



## Property Description

Designed by acclaimed architect Claud Beelman in 1958, the Harbor Building is registered with the Los Angeles Conservancy as one of the era's most impressive office buildings. With major building renovations recently completed, the Harbor Building is the premier destination for Class A creative office in Park Mile. Consisting of approximately 258,000 RSF spread over six floors and prominently located at the intersection of Wilshire and Crenshaw, the Harbor Building is centrally located near Beverly Hills, Downtown, Hollywood and adjacent to vibrant Koreatown with its abundance of restaurants and nightlife.

## Features

- New building lobby
- New corridors, elevator lobbies, elevators and restrooms
- New spec suites available and build to suit opportunities

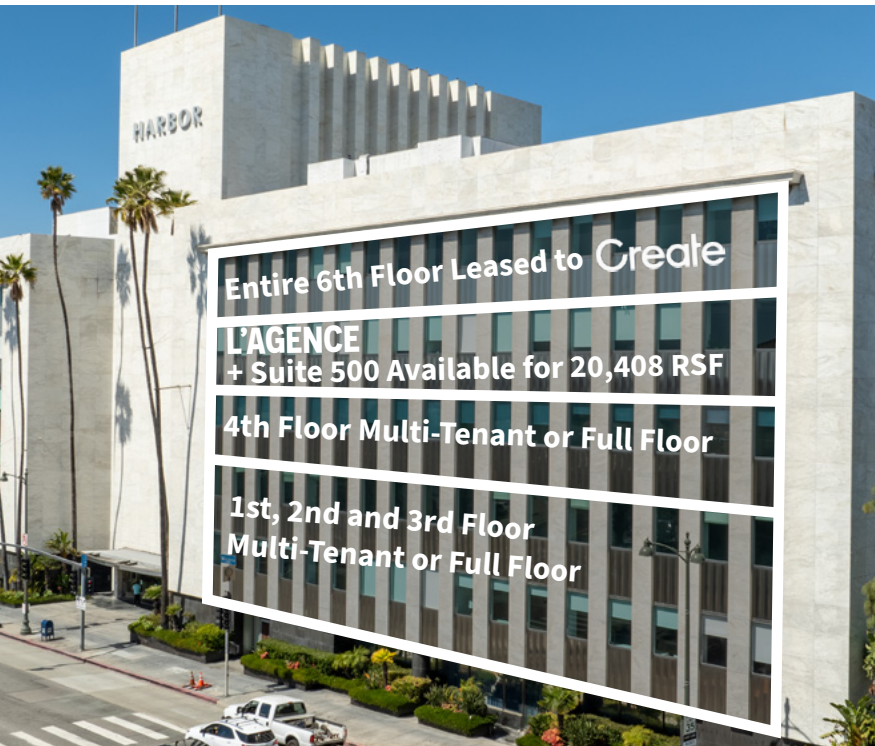


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## FLOORS

- 6 — Leased
- 5 — Suite 500: 20,408 RSF
- 4 — Multi-Tenant or Full Floor Opportunity\*
- 3 — Multi-Tenant or Full Floor Opportunity\*
- 2 — Multi-Tenant
- 1 — Approx. 13' 6" Ceiling Height

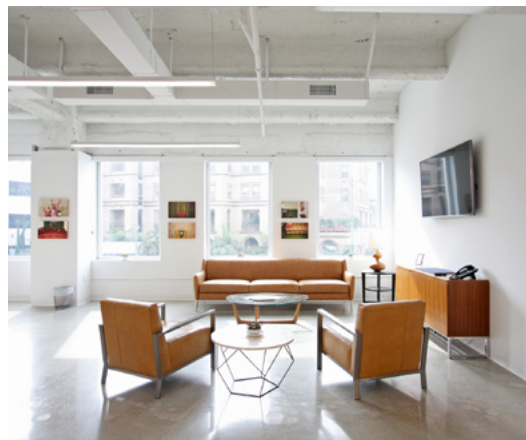
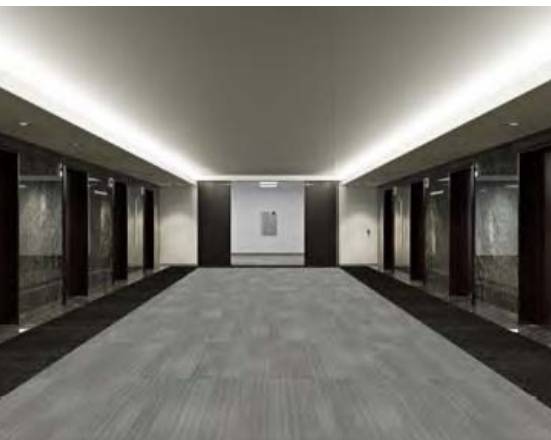
\*3rd & 4th floor contiguous block available totaling approx. 84,000 rsf

## Details

- Rates: \$3.20/rsf/mo., full service
- Term: 3-10 years
- Tenant Improvements: Negotiable
- Parking Ratio: 2.5/1,000
- Reserved: \$205/space
- Unreserved Covered: \$155/space
- Unreserved Surface Lot: \$140/space
- Tandem: \$125/space
- Visitor Parking: \$3.00 every 15 minutes  
M-F \$18.00 all day max

## Features

- 258,000 sf newly renovated historic office building
- Multiple size options ranging from approx. 2,700 rsf - 105,000 rsf
- Prominent signage rights available to large users
- Walking distance to Koreatown restaurants
- Registered with the Los Angeles Conservancy
- In the heart of Hancock Park and 1/2 mile to the Wilshire/Western Purple Line Metro Station
- Internet options include AT&T, Aerio Connect and Time Warner

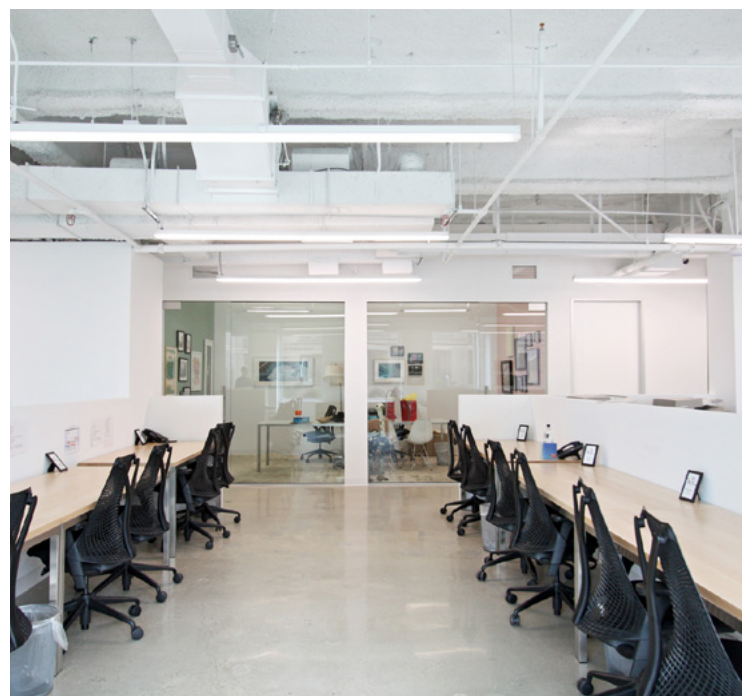
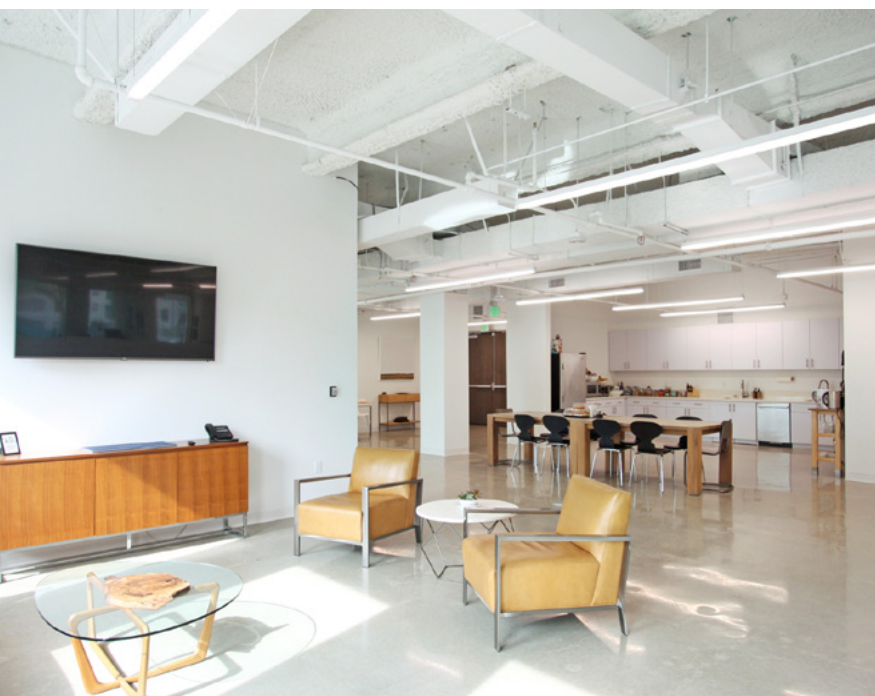


# 4201 WILSHIRE BOULEVARD, LOS ANGELES

# HARBOR BUILDING

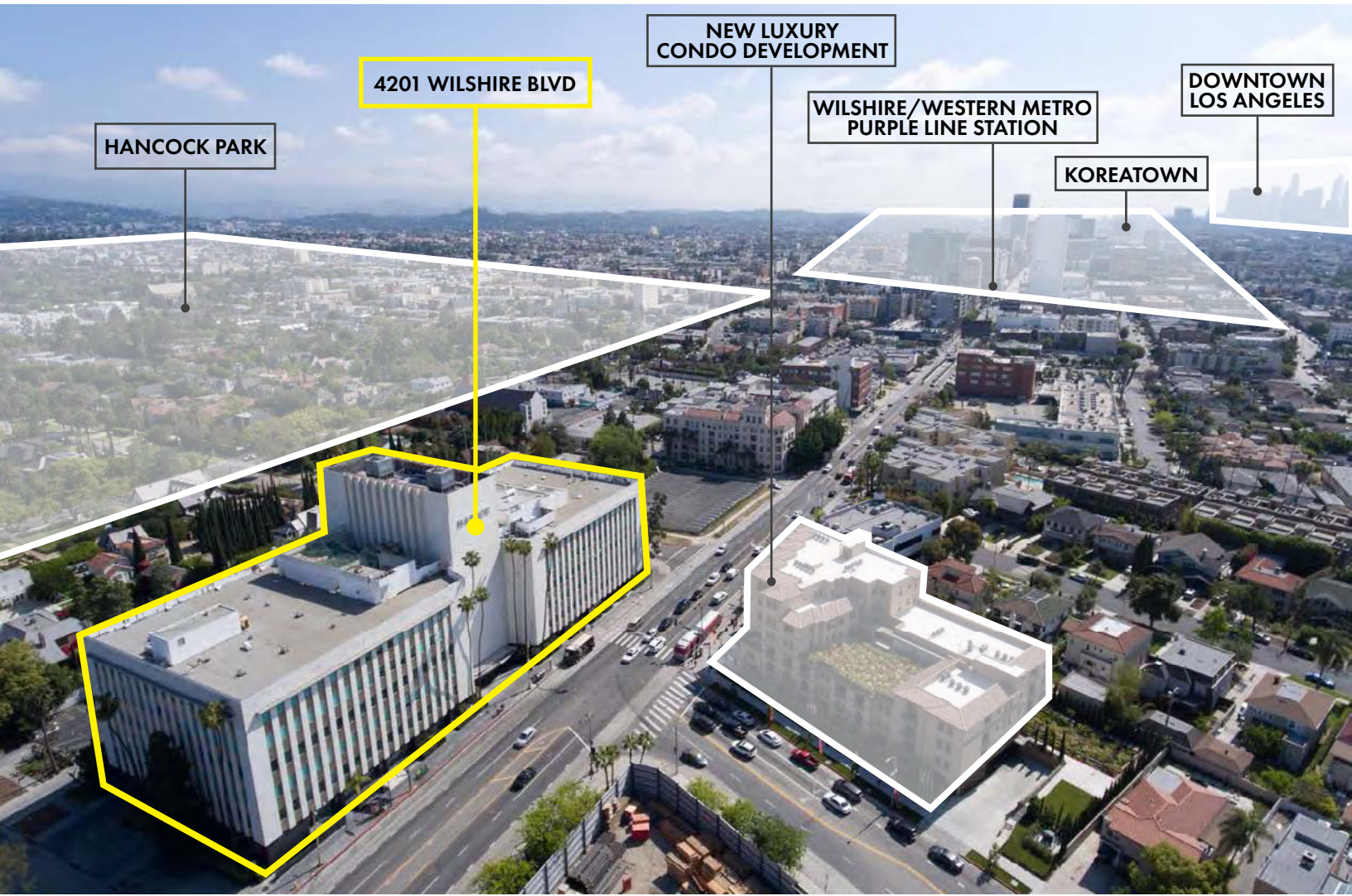


| FLOOR | RATE   | RSF / DESCRIPTION  |
|-------|--------|--|
| 6     |        | Leased to <b>Create Advertising</b>  |
| 5     | \$3.20 | 20,408 RSF   |
| 4     | \$3.20 | Approx. 20,000 - 42,000 rsf Creative Space   |
| 3     | \$3.20 | 10,000 - 42,000 RSF Creative Space   |
| 2     | \$3.20 | 12,875 RSF (divisible) Creative space next to<br>&<br>2,684 RSF brand new creative spec suite with exposed ceiling, concrete floors, 3 offices, conference room, and an open workspace |
| 1     | \$3.20 | 5,000 - 35,374 RSF High ceiling creative space available   |



# 4201 WILSHIRE BOULEVARD, LOS ANGELES

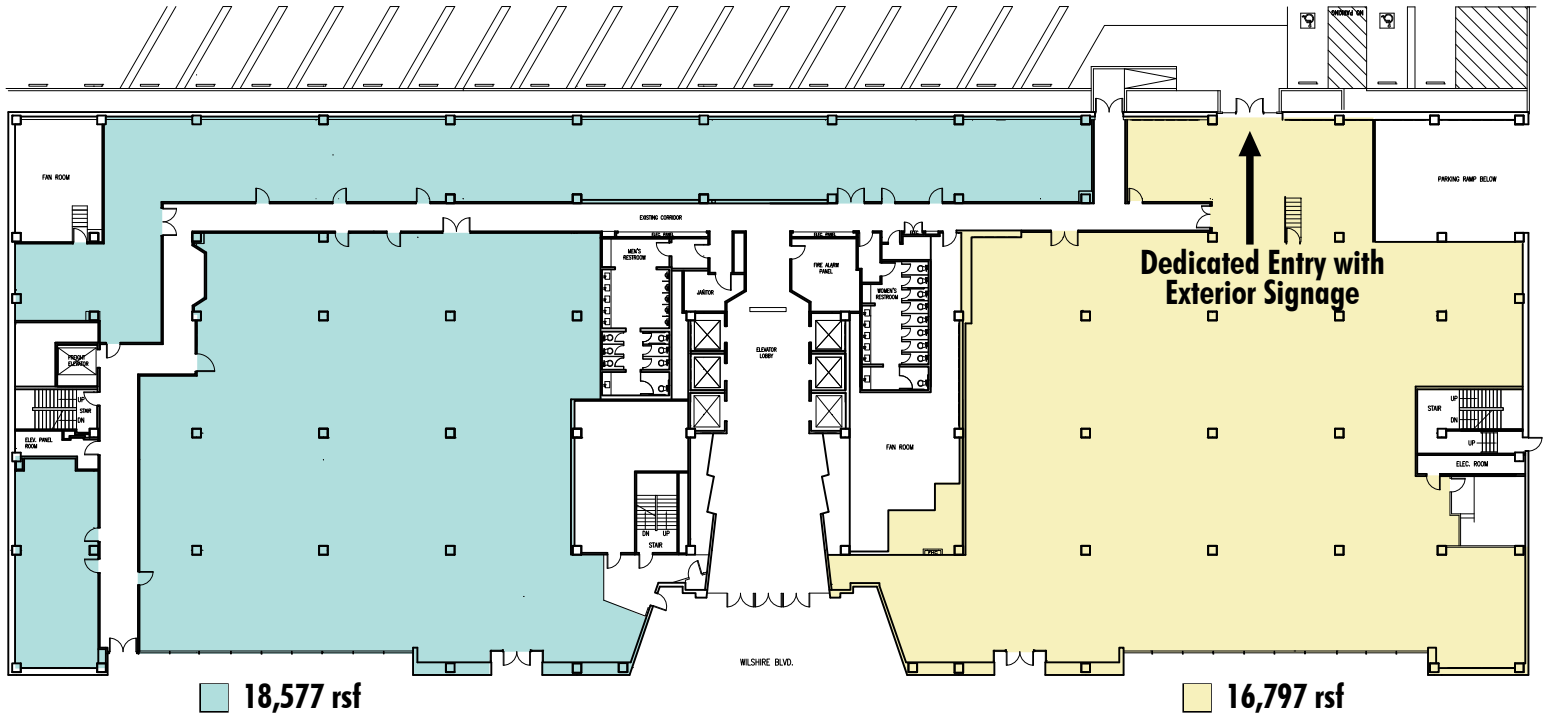
# HARBOR BUILDING



## Space Available

## 1st Floor Availability

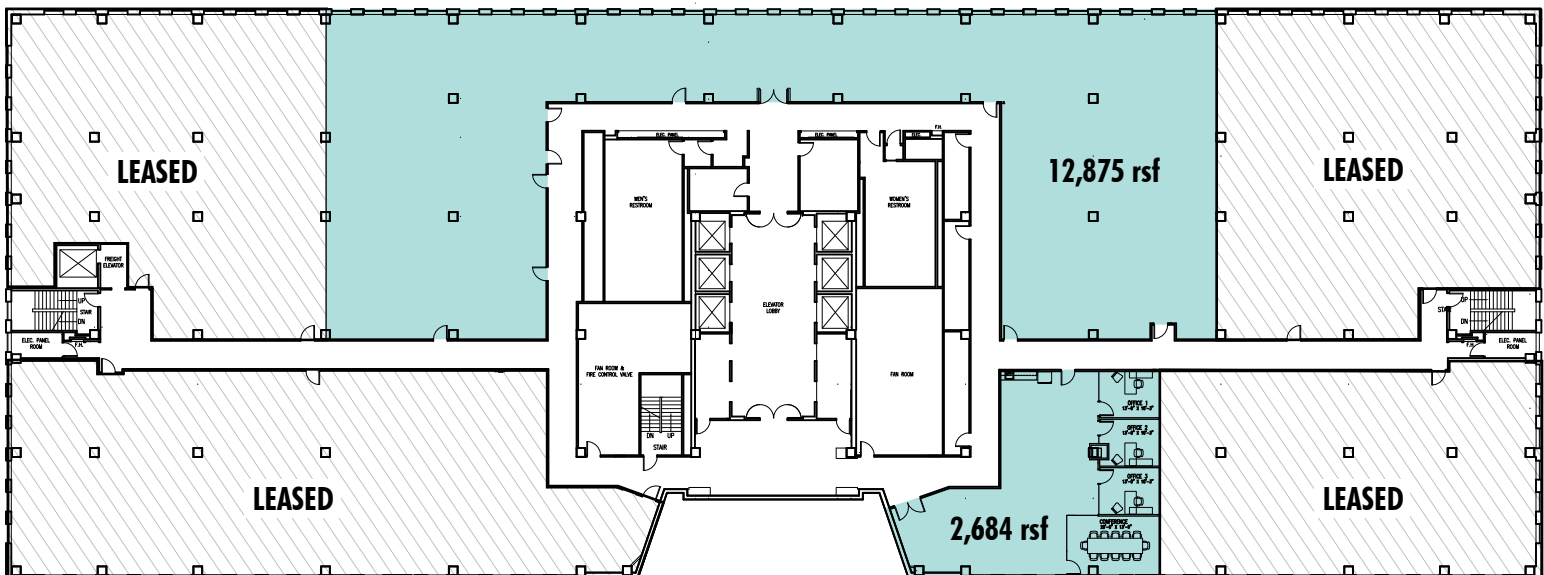
Multi-Tenant — to — Full Floor  
(Approx. 5,000 rsf) (Approx. 35,374 rsf)



## Space Available

## 2nd Floor Availability

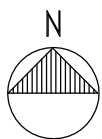
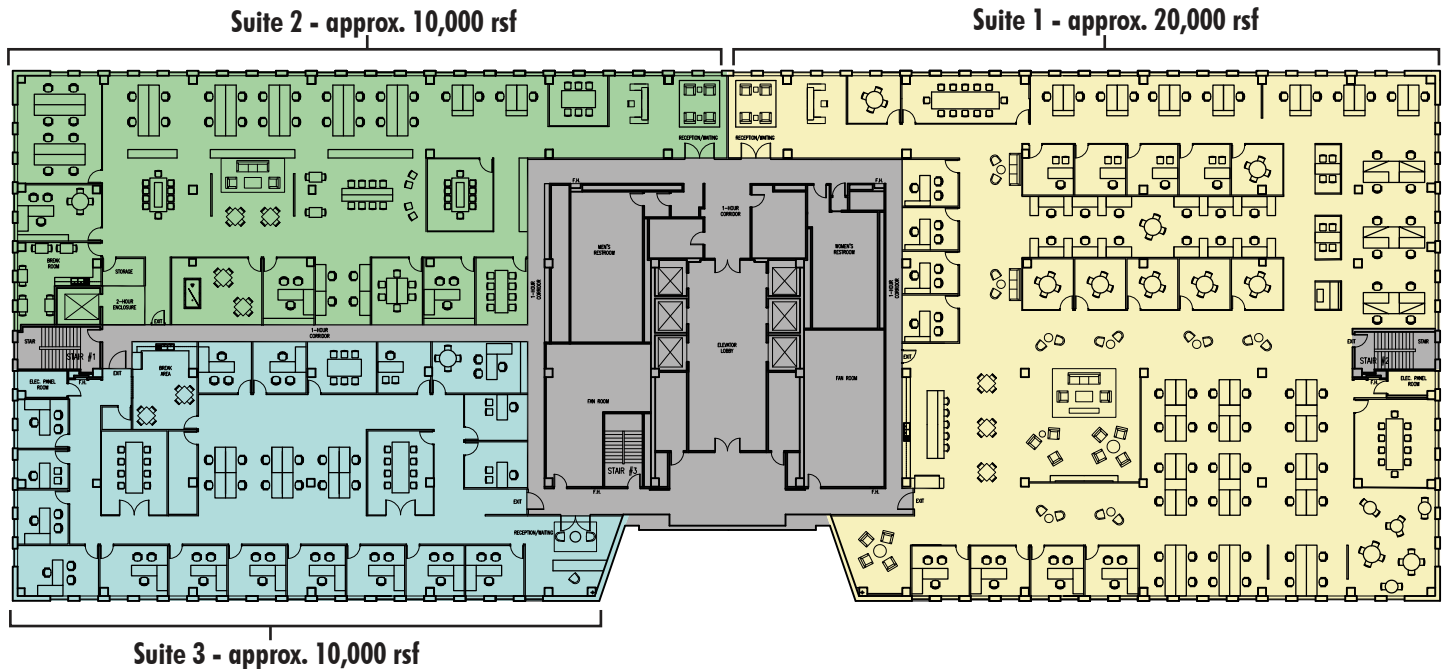
Available 2,684 rsf - 12,875 rsf



## Space Available

## 3rd Floor Availability Hypothetical Floorplans

**Multi-Tenant — to — Full Floor**  
**(Approx. 10,000 rsf) (Approx. 42,000 rsf)**

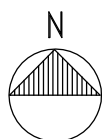
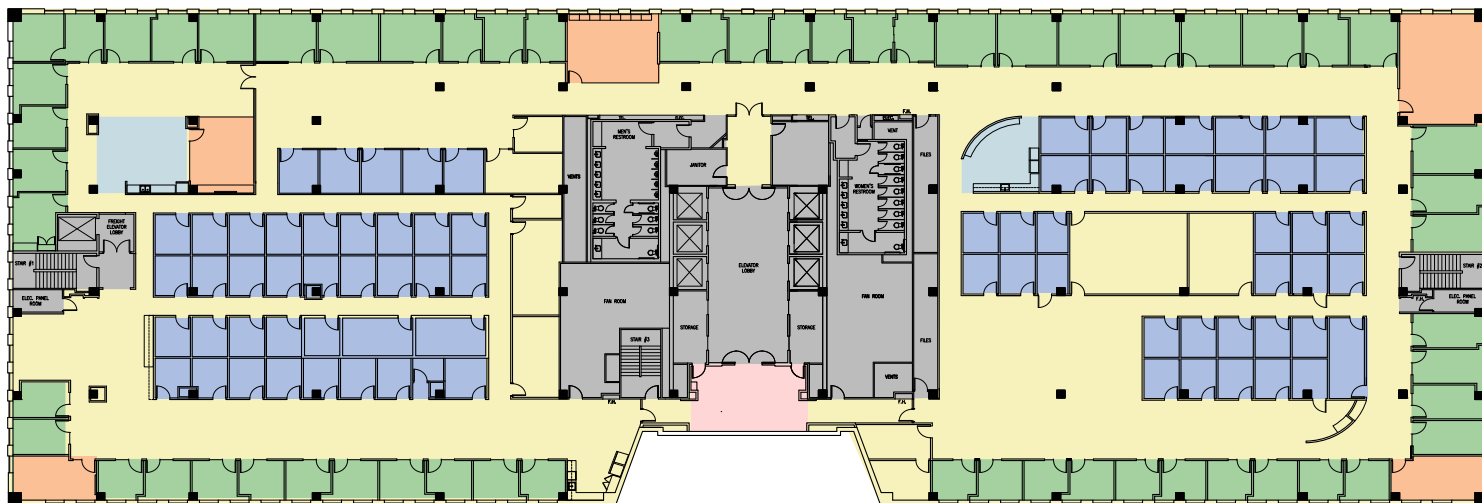


| Suite 1 - approx. 20,000 rsf | Suite 2 - approx. 10,000 rsf | Suite 3 - approx. 10,000 rsf |
|------------------------------|------------------------------|------------------------------|
| 7 Meeting Rooms              | 3 Conference Rooms           | 3 Conference Rooms           |
| 2 Conference Rooms           | 5 Offices                    | 17 Offices                   |
| 12 Offices                   | 28 Workstations              | 12 Workstations              |
| 74 Workstations              | 1 Kitchen                    | 1 Kitchen                    |
| 1 Kitchen                    | 1 Lounge                     |                              |

## Space Available

## 4th Floor Availability

**Full Floor**  
**(Approx. 41,943 rsf)**



Reception

(58) Workstations

Kitchen/Seating Area

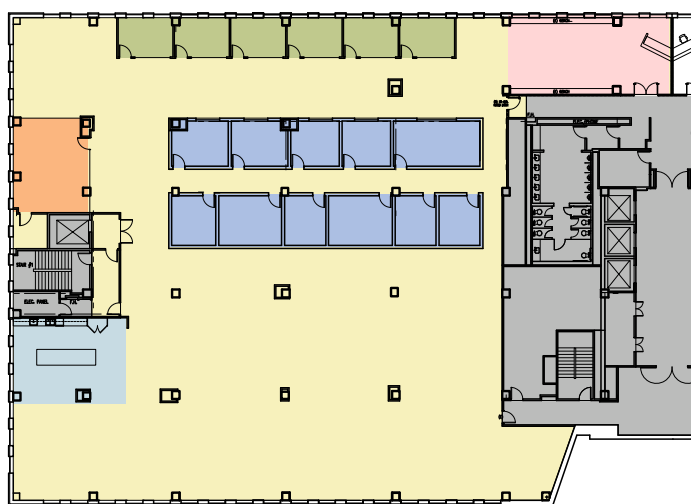
(76) Office

(5) Conference Rooms

## Space Available

## 5th Floor Availability

**Suite 500**  
**20,408 RSF**



Reception

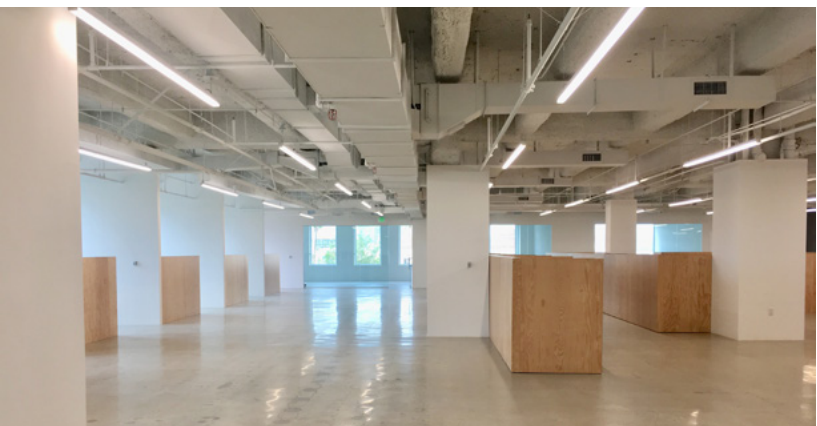
(11) Sound Proofed Editing Rooms

Kitchen/Seating Area

(6) Offices

(1) Conference Room

**SUITE 500**  
**20,408 RSF**



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