



h<sup>3</sup>experiences

# 6300 Wilshire

NEWLY REIMAGINED CLASS A  
OFFICE TOWER

## NEW BROKER BONUS PROGRAM

\$3 / SF FOR NEW 3 YEAR LEASE  
\$4 / SF FOR NEW 4 YEAR LEASE  
\$5 / SF FOR NEW 5+ YEAR LEASE



\$100 GIFT CARD  
WITH EVERY TOUR



3D Tour

CBRE

WELLS  
FARGO

# LOBBY & OUTDOOR RENOVATION

NEW MULTI-MILLION DOLLAR LOBBY WITH DIRECT CONNECTION TO A FURNISHED PRIVATE PATIO & GARDEN AREA.




**3D Lobby Tour**




# D LINE EXTENTION PROJECT

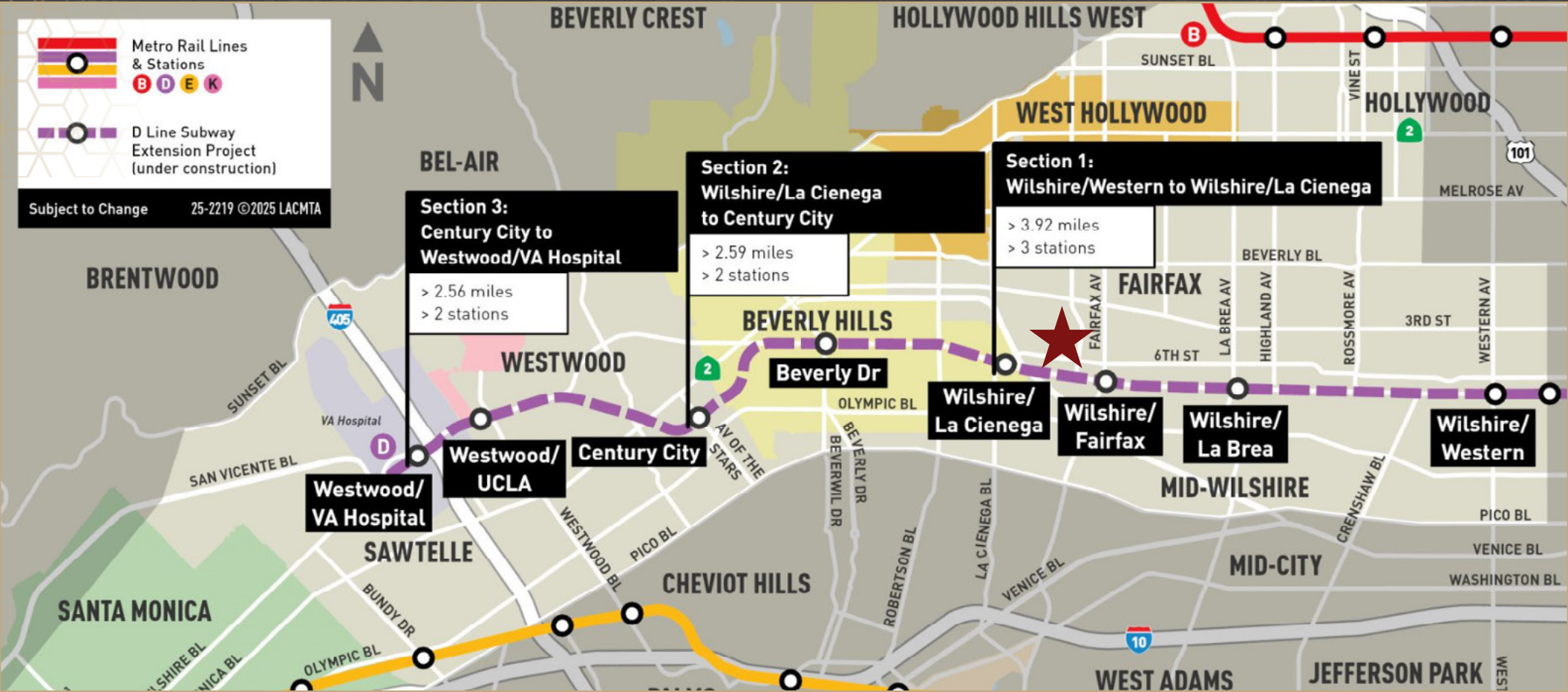
THE D LINE (PURPLE LINE) SUBWAY EXTENSION PROJECT WILL MAKE IT EASIER TO GET AROUND BY EXPANDING OUR RAIL SYSTEM TO THE WESTSIDE. EXPECTED TO OPEN FALL 2025.

[Read More Here](#) 

 Metro Rail Lines & Stations  
B D E K

 D Line Subway Extension Project (under construction)

Subject to Change 25-2219 ©2025 LACMTA



# AVAILABILITIES

SUITE	SF	RATE (FSG)	DESCRIPTION/FEATURES	AVAILABLE
<b>704</b>	<b>4,363</b>	<b>\$3.95-\$4.15</b>	<b>Brand-new creative spec suite encompassing the full east side of the building. 4 offices, large conference room, open kitchenette, copy area &amp; bullpen.</b>	<b>Now</b>
<b>705</b>	<b>1,246</b>	<b>\$3.95 - \$4.15</b>	<b>Brand-new creative spec suite with executive office/huddle room, 1 office, open kitchenette &amp; bullpen.</b>	<b>Now</b>
<b>707</b>	<b>1,247</b>	<b>\$3.95-\$4.15</b>	<b>Brand-new creative spec suite with executive office/huddle room, 1 office, open kitchenette &amp; bullpen.</b>	<b>Now</b>
<b>810*</b>	<b>2,039</b>	<b>\$3.95 - \$4.15</b>	<b>Second generation spec suite with three perimeter offices, interior conference room, open kitchenette.</b>	<b>Now</b>
<b>820*</b>	<b>1,687</b>	<b>\$3.95 - \$4.15</b>	<b>Second generation spec suite with 3 offices, conference room, enclosed kitchenette &amp; bullpen area.</b>	<b>Now</b>
<b>950</b>	<b>4,254</b>	<b>\$3.95 - \$4.15</b>	<b>Brand-new creative spec suite with 6 perimeter offices, a large conference room, IT/storage, open kitchenette and copy area.</b>	<b>Now</b>
1100	23,279	\$3.95 - \$4.15	Full floor; Build-to-Suit opportunity.	Now
<b>1507</b>	<b>2,782</b>	<b>\$3.95 - \$4.15</b>	<b>Creative spec suite with 3 offices, conference room and open kitchenette.</b>	<b>Now</b>
1720	3,140	\$3.95 - \$4.15	<b>Suite with 3 offices, 2 conference rooms, open kitchenette &amp; bullpen.</b>	<b>Now</b>
2150	10,495	\$3.95 - \$4.15	Custom creative double-door entry corner space with multiple offices and breakout rooms, large conference room, kitchen/entertaining area, bullpen & "great room" with stadium seating.	Now
2200	23,717	\$4.25 - \$4.35	Top full floor with building top signage opportunity. 15' slab-to-slab and currently in whiteboxed shell condition.	Now

\*Suites 810/820/830 are able to be combined for a total of 5,843 RSF.



## NEW BUILDING AMENITIES

- FITNESS CENTER WITH ROCK WALL & LOCKER ROOMS
- PRIVATE, FURNISHED PATIO WITH FIRE PIT & GARDEN
- 2 CONFERENCE ROOMS & EVENT CENTERS
- PRIVATE TENANT LOUNGE
- EV CHARGING STATIONS
- CARWASH + DETAILING SERVICE
- AMPLE ON-SITE & VALET PARKING
- ON-SITE LOBBY CAFÉ



# FEATURES



LEED GOLD CERTIFIED



ENERGY STAR RATED



INTERNATIONAL WELL BUILDING  
INSTITUTE CERTIFIED



PROFESSIONAL ON-SITE PROPERTY  
MANAGEMENT TEAM



MOVE-IN READY CREATIVE  
SPEC SUITES



CUSTOM BUILD-TO-SUITS AVAILABLE



24-HOUR ON-SITE SECURITY



# NEW MOVE-IN READY CREATIVE SPEC SUITES



# BUILDING-TOP SIGNAGE & LARGE BLOCK OPPORTUNITIES

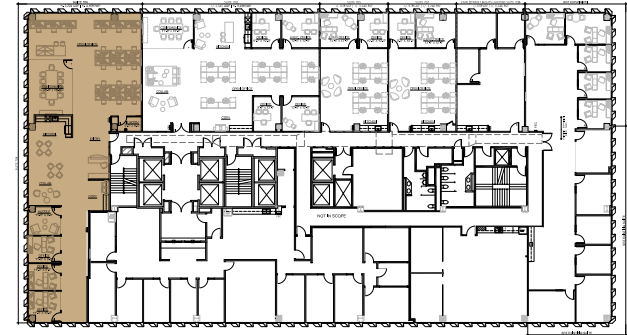
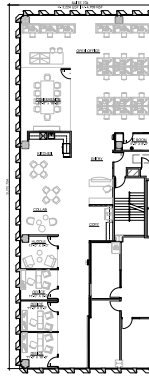
**YOUR NAME HERE**

23,717 SF  
HIGH-CEILING PENTHOUSE SPACE READY  
FOR TENANT IMPROVEMENTS

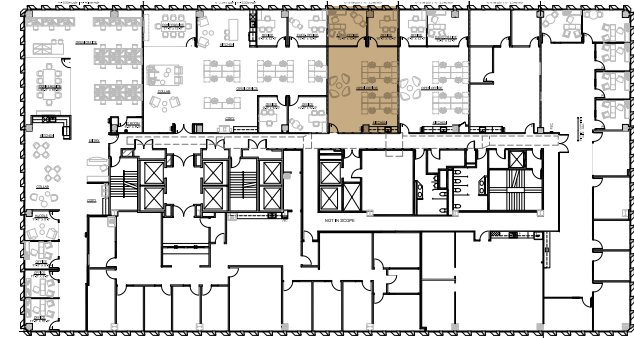
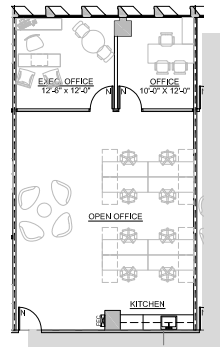
23,279 SF  
AVAILABLE NOW

# FLOOR PLANS

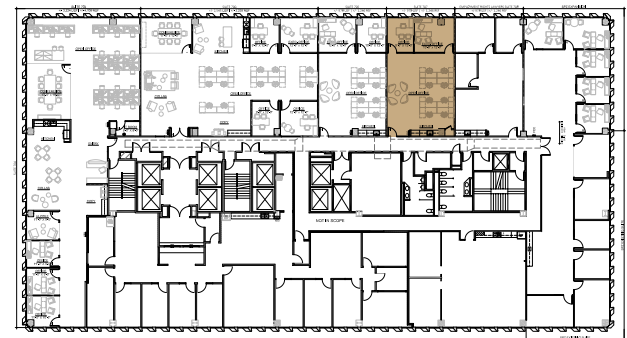
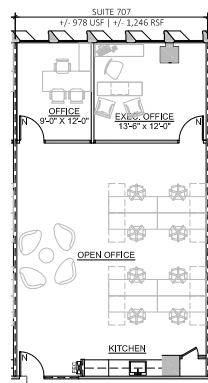
SUITE 704 | 4,363 SF



SUITE 705 | 1,246 SF

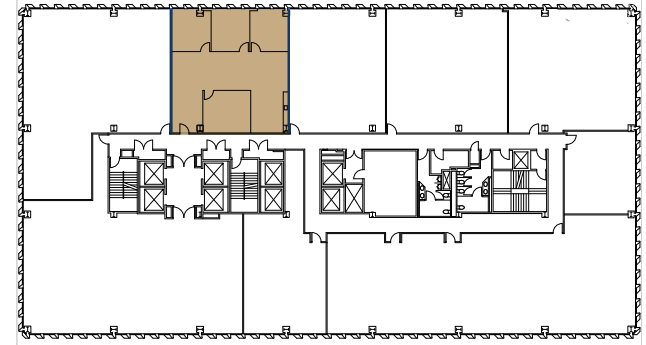
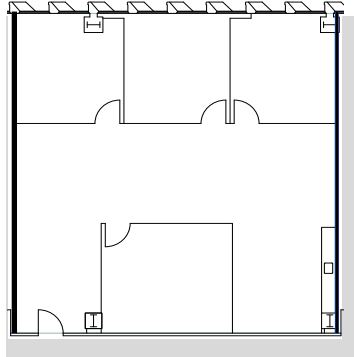


SUITE 707 | 1,247 SF

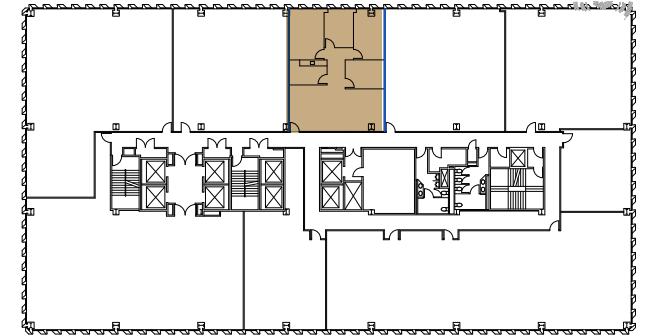
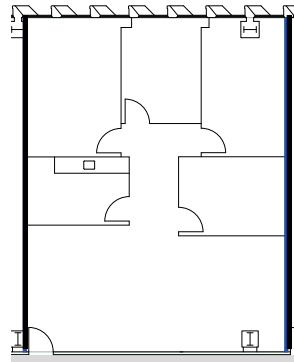


# FLOOR PLANS

SUITE 810 | 2,039 SF

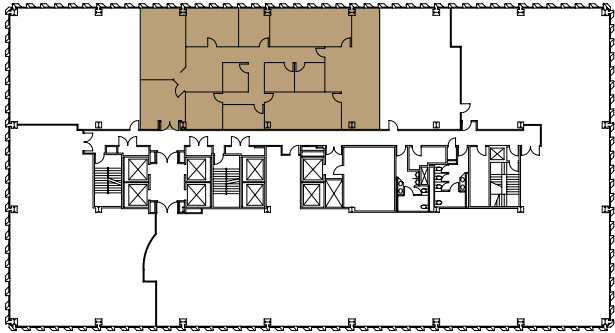
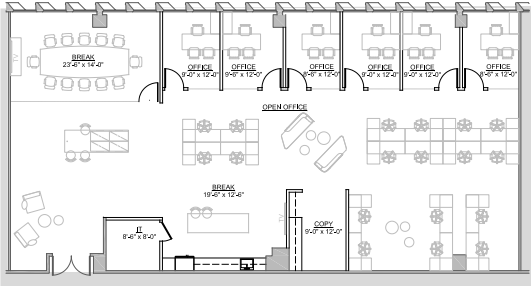


SUITE 820 | 1,687 SF

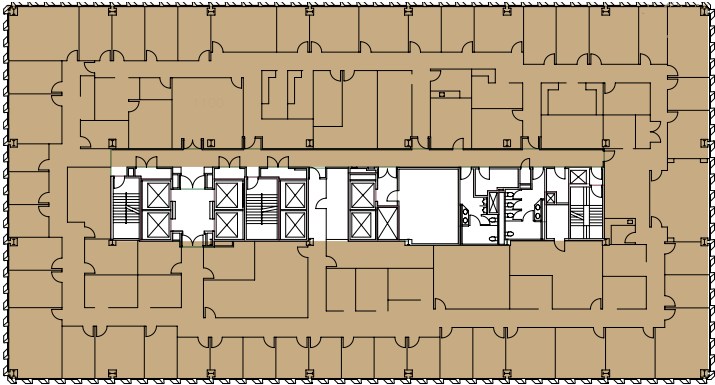


# FLOOR PLANS

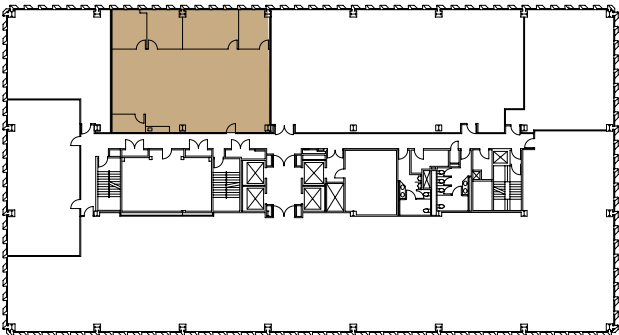
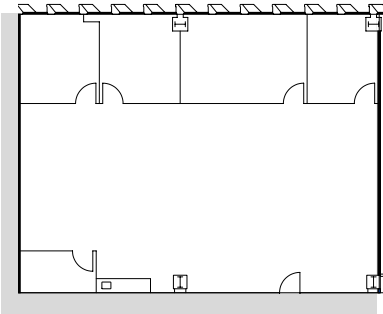
SUITE 950 | 4,254 SF



SUITE 1100 | 23,279 SF

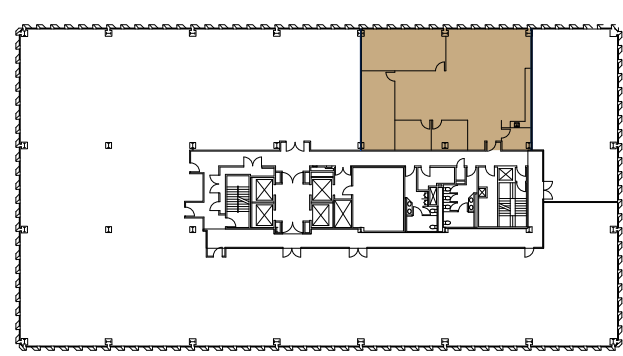
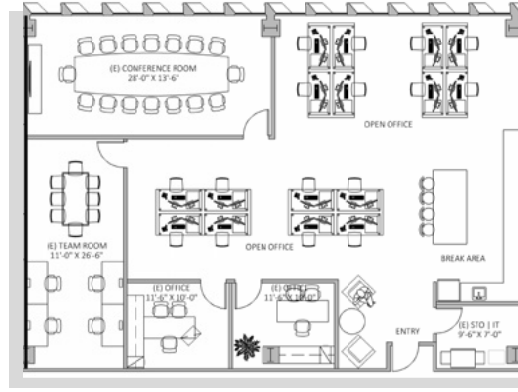


SUITE 1507 | 2,782 SF

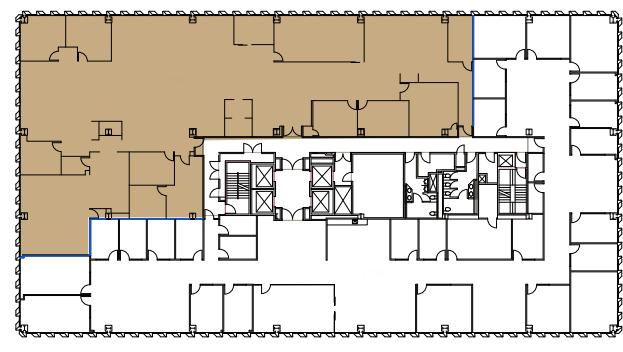


# FLOOR PLANS

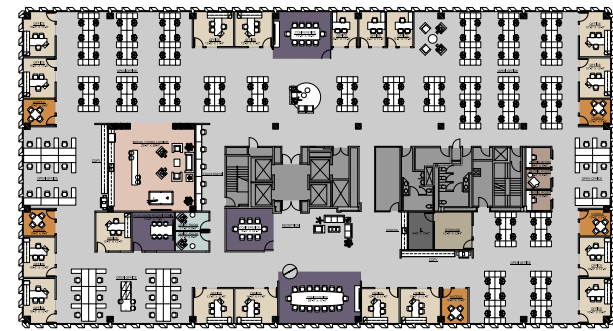
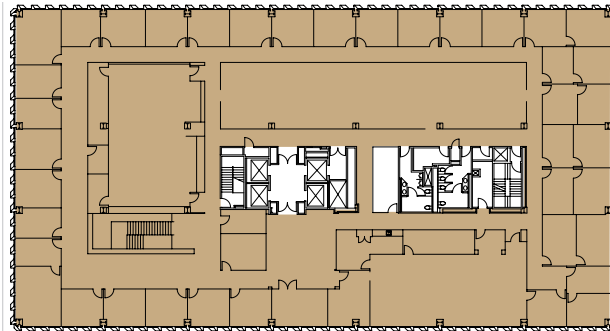
SUITE 1720 | 3,140 SF



SUITE 2150 | 10,495 SF



SUITE 2200 | 23,717 SF



HYPOTHETICAL PLAN

# Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

## OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓ 20%

Reduction in Total Energy Consumption

Like-for-like reductions from 2018 to 2023

↓ 26%

Reduction in GHG Emissions Intensity

↓ 22%

Reduction in Water Consumption

↓ 50%

Reduction in Scope 1 and 2 GHG Emissions by 2030

↓ 100%

Reduction in Scope 1 and 2 GHG Emissions (net zero) by 2040



### REDUCING WASTE

- › Building-level and in-suite recycling
- › On-site composting
- › Collection programs for e-waste



### SAVING WATER

- › Minimizing water use for outdoor cleaning
- › Choosing water-free cleaning when possible
- › Using reclaimed water for landscaping



### TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



## CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h<sup>3</sup>experiences<sup>®</sup> program.

Healthy building practices include:

- › Proper ventilation that maximizes outside air
- › Incorporating natural light
- › Use of nontoxic products
- › Monitoring CO<sub>2</sub>, PMs and VOCs
- › LEED, WELL and Fitwel Certified Buildings

h<sup>3</sup>experiences<sup>®</sup> offers:

- › On-site meeting and conference centers
- › Amenity-sharing across properties
- › Fitness and wellness offerings
- › Community engagement activities
- › Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)



h<sup>3</sup>experiences<sup>®</sup>

# CONTACTS

## JOEL FRANK

Lic. 00967530

+1 310 550 2513

joel.frank@cbre.com

## BRAD CHELF

Lic. 00874364

+1 310 550 2582

brad.chelf@cbre.com

## TAYLOR WATSON

Lic. 01958238

+1 310 550 2624

taylor.watson@cbre.com

INTERCONTINENTAL  
REAL ESTATE CORPORATION



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