitchen
- ↘ Exposed Ceilings, Polished Concrete Floors & Abundant Glass Throughout
- ↘ Private Restrooms
- ↘ Private Patio Potential



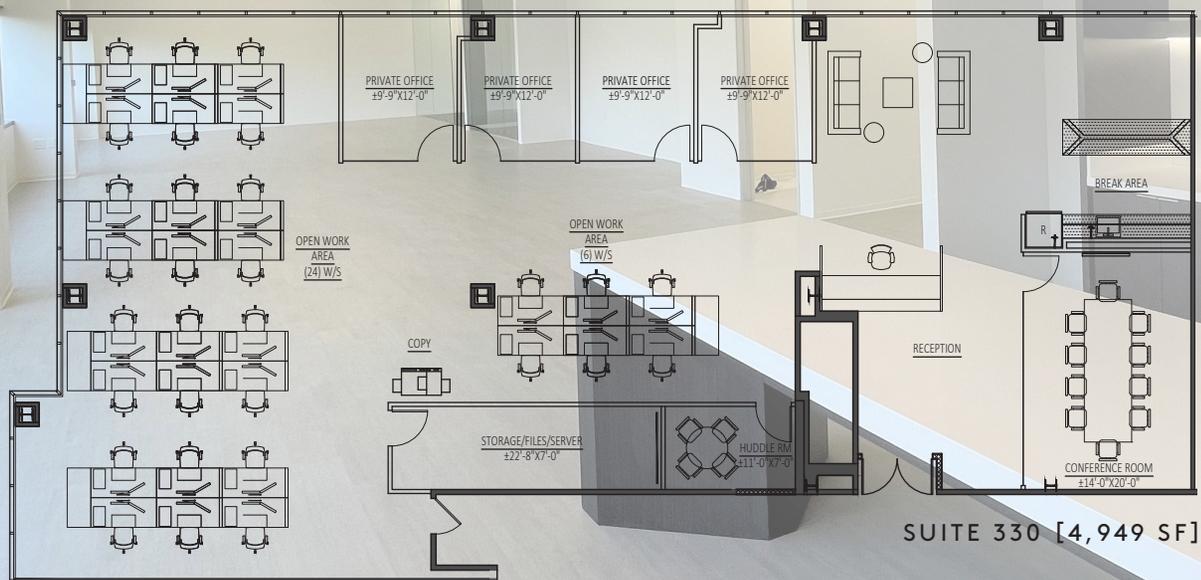
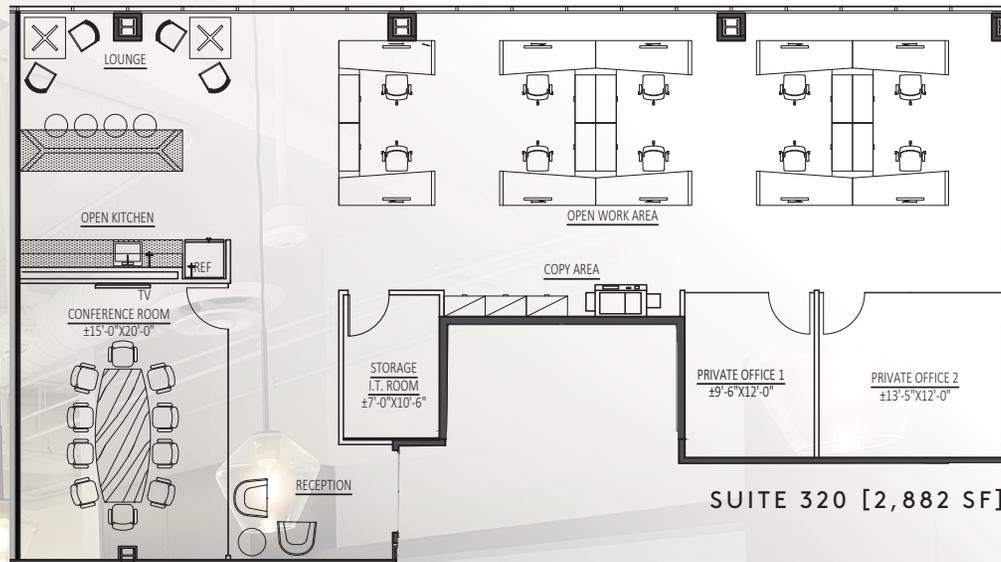
3RD FLOOR [21,143 - DIVISIBLE TO 2,882 SF]

- ↘ Large Penthouse Block Available
- ↘ Above Standard Creative Build-to-Suits
- ↘ Operable Windows
- ↘ Two Combinable Move-In Ready Spec Suites:
2,882 SF + 4,949 SF

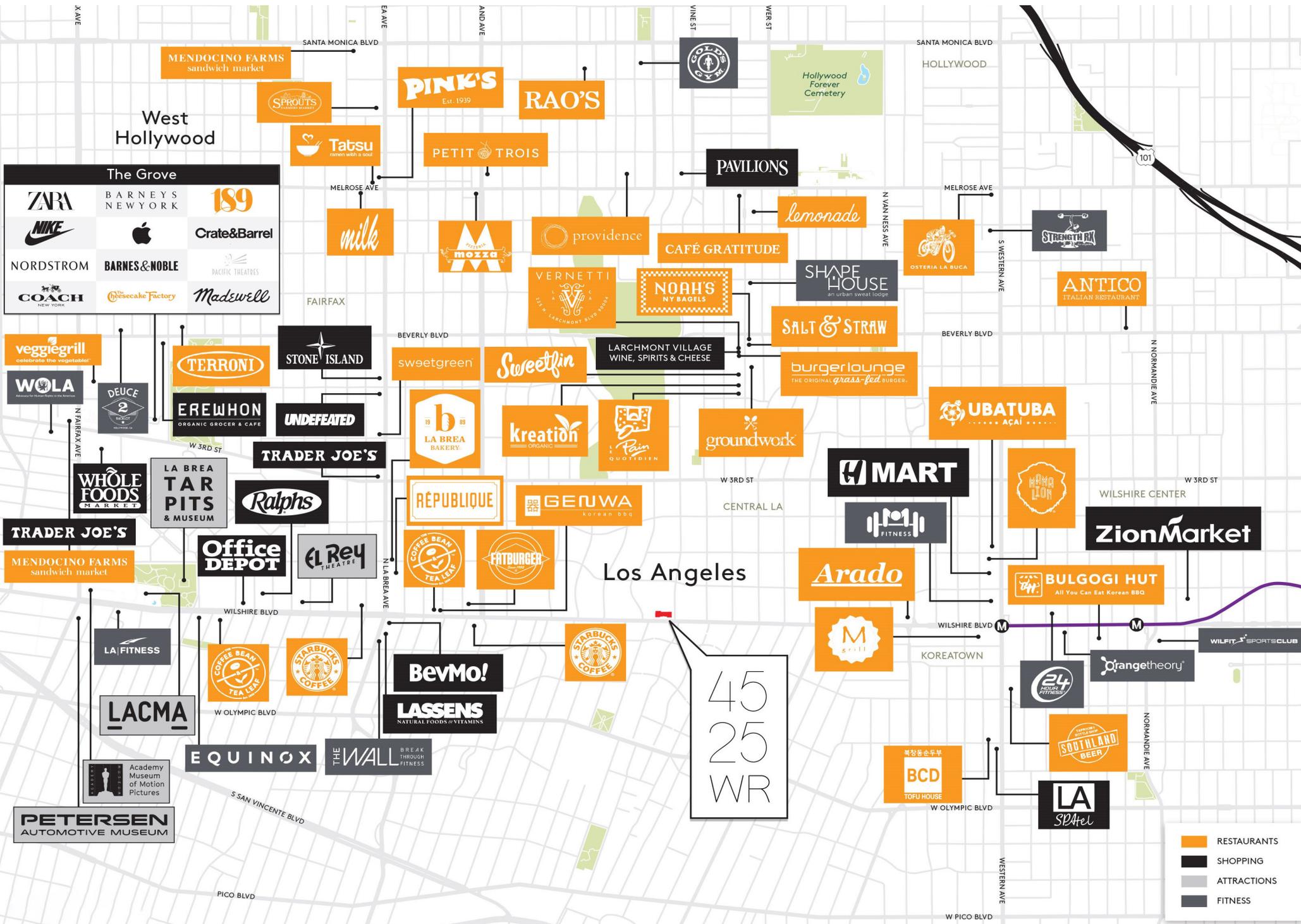


TWO BRAND-NEW MOVE-IN READY CREATIVE SPEC SUITES!

UP TO 18,261 SF [DIVISIBLE]
BUILD-TO-SUIT OPPORTUNITY



● In the Center of It All...





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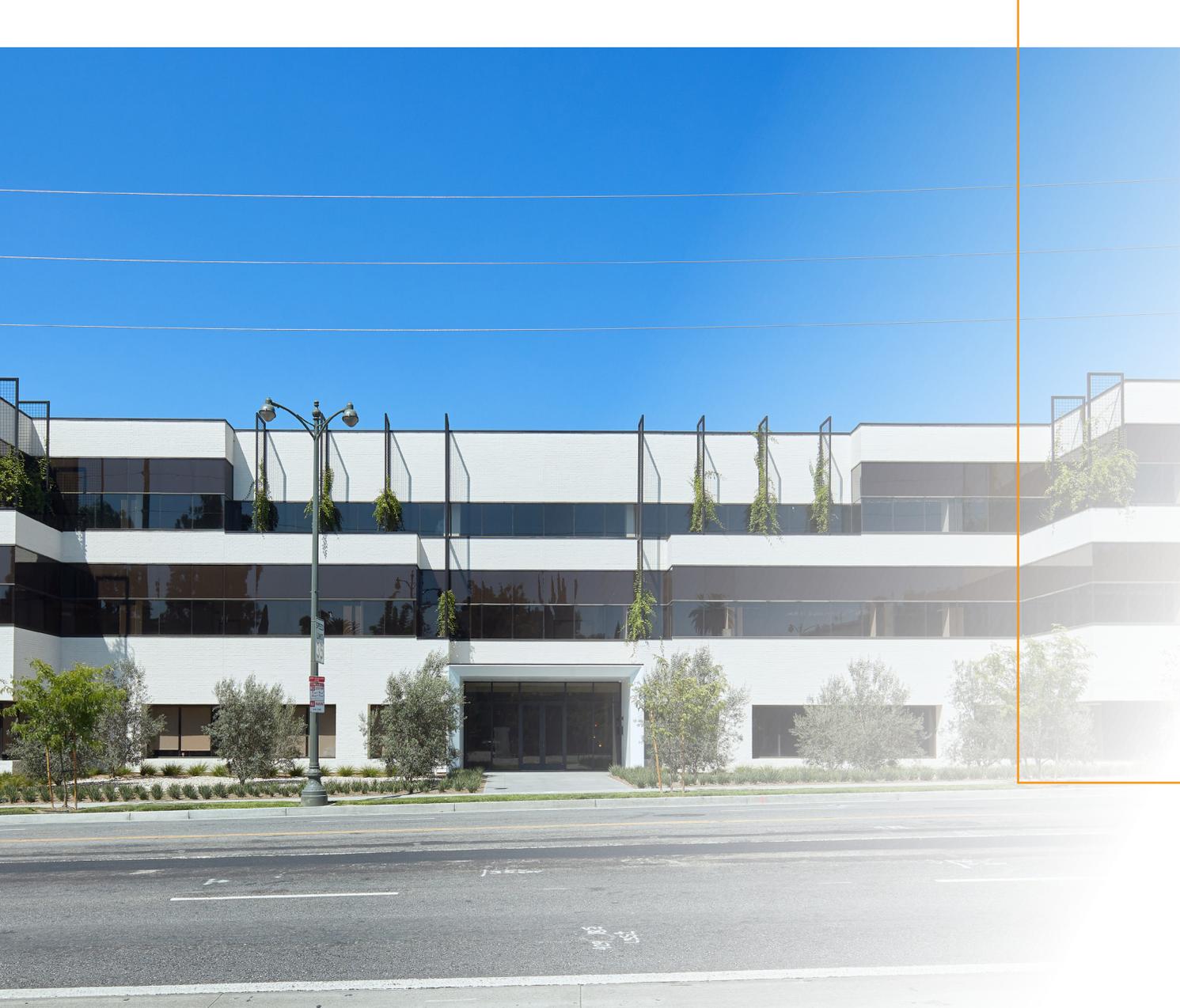
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