

BOW-TRUSS BUILDING WITH STRONG IDENTITY ~ FOR LEASE

6305-6307 WILSHIRE BLVD, LOS ANGELES, CA 90048



FOR LEASE		DESCRIPTION
Available Space	Approx. 6,951 SF*	Just 1.5 blocks from the LA County Museum of Art, Petersen Automotive Museum and the Wilshire/Fairfax Purple Line Metro Station (coming soon), this office/retail building with approximately 4,800 feet of ground floor space and approximately 2,000 feet mezzanine, offers a tenant strong identity with high traffic counts. Located in the highly desirable mid-Wilshire sub-market, just east of Beverly Hills and immediately south of West Hollywood.
Rate	\$2.50/FT/MO	
Lease Type	NNN (\$1.00/FT)	
Terms	Negotiable	

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This is a confidential Lease Offering (“LO”) intended solely for your limited use and benefit in determining whether you desire to express any further interest in leasing or purchasing of the Property. This LO was prepared by Coldwell Banker Commercial Realty (“CBC”) and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective Lessees may desire. It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective lessees. Neither Ownership nor CBC nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained in this LO, any of its contents, or any other materials provided as a courtesy to facilitate prospective lessee’s/buyer’s own investigations of the Property and no legal commitments or obligations shall arise by reason of this LO, its contents or any further information provided by CBC regarding the Property. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. CBC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Ownership and CBC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this LO or making an offer to lease or purchase the Property unless and until a written commitment to lease or purchase the Property has been fully executed, delivered, and approved by Ownership and any conditions to Ownership’s obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed lease or purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective/lessee must rely entirely on its own investigations and those of its agents and consultants. By receipt of this LO, you agree that this LO and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this LO or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this LO or any of its contents in any fashion or manner detrimental to the interest of Ownership or CBC. The terms and conditions stated in this section will relate to all of the sections of the LO as if stated independently therein. If, after reviewing this LO, you have no further interest in leasing or purchasing the Property at this time, kindly return this LO to CBC at your earliest possible convenience. Photocopying or other duplication is not authorized.

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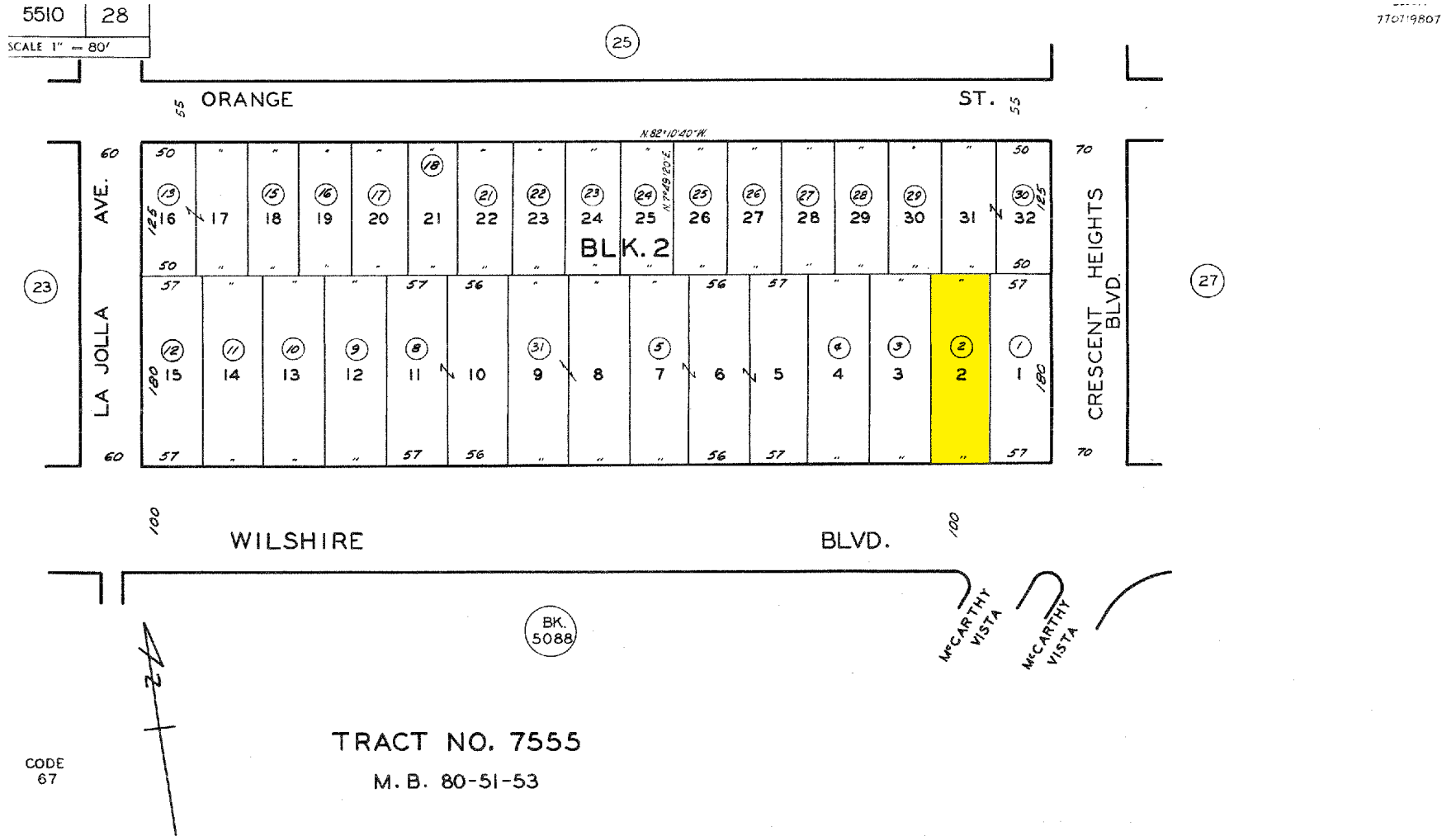




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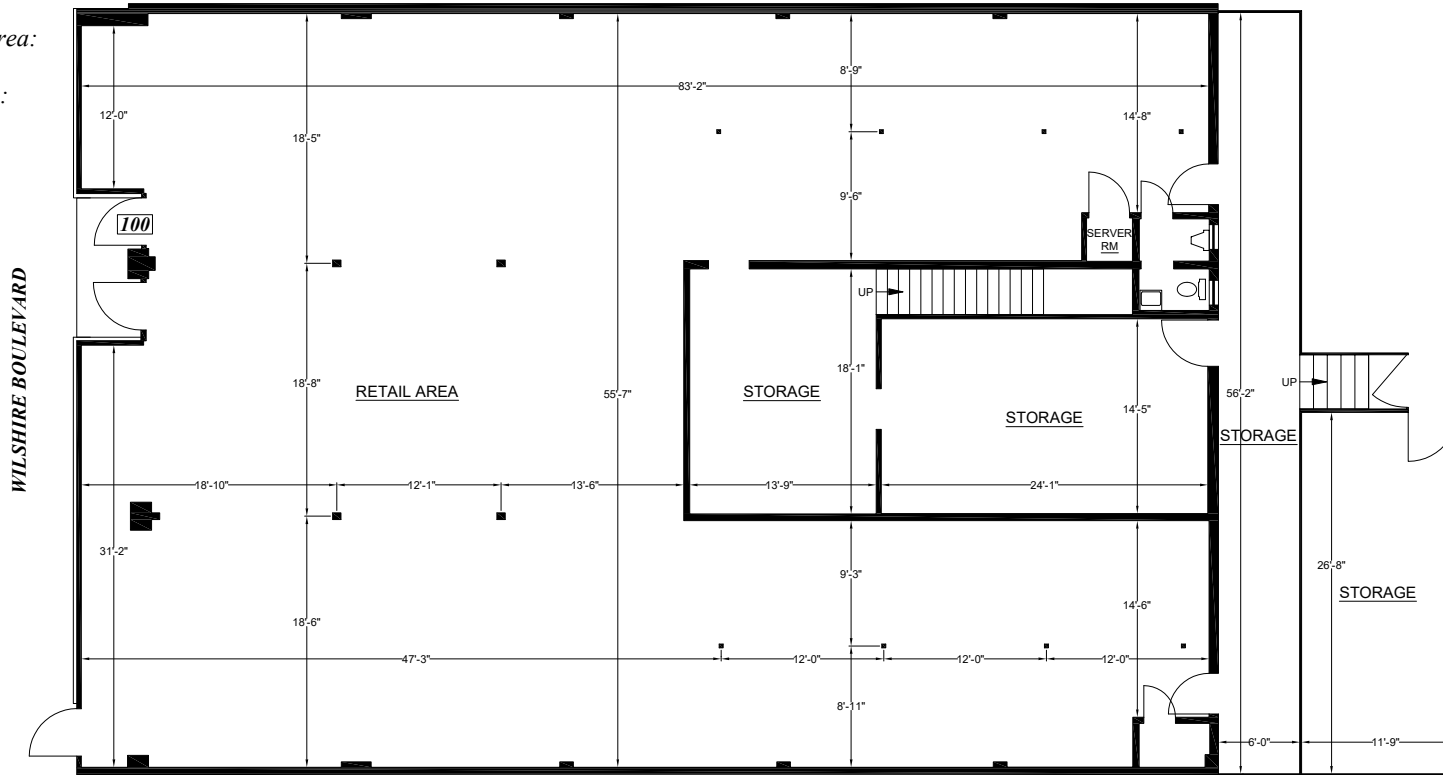
PREPARED FOR:
 Albee Property Partners LLC
 6305 Wilshire Blvd.
 Los Angeles, CA 90048
 Tel (323) 651-0620
 Fax (323) 651-2678

6305-9 WILSHIRE BLVD
 LOS ANGELES, CA
FIRST FLOOR
 (As Measured: February 2017)

FLOOR PLAN



*Measured Area:
 4,796 s.f.
 Exterior Area:
 699 s.f.



*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



SCALE: 1/8" = 1' - 0"

Billing Summary	SQ.FT.
Measured Area:	6,951
Exterior Area:	699

Survey Accuracy: +/- 0.02 %

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TEL: (888) 393-6655
 FILE: 17-060

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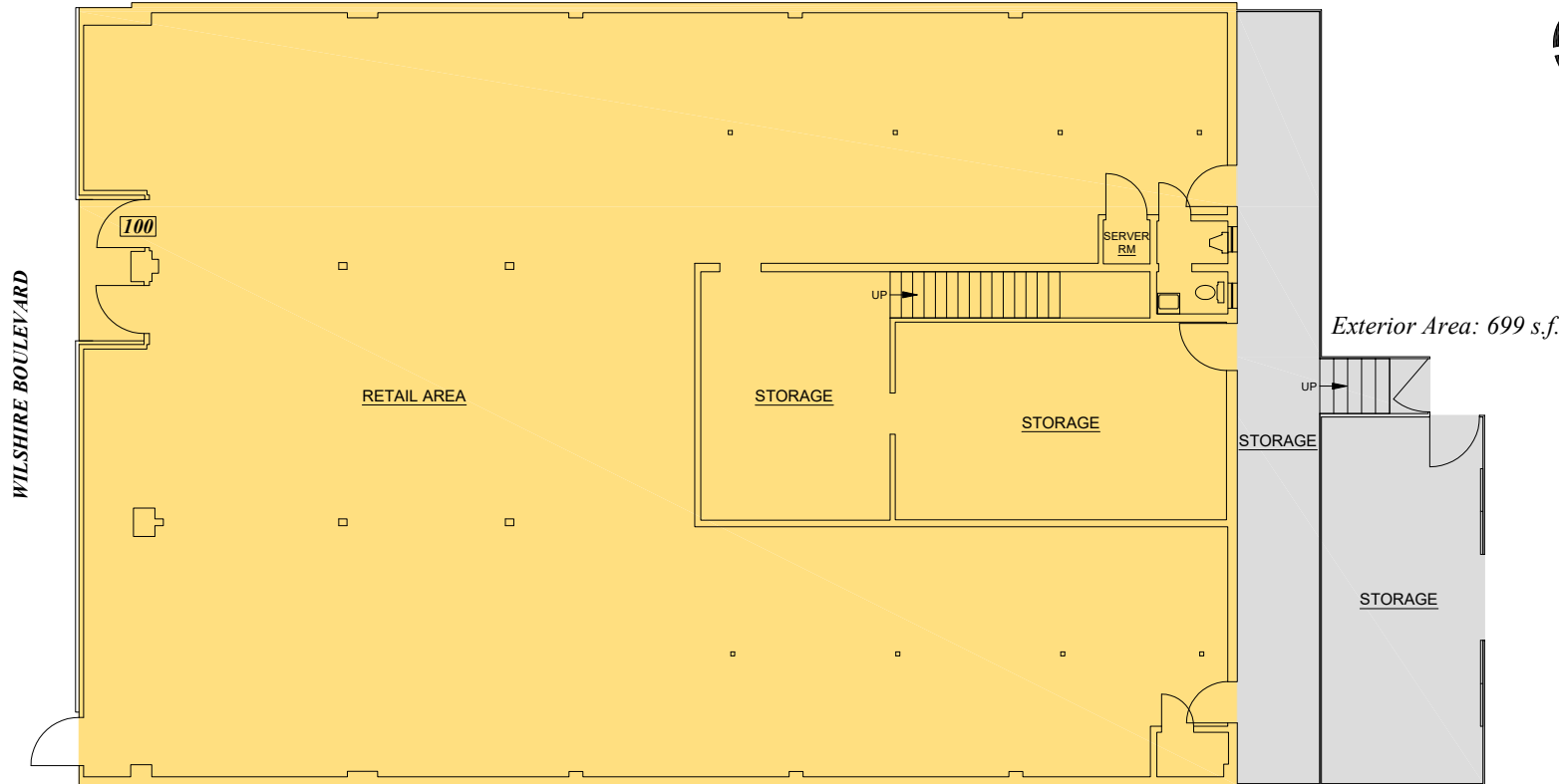
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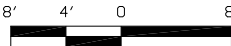
LEASE PLAN



BUILDING SUMMARY	SQ.FT.
Exterior Gross Area	6,951
Total GLA	6,951
Total Common Area	0
Total Mezzanines	2,155
Total Restricted Headroom	0
Total Ancillary Areas	0
Total Parking Area	0

Occup ID	GLA	Mezzanines	RHA	Ancillary
100	6,950.8	2,155.2		

* Includes Mezzanine



SCALE: 1/8" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH
 ANSI/BOMA (Z65.5) RETAIL BUILDINGS:
 METHODS OF MEASUREMENT 2010

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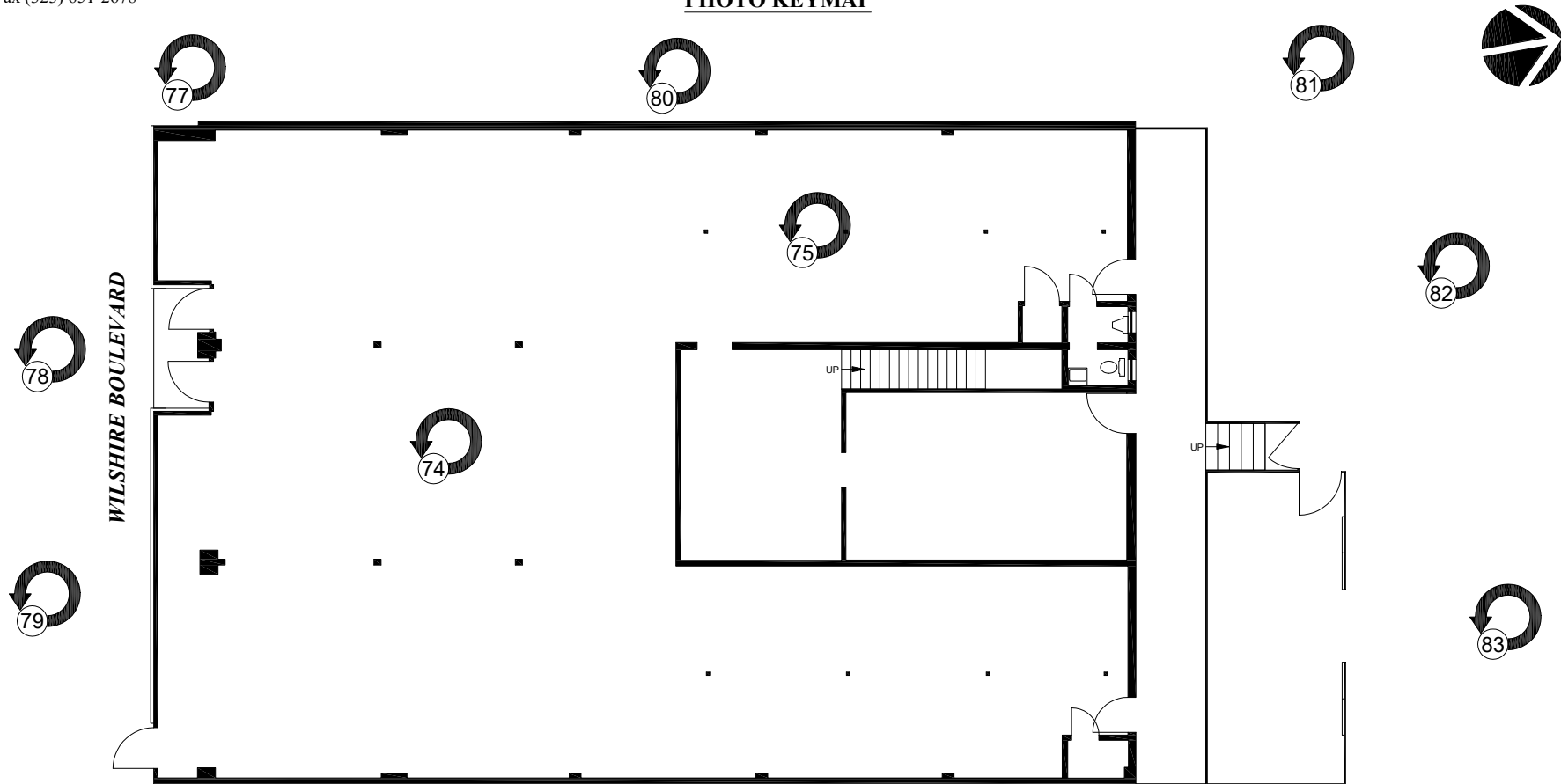


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PHOTO KEYMAP



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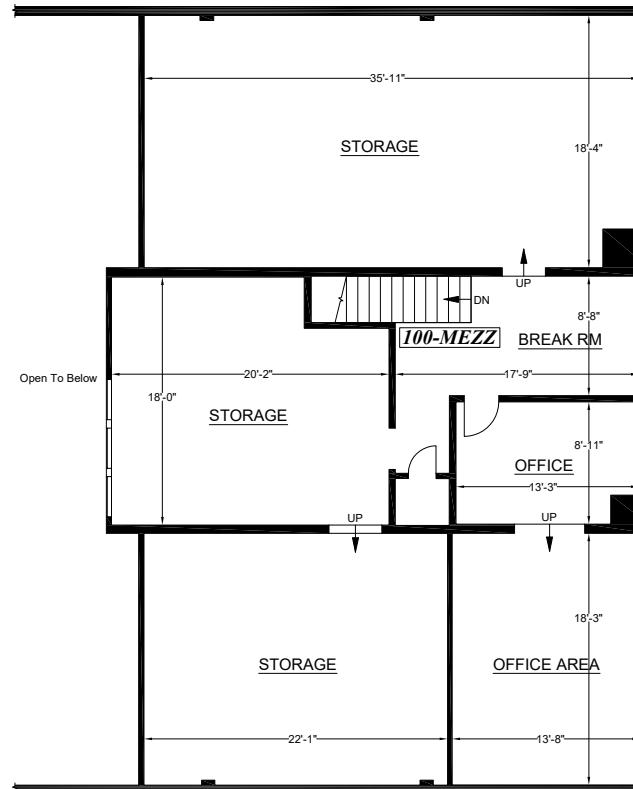


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6305-9 WILSHIRE BLVD
LOS ANGELES, CA
MEZZANINE
 (As Measured: February 2017)

FLOOR PLAN

*Measured Area: 2,155 s.f.



SCALE: 1/8" = 1' - 0"



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Survey Accuracy: +/- 0.02 %

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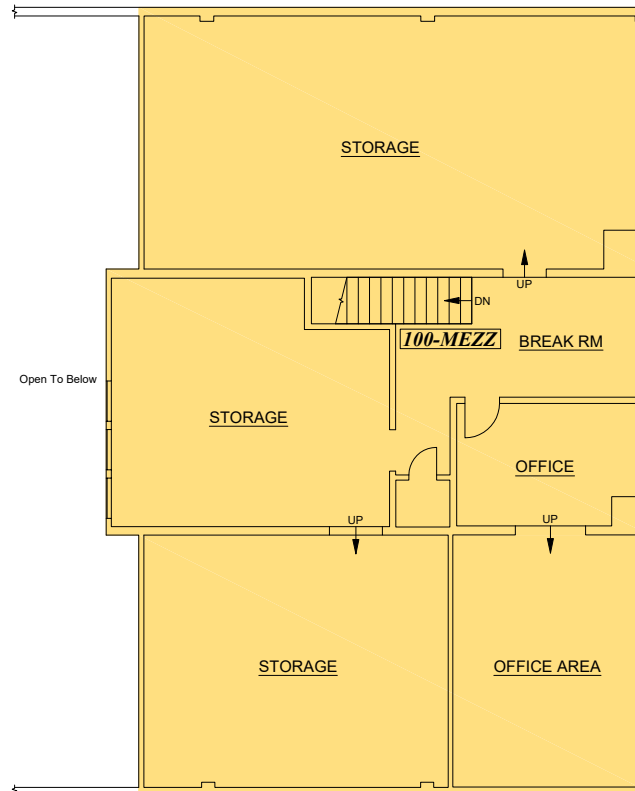
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MEZZANINE
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LEASE PLAN



SCALE: 1/8" = 1' - 0"

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Occup ID	Mezzanines
100'	2,156.2

Area included on 1st floor

Survey Accuracy: +/- 0.02%



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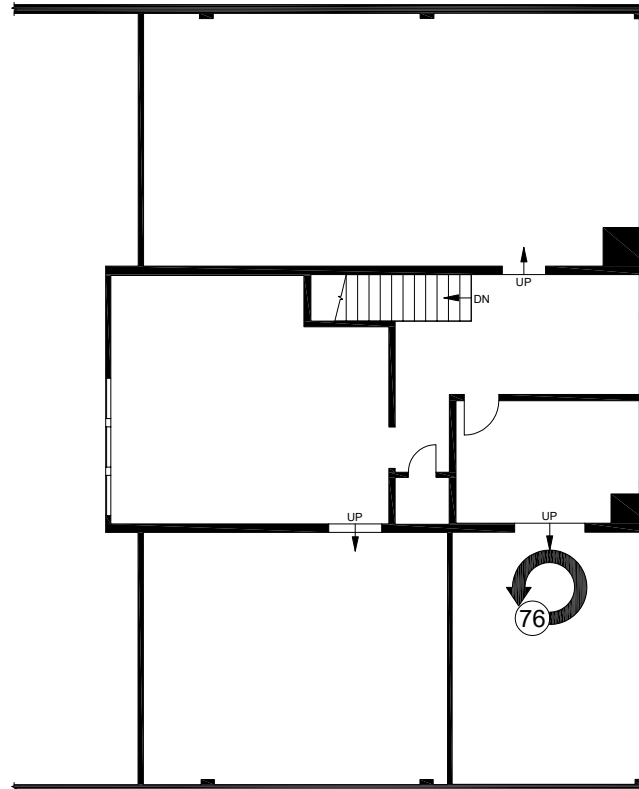
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