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WILSHIRE
BOULEVARD



ZACUTO GROUP
COMMERCIAL REAL ESTATE

HIGH - DESIGN MODERN OFFICES
BEVERLY HILLS / WEHO ADJACENT

64 20

WILSHIRE
BOULEVARD

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 SUSHI
NOZAWA



UOVO
PASTA

ANAT EBGI
GALLERY

KIMPTON®
HOTELS & RESTAURANTS

AC
HOTELS
MARRIOTT

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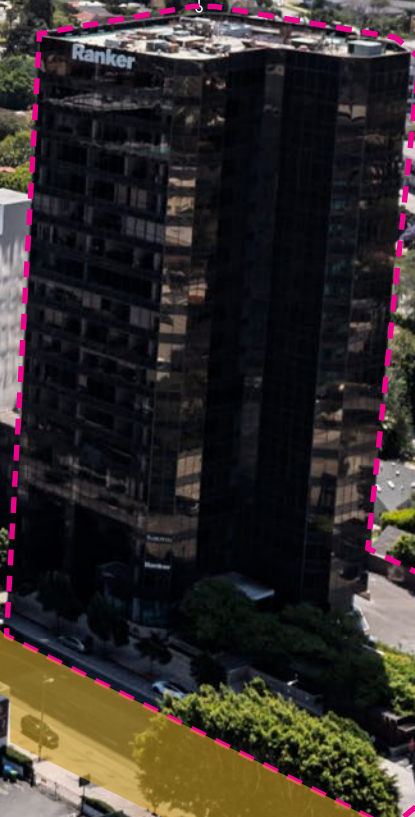


WEST HOLLYWOOD

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

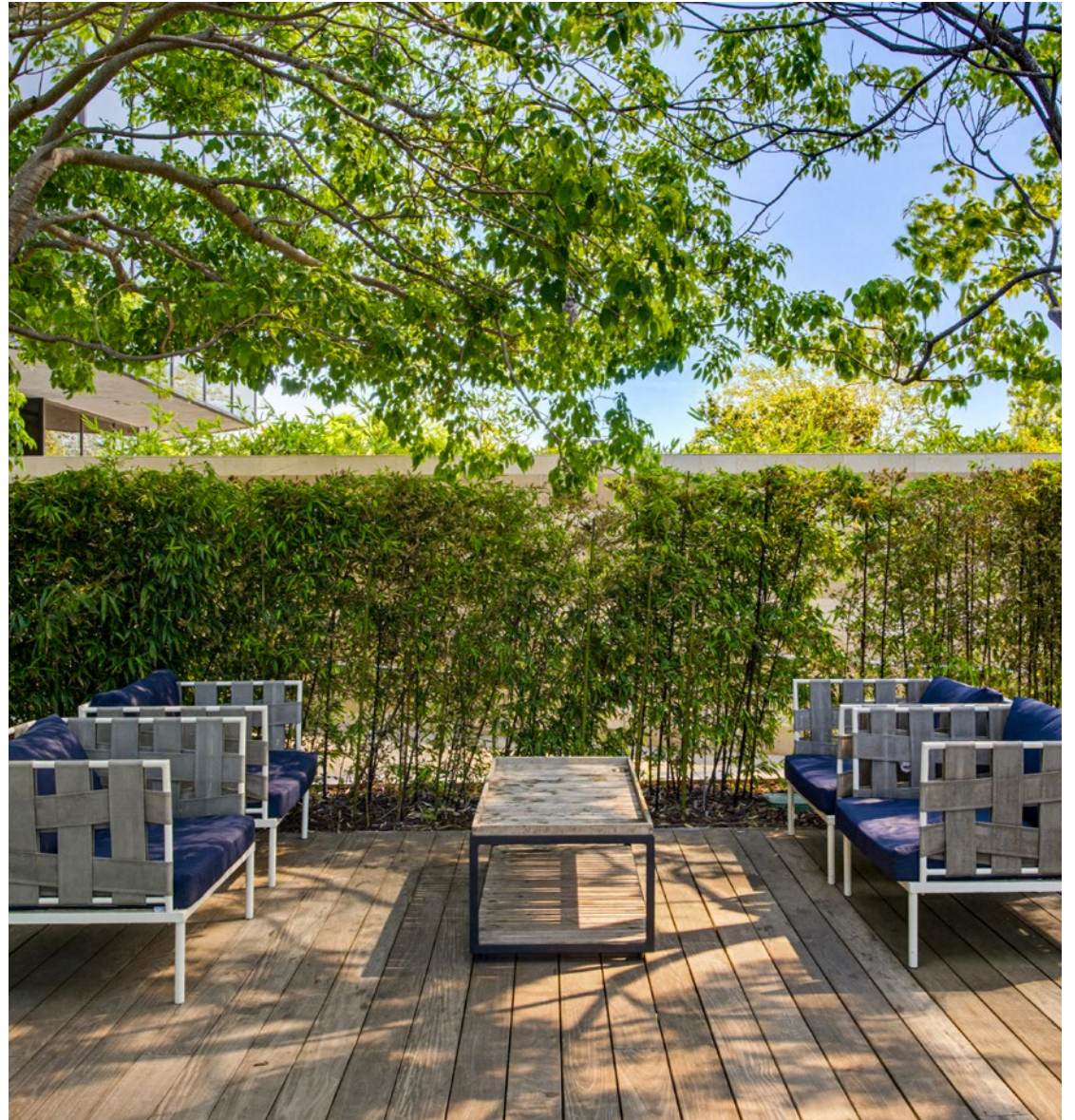


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OUTDOOR LOUNGE + EVENT SPACE

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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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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SUITE 200

Light-filled creative corner suite with 8 private offices



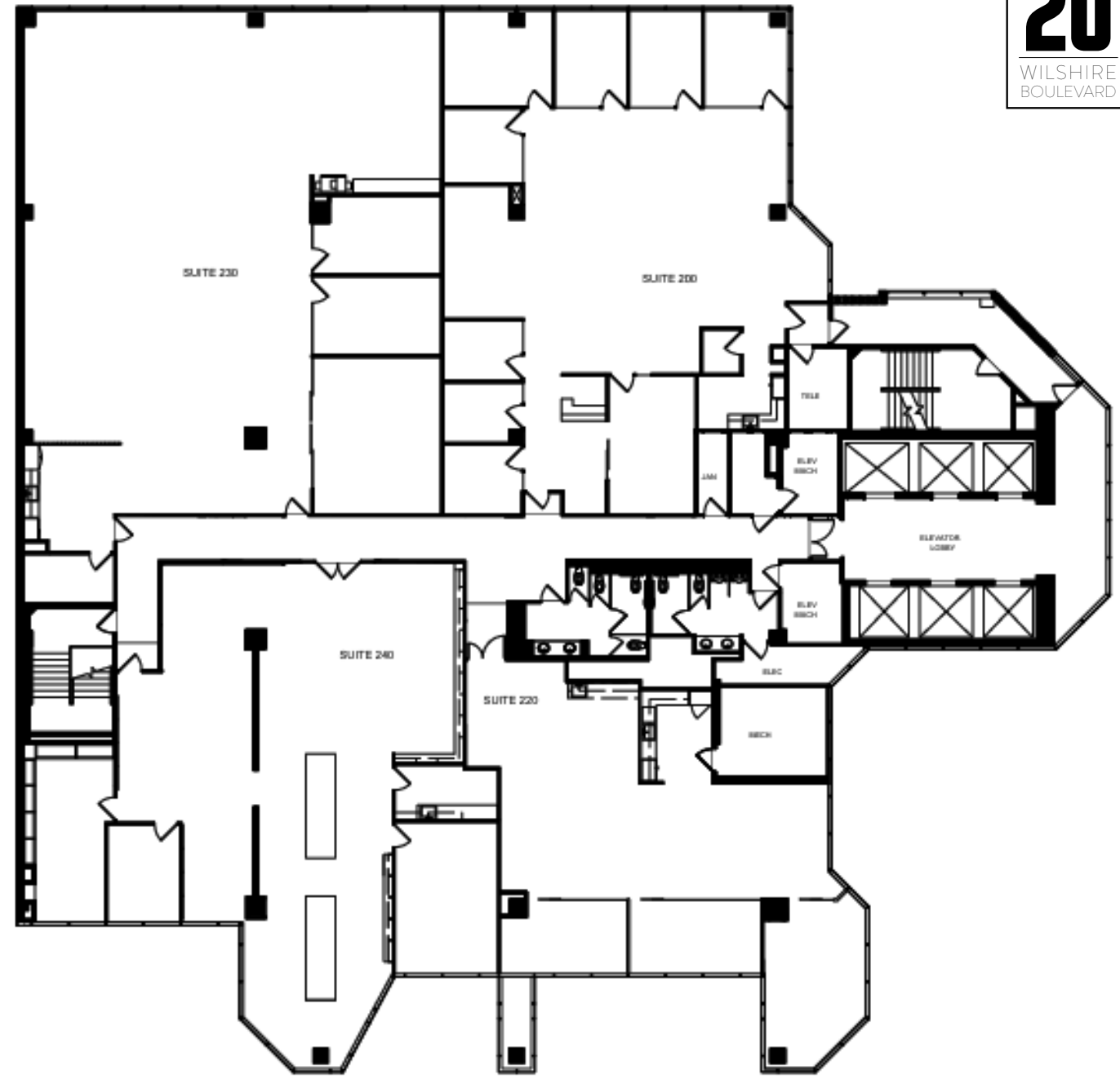


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F L O O R P L A N S

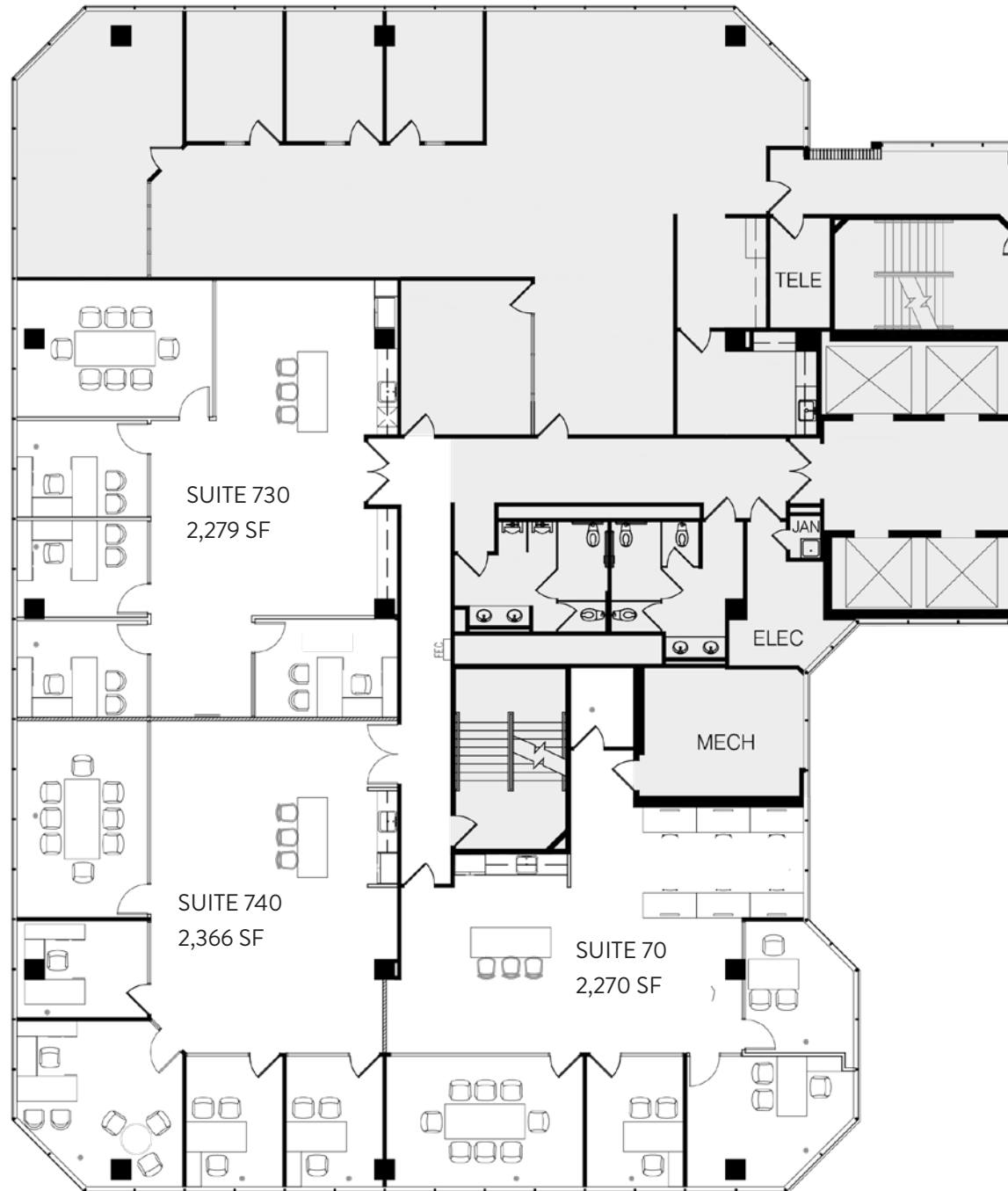
2ND FLOOR PLAN



7TH FLOOR PLAN

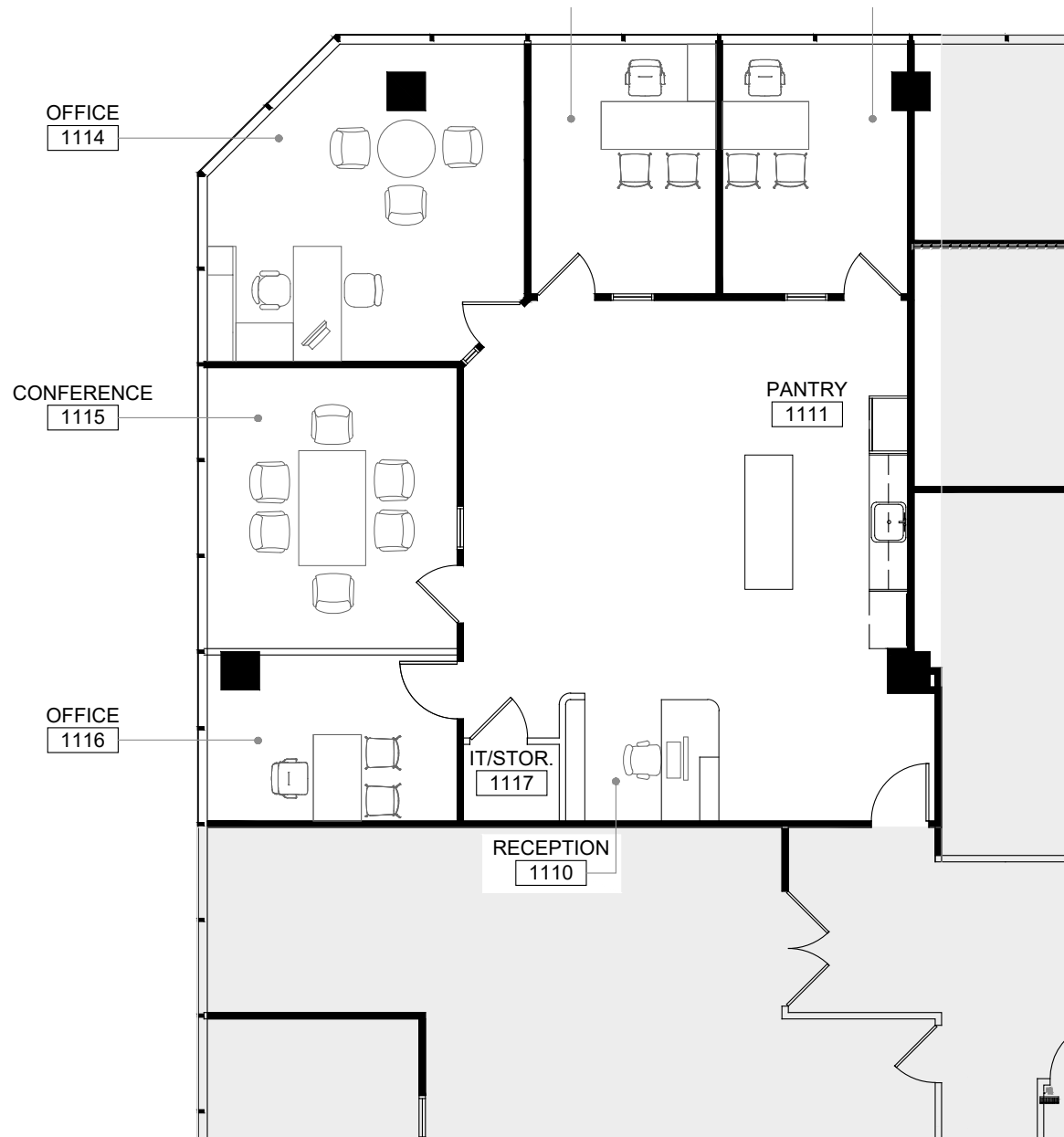
Brand New Spec Suites

Spaces contiguous up to 6,915 SF

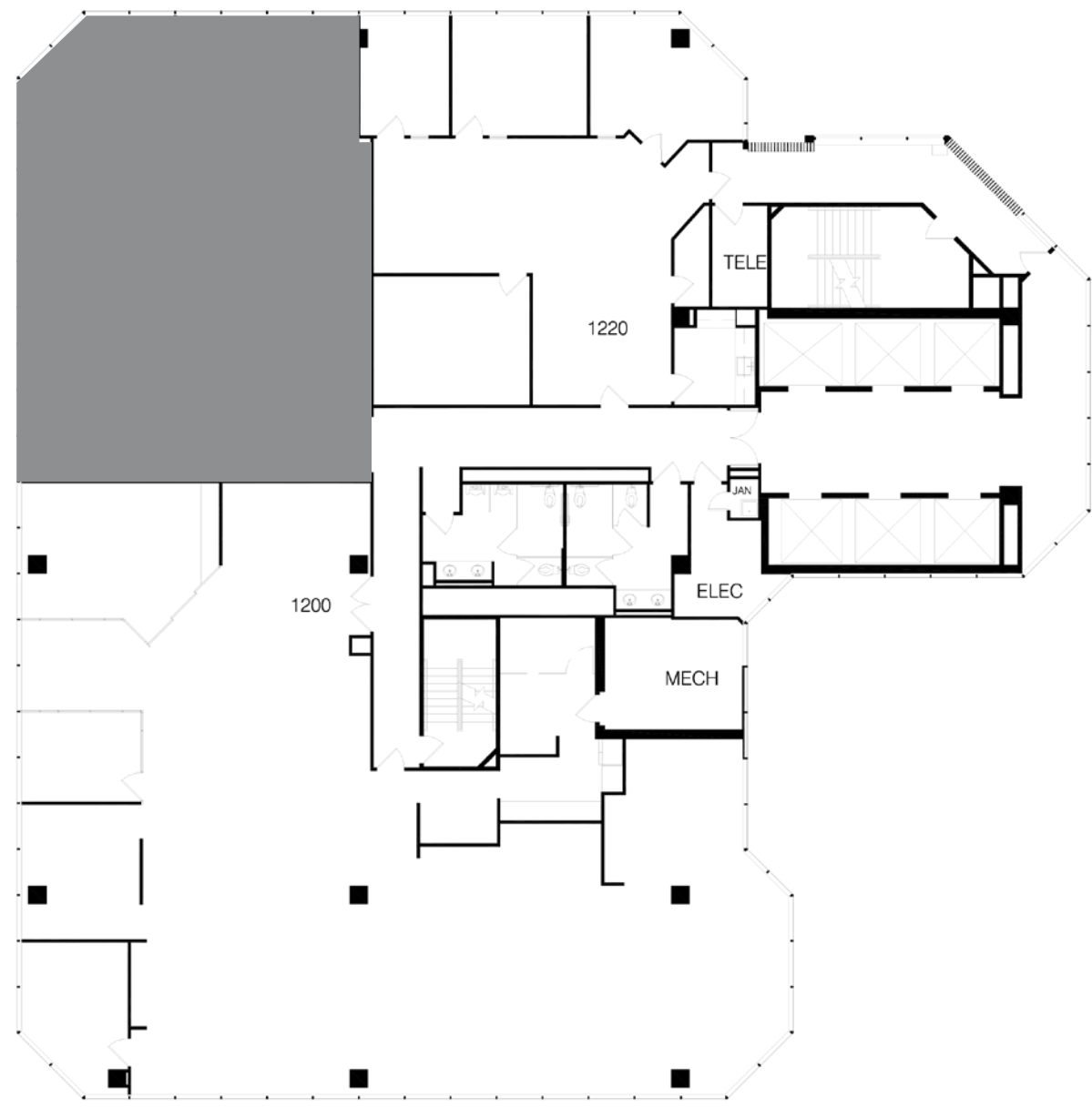


11TH FLOOR PLAN

Prospective Spec Suites



12TH FLOOR PLAN





HOLLYWOOD

WEST HOLLYWOOD

BEVERLY HILLS

CENTURY CITY

MIRACLE MILE

WEST ADAMS

LARCHMONT

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BOULEVARD



SANTA MONICA

WESTDALE

MID CITY

ART DISTRICT

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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