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

LEASED

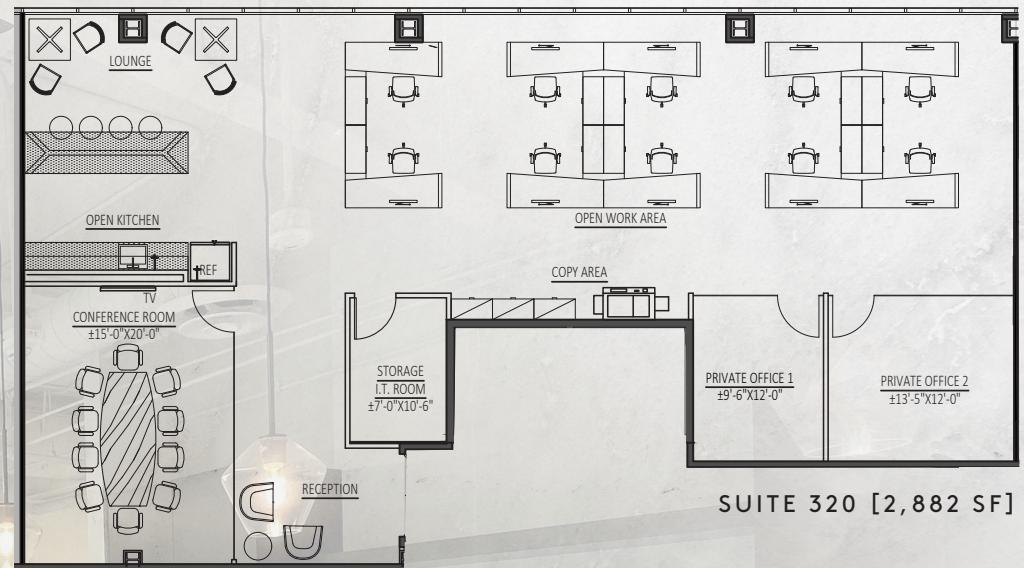
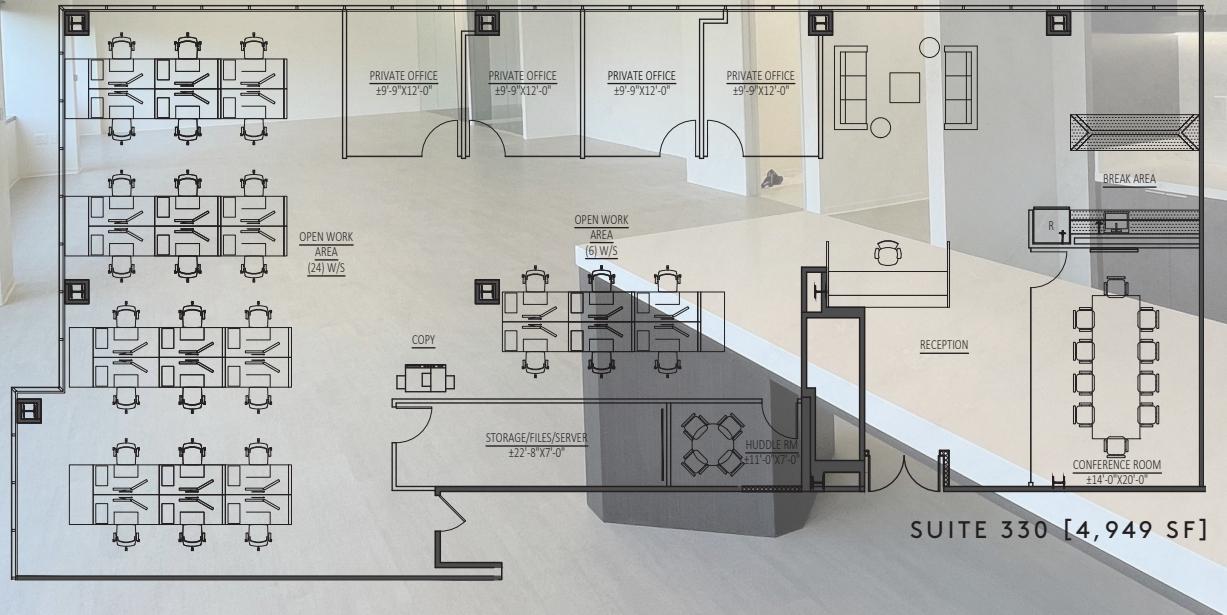
## 3RD FLOOR [2,882 - 7,598 SF SF]

- ↳ 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

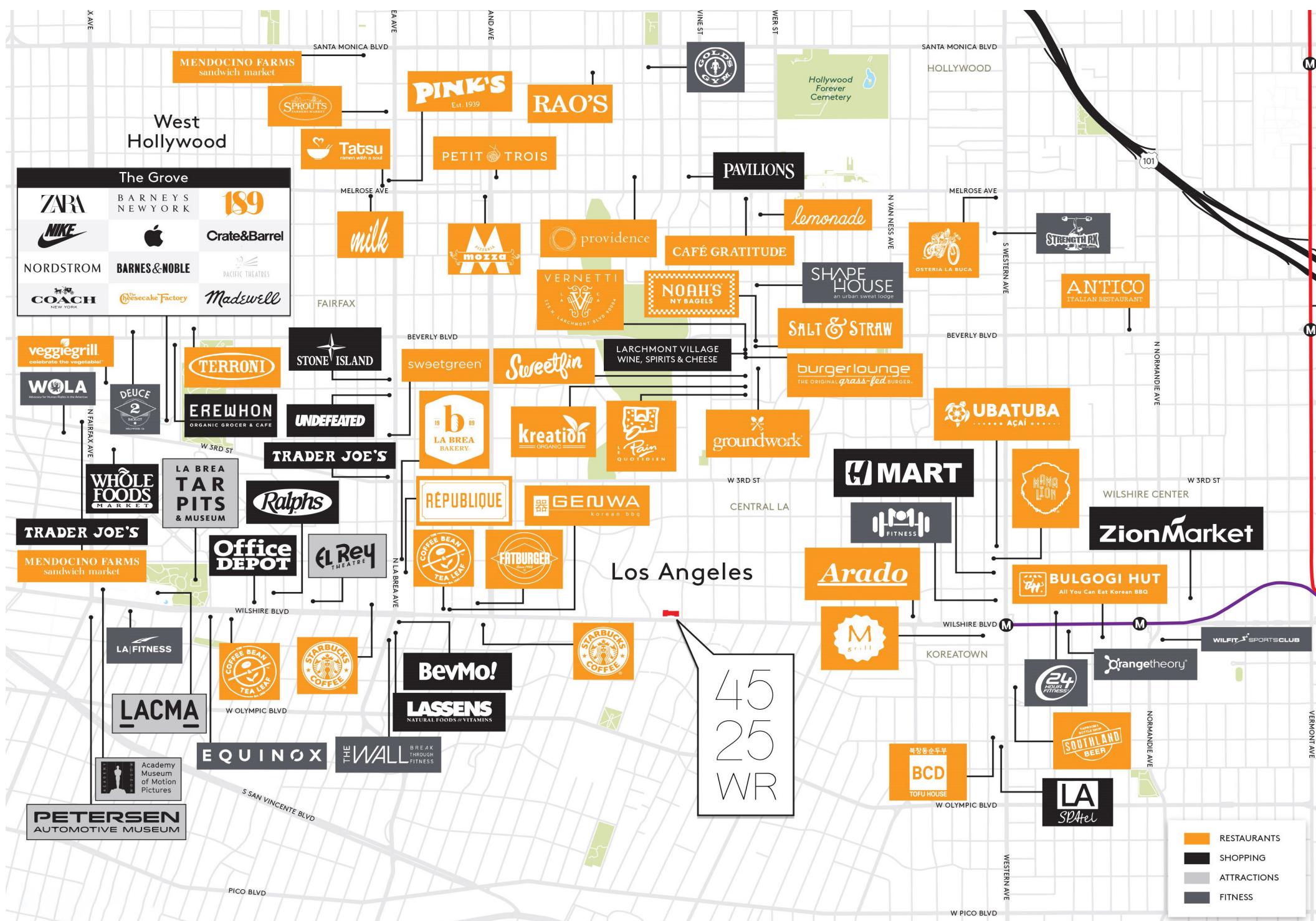


# TWO BRAND-NEW MOVE-IN READY CREATIVE SPEC SUITES

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



# ● In the Center of It All



# Next Stop: HOLLYWOOD





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