












NineFifteen

• WILSHIRE •



CITY ACCESSIBILITY WITH COASTAL COOL

PROPERTY OVERVIEW

-  Well capitalized, debt-free ownership
-  Efficient 23,000 SF floor plates
-  Boutique 'Class A' feel
-  New full service restaurant and bar underway
-  Great unobstructed views
-  Above standard parking ratio
-  Easy ingress, egress, and access to nearby amenities
-  New outdoor patio deck
-  Renovated lobby



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TRANSFORMATIONS COMPLETE

- New building identity signage
- Upgraded street-front façade
- New security desk
- Valet/parking upgrades
- Upgraded elevator cabs
- Common in/outdoor area with fire pits and outdoor seating
- Convenient Power Outlets and Wi-Fi

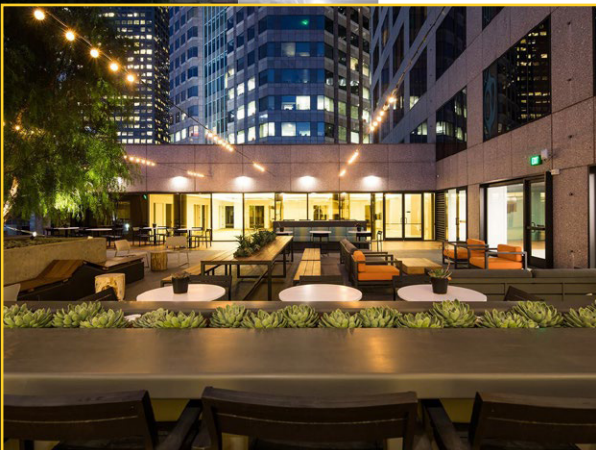
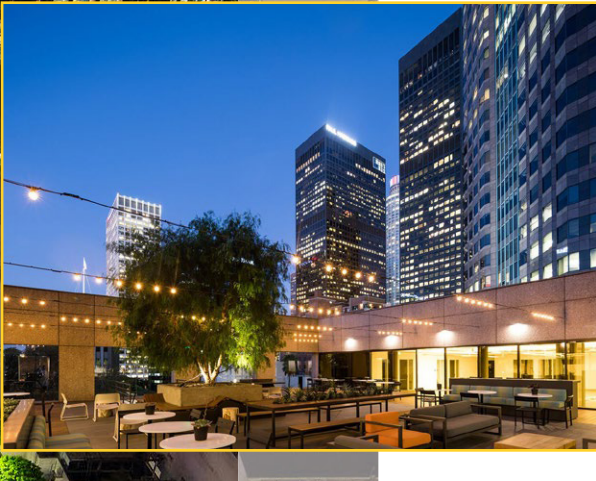


NEW FULL SERVICE BAR AND RESTAURANT UNDERWAY





IEWS THAT
INSPIRE



OUTDOOR DECK
7th Floor Tenant
Amenity





VACANT SPACES

Up to 38,975 RSF Available

Suite/Floor	RSF	Notes
912	2,320	Large interior open area
915	1,877	Reception, 2 interior offices, conference room, and interior open area
920	1,303	2 private window line offices, open space
925/930	3,522	Open suite with conference room, 2 private offices, and open reception area
960	8,560	5 private offices, 3 interior private offices, 1 conference room, 1 kitchen, storage room, and large open area for workstations
1050	10,148	8 large training rooms
1620	4,920	8 private offices, kitchen, conference room, and reception
1710	2,190	2 private windowline offices, 1 conference room, open concept kitchen
1725	3,298	5 private windowline offices, 1 conference room, open concept kitchen
1750	6,803	Brand new spec suite; 11 private offices, open concept kitchen, conference room, open work space
18th Floor	23,739	Full floor opportunity - up to 38,975 RSF between floors 18 & 19
1900/1920	15,236	2nd gen law space - 22 private windowline offices, 17 interior private offices, conference room, storage, and kitchen
2025	9,734	Double door ID, clean white box condition, views facing North, South, and East
2100	13,271	Clean, raw space
2175	4,507	Reception, 2 interior offices, 2 perimeter offices, copy/break room, conference room, server room, storage, and open area for workstations with Southwest-facing views
2250	8,513	Double door elevator ID, 14 perimeter offices, large interior open area, 1 large conference room, kitchen, reception, and IT and storage room with views facing North, West and East

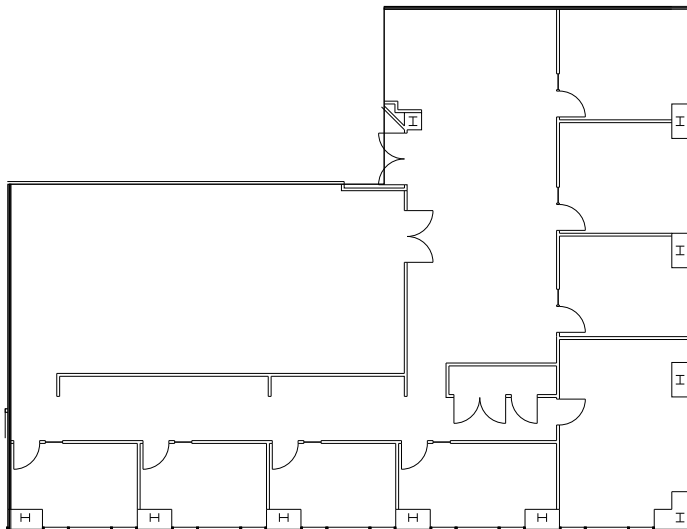
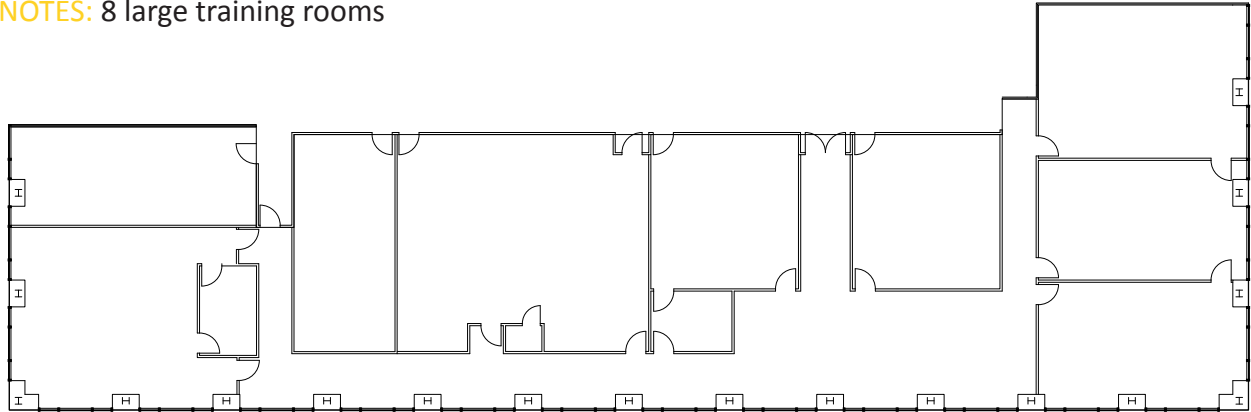
17th Floor Contiguous Total 12,291 RSF

18th-19th Floor Contiguous Total 38,975 RSF

NOTES: 5 private offices, 3 interior private offices, 1 conference room, 1 kitchen, storage room, and large open area for workstations

SUITE 1050: 10,148 SF

NOTES: 8 large training rooms



SUITE 1620: 4,920 SF

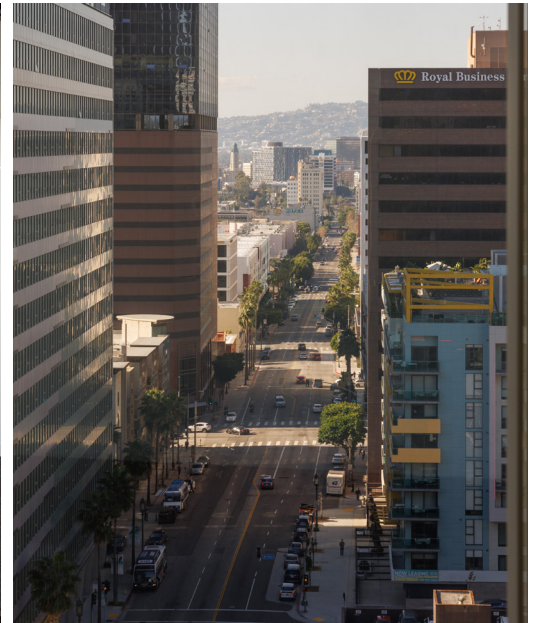
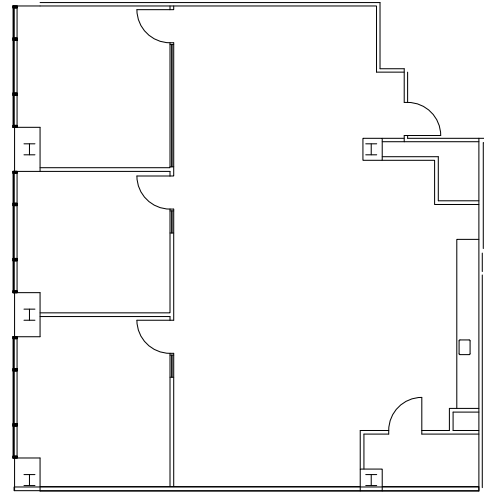
NOTES: 8 private offices, kitchen, Conference Room and reception



17TH FLOOR SPEC SUITES

SUITE 1710: 2,190 SF

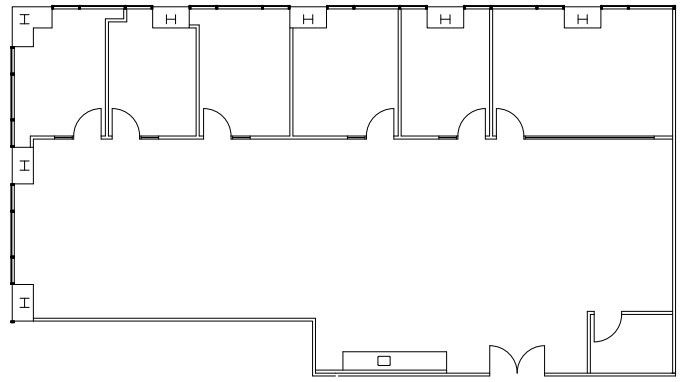
NOTES: 2 private windowline offices, 1 conference room, open concept kitchen



17TH FLOOR SPEC SUITES

SUITE 1725: 3,298 SF

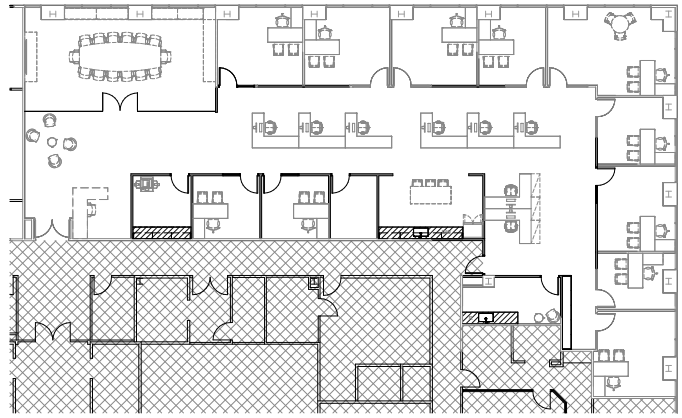
NOTES: 5 private windowline offices, 1 conference room, open concept kitchen



17TH FLOOR SPEC SUITES

SUITE 1750: 6,803 SF

NOTES: Brand new spec suite; 11 private offices, open concept kitchen, conference room, open work space

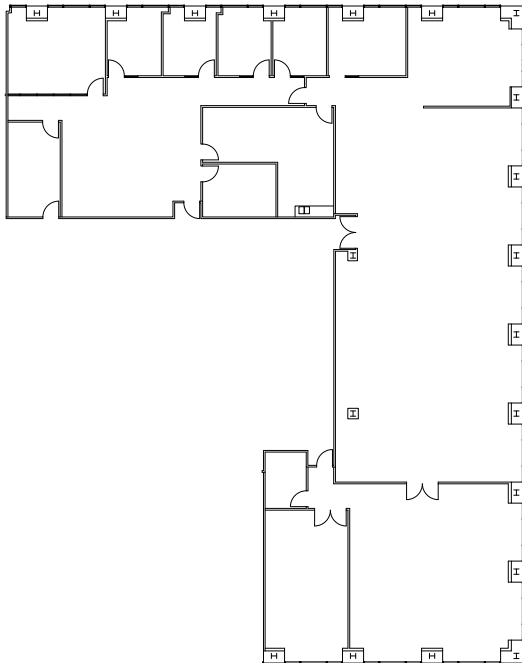
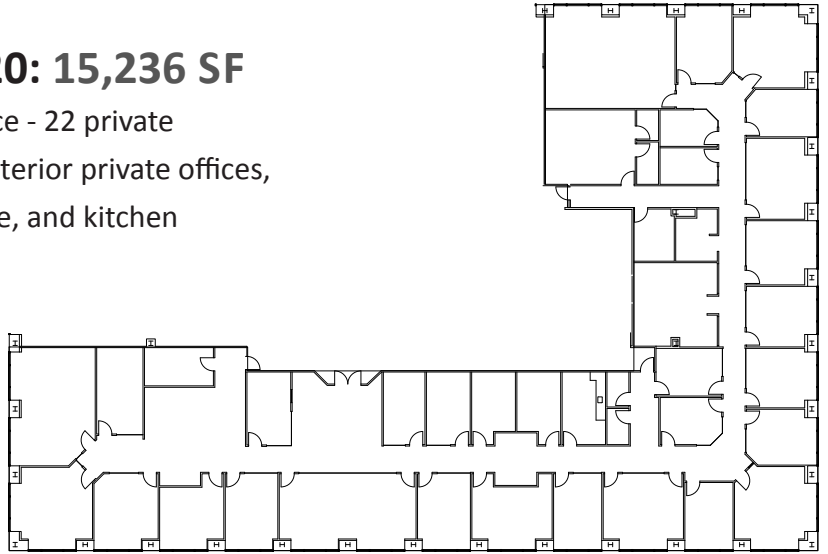


18TH FLOOR: 23,739 SF

NOTES: Full floor opportunity - up to 38,975 RSF between floors 18 & 19

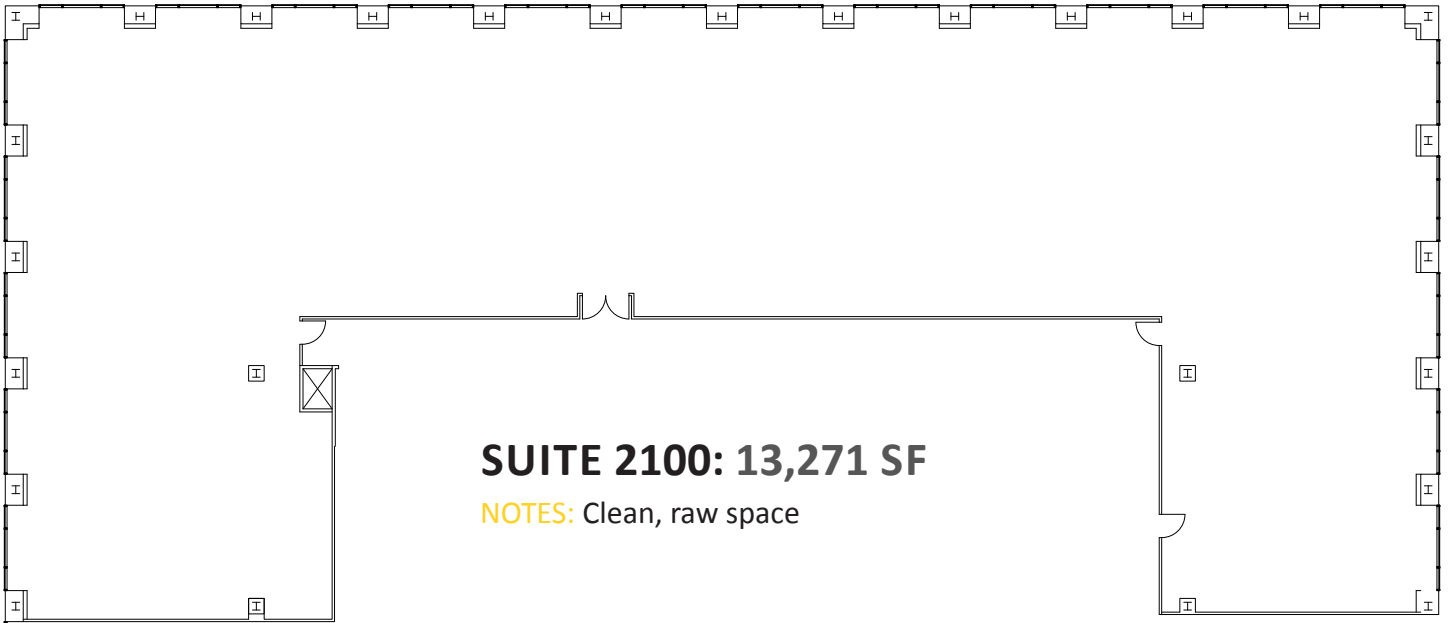
SUITE 1900/1920: 15,236 SF

NOTES: 2nd gen law space - 22 private windowline offices, 17 interior private offices, conference room, storage, and kitchen



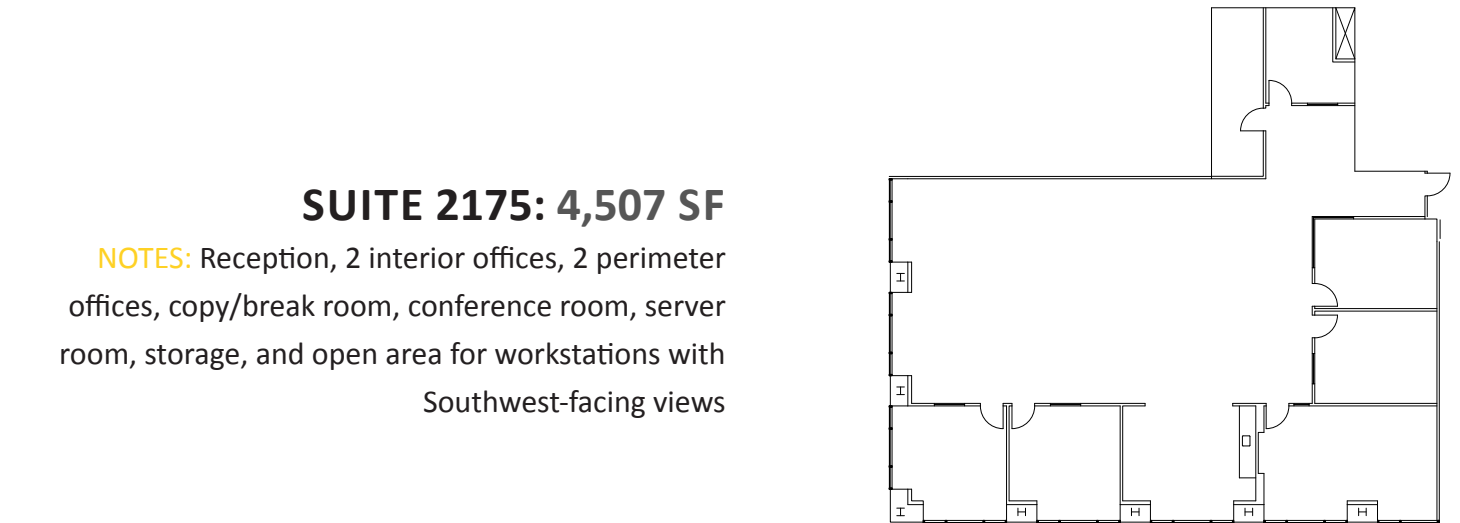
SUITE 2025: 9,734 SF

NOTES: Double door ID. Clean white box condition. Views facing North, South, and East



SUITE 2100: 13,271 SF

NOTES: Clean, raw space

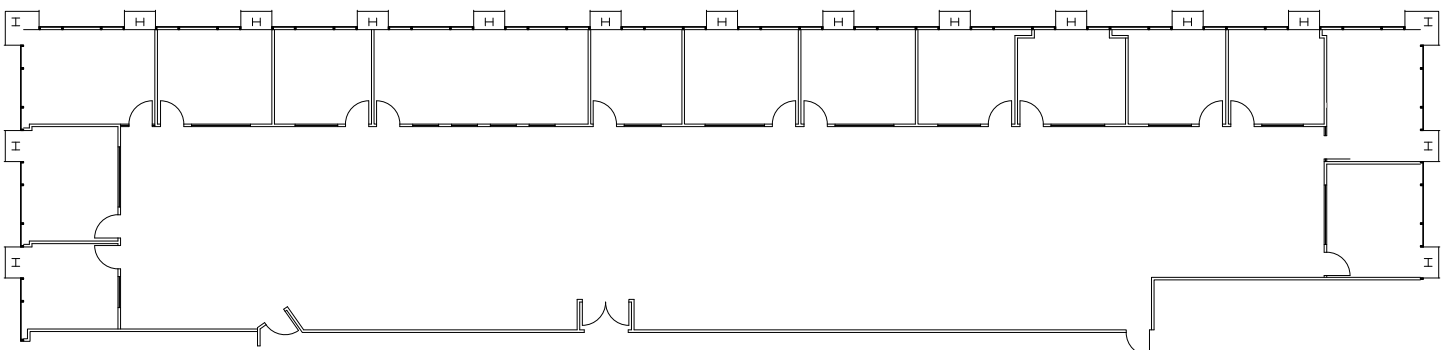


SUITE 2175: 4,507 SF

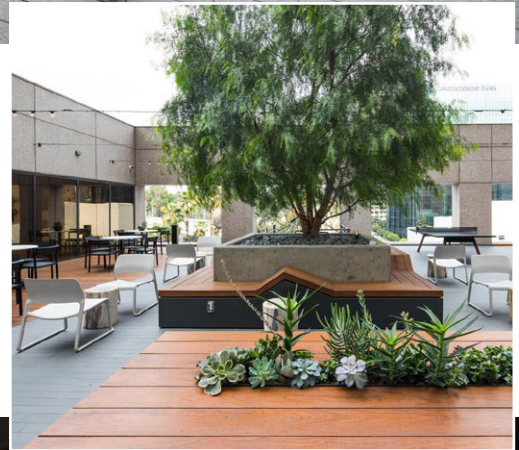
NOTES: Reception, 2 interior offices, 2 perimeter offices, copy/break room, conference room, server room, storage, and open area for workstations with Southwest-facing views

SUITE 2250: 8,513 SF

NOTES: Double door elevator ID, 14 perimeter offices, large interior open area, 1 large conference room, kitchen, reception, and IT and storage room with views facing North, West and East



7th Floor Amenity Space





Lincoln

FOR ADDITIONAL INFORMATION
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