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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 Ceiling, Polished Concrete Floors & Abundant Glass Throughout
- Private Restrooms
- Private Patio Potential

3RD FLOOR

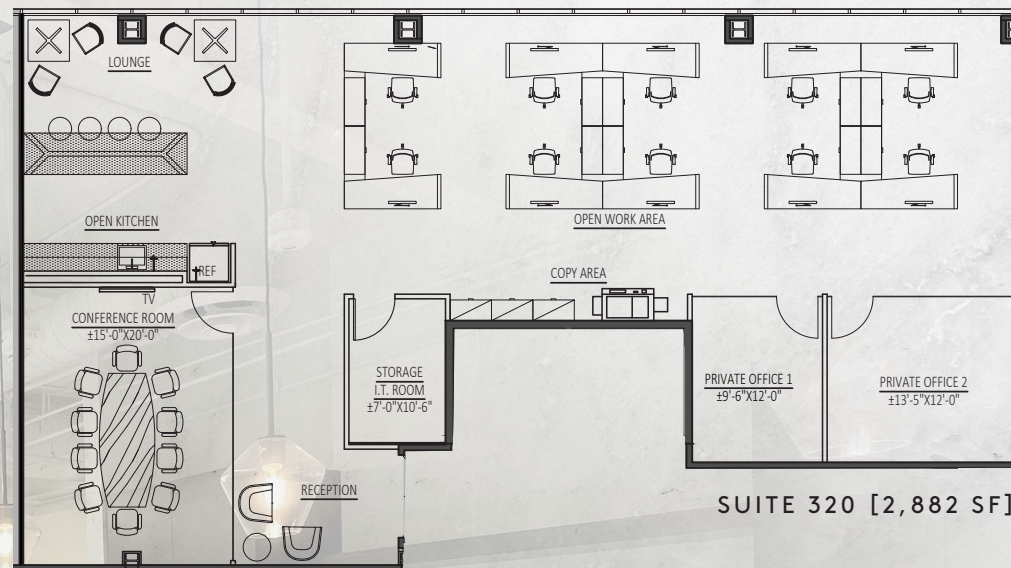
[2,882 - 7,598 SF SF]

- 7,598 SF Build-to-Suit Opportunity in the Best Space in the Building!
- Operable Windows
- Two Combinable Move-In Ready Spec Suites: 2,882 SF + 4,949 SF
- Above Standard Creative Build-to-Suits

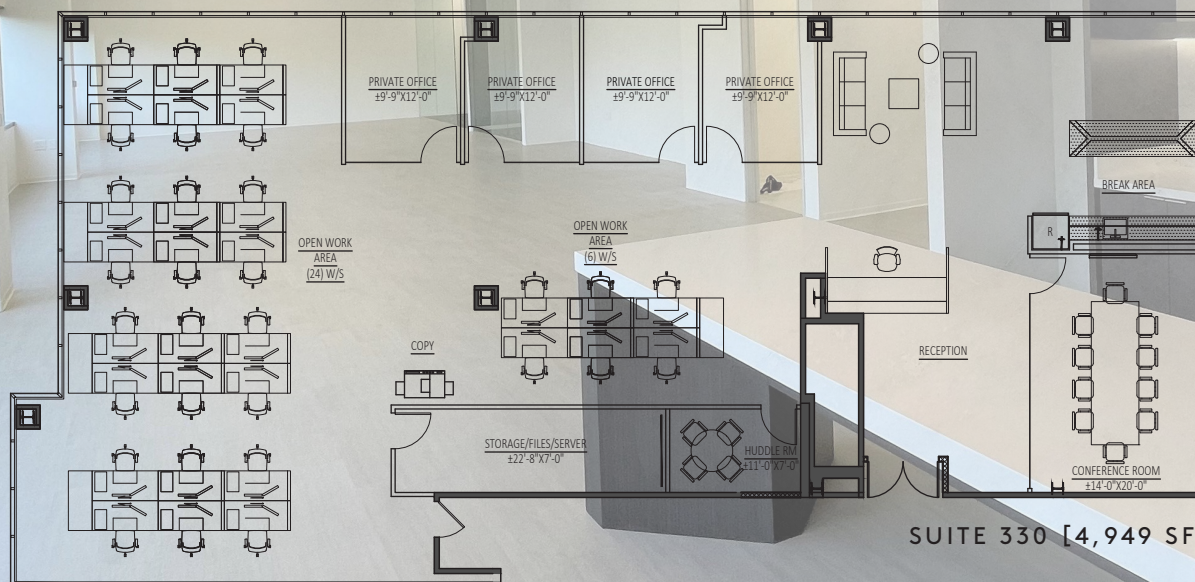


TWO BRAND-NEW MOVE-IN READY CREATIVE SPEC SUITES!

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



SUITE 320 [2,882 SF]



SUITE 330 [4,949 SF]

● In the Center of It All







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