

CIM

4750  
Wilshire  
Boulevard  
Los Angeles, CA

110,975 RSF Class A Office  
Available For Lease



**\$2.95/SF/MO MODIFIED GROSS**  
**BELOW MARKET RATE**

[VIEW LISTING](#)

## Newly Designed Lobby



- » Ceilings up to 13.5 Feet
- » Raised Floor System
- » Abundant Natural Light
- » Excellent Street Views
- » +3/1,000 parking ratio
- » Key Card Access



## Unique Opportunity

4750 Wilshire Boulevard is an approximately 143,000-square-foot, three-story office building located **in the heart of Los Angeles' Park Mile district in the Mid-Wilshire submarket.**

Constructed in 1985 for Farmers Insurance, the building is in the **process of being transformed into a vibrant, collaborative office environment** designed with future tenants in mind.

- » Class A Office Building
- » Central Los Angeles location
- » Situated in one of the nation's premier commercial centers

### Featuring:

- » Newly designed lobby with marble interiors
- » Redesigned built-in workspace
- » Two-story parking garage

**123+ unique restaurants within a one-mile radius, include:**

- 1) République
- 2) SUGARFISH by sushi nozawa
- 3) Providence
- 4) Genwa Korean BBQ
- 5) Osteria Mozza



**60+ arts, entertainment and recreation opportunities within a three-mile radius include:**

- 11) Los Angeles County Museum of Art
- 12) The La Brea Tar Pits and Museum
- 13) Petersen Automotive Museum
- 14) Hollywood Walk of Fame
- 15) Paramount Picture Studios
- 16) Academy Museum of Motion Pictures



## Location Features

- » Situated in the center of Central Los Angeles and Mid-Wilshire
- » High-profile location on Wilshire Boulevard between south Hudson Avenue and Keniston Avenue
- » Convenient access to Interstate 10, Interstate 101 and California State Route 2
- » Minutes from Larchmont, Koreatown and Miracle Mile
- » Less than a mile from the upcoming Metro Purple Line Subway extension on Wilshire and La Brea Boulevards
- » Easy walk from Metro bus 720 and 20 stops

**World-famous nearby retail locations:**

- 6) Larchmont Village
- 7) The Grove and Farmers Market L.A.
- 8) Beverly Center
- 9) Beverly Connection
- 10) Melrose Avenue Shopping District



**4750 Wilshire Boulevard**



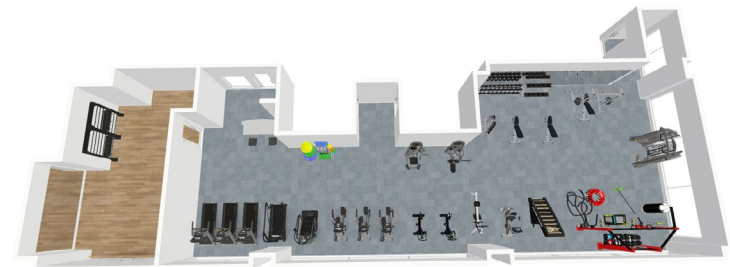
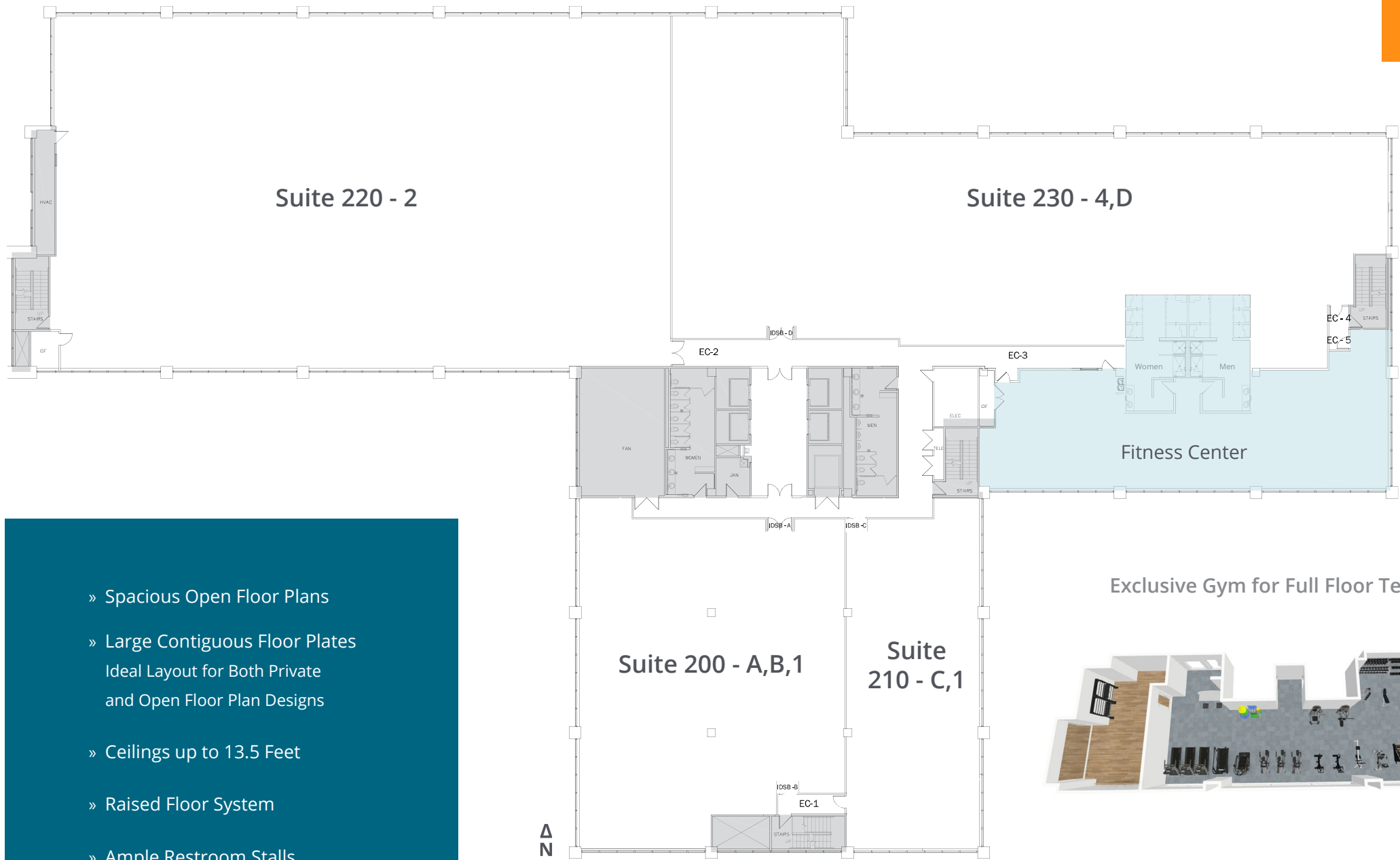
**BUR Airport** 10 miles ↑  
**LAX Airport** 10 miles ↙



**Downtown LA** 6 miles ↘  
**Culver City** 5 miles ↙

# Floorplans

2nd Floor

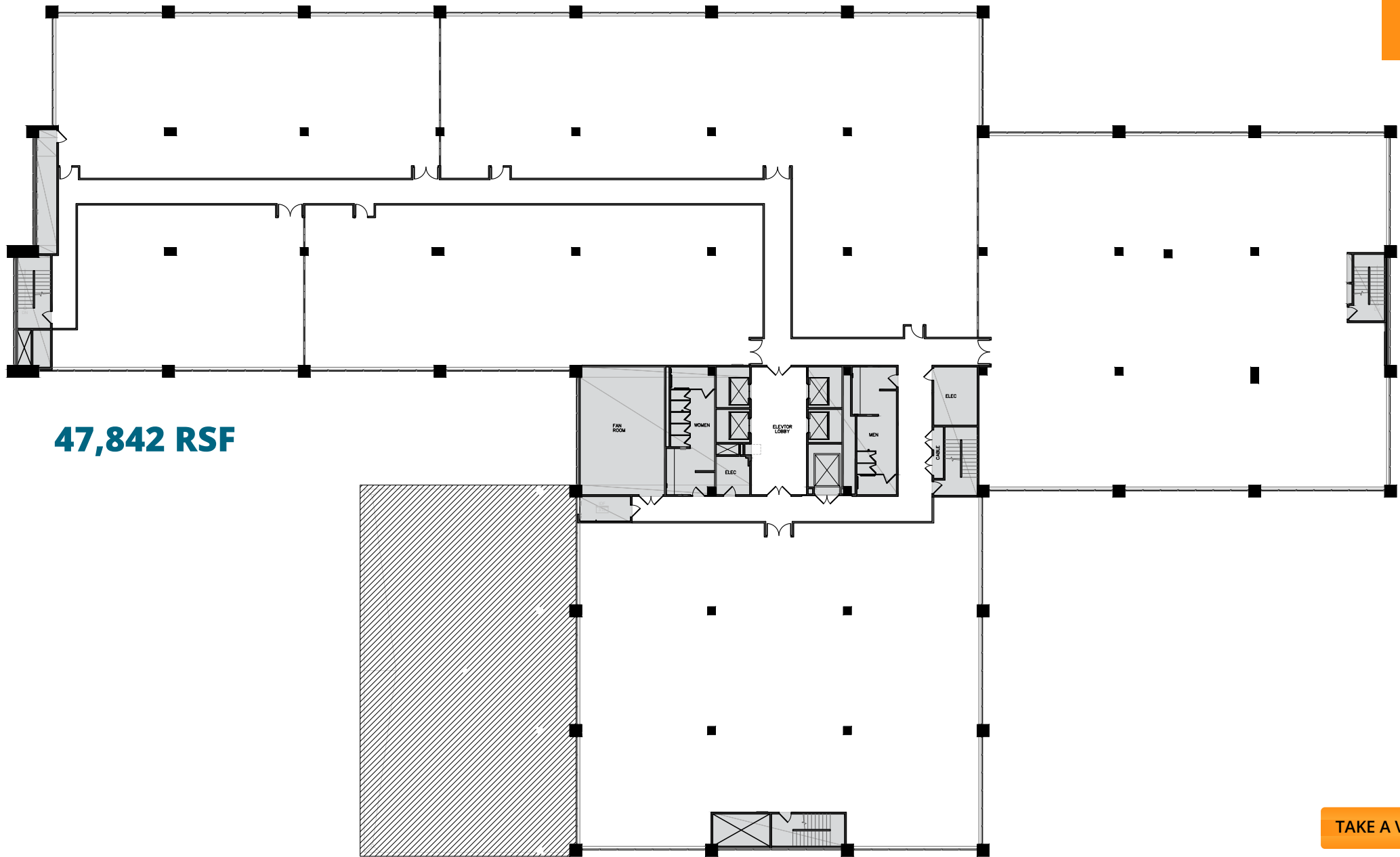


Exclusive Gym for Full Floor Tenants

- » Spacious Open Floor Plans
- » Large Contiguous Floor Plates  
Ideal Layout for Both Private and Open Floor Plan Designs
- » Ceilings up to 13.5 Feet
- » Raised Floor System
- » Ample Restroom Stalls
- » +3/1,000 parking ratio

Hypothetical Layout  
Space is currently in shell condition

3rd  
Floor



47,842 RSF

TAKE A VIRTUAL TOUR

Hypothetical Layout  
Space is currently in shell condition

**For Leasing Opportunities Contact:**

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