

the DESMOND

5500 Wilshire Boulevard, Los Angeles, CA

Creative Office and Building Signage
Opportunity at the Center of Miracle Mile



PROPERTY HIGHLIGHTS



ESTIMATED DELIVERY

Immediate availability for tenant improvements



BUILDING SIGNAGE

Wilshire Boulevard signage visible to over 50k people per day traffic count



69,284 SF OFFICE

Distinctive loft-style spaces, oversized windows, abundant light and views



29,074 SF RETAIL*

Flexible demising, large storefronts and mezzanine

*Also included in office SF above



OPEN FLOOR PLANS

Base: Up to 26,187 SF
Tower: Private full floors from 1,445 to 1,679 SF



ON-SITE PARKING

1:1,000 parking ratio. Additional parking available adjacent to property



CEILING HEIGHTS

Ground Floor: 20'-0" +/-
2nd Floor: 14'-3" +/-
3rd-10th Floors: 12'-0" +/-
11th Floor: 19'-0" +/-



FULLY FURNISHED SPEC SUITE

FLOOR LEASED. Landlord can deliver similar suite design on another tower floor with similar finishes for a long-term lease agreement



BUILDING-WIDE RENOVATIONS

- Façade restoration
- Seismic infrastructure
- New life safety and MEP systems in common areas
- Restored steel-frame operable windows
- Exposed truss ceiling on 2nd floor, and concrete ceilings in tower



1928 ART DECO ARCHITECTURE

Original lobby with terrazzo floors and historic details designed by architect Gilbert Stanley Underwood



Second Floor West

14'-3" ceiling height with exposed trusses and skylights, oversized operable windows, corner bay window, and secondary access to ground floor.

AVAILABILITIES



Floor 11: 1,445 SF

Floor 10: 1,469 SF

Floor 9: LEASED

Floor 8: 1,551 SF

Floor 7: 1,551 SF

Floor 6: 1,551 SF

Floor 5: 1,613 SF

Floor 4: 1,613 SF

Floor 3: 1,679 SF

Floor 2: 26,187 SF

Mezzanine: 4,907 SF (Divisible)

Ground: 24,167 SF (Divisible)

GROUND FLOOR & MEZZANINE

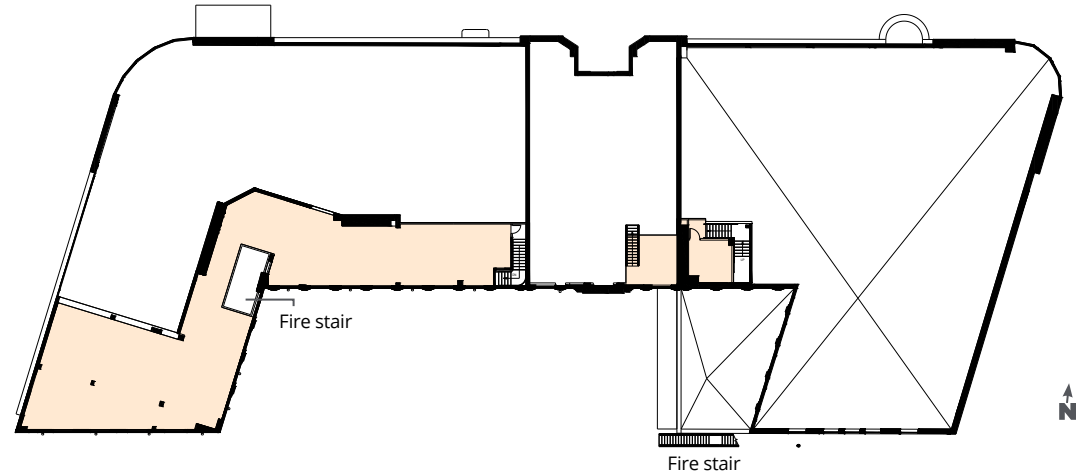
VIEW GROUND FLOOR
(virtual tour available)



100	3,443 SF
101	3,644 SF
102	2,382 SF
103	2,833 SF

104	4,628 SF
105	6,234 SF
106	1,003 SF

TOTAL: 24,167 SF

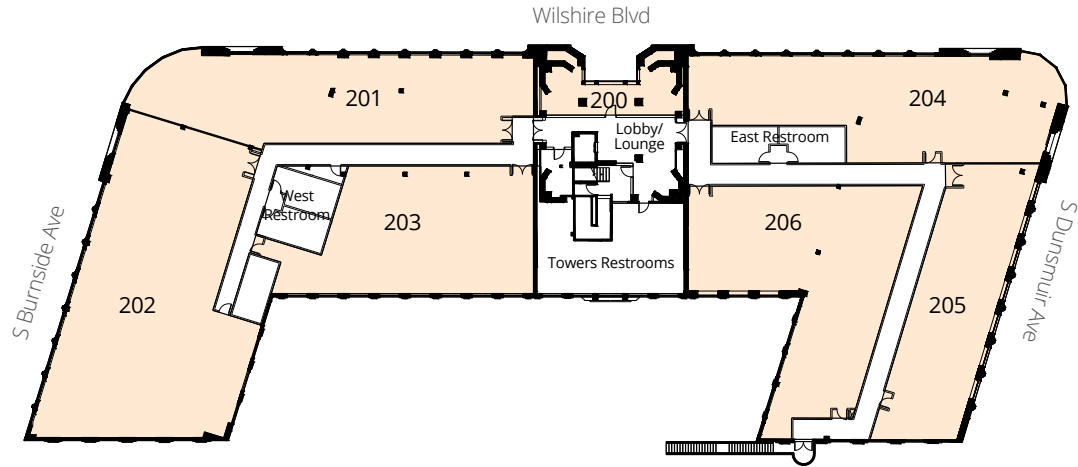


TOTAL: 4,907 SF

SECOND FLOOR

VIEW SECOND FLOOR
(virtual tour available)

Multi-Tenant Hypothetical Layout

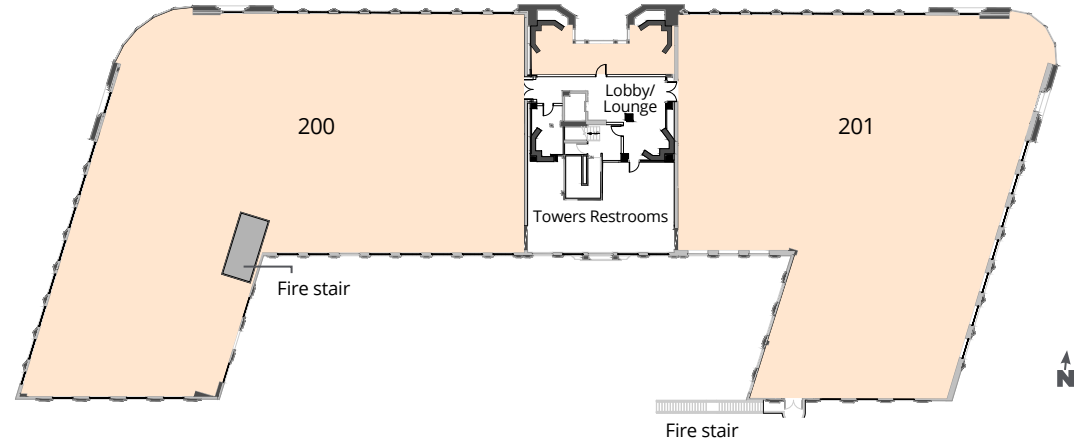


200	918 SF
201	4,000 SF
202	6,181 SF
203	3,423 SF

204	4,017 SF
205	2,949 SF
206	4,170 SF

TOTAL: 25,658 SF

Single Tenant / Multi-Tenant



200	13,296 SF
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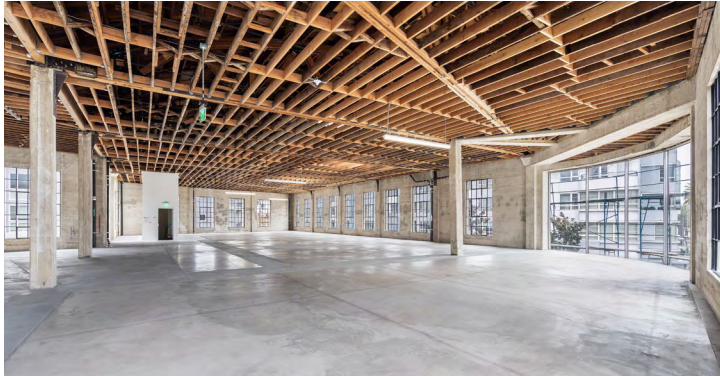
201	11,527 SF
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TOTAL: 26,187 SF

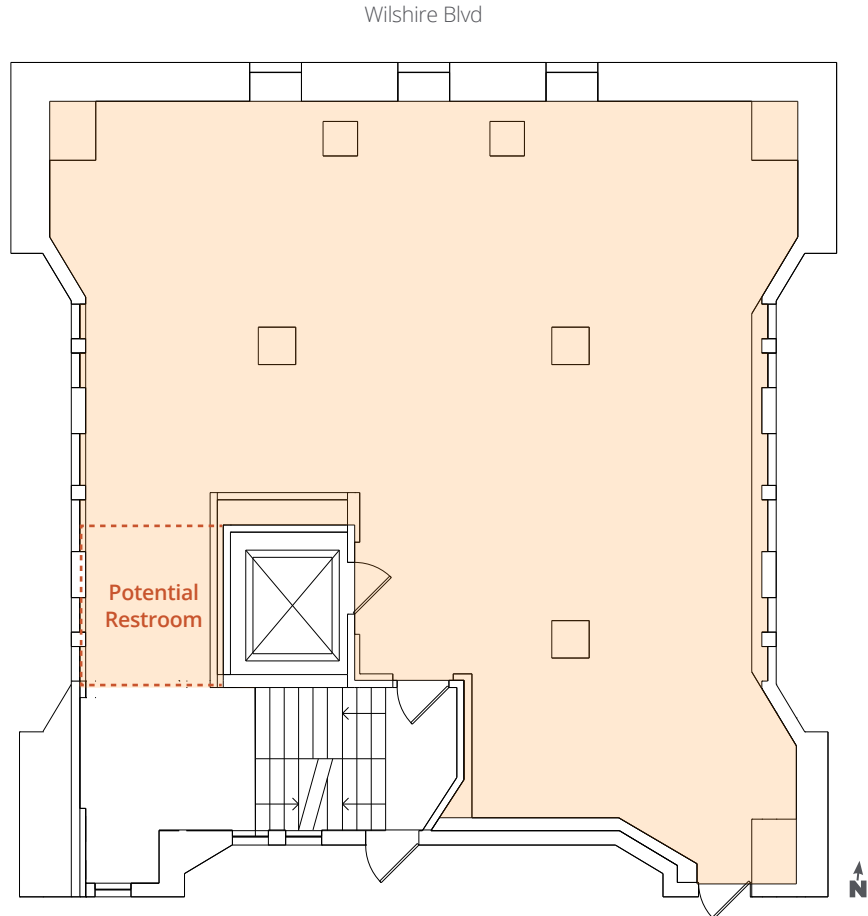
SECOND FLOOR

Single-Tenant Hypothetical Layout - Second Floor East

VIEW SECOND FLOOR
(virtual tour available)



TOWER FLOORS



[VIEW EIGHTH FLOOR](#)
(virtual tour available)

[VIEW NINTH FLOOR](#)
(virtual tour available)

[VIEW ELEVENTH FLOOR](#)
(virtual tour available)



Levels 3-11

300	1,679 SF	800	1,551 SF
400	1,613 SF	900	LEASED
500	1,613 SF	1000	1,469 SF
600	1,551 SF	1100	1,445 SF
700	1,551 SF		

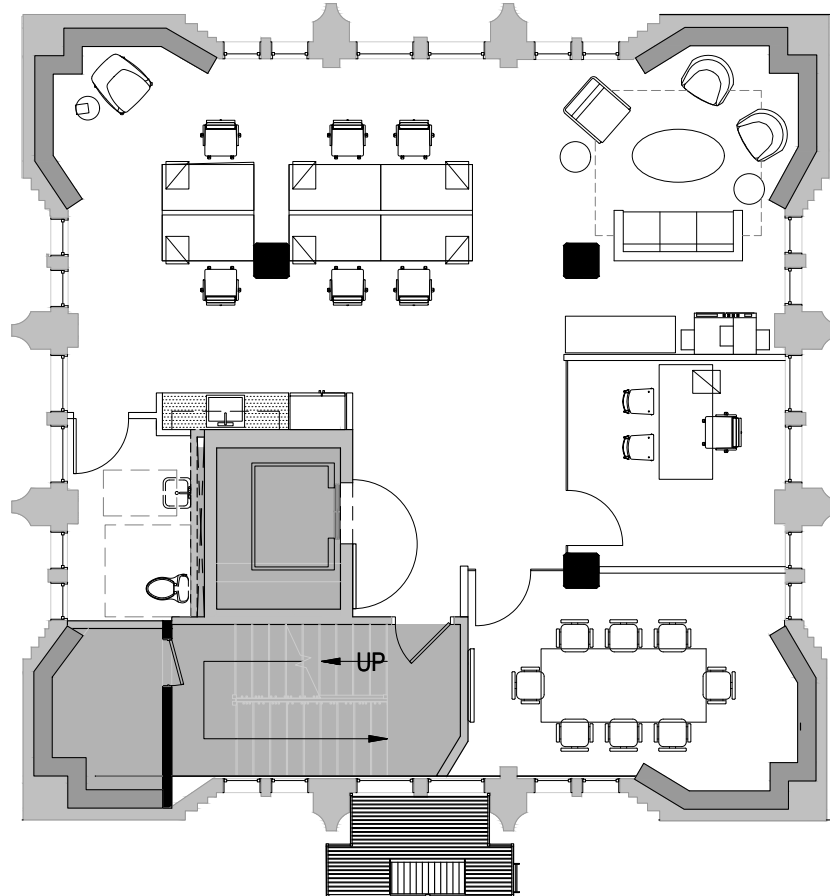
TOTAL: 14,023 SF

FULLY FURNISHED SPEC SUITE - LEASED

VIRTUAL WALK THRU

- Entire 9th Floor: 1,551 SF
- Private Office
- Open Work Area
- Lounge Area
- Kitchenette
- Enclosed Conference Room
- Private Restroom

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LOCATION

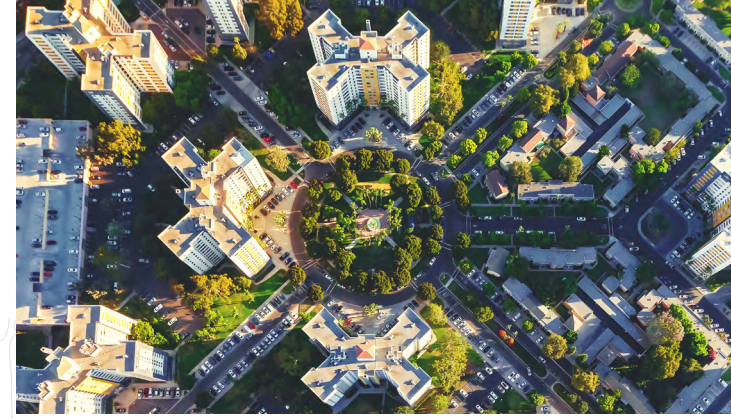


**M Purple Line Coming 2024
Three New Stations**

6 minute walk from La Brea Ave
16 minute walk from Fairfax Ave

95 Walk Score

NEIGHBORHOOD AMENITIES





Second Floor East

14'-3" ceiling height with exposed trusses, oversized operable windows, corner bay window, and secondary access to alley.

the **DESMOND**

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