

5900 WILSHIRE

LOS ANGELES
CALIFORNIA 90036

CBRE



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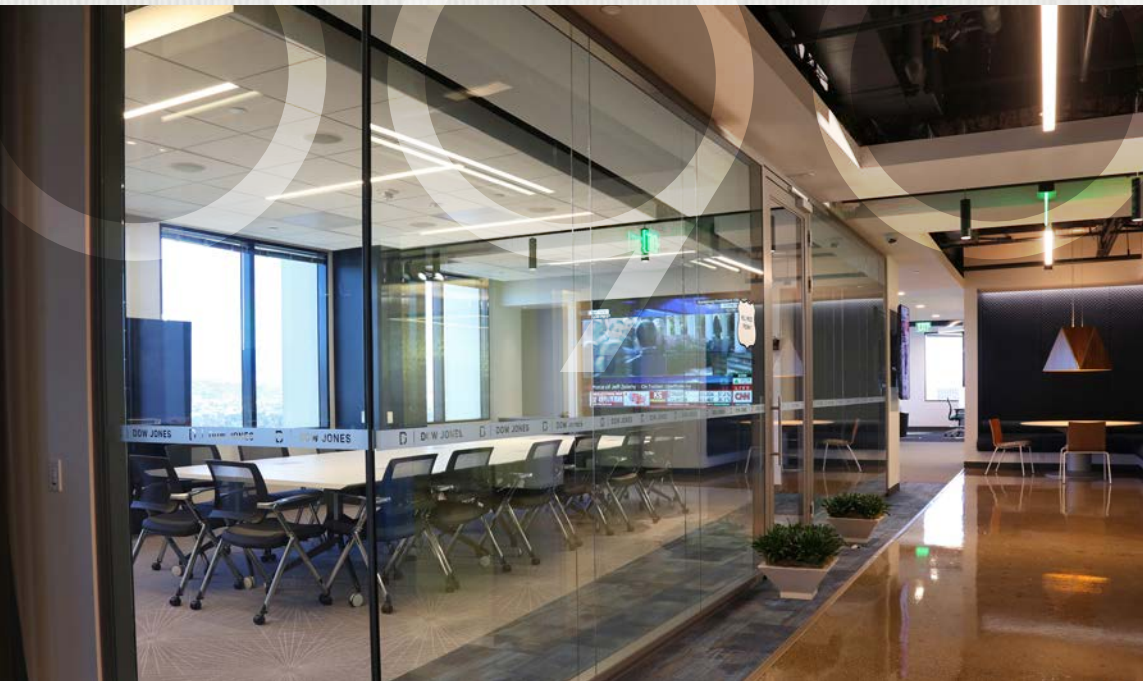
Located in West Los Angeles in the heart of “Media Mile”, 5900 Wilshire has been a prominent fixture of the skyline since 1971 and completed a renovation in 2019. The 31-story Class A office tower features 360-degree views of the Los Angeles Basin, a striking lobby with double-height entrances, and renovated building common areas. Outdoor breezeways provide additional seating and gathering areas for tenants surrounded by drought-tolerant landscaping. The building is LEED Gold® certified and has received an ENERGY STAR® score of 88, meaning it is in the top 12% of the nation’s most efficient buildings.





SUSTAINABILITY MEETS STYLE

5900 Wilshire benefits from notable sustainability upgrades. It is LEED® certified and ENERGY STAR® Rated. Rockhill believes that intelligently applying sustainable principles can play an important role in enhancing property values and the tenant experience while supporting responsible efforts in sustainability. As such, Rockhill is committed to incorporating sustainability initiatives as appropriate in each Rockhill-managed building, including best practices in energy efficiency, water conservation, waste management, and air quality.



MODERN AMENITIES

LA FITNESS

An LA Fitness health club is located on the property which includes group fitness classes, personal training, sauna, cardio, and Wi-Fi.

CAR WASH

Shiny Eco Auto Spa is located on Level A of the parking garage. They offer a variety of hand car wash services including standard washes and full detailing. For more information, the car wash can be contacted via +1 310 770 5072.

NOTARY SERVICE

Notary Services are available at the property on a daily basis. Please email 5900wilshire@rockhillmanagement.com to setup an appointment.

GOOD LIFE ORGANICS

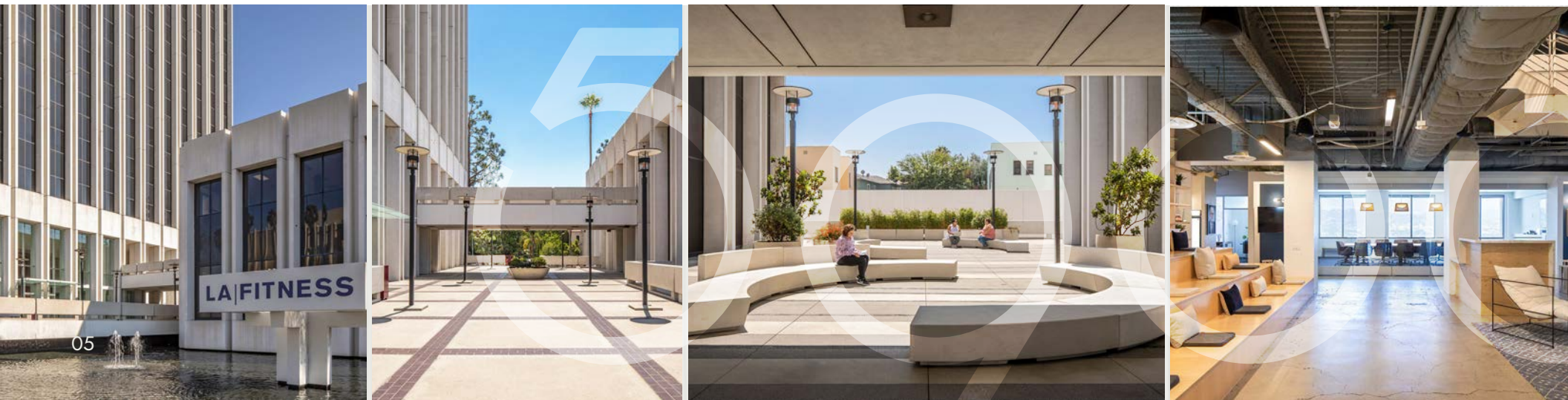
Good Life Organics is an all organic fruit and vegetable service that delivers every Wednesday to the building. Boxes can be ordered online through their website goodlifeorganics.org. Once delivered, all boxes can be picked up at the security console.

FOOD TRUCKS

Daily Food Trucks are available at 5900 Wilshire. The daily menu can be viewed at bestfoodtrucks.com/lots/lacma.

METRO COMING IN 2024

The Purple Line Extension will be opening a Wilshire/Fairfax station in 2024- easily accessible via walking from 5900 Wilshire.





THE CENTER OF IT ALL

5900 Wilshire occupies a full city block in the center of the Miracle Mile district, known as Media Mile for its high concentration of Media and Entertainment company headquarters. Creative professionals thrive with an ideal mix of upscale apartment buildings and residential neighborhoods with high-end dining, shopping, and nightlife. Long associated with glamour of early Los Angeles, as evidenced by the collection of iconic Beaux Arts architecture, Media Mile is home to the region's famed Museum Row.



NEIGHBORHOOD



5900 WILSHIRE

5900 Wilshire is an iconic office building located in the center of the Miracle Mile, one of the most dynamic districts of Los Angeles.

Already surrounded with bountiful amenity base, the location is only getting better with the addition of the purple line subway extension, LACMA expansion, the new Academy Museum of Motion Pictures and many other new developments in the neighborhood.

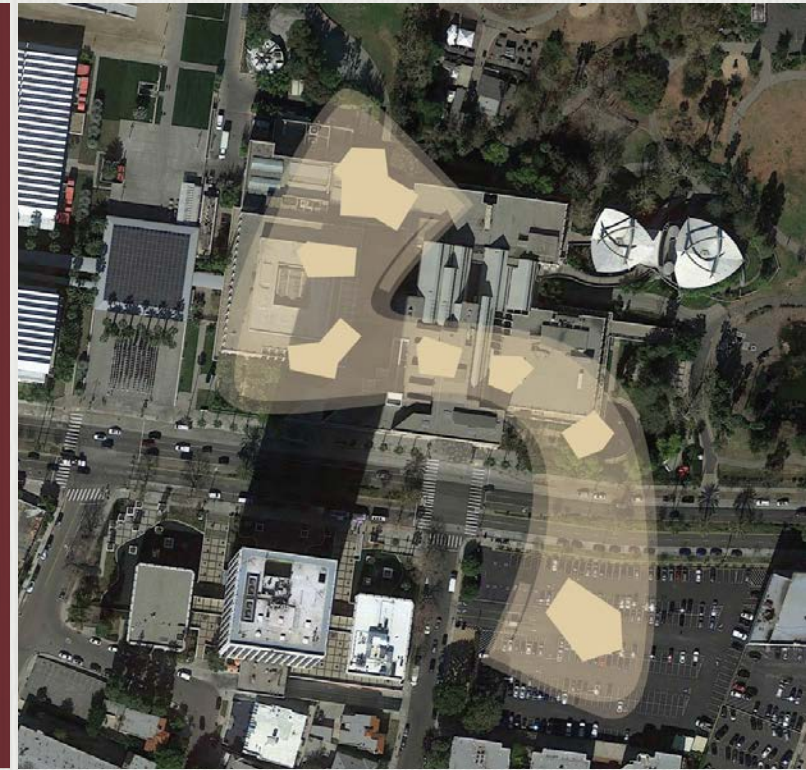
METRO MAP

- + Closest office building in Miracle Mile to Wilshire/Fairfax Metro Station
- + Steps away from entrance on West side of Building



LACMA MUSEUM EXPANSION

LACMA, 5900 Wilshire's neighbor on the North side of Wilshire, will soon undergo a major \$600 million renovation that will see a new wing of the museum constructed in the lot immediately adjacent to 5900 Wilshire. This extension will include a bridge that hovers over Wilshire, thus making 5900 Wilshire literally at the doorstep to the largest art museum in the western United States.



PRESTIGIOUS TENANT ROSTER

5900 Wilshire is home to many prominent tenants in various industry sectors.

The New York Times



DOW JONES



BUCHWALD

phenomenon



SPRÜTH MAGERS



**PREMIERE
DIGITAL**



**Churchill
Management
Group**

BUILDING FACTS

AVERAGE FLOOR PLATE

Low Rise (Floors 1-18): 14,627 RSF
High Rise (Floors 19-31): 15,602 RSF

POWER SOURCES

5,000 amp switch board lower half, 3 phase 4 wire, 277/480 volts and 6,000 amp switch board upper half, 3 phase 4 wire, 277/480 volts

SLAB-TO-SLAB CEILING HEIGHT

13' slab-to-slab, 9' typical finished ceiling height on 3 through 30, and about 30' on the main lobby

LOADING AREAS

Loading Dock is located on Genesee Avenue and Ogden Street on the South Side of the Building. There are also (2) loading zones available to the building located on Spaulding Avenue and Genesee Avenue in front of the Loading Dock.

SECURITY

24/7 Onsite Security located in the building lobby, with keycard access system for all building tenants.

ELEVATORS

Eleven passenger elevators, two parking garage elevators, and one freight elevator serve the building; all elevators underwent a modernization project between 2007 and 2010.

EMERGENCY GENERATOR

200KW generator for electric fire pump and 600KW generator for emergency lighting and critical systems, diesel-fueled.

HVAC SYSTEM

5900 Wilshire has a closed loop chilled water system, which consists of one 750-ton electric driven centrifugal chiller, one 650-ton electric driven centrifugal chiller and one 240-ton pony screw machine chiller for after hour air. There is an air handler on every floor with single duct VAV system and perimeter re-heat terminal units. All controlled by a BMS.



AVAILABILITIES

DENOTES
CONTIGUOUS
SUITES

	SUITE	RSF	RATE	NOTES
▶	3000	15,602	\$5.25	Full floor: Whitebox
▶	2800	15,602	\$5.25	Full floor with unobstructed 360° views and double-door elevator identity, ready for build-out
▶	2700	15,601	\$5.20	Full floor with unobstructed 360° views. Creative built space with double-door elevator identity, 25 window offices, 1 interior office, kitchen, large breakroom area with sink, large bull pen areas
▶	2600	15,601	\$5.20	Full floor: Double-door elevator identity; shell condition
	2500	11,044	\$5.20	
	2400	15,600	\$5.20	
▶	2325	1,648	\$5.15	Spec Suite: East-facing views; polished concrete floors, open ceiling, 2 window offices, 1 window conference, kitchen, open bull pen area
▶	2300	6,114	\$5.15	13 window offices, 2 interior offices, 2 work stations, kitchen, reception area
▶	2210	2,904	\$5.15	3 window offices, 1 window conference, kitchen, open area
▶	2200	4,415	\$5.15	Corner window conference, 8 window offices, 1 interior office, kitchen, reception area, storage, open area

AVAILABILITIES

DENOTES
CONTIGUOUS
SUITES

	SUITE	RSF	RATE	NOTES
▶	2150	4,032	\$5.15	Southwest views with 2 west facing window offices. Conference room. 4 interior offices and 2 telephone rooms, open kitchen, large open plan. Amazing Views
▶	2110	2,085	\$5.15	Window conference room, 4 window offices, kitchen, open area
▶	2100	4,997	\$5.15	Spec Suite: North and west views; double-door elevator identity, 4 window offices, 1 meeting room, 1 conference room, kitchen, storage/copy/IT room, large bull pen
▶	2000	6,552	\$5.15	Northwest views with 10 window offices, kitchen, storage, bull pen, reception area
	1900	14,603	\$5.10	Full floor: 17 window offices, 4 large window conference rooms, 5 interior offices, lunch room with kitchen, storage area, mail/copy room
▶	1200	14,630	\$4.95	Full floor: unobstructed 360° views with 2 window offices, 12 interior offices, kitchen with sink, large bull pen area
▶	1100	14,630	\$4.95	Full floor: unobstructed 360° views with 19 window offices, large window conference room, 10 interior offices, breakroom with kitchen and sink, restrooms, bull pen area
	1000	14,630	\$4.85	Full floor: 20 window offices, 1 window conference room, 2 interior offices, 1 interior conference room, kitchen, work stations
14	900	14,626	\$4.75	Full floor: Ready for build-out. Divisibility - #900 3,893 RSF; #910 3,478 RSF; #920 3,005 RSF; #950 4,250 RSF

AVAILABILITIES

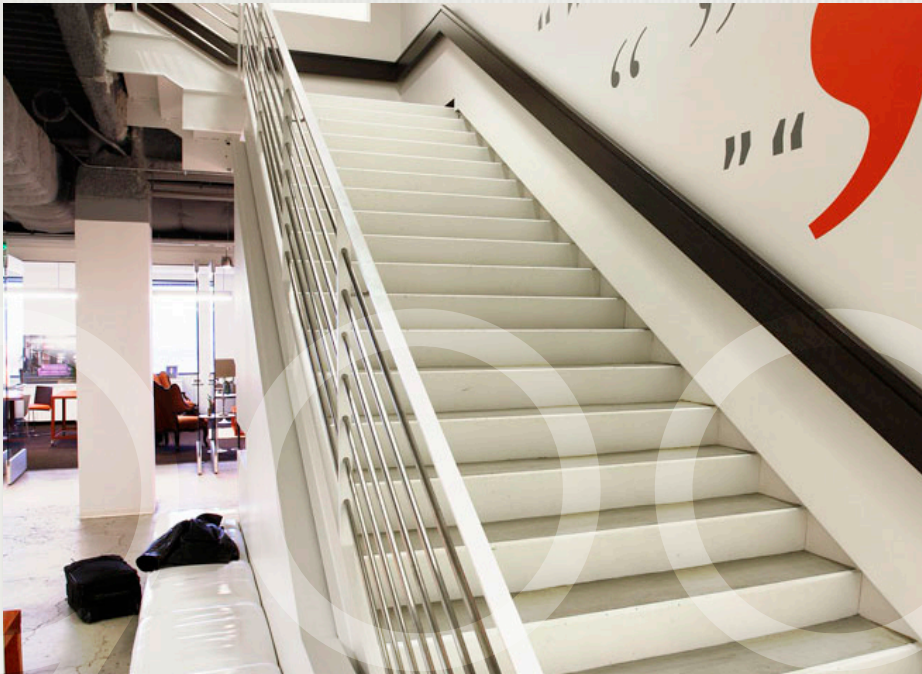
DENOTES
CONTIGUOUS
SUITES

SUITE	RSF	RATE	NOTES
▶ 800	14,630	\$4.75	Full Floor Creative Built Out Opportunity. 11 perimeter window offices, 14 interior offices, large board/conference room, open bullpen, kitchen
▶ 750	3,466	\$4.75	5 window offices, large bull pen, kitchen
740	1,821	\$4.75	
720	1,563	\$4.75	
▶ 650	3,014	\$4.75	Window conference room, 5 window offices, kitchen, reception area, open area
620	3,528	\$4.75	South-west Views. Double door elevator identity. 2 window offices on south side, conference room, open area, kitchen on north side
610	3,439	\$4.75	Open plan
▶ 550	3,112	\$4.75	5 window offices, kitchen, open area
▶ 520	4,627	\$4.75	South-east views; 5 window offices, 1 window conference room, 2 interior offices, kitchen, bull pen, server room
250	1,135	\$4.75	



UNIQUE AVAILABILITY

Full floors and suites are available with flexible floorplans throughout, offering unobstructed views of the Los Angeles Basin.



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