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WILSHIRE ROSSMORE  
4525 WILSHIRE BLVD

NEWLY RENOVATED CREATIVE & MEDICAL OFFICE BUILDING FOR LEASE

**CBRE**



# 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



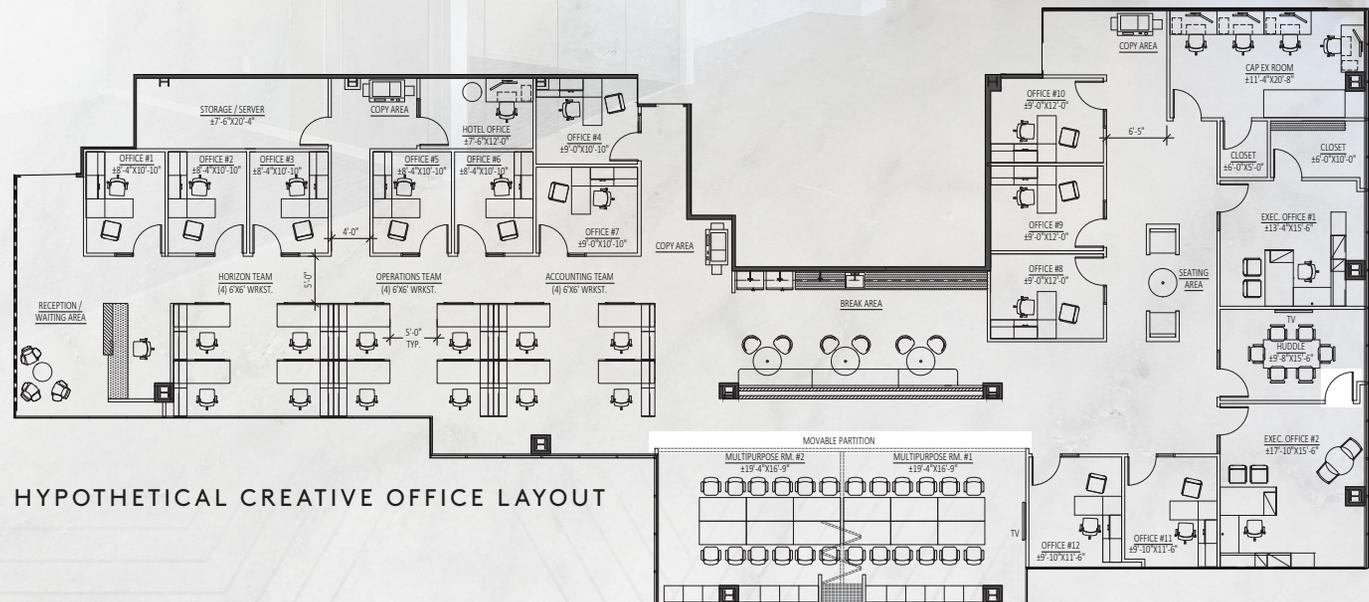
# Availabilities

## HYPOTHETICAL MEDICAL OFFICE LAYOUT



**SUITE 300**  
[7,519 SF]

- ↳ Build-to-Suit Opportunity in the Best Space in the Building!
- ↳ Creative or Medical Office Uses
- ↳ Divisible with double door entry off elevators and high ceilings

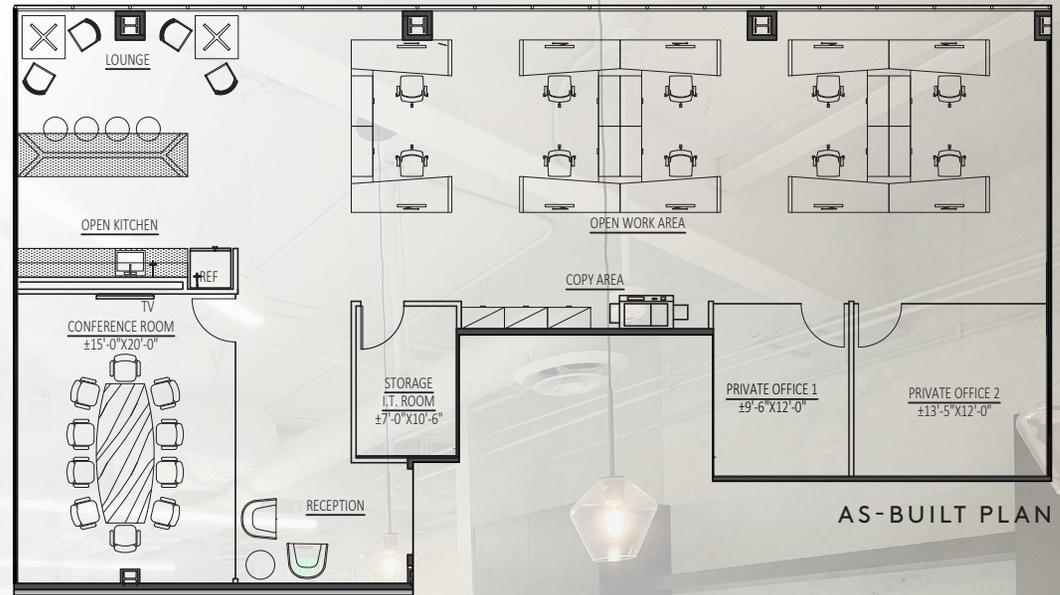


HYPOTHETICAL CREATIVE OFFICE LAYOUT

# Availabilities

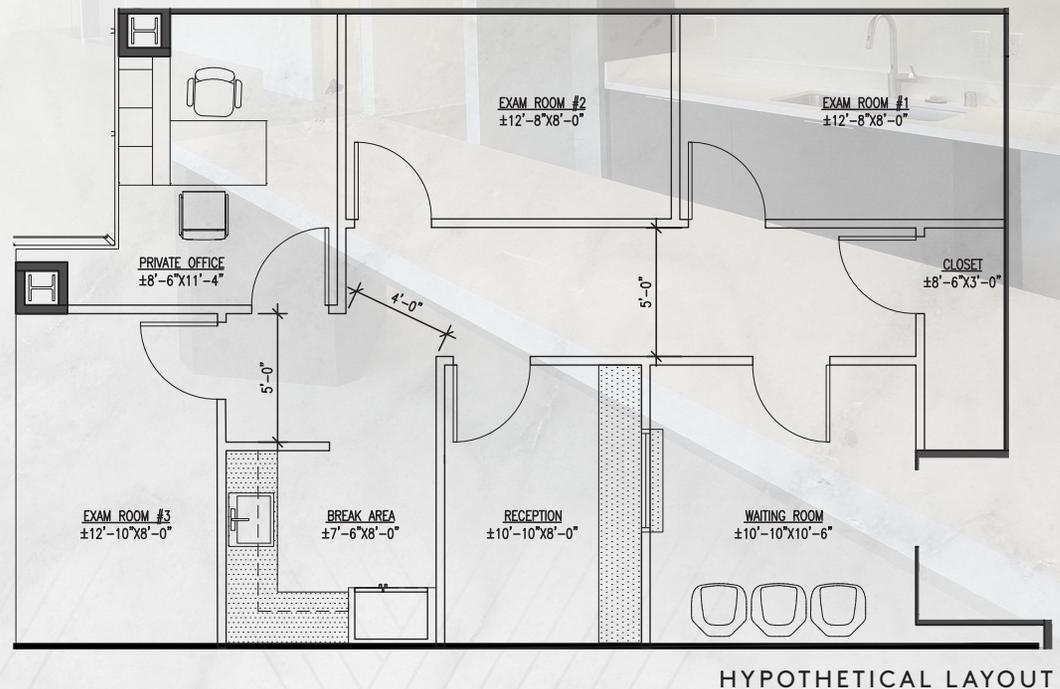
## SUITE 320 [2,882 SF]

- Brand-New move-in ready creative spec suite
- Exposed ceilings, glass offices/ conference room, open kitchen with island, and double door entry off elevators



## SUITE 335 [1,137 SF]

- Creative or Medical Office Build-to-Suit Opportunity
- Warm shell condition

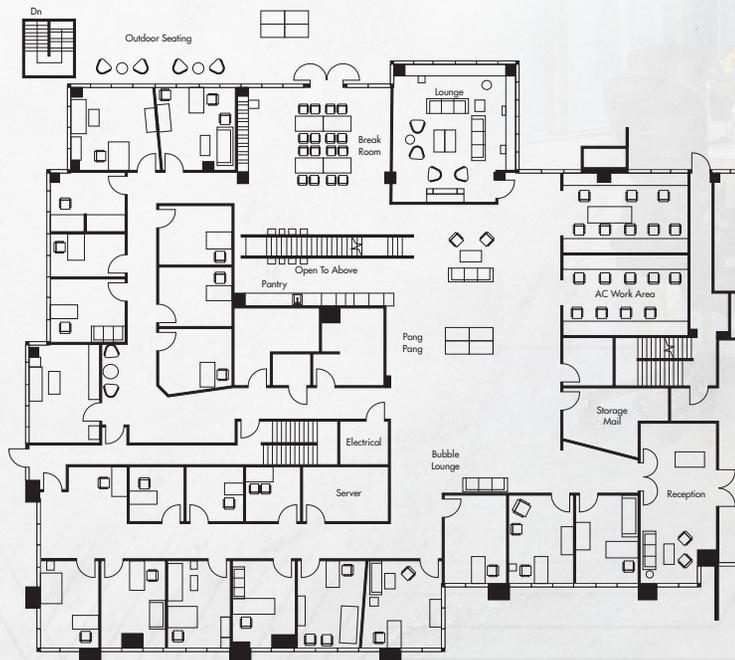


# Availabilities

## SUITE 100 [12,430 SF]

- High-end media/post-production space with private rear patio
- Private entrance & branding off main building lobby
- Connected with Suite 200 via internal statement stairwell for a total of 21,225 SF
- Divisible (See Hypothetical Plans)

## AS-BUILT PLAN



## HYPOTHETICAL LAYOUT

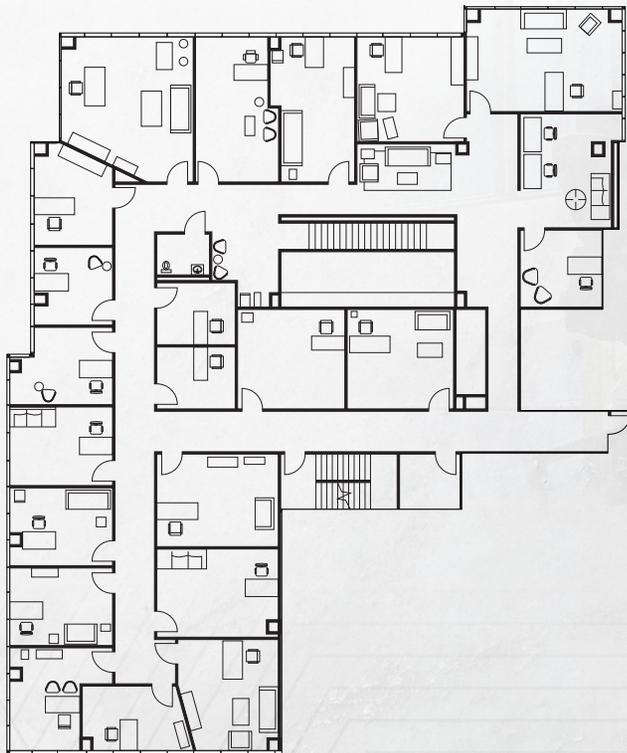


# Availabilities

## SUITE 200 [9,607 SF]

- High-end media/post-production space with private restroom
- Connected with Suite 100 via internal statement stairwell for a total of 21,225 SF
- Divisible (See Hypothetical Plans)

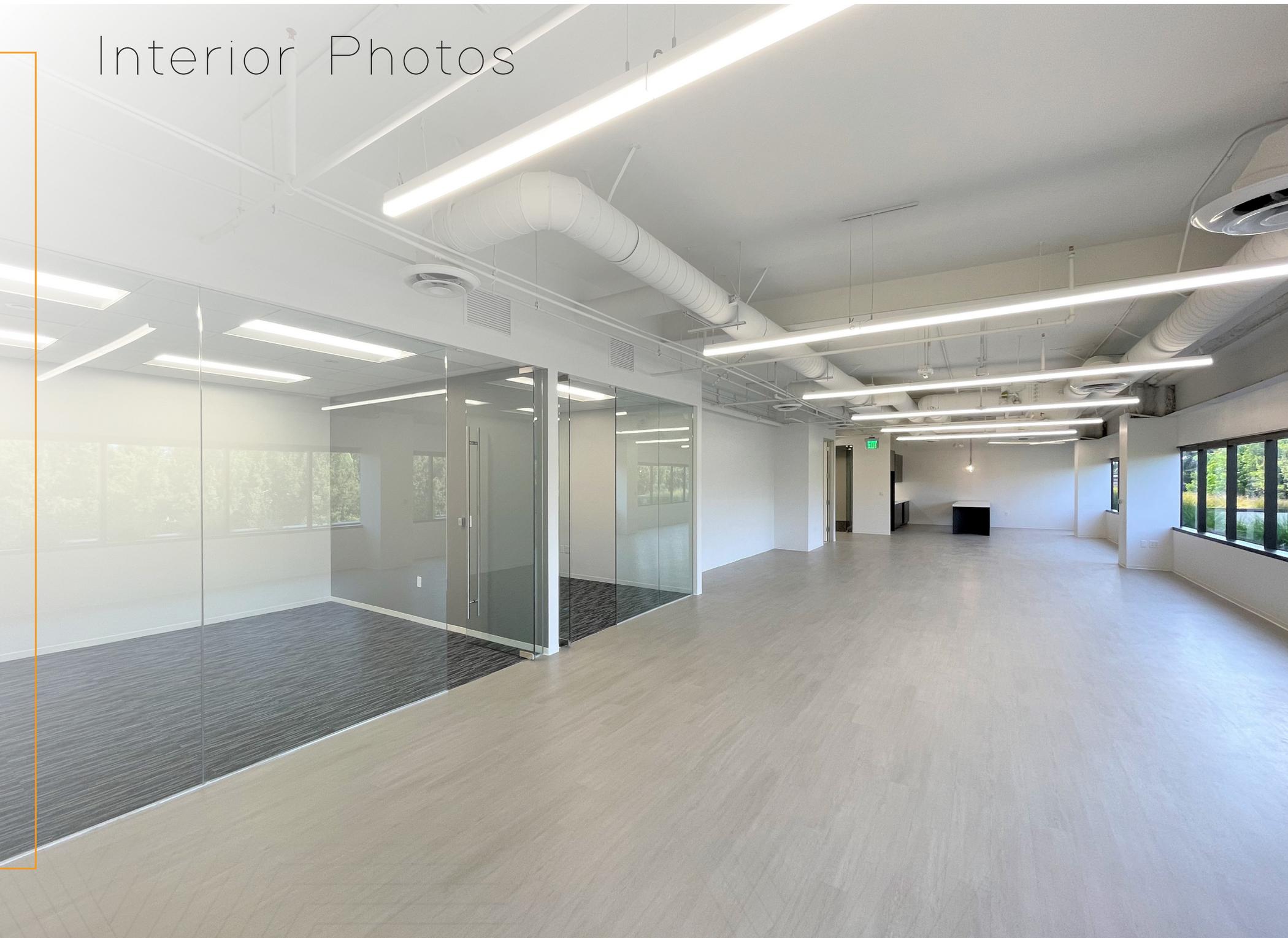
## AS-BUILT PLAN



## HYPOTHETICAL LAYOUT



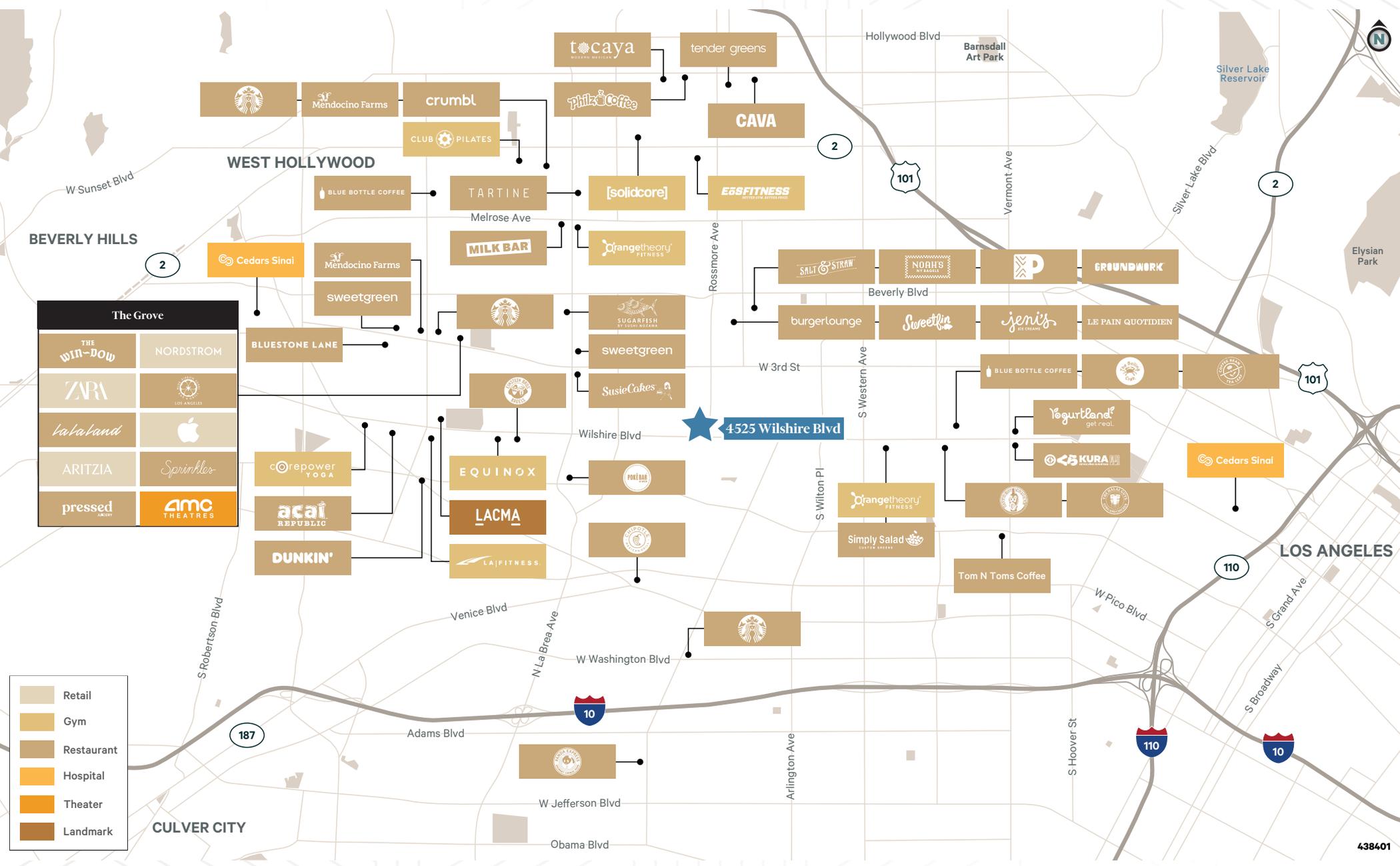
# Interior Photos



# Interior Photos



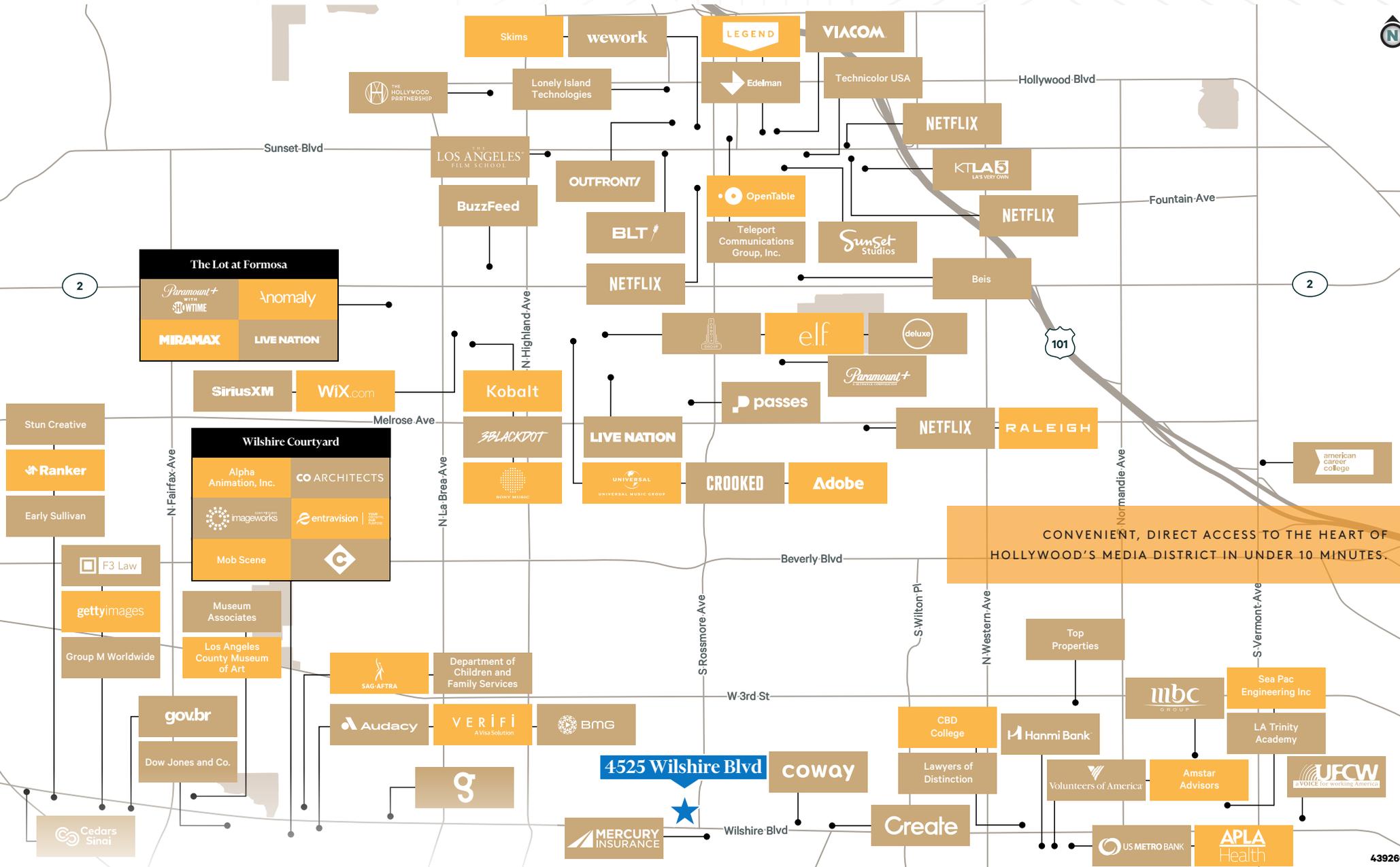
# ● In the Center of It All...



**The Grove**

THE WIN-DOW	NORDSTROM
ZARA	LOS ANGELES
katamband	Apple
ARITZIA	Sprinkles
pressed	AMC THEATRES

- Retail
- Gym
- Restaurant
- Hospital
- Theater
- Landmark



# Adjacent Office Tenants

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