



64 20

WILSHIRE
BOULEVARD



ZACUTO GROUP
COMMERCIAL REAL ESTATE

**BROKER BONUS! \$1/SF FOR 3 YEARS
AND \$2/SF FOR 5 YEARS OR LONGER**

HIGH - DESIGN MODERN OFFICES
BEVERLY HILLS / WEHO ADJACENT



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BOULEVARD

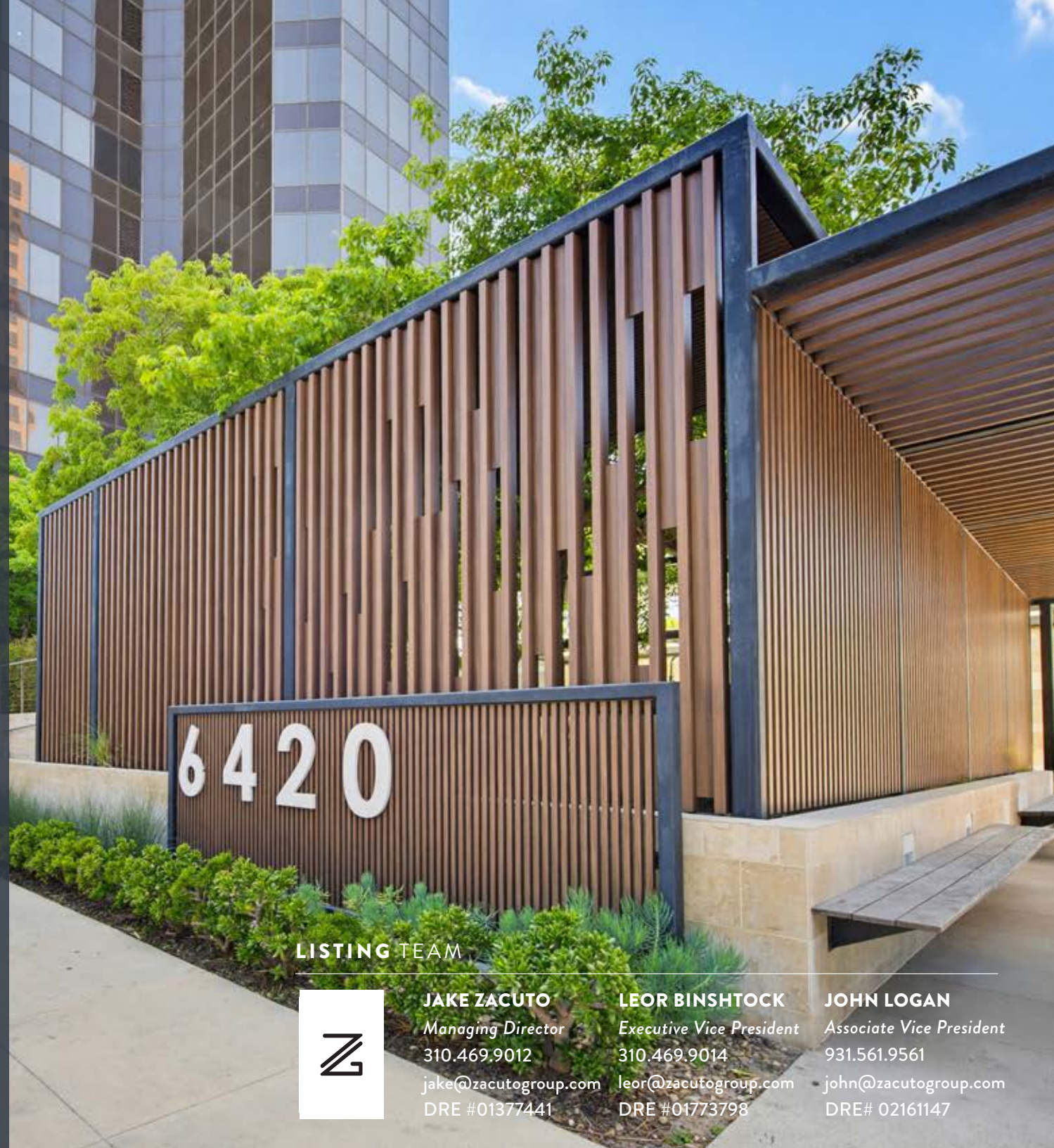


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COMMERCIAL REAL ESTATE

PREMIUM STYLE. PRIME LOCATION.

Class A creative tower on the Beverly Hills border. Newly reimagined with high-design office suites, full-service amenities, and walkable access to dining, retail, and culture of Beverly Hills, West Hollywood, and L.A.'s finest museums.

- Full service building with attended lobby and security
- Spec suites feature high exposed ceilings, premium lighting, designer open kitchens and glass offices/conference rooms
- On-site breakfast + lunch cafe
- Most suites offer floor-to-ceiling windows with exceptional views
- Minutes from Beverly Hills, the Beverly Center, Cedars-Sinai, and The Grove.



LISTING TEAM



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LA BREA
TAR
PITS
& MUSEUM

Craft
Contemporary

LACMA

PETERSEN
AUTOMOTIVE MUSEUM

KAZU
NORI
BY SUZUKI
NOZAWA



UOVO
PASTA

ANAT EBGI
GALLERY

KIMPTON®
HOTELS & RESTAURANTS

AC
HOTELS
MARRIOTT®

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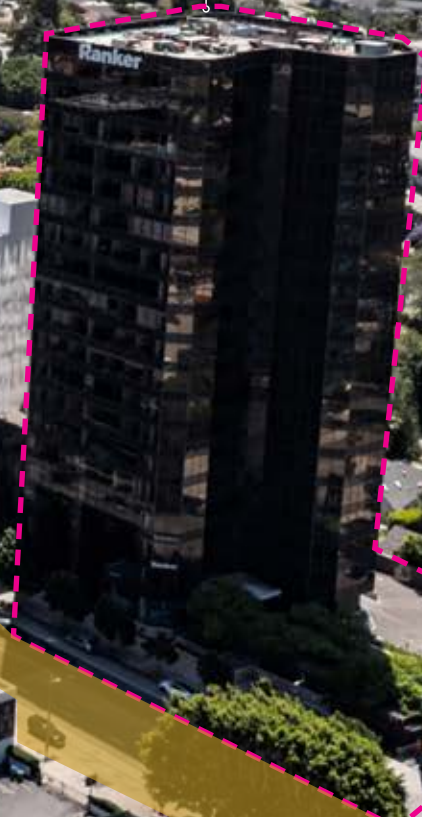


WEST HOLLYWOOD

BEVERLY
CENTER

Cedars
Sinai

BEVERLY HILLS



FACTS + FIGURES

A reimagined modern office tower with full-service operations and a curated amenity stack.

RBA 215,000 SF | 20 stories | Class A
10,750 SF average floorplates

PARKING

2.80 / 1,000 SF parking ratio
Valet guest parking
Covered monthly: \$220/space
Reserved monthly: \$295/space
VIP monthly: \$305/space

DRIVE TIMES

Beverly Hills city limit — 2 min
Cedars-Sinai Medical Center — 5 min
Beverly Center — 5 min
The Grove + Farmers Market — 6 min
Rodeo Drive — 8 min
Sunset Strip / Sunset Plaza — 10 min
Century City / CAA — 12 min
Downtown LA — 20 min
Santa Monica — 25 min
LAX — 25 min (off-peak)

TRANSIT

Wilshire/Fairfax Metro D Line — 5 min
Wilshire/La Cienega Metro D Line — 7 min

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FULL SERVICE BUILDING

Modern lobby with attended doorman and security



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ON-SITE AMENITIES

On-site café, boutique Pilates studio, and salon suites -- A curated mix of wellness, beauty, and daily essentials within the building.

Digitally enhanced

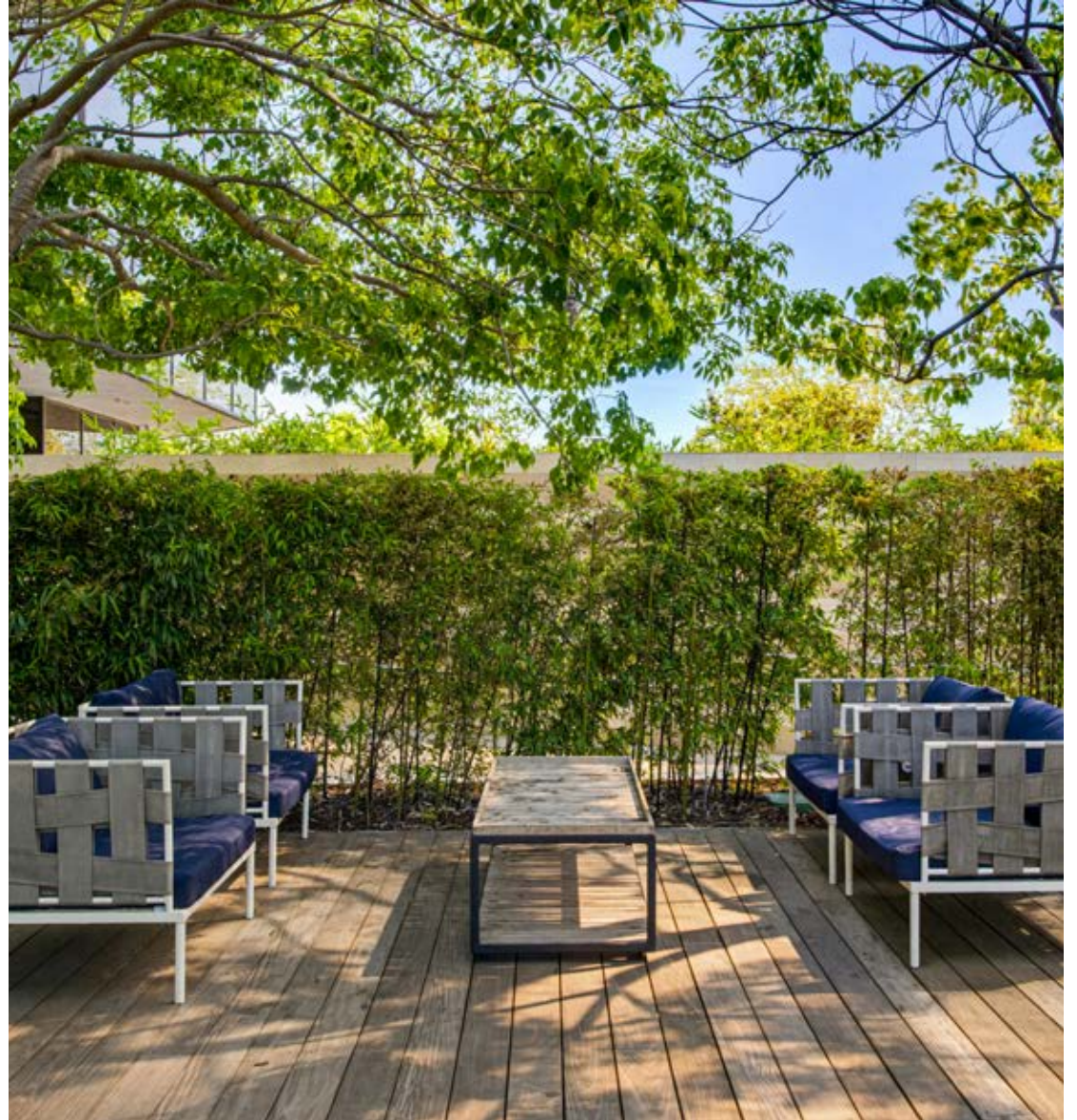


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OUTDOOR LOUNGE + EVENT SPACE

A private, landscaped tenant lounge — designed for working outdoors, hosting clients, and after-hours events. Wifi-enabled, with fire features and shaded seating under a mature tree canopy



AVAILABILITIES



UNIT	SIZE	RATE	SUITE NOTES
SUITE 200	3,926 SF	\$2.95/SF	Light-filled creative corner suite featuring 8 private offices, conference room, kitchen, and bullpen space. Ideal mix of private and collaborative workspaces.
SUITE 230	4,997 SF	\$2.95/SF	Flexible open floor plan with 3 private offices/meeting rooms, kitchen, and dedicated storage. Efficient creative layout well-suited for a variety of users.
SUITE 240	3,858 SF	\$2.95/SF	North-facing suite overlooking Wilshire Boulevard with floor-to-ceiling glass. Thoughtful mix of private offices and meeting areas plus kitchen in a bright, contemporary setting.
SUITE 730 <i>New Spec Suite!</i>	2,279 SF	\$3.85/SF	Brand new creative spec suite featuring 4 private offices plus oversized conference room/executive office. Modern kitchen, exposed ceilings, and polished concrete floors.
SUITE 740 <i>New Spec Suite!</i>	2,366 SF	\$3.85/SF	Premier corner creative spec suite with exceptional natural light. Four private offices plus large conference room, complemented by modern kitchen, exposed ceilings, and polished concrete floors.
SUITE 750 <i>New Spec Suite!</i>	2,270 SF	\$3.85/SF	North/West facing creative corner spec suite with strong natural light and expansive views. 3 offices, large conference room, open kitchen and generous bullpen space in a highly efficient creative layout.
SUITE 1110	2,047 SF	\$3.85/SF	Corner suite with abundant light, 4 private offices and conference room. Planned spec suite designed for a polished creative office environment.
SUITE 1220	2,239 SF	\$3.85/SF	Planned creative spec suite with incredible high-floor views and natural light. Opportunity for a premier move-in ready creative office.
SUITE 1250	5,814 SF	\$3.85/SF	Expansive high-floor suite with sweeping Hollywood Hills views. 6 private offices, conference room, and open bullpen. Corner layout with excellent flow and natural light.

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SUITE 740

Brand new spec suites now available



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BOULEVARD

SUITE 1250

Most units have an open floor plan and exceptional views of the Hollywood Hills and beyond



Shown with alternative flooring



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BOULEVARD

SUITE 200

Light-filled creative corner suite with 8 private offices



A modern office interior with a blue carpet and glass walls. The space is bright and open, with large windows on the right side. The background shows a view of a city or landscape through the glass.

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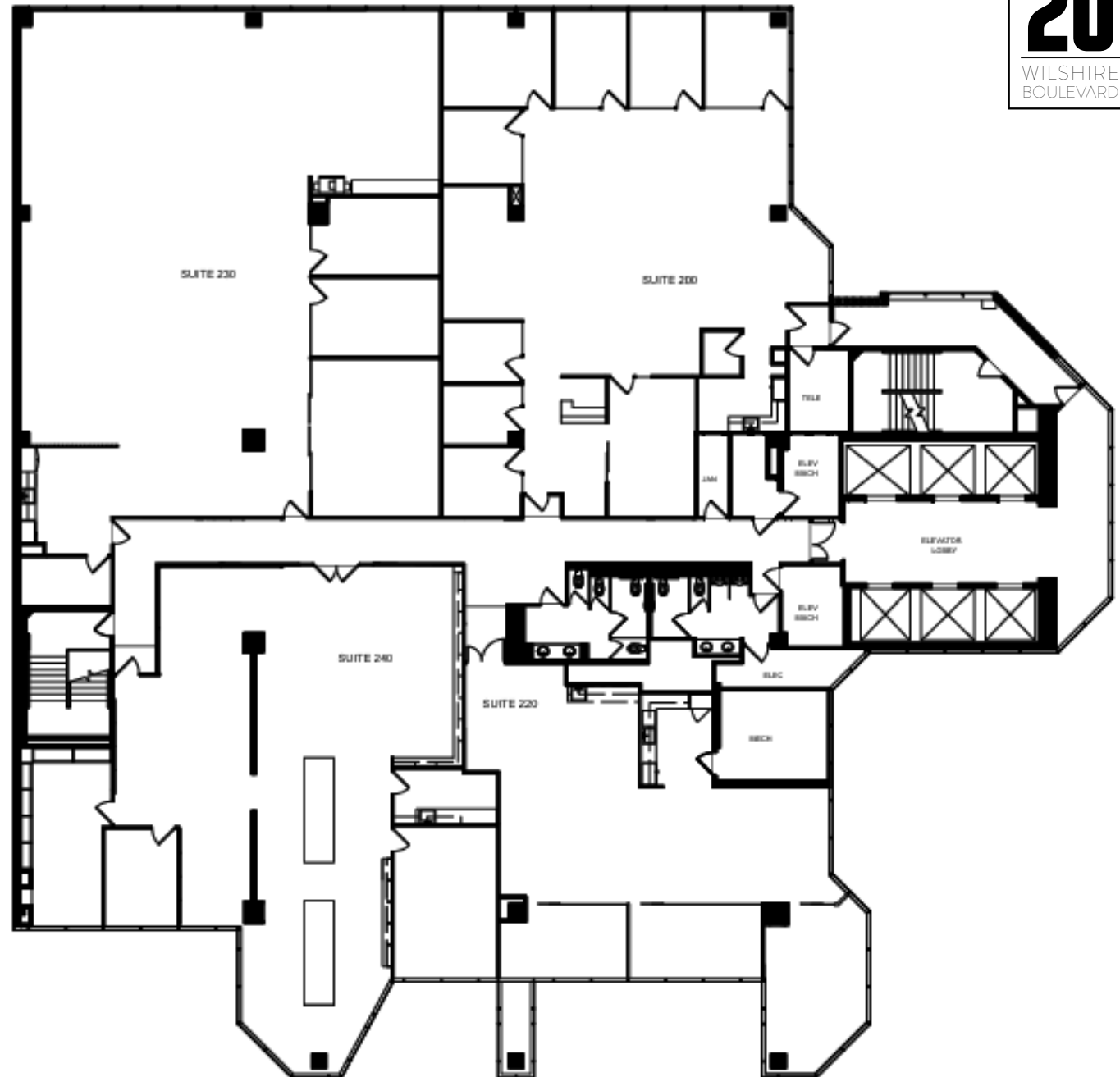
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F L O O R P L A N S

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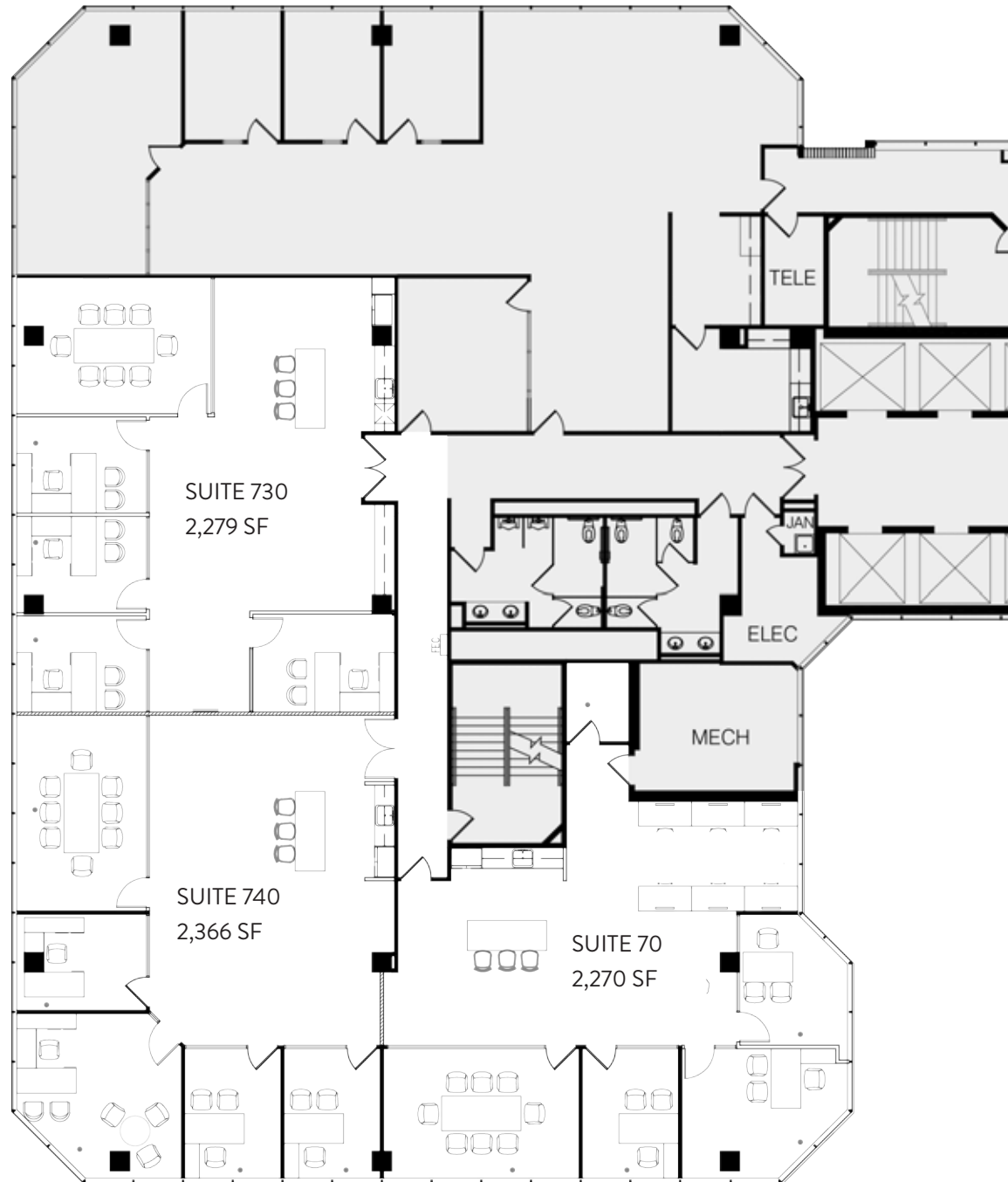
2ND FLOOR PLAN



7TH FLOOR PLAN

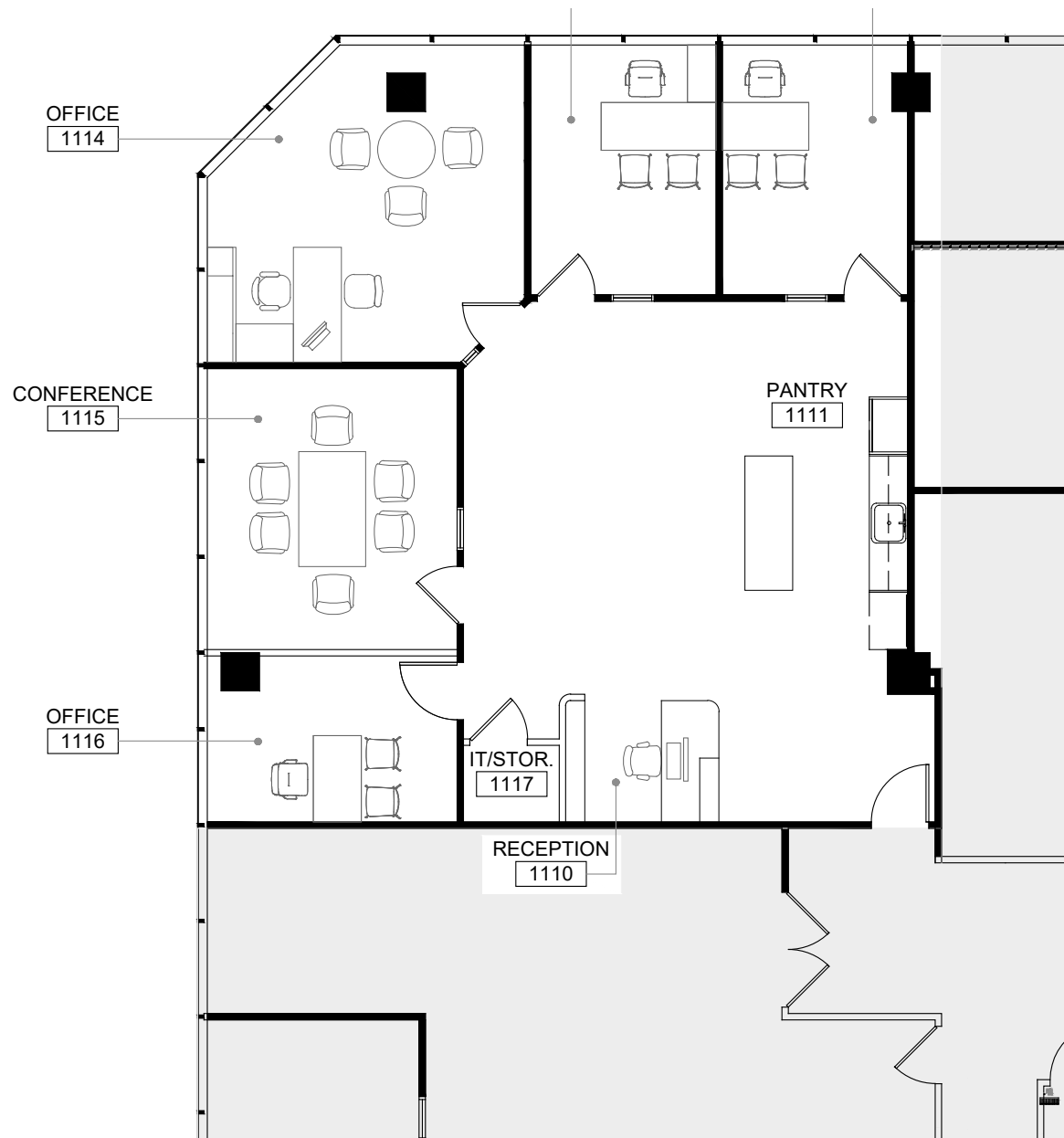
Brand New Spec Suites

Spaces contiguous up to 6,915 SF



11TH FLOOR PLAN

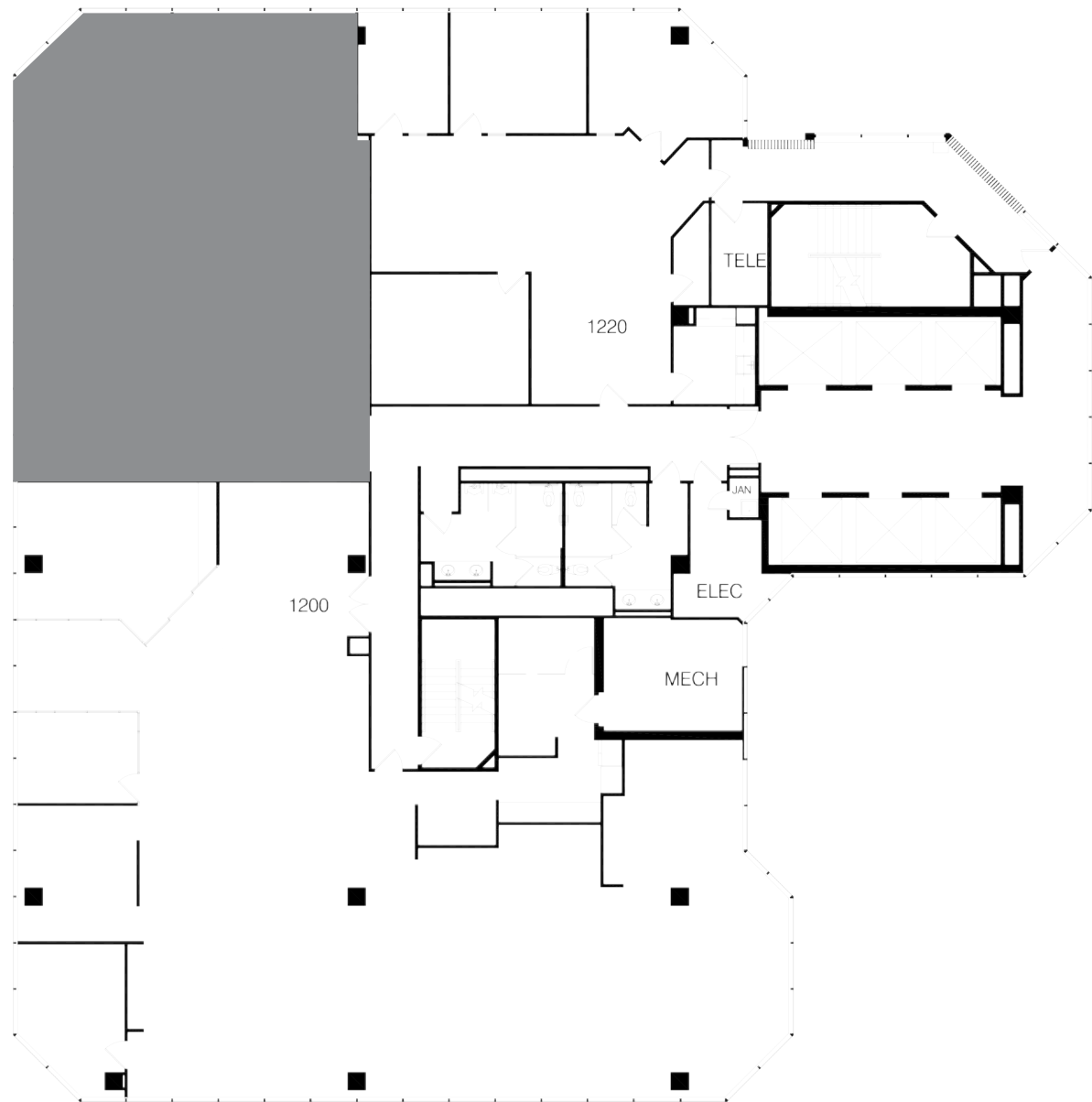
Prospective Spec Suites



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12TH FLOOR PLAN



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HOLLYWOOD

WEST HOLLYWOOD

BEVERLY HILLS

CENTURY CITY

MIRACLE MILE

LARCHMONT

WEST ADAMS

SANTA MONICA

6420
WILSHIRE
BOULEVARD



PREMIER MIRACLE MILE LOCATION

CENTRAL TO SOME OF THE BEST RESTAURANTS, MUSEUMS & AMENITIES IN THE CITY



📍 LACMA - WILSHIRE BLVD



📍 KAZUNORI - WILSHIRE BLVD



📍 FAIRFAX /WILSHIRE METRO STATION



📍 PETERSEN AUTOMOTIVE MUSEUM



📍 UOVO - WILSHIRE BLVD



📍 ACADEMY MUSEUM OF MOTION PICTURES



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