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9
0 WEST JEFFERSON BLVD
LOS ANGELES, CA
AT CULVER CITY



Jones Lang LaSalle Brokerage, Inc., Real Estate License #01856260

A CREATIVE OFFICE TOWER LIKE YOU'VE **NEVER** SEEN BEFORE



(W)rapper, an outrageous 190,056 RSF creative office tower in the heart of the Westside, is set to reawaken Los Angeles' skyline and serve as the new creative pulse to the city. Located at the signalized intersection of Jefferson Boulevard and National Boulevard, the 16-story development is characterized by a distinctive exoskeleton ribbon structure and closely integrated grand stairway leading to the Metro Rail station — directly connecting (W)rapper to Santa Monica, Downtown Los Angeles, LAX, the Valley and more.

Synonymous with reenergizing the return to office, the innovative façade and workspaces at (W)rapper are designed to support and define new ways of working in the post-pandemic era. Built by visionary developer Samitaur Constructs and designed by Eric Owen Moss Architects, the building is named after the system of curved, steel ribbons which wrap the exterior — serving as the structural support system for the tower and thus allowing for completely open, column-free floorplates on the interior.

Experience full height glass walls, unobstructed 360° ocean to mountain views, an office environment like no other and access to an unforgettable 2-level rooftop deck. Welcome to (W)rapper.





HOVER AND CLICK OVER
THE FLOORS FOR MORE
INFO AND VIRTUAL TOUR

ELEVATE ABOVE CULVER CITY

PENTHOUSE 12' Ceilings 3,405 RSF
Glass Box offices: 1,603 RSF + 1,802 RSF

L14 + L15 LOFT 24' Ceilings
TOTAL 23,638 RSF

L13 13'6" Ceilings 15,395 RSF

L12 16'6" Ceilings 15,372 RSF

L11 13'6" Ceilings 15,609 RSF

L9 + L10 LOFT 24' Ceilings
TOTAL 23,720 RSF

L8 16'6" Ceilings 15,422 RSF

L7 16'6" Ceilings 15,497 RSF

L5 + L6 LOFT 24' Ceilings
TOTAL 23,588 RSF

L4 13'6" Ceilings 15,246 RSF

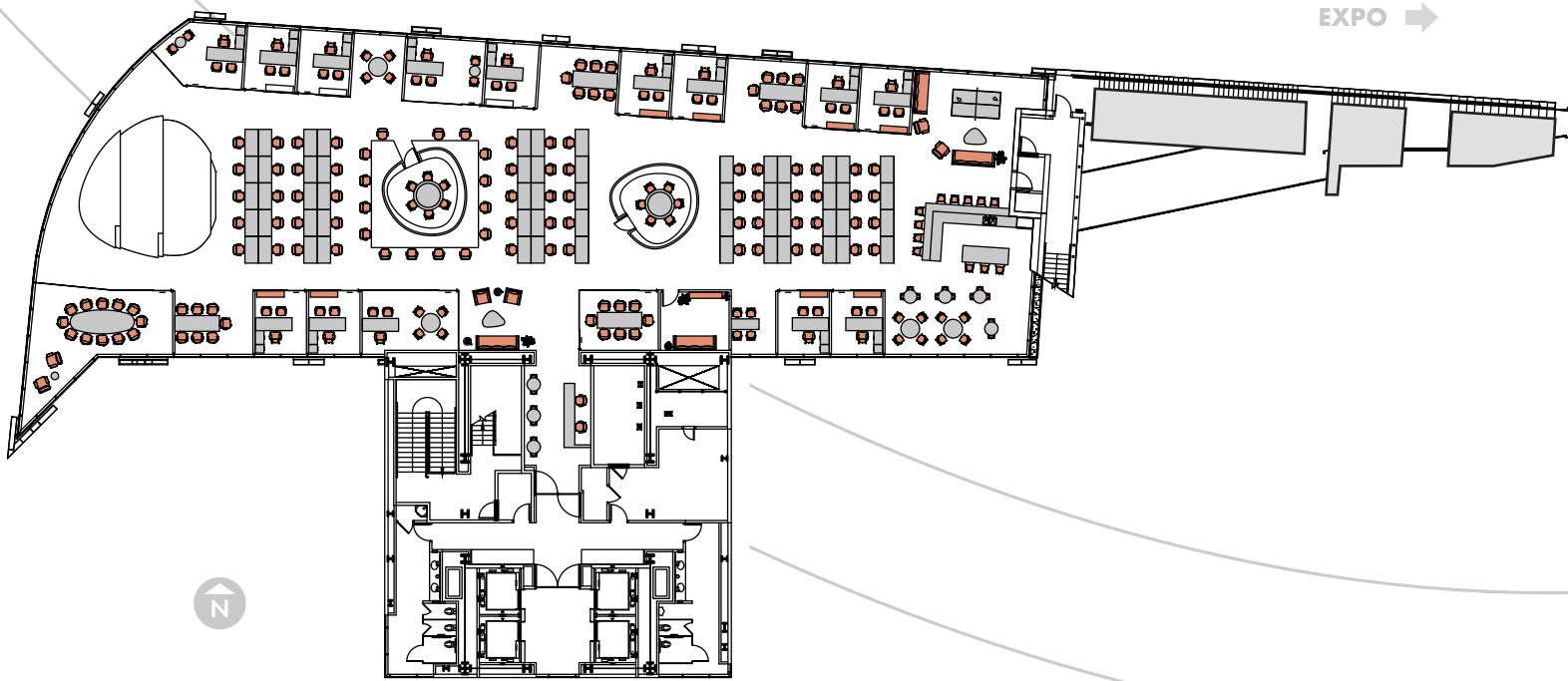
L3 13'6" Ceilings 15,164 RSF

L2 22' Ceilings
2,000 – 8,000 RSF
Divisible



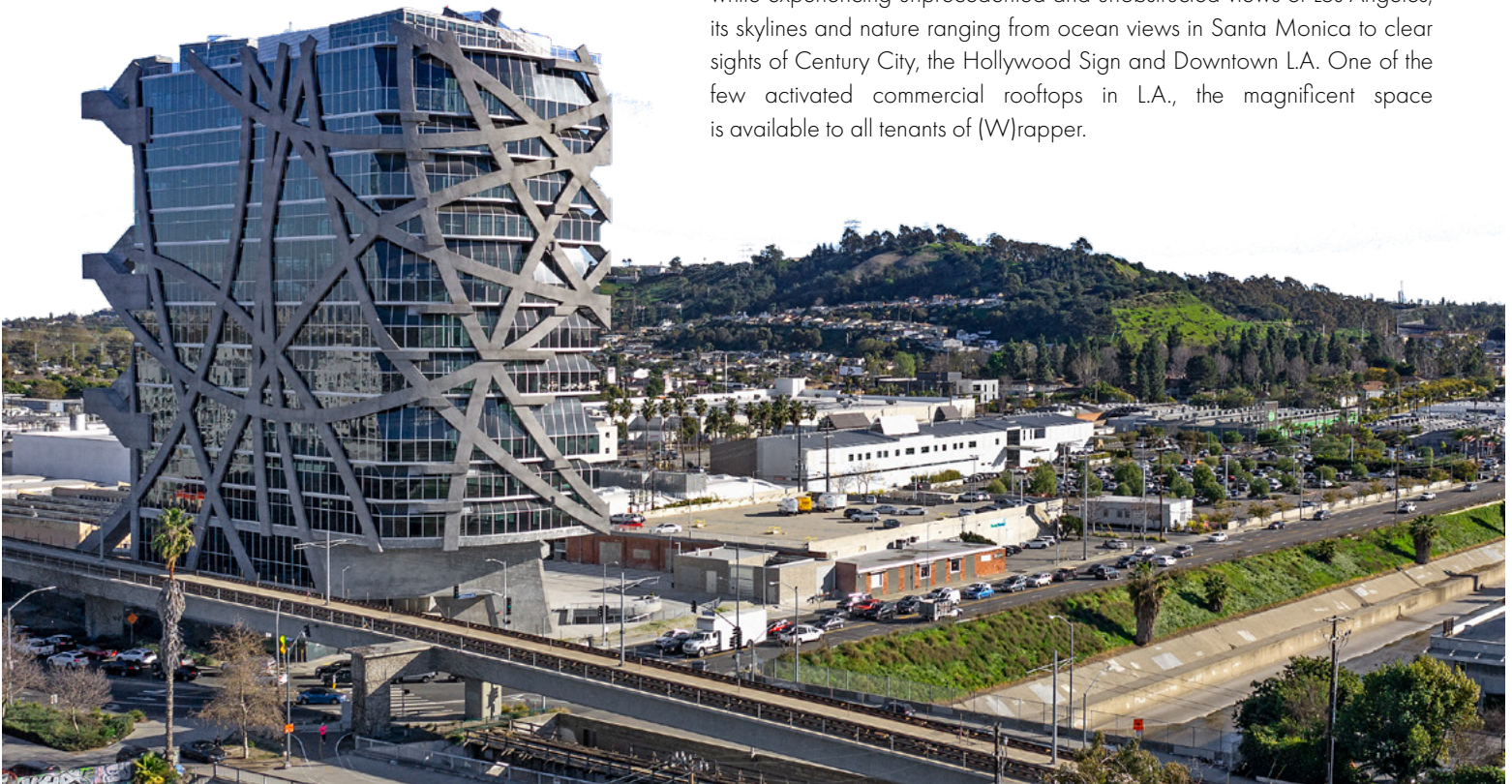
3/1000 Parking ratio





THE NEW WAY OF OFFICE WITH BREATHTAKING **VIEWS**

The rooftop deck at (W)rappier allows tenants to stand 230 feet in the air while experiencing unprecedented and unobstructed views of Los Angeles, its skylines and nature ranging from ocean views in Santa Monica to clear sights of Century City, the Hollywood Sign and Downtown L.A. One of the few activated commercial rooftops in L.A., the magnificent space is available to all tenants of (W)rappier.





CONVENIENT ACCESS TO CLOSE-BY TRANSIT ROUTES

Located within minutes from both the La Cienega Blvd and Robertson Blvd exits of the Santa Monica (10) Freeway, and 30 seconds from the Los Angeles Metro Expo Line Station and Ballona Creek Bike Path. (W)rapp'r connects tenants to all major Los Angeles districts and extends multiple access routes for commuters and visitors.



CULVER CITY CREATIVE OFFICE SUBMARKET



W) rapper



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