

FOR LEASE

nine two towers  $\frac{9229}{9255}$





# nine two towers <sup>9229</sup>/<sub>9255</sub>

## AVAILABLE SUITES

### 9229 SUNSET BOULEVARD

[LOBBY](#)

SUITE	RSF	RENTAL RATE	DESCRIPTION	3D TOUR
208	718	\$4.50-\$5.00	One office and open area.	<a href="#">208</a>
210	268	\$4.50-\$5.00	Open space.	<a href="#">210</a>
215	584	\$4.50-\$5.00	2 offices and open bullpen area.	<a href="#">215</a>
220	956	\$4.50-\$5.00	1 office and reception area.	<a href="#">220</a>
225	875	\$4.50-\$5.00	2 offices, reception area and storage.	
230	504	\$4.50-\$5.00	1 office and reception area.	<a href="#">230</a>
303	1,952	\$4.50-\$5.00	Spec suite. 4 offices, conference room and kitchen. SPEC SUITE.	<a href="#">303</a>
306	2,554	\$4.50-\$5.00	Brand new spec suite with 2 offices, conference room and open area. SPEC SUITE.	<a href="#">306</a>
414	1,497	\$4.50-\$5.00	Office, conference room, open area & kitchen.	<a href="#">414</a>
520	1,156	\$4.50-\$5.00	Spec suite. Two offices, bullpen and kitchenette. SPEC SUITE.	<a href="#">520</a>
620	859	\$4.50-\$5.00	Brand new spec suite with 2 offices and open area. SPEC SUITE.	<a href="#">620</a>
630	1,085	\$4.50-\$5.00	Two window offices and open area.	<a href="#">630</a>
700	2,403	\$4.50-\$5.00	4 offices, conference room, kitchen/storage room.	
705	2,171	\$4.50-\$5.00	5 offices, conference room, kitchen and open area.	<a href="#">705</a>
710	2,942	\$4.50-\$5.00	Corner suite with 5 offices, conference room, kitchenette and bullpen area.	<a href="#">710</a>
715	2,990	\$4.50-\$5.00	9 offices, conference room and kitchenette.	<a href="#">715</a>
825	3,460	\$4.50-\$5.00	5 windows, conference room and reception.	<a href="#">825</a>

### 9255 SUNSET BOULEVARD

[LOBBY](#)

SUITE	RSF	RENTAL RATE	DESCRIPTION	3D TOUR
310	3,602	\$4.70-\$5.15	5 window offices, conference room, kitchen and storage. Suite overlooking Sunset Blvd.	<a href="#">310</a>
320	3,051	\$4.70-\$5.15	4 window offices, 2 interior offices, conference room, kitchen, and IT room.	<a href="#">320</a>
405	1,771	\$4.70-\$5.15	4 window offices, 1 interior office, conference room, kitchenette.	<a href="#">405</a>
420	2,842	\$4.70-\$5.15	5 window offices, conference room, IT room and open area. Creative suite.	<a href="#">420</a>
425	1,686	\$4.70-\$5.15	Creative suite with 2 offices, conference room, storage and bullpen area.	<a href="#">425</a>
528	1,201	\$4.70-\$5.15	2 offices and conference room.	<a href="#">528</a>
630	1,560	\$4.70-\$5.15	3 window offices, conference room, IT room and open area.	<a href="#">630</a>
900	4,578	\$4.70-\$5.15	Creative space with 10 offices, conference room, kitchen and interior work stations.	<a href="#">900</a>
930	2,054	\$4.70-\$5.15	2 offices, large conference room, file room, copy room, kitchen and reception desk.	<a href="#">930</a>



# nine two towers 9229 9255



**P PARKING**  
Each 15 Minutes \$ 2.20  
Daily Maximum \$ 22.00  
Flat Rate Saturday & Sunday \$ 6.60  
Pay Maximum  
Hourly Operation: 8am to 6:30pm

**Prop. 65 Warning**  
This project may contain certain chemicals known to the State of California to cause cancer or reproductive harm. For more information, go to www.P65Warnings.ca.gov.

**Parking Contract Liability**  
The City of Los Angeles and the City of Long Beach are not responsible for any loss or damage to vehicles parked in this facility. The City of Los Angeles and the City of Long Beach are not responsible for any loss or damage to vehicles parked in this facility. The City of Los Angeles and the City of Long Beach are not responsible for any loss or damage to vehicles parked in this facility.

**NO OVERNIGHT PARKING**

**PRIVATE PROPERTY**  
PUBLIC PARKING PROHIBITED  
Unauthorized vehicles parked in this facility will be cited and/or towed. The City of Los Angeles and the City of Long Beach are not responsible for any loss or damage to vehicles parked in this facility.

**UNAUTHORIZED VEHICLES**  
Unauthorized vehicles parked in this facility will be cited and/or towed. The City of Los Angeles and the City of Long Beach are not responsible for any loss or damage to vehicles parked in this facility.



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TWO BUILDING  
COMPLEX  
OFFERS 250,000 SF  
OF PRIME OFFICE SPACE

## FEATURES

- + Recently completed renovation
- + Panoramic views of Los Angeles skyline
- + High-end build-outs & finishes
- + Energy Star rated building
- + 24-hour security
- + Three (3)–ten (10) year lease terms
- + 3,100 RSF parking at:  
\$195.00/mo—unreserved  
\$350.00/mo—reserved
- + Premier office project on sunset strip
- + On-site management
- + Cafe



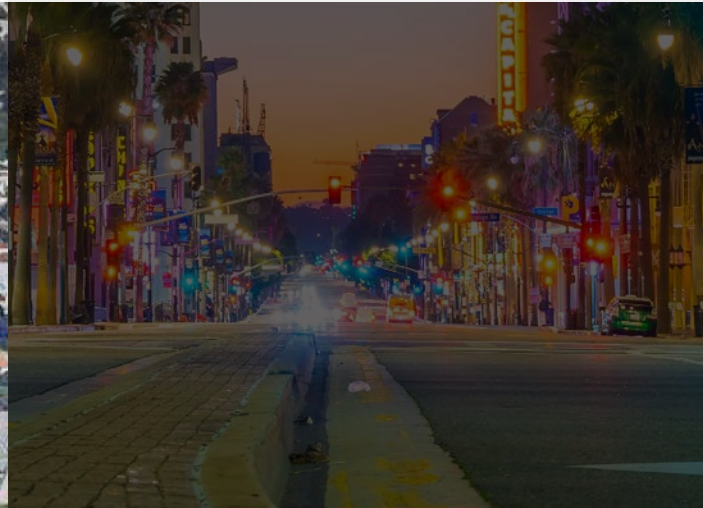




## THE SUNSET STRIP

a world-famous location, known for it's constant attractions & legendary venues.

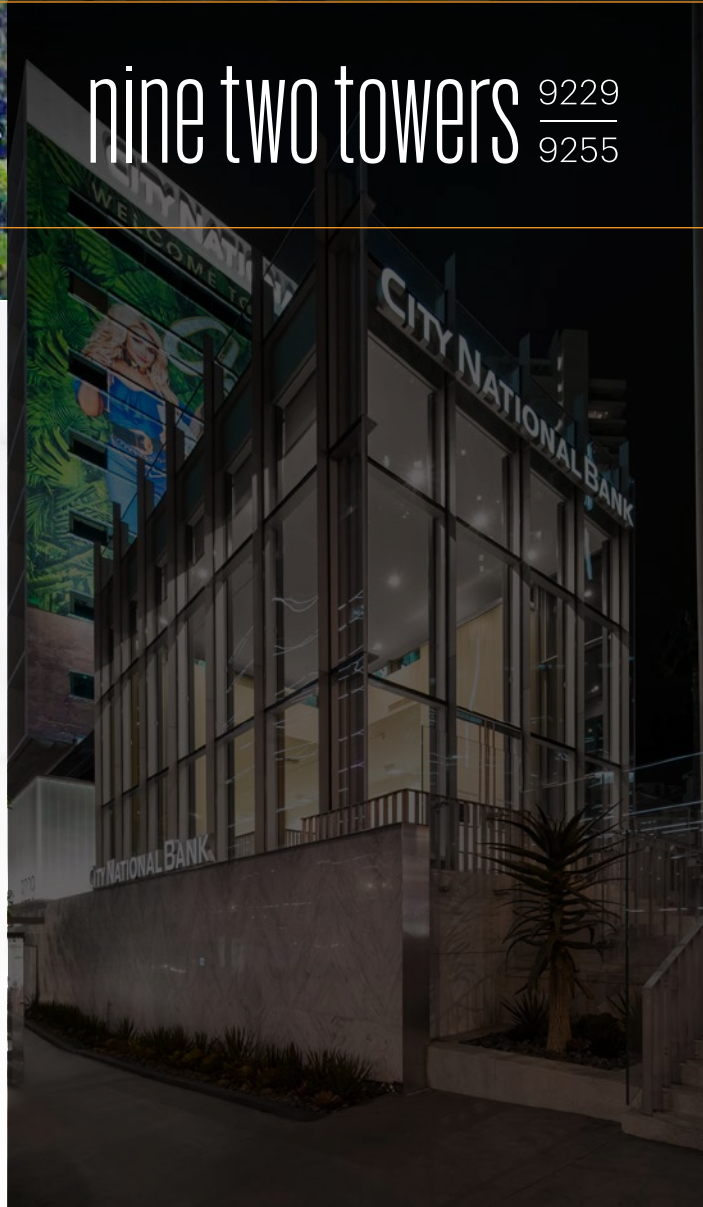
SETTING TRENDS IN FILM, FASHION, HOTELS, DINING & MUSIC.



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## AMENITIES

- |                  |                            |
|------------------|----------------------------|
| 1 Soho House     | 10 Equinox                 |
| 2 BOA Steakhouse | 11 Mondrian Hotel          |
| 3 Bootsy Bellows | 12 The Comedy Store        |
| 4 Roku           | 13 Andaz Hotel             |
| 5 10AK LA        | 14 Saddle Ranch Chop House |
| 6 Roxy Theatre   | 15 The Standard Hotel      |
| 7 Viper Room     | 16 Sunset Marquis          |
| 8 London Hotel   | 17 Whiskey a Go-Go         |
| 9 Sunset Plaza   | 18 Blind Dragon            |

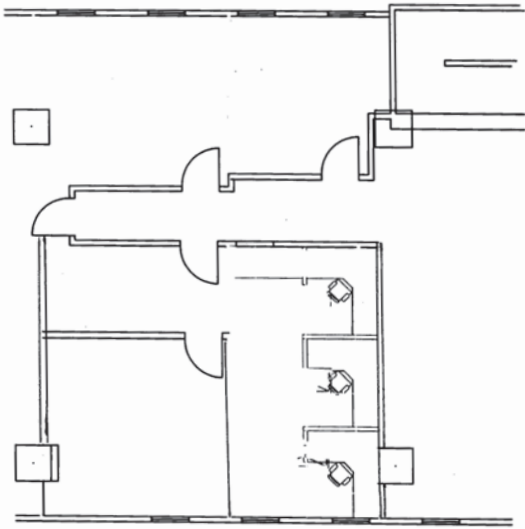




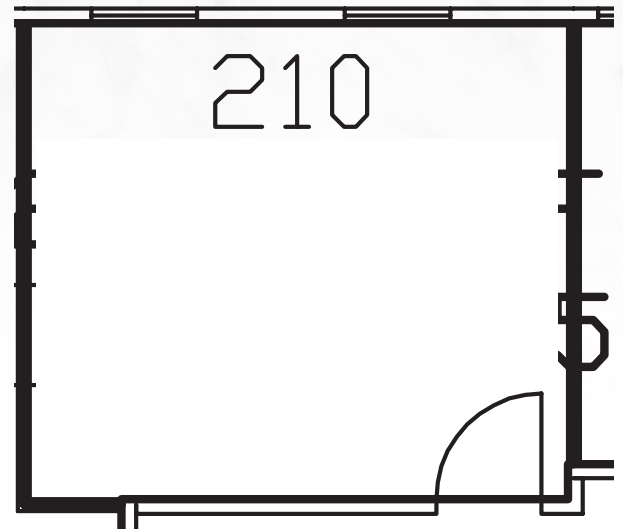
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## FLOOR PLANS 9229

Suite 208  
718 SF  
9229 Sunset Blvd.



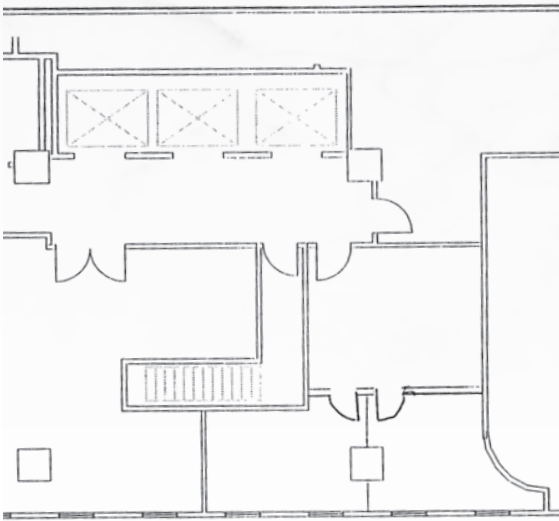
Suite 210  
268 SF  
9229 Sunset Blvd.



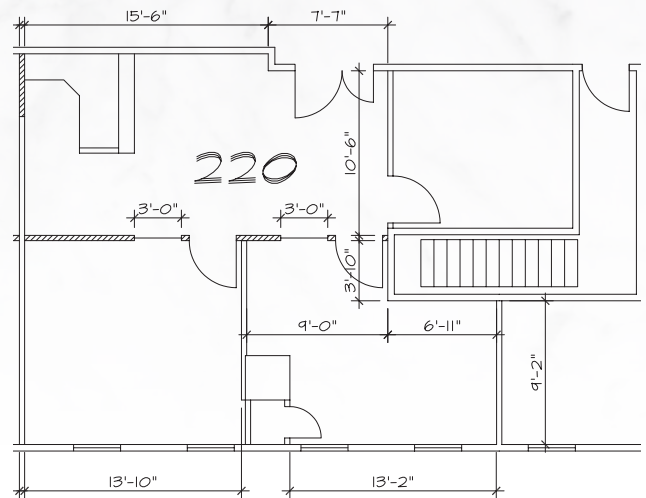
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# FLOOR PLANS 9229

Suite 215  
584 SF  
9229 Sunset Blvd.



Suite 220  
956 SF  
9229 Sunset Blvd.

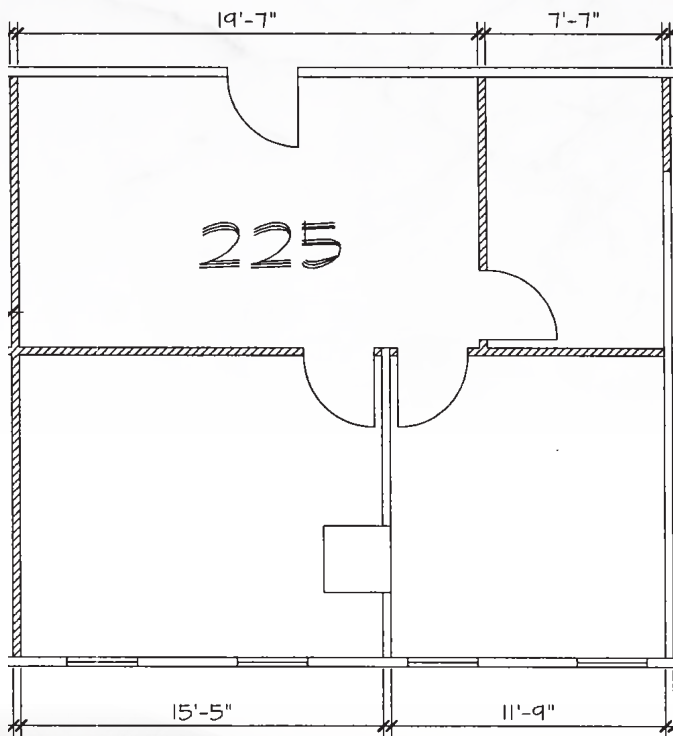




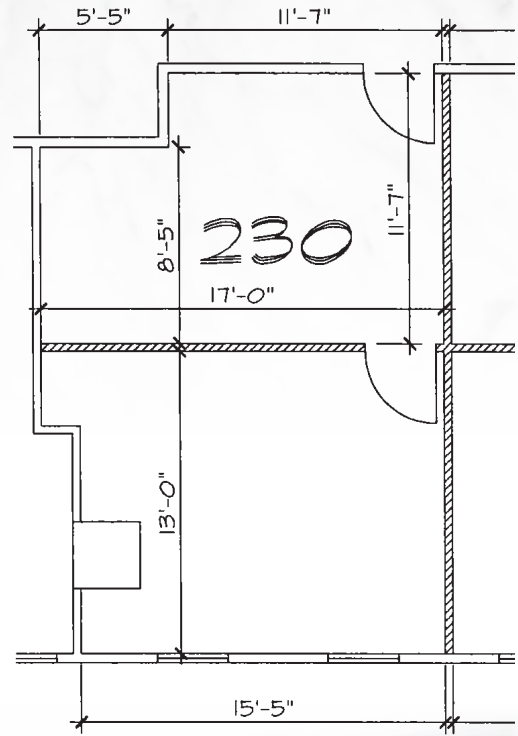
nine two towers  $\frac{9229}{9255}$

## FLOOR PLANS 9229

Suite 225  
875 SF  
9229 Sunset Blvd.



Suite 230  
504 SF  
9229 Sunset Blvd.

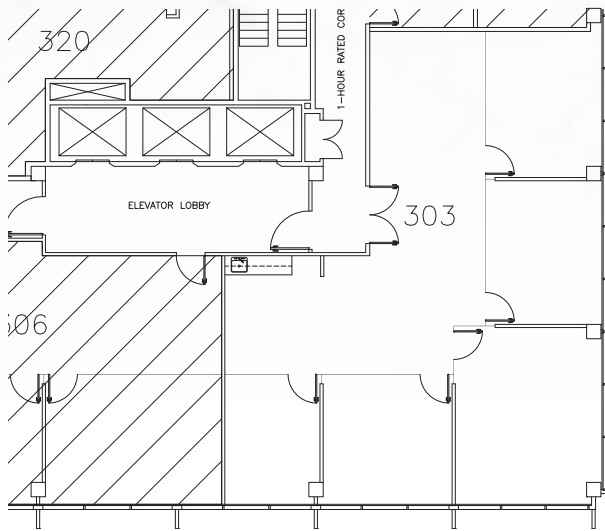




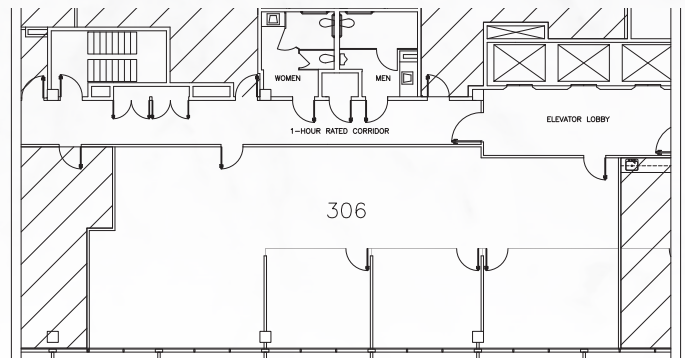
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# FLOOR PLANS 9229

Suite 303  
1,952 SF  
9229 Sunset Blvd.



Suite 306  
2,554 SF  
9229 Sunset Blvd.

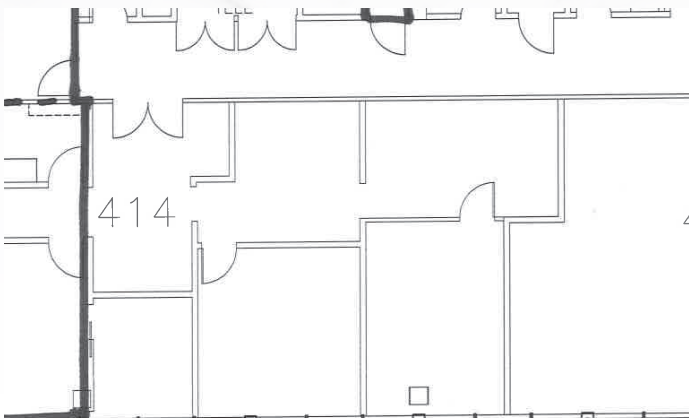




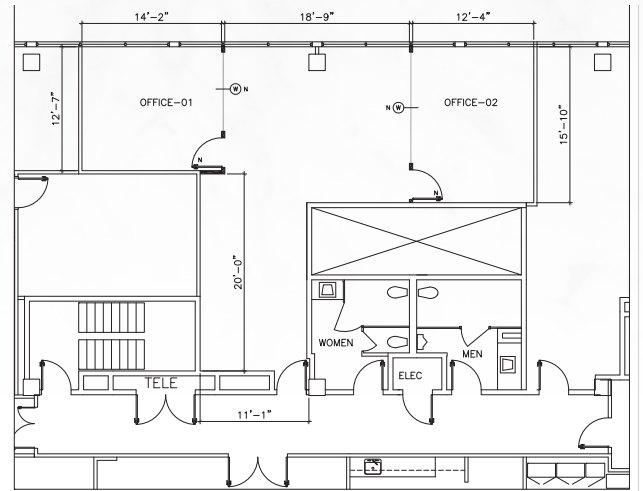
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# FLOOR PLANS 9229

Suite 414  
1,497 SF  
9229 Sunset Blvd.



Suite 520  
1,156 SF  
9229 Sunset Blvd.

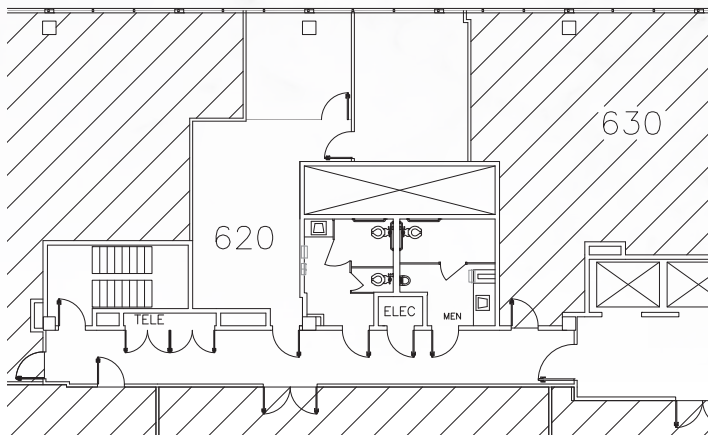




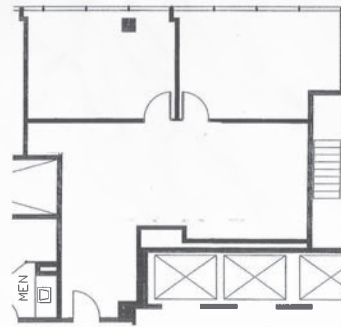
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# FLOOR PLANS 9229

Suite 620  
859 SF  
9229 Sunset Blvd.



Suite 630  
1,085 SF  
9229 Sunset Blvd.

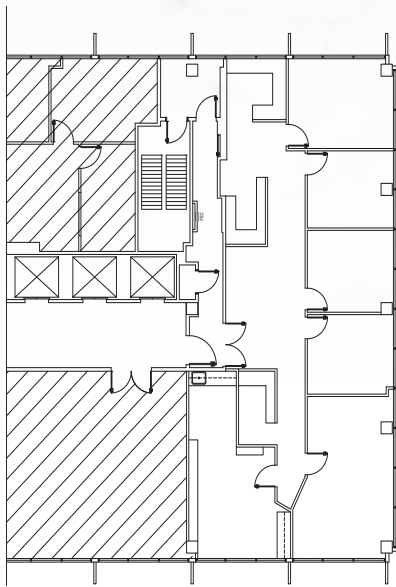




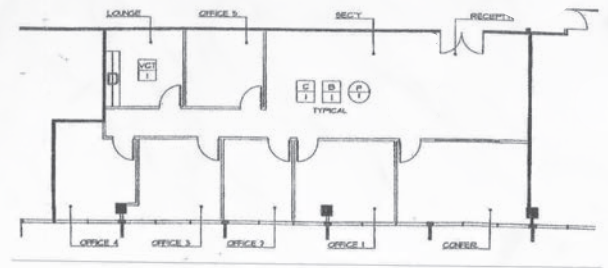
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# FLOOR PLANS 9229

Suite 700  
2,403 SF  
9229 Sunset Blvd.



Suite 705  
2,171 SF  
9229 Sunset Blvd.

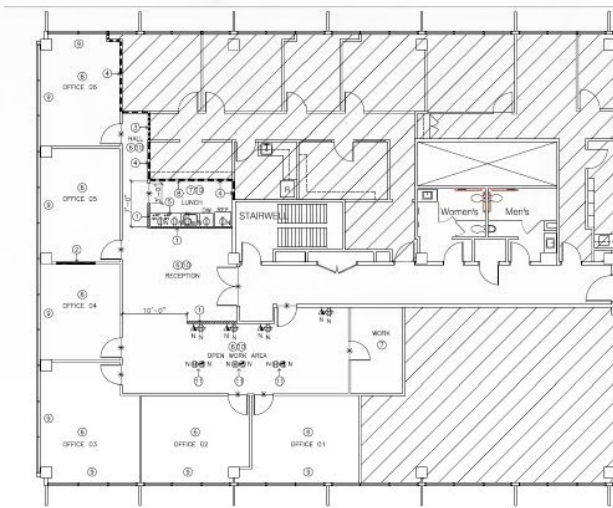




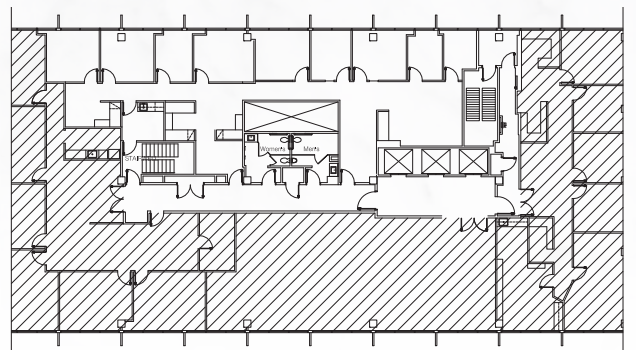
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# FLOOR PLANS 9229

Suite 710  
2,942 SF  
9229 Sunset Blvd.



Suite 715  
2,990 SF  
9229 Sunset Blvd.

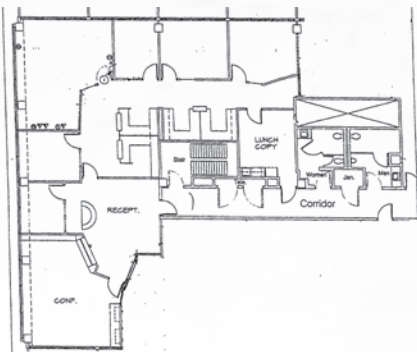




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# FLOOR PLANS 9229

Suite 825  
3,460 SF  
9229 Sunset Blvd.





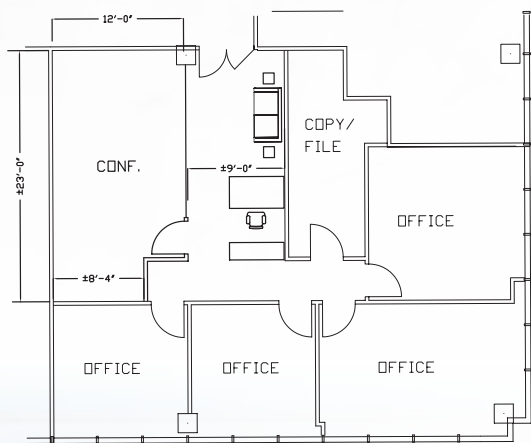




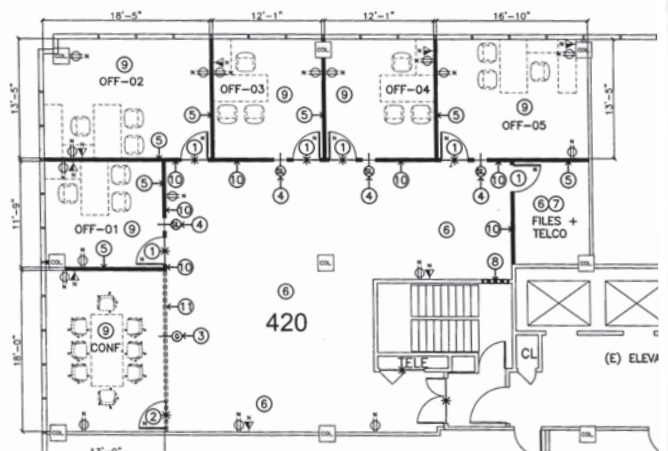
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# FLOOR PLANS 9255

Suite 405  
1,771 SF  
9255 Sunset Blvd.



Suite 420  
2,842 SF  
9255 Sunset Blvd.



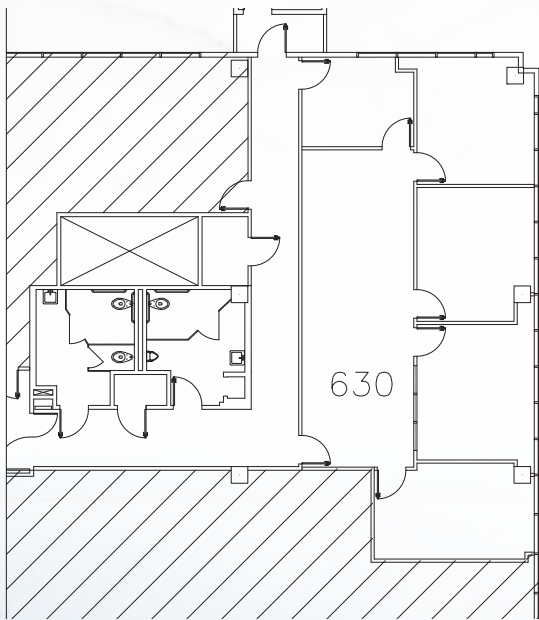
# FLOOR PLANS 9255



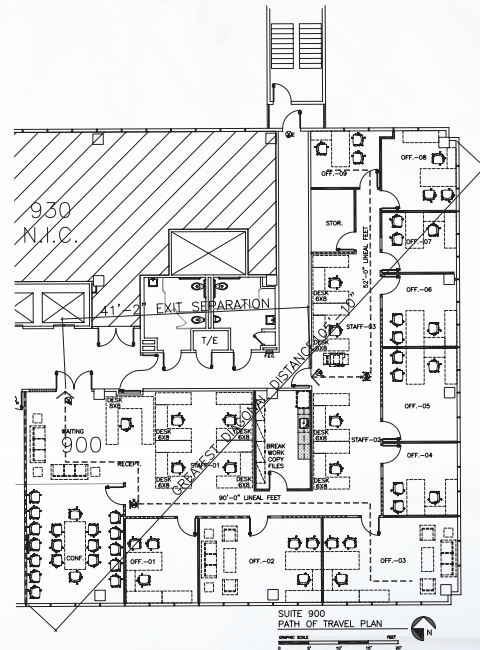
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# FLOOR PLANS 9255

Suite 630  
1,560 SF  
9255 Sunset Blvd.



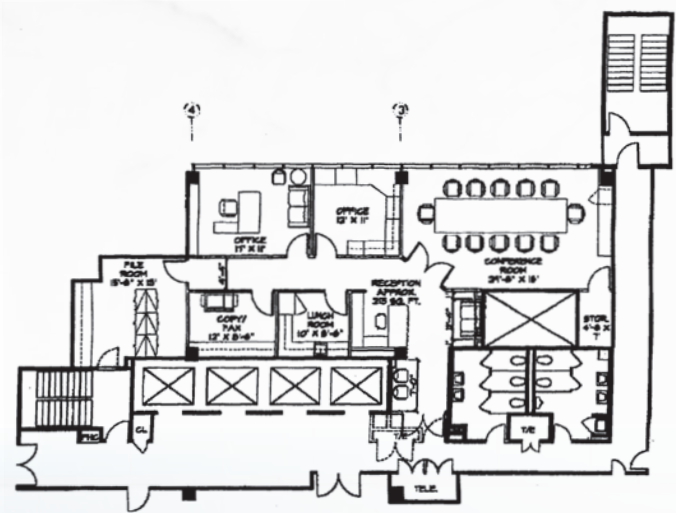
Suite 900  
4,578 SF  
9255 Sunset Blvd.



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## FLOOR PLANS 9255

Suite 930  
2,054 SF  
9255 Sunset Blvd.





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SUNSET BOULEVARD | WEST HOLLYWOOD, CA