

BROKER BONUS - \$2.00 PSF - ANY 5+ YEAR LEASES EXECUTED IN 2021

5055
WILSHIRE
BOULEVARD



PREMIER CLASS A OFFICE BUILDING FOR LEASE

CBRE

Building History

Built in 1949 and renovated in 1989, 5055 Wilshire was originally designed and built as the headquarters for the Carnation Company. The Carnation restaurant and coffee shop was part of the original project. The Carnation Company moved its headquarters to Glendale in 1989.

Upon Carnation's vacancy in 1989, BPG and USAA completely renovated and expanded the existing structure by adding the western half of the building. USAA transformed the building into a premier, trophy Class A asset. In 1992, the Hollywood Reporter made the building their corporate headquarters increasing the building's occupancy to 98%. The Hollywood Reporter has since relocated.

The Basics



\$3.75 PSF Full Service Gross



No of Stories: 9



3:1,000 Parking



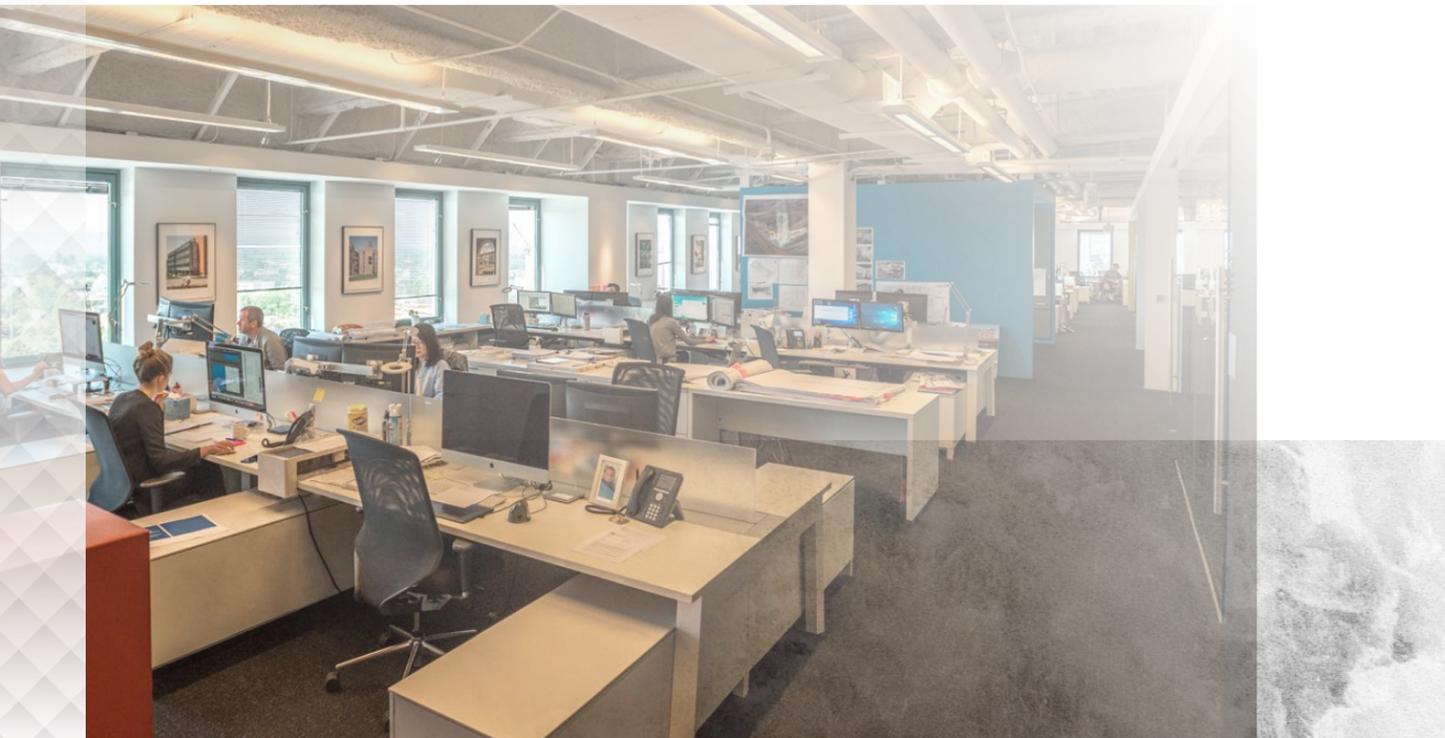
Building Size: 179,741 Rentable Square Feet



3-10 Year Term



Avg Floor Size: 14,000-26,000 Rentable Square Feet



Awards and Sustainability

5055 Wilshire is a BOMA Award Winning Building, Office Building of the Year in 2003 & 2007 (Local), 2004 & 2008 (Regional). The building has won the Energy Star label in 2006, 2008, 2010, 2011, 2012, 2013, 2014, 2015, 2016, and 2017 for its operating efficiency. In 2008, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.



Highlights

- Building-top Signage Available
- 25,000 SF park/green space immediately behind building
- Art Deco design
- Multiple balconies, patios and terraces
- Unobstructed 360-degree views
- Operable windows
- 24-hour manned and electronically automated security system
- Professional on-site building management



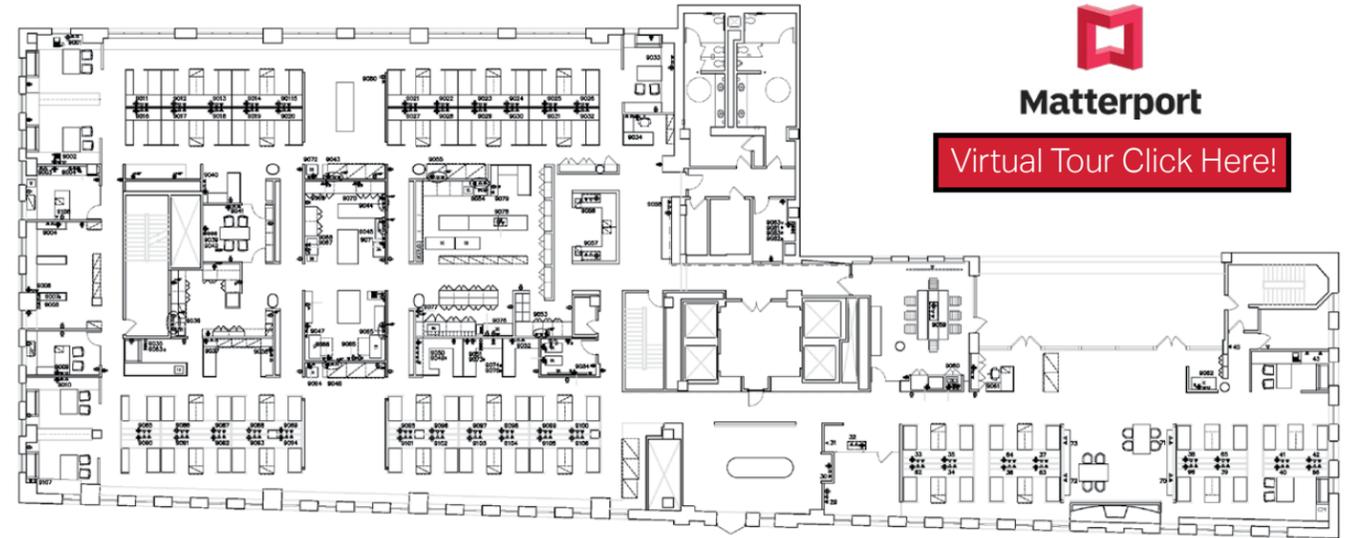
Availabilities

Suite 100	4,390 SF	Suite 204	1,602 SF
Suite 105	1,425 SF	Suite 206	1,765 SF
Suite 106	1,436 SF	Suite 305	3,721 SF
Suite 130	4,158 SF	Suite 500	10,436 SF
Suite 202	1,513 SF	Suite 840	7,512 SF
Brand New Full Floor Penthouse!	→ 9th Floor		21,729 SF



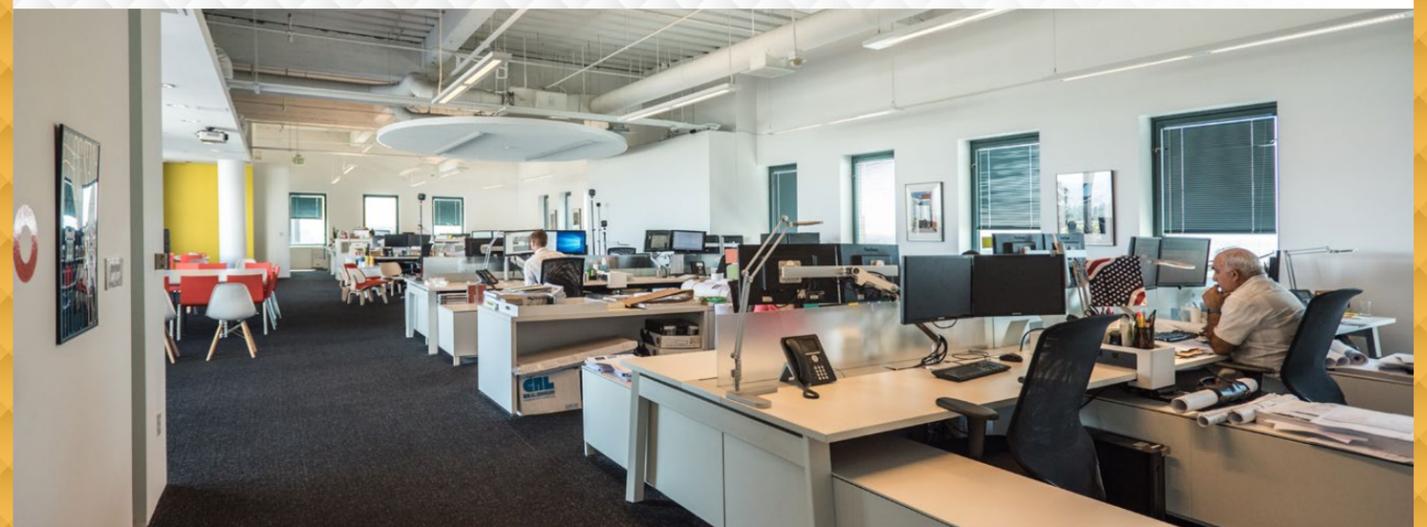
Full Floor Penthouse Now Available!

5055 WILSHIRE BLVD
Los Angeles, CA



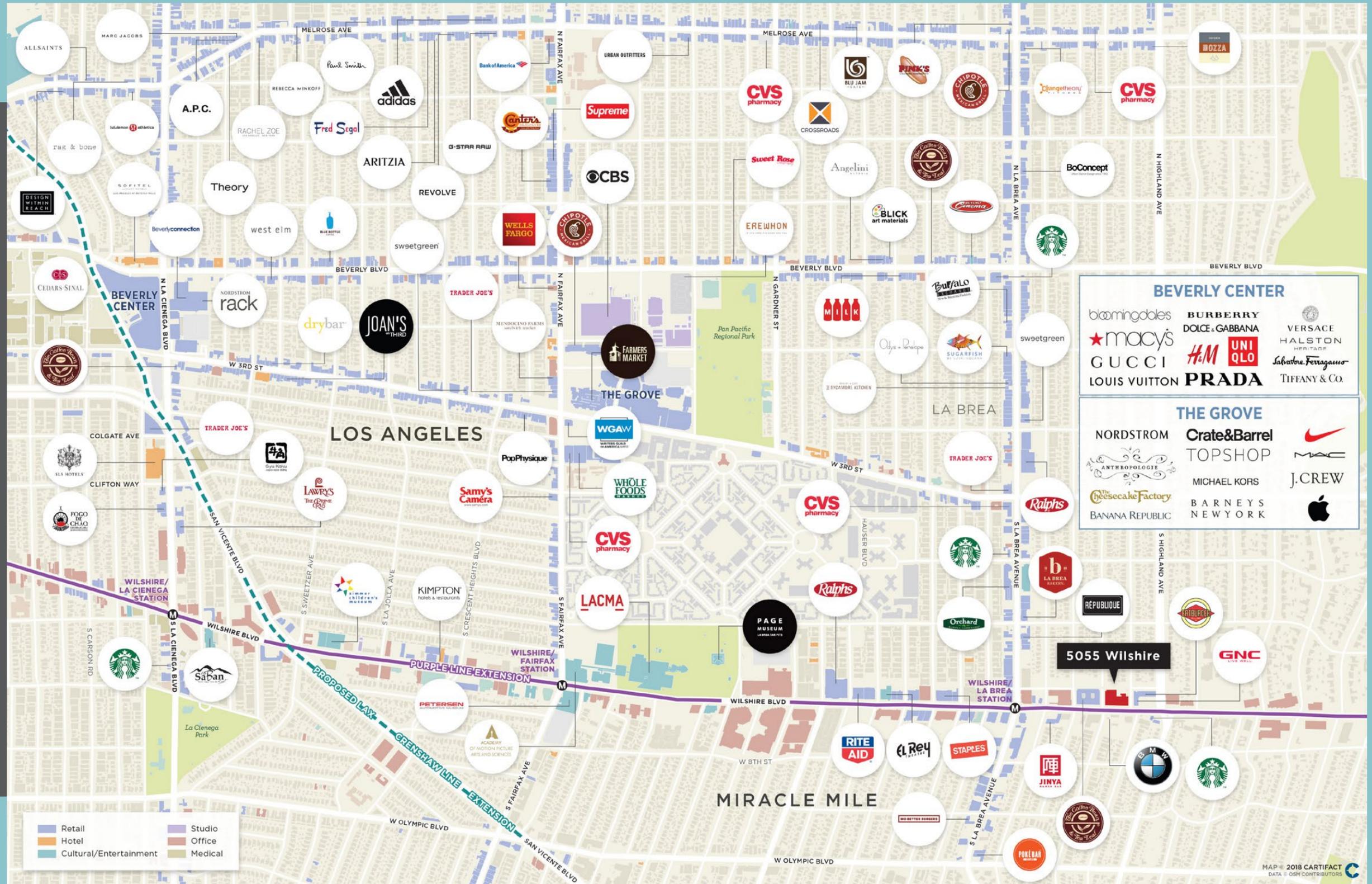

Matterport
Virtual Tour Click Here!

[21,729 SF]



In the Center of It All

Miracle Mile boasts everything needed to be a true live/work/play environment. With more than 200 of the trendiest bars and restaurants and multiple major shopping centers nearby, everything from quick service retail to fine dining and entertainment is covered. The adjacency to Museum Row provides unparalleled cultural experiences. With easy access to Beverly Hills, West Hollywood, and Hollywood, local employees and residents can enjoy the best of what Los Angeles has to offer.



- Retail
- Hotel
- Cultural/Entertainment
- Studio
- Office
- Medical

BEVERLY CENTER

bloomingdale's	BURBERRY	VERSACE
★ macy's	DOLCE & GABBANA	HALSTON HERITAGE
GUCCI	H&M	Salvatore Ferragamo
LOUIS VUITTON	PRADA	TIFFANY & CO.

THE GROVE

NORDSTROM	Crate&Barrel	NIKE
ANTHROPOLOGIE	TOPSHOP	MAC
The Cheesecake Factory	MICHAEL KORS	J.CREW
BANANA REPUBLIC	BARNEYS NEW YORK	Apple

5055 Wilshire



BEVERLYHILLS



LACMA



BEVERLY CENTER



WEST HOLLYWOOD



PETERSEN AUTOMOTIVE MUSEUM

BEVERLY GROVE



Fairfax Ave



3rd St



Wilshire Blvd

La Brea Ave



METRO Purple Line



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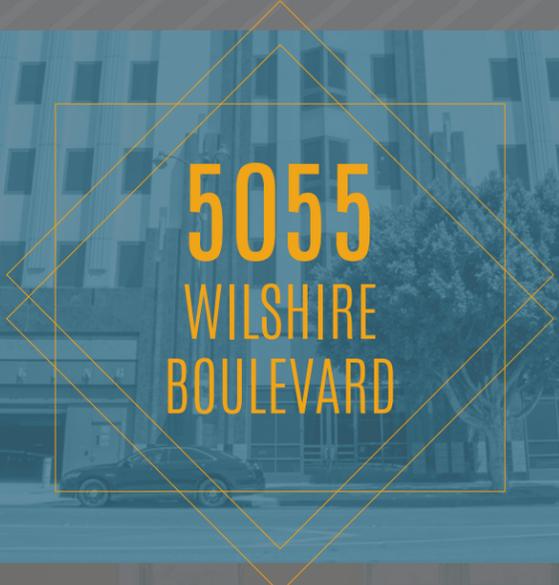
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