

45
25
●
WR



WILSHIRE ROSSMORE

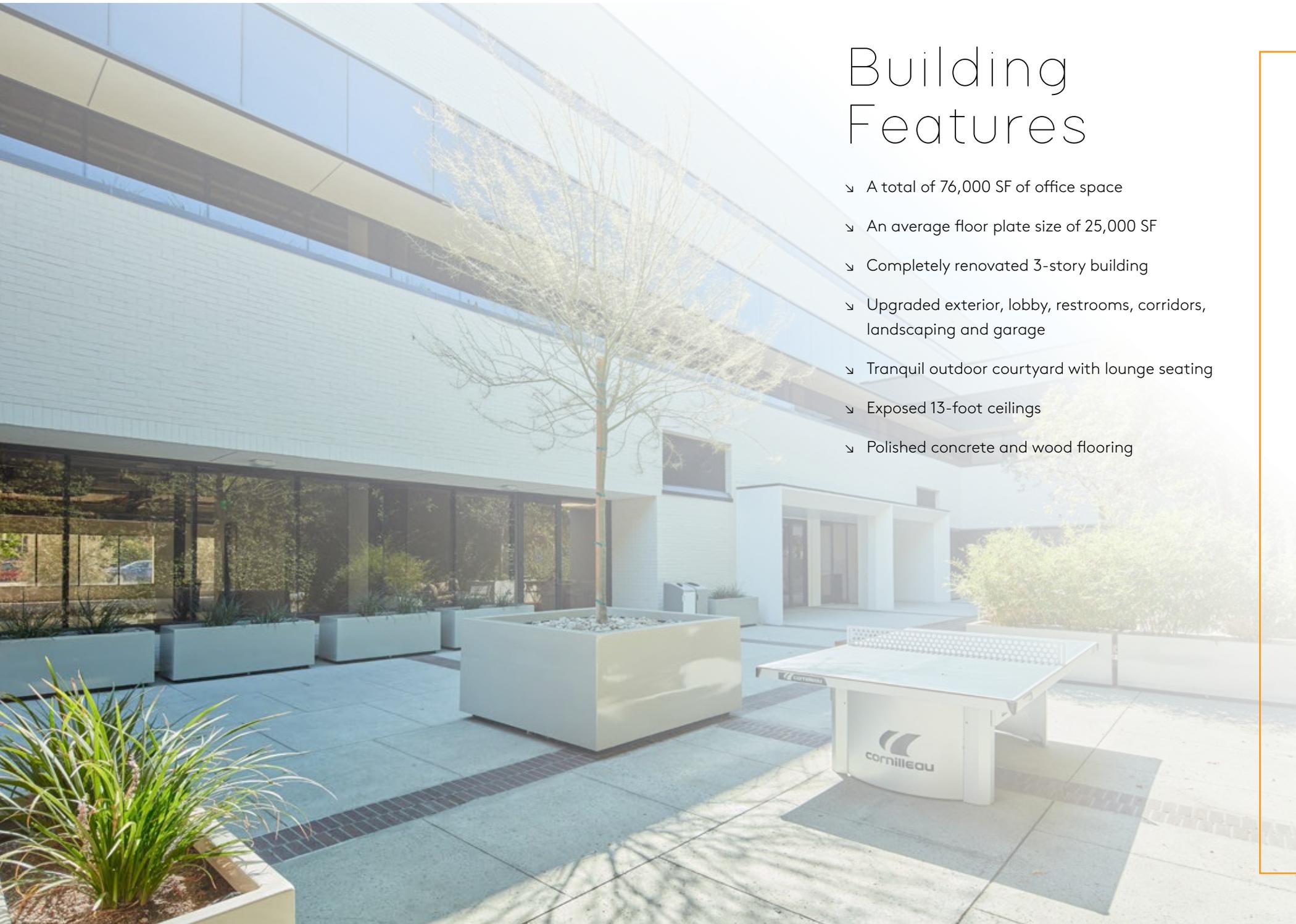
4525 WILSHIRE BLVD

CBRE

NEWLY RENOVATED CREATIVE OFFICE BUILDING FOR LEASE

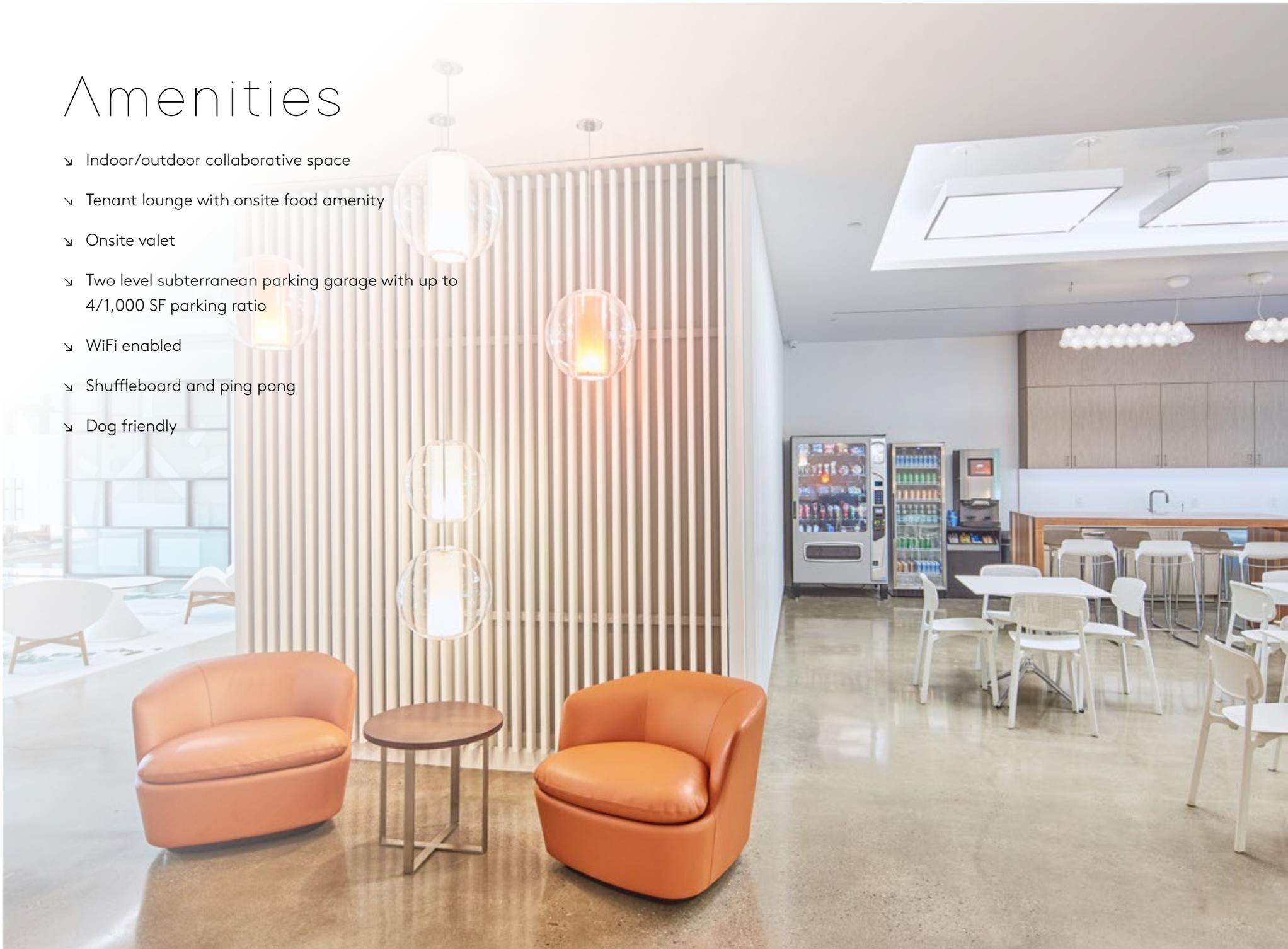
Building Features

- 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

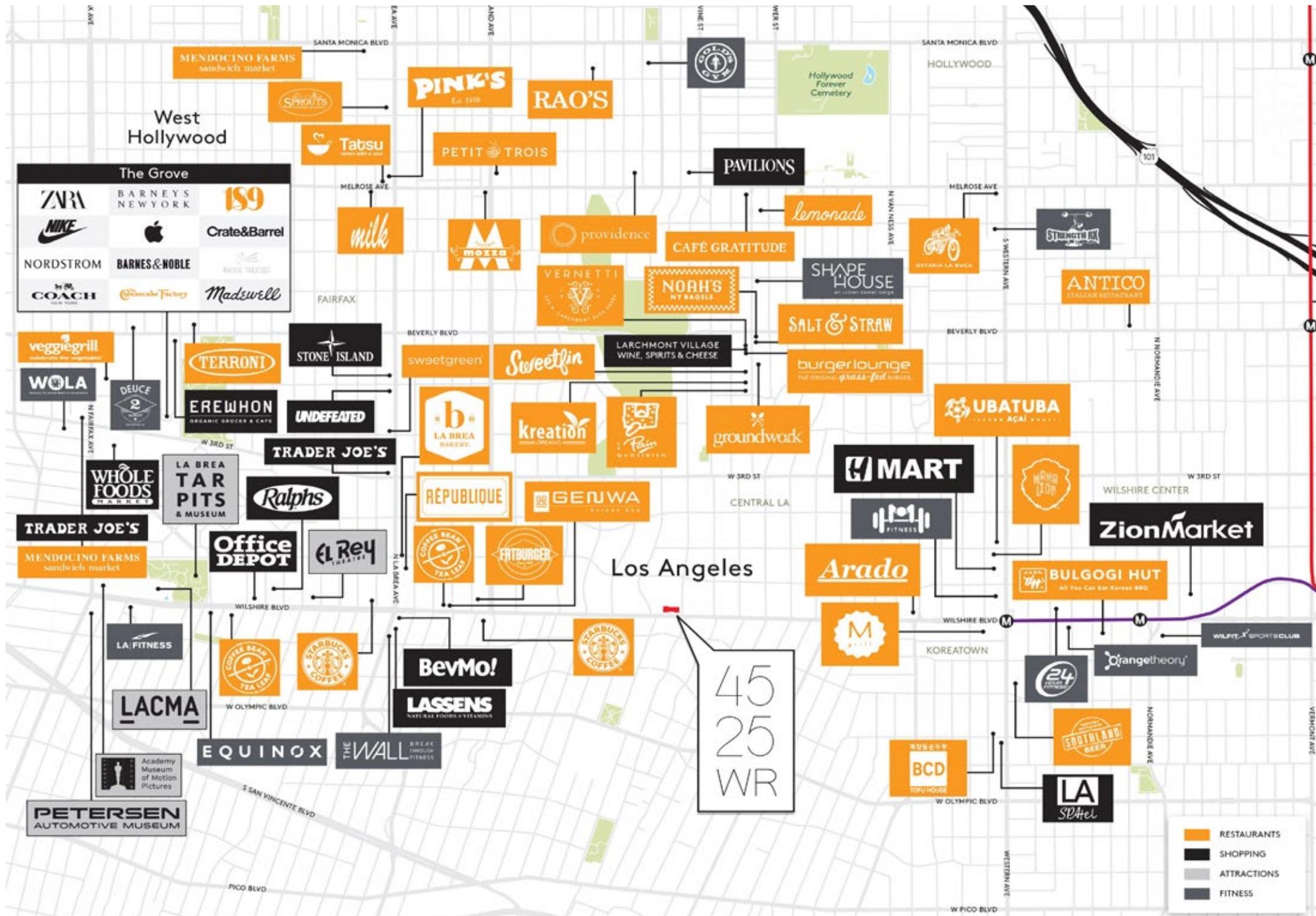


Amenities

- 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



● In the Center of It All





Next Stop:
HOLLYWOOD

CONVENIENT, DIRECT
ACCESS TO THE HEART OF
HOLLYWOOD'S MEDIA DISTRICT
IN UNDER 10 MINUTES.

HOLLYWOOD
7 min drive

45
25
WR

Los Angeles

Availabilities

SUITE 150 [11,779 SF]

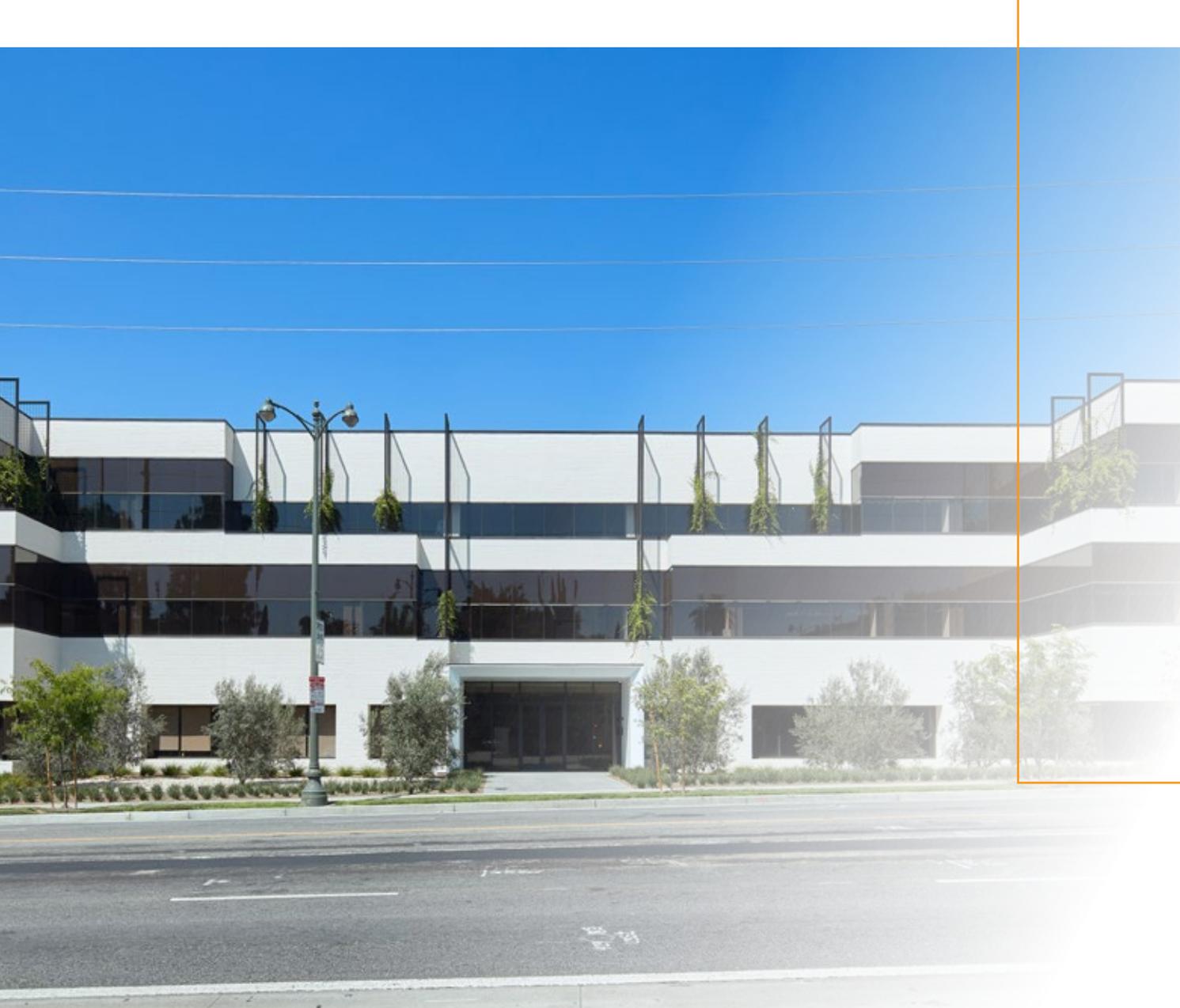
- ↘ Move-In Ready High-Ceiling Ground Floor Creative Space
- ↘ Oversized Chef's Kitchen
- ↘ Exposed Ceilings, Polished Concrete Floors & Abundant Glass Throughout
- ↘ Private Restrooms
- ↘ Private Patio Potential



3RD FLOOR [23,978 SF - DIVISIBLE TO 3,000 SF]

- ↘ Full Top Floor Ready for Build-Out
- ↘ Operable Windows
- ↘ Large Private Terrace Potential





45
25
●
WR

BRAD CHELF

Lic. 00874364

+1 310 550 2582

Brad.Chelf@cbre.com

TAYLOR WATSON

Lic. 01958238

+1 310 550 2624

Taylor.Watson@cbre.com

CBRE

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.