

# 9350 WILSHIRE BOULEVARD

**Full Building Renovations  
Complete with New  
Operable Windows!**



# 9350 WILSHIRE BOULEVARD

## PROPERTY HIGHLIGHTS

- New dynamic, innovative ownership
- Comprehensive building exterior renovation complete
- New interior lobby and common area renovations completed with updated and modern entry ways and restrooms
- All exterior offices have operable windows for fresh air
- Access to stairway to avoid elevator cabs
- Located within the exclusive Golden Triangle of Beverly Hills
- Steps away from world-class amenities, shops, and restaurants
- Immediate egress and ingress to and from Crescent Drive
- On-site subterranean valet parking services
- Wells Fargo Bank, mailbox and express delivery options
- Exclusive car wash available in parking garage



*Newly renovated common areas on each floor of the property*



*Newly Renovated Lobby*



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## AVAILABILITIES

SUITE NO.	RENTABLE SF	DESCRIPTION
260	1,743	4 window offices, reception and large open area. Finished open ceilings and polished concrete floors. Extensive window line with brand new operable windows.
310	986	3 window offices, kitchenette, storage room and large open area.
420	3,491	7 window offices, reception area, conference room, private bathroom, open ceilings and polished concrete floors.
450	551	1 window office and open area with amazing natural light.

**BUILDING SIZE:** 61,100 RSF

**RENTAL RATE:** Negotiable

**LEASE TERM:** 3 - 10 years

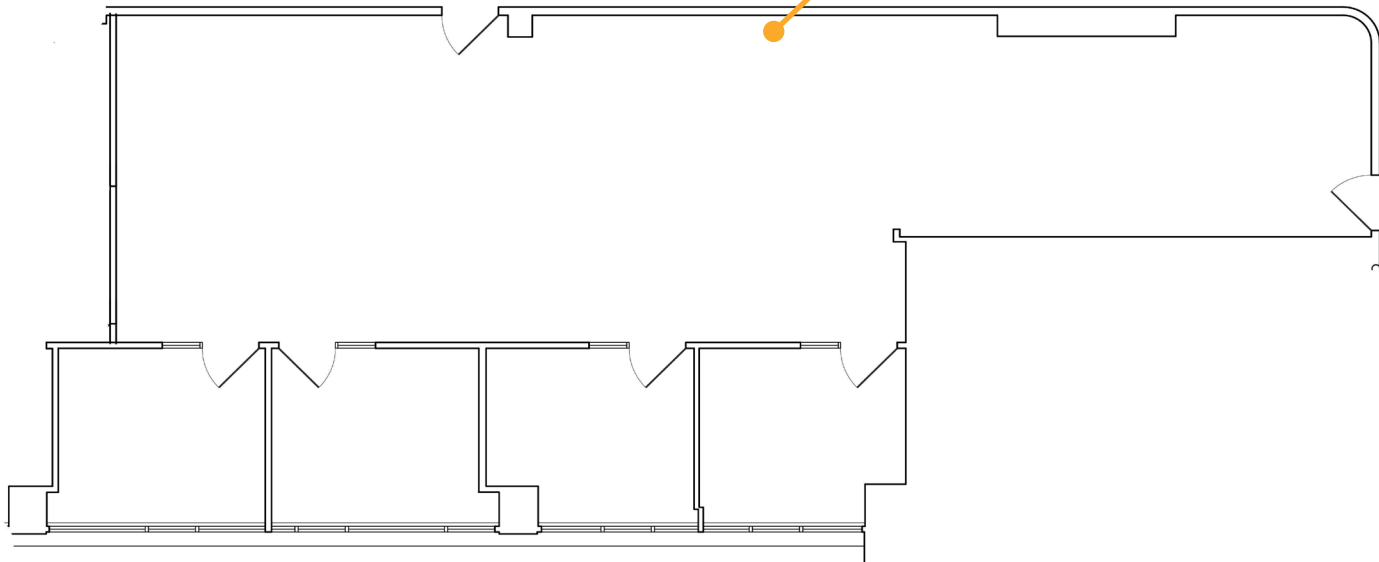
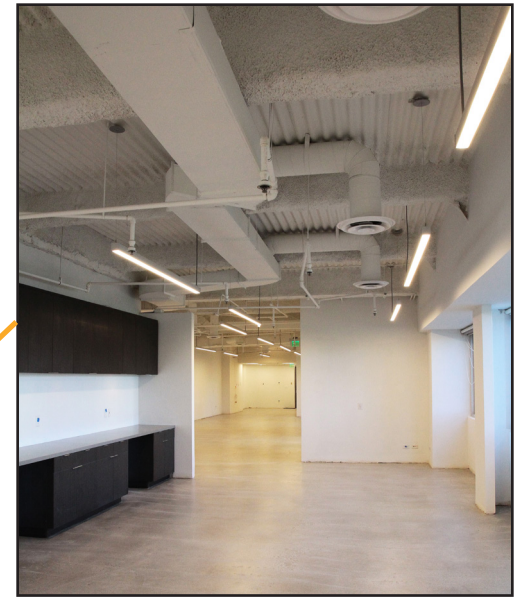
**TI ALLOWANCE:** Negotiable

**PARKING:** 2 per 1,000 SF  
\$175 / mo.  
VIP Valet Assist



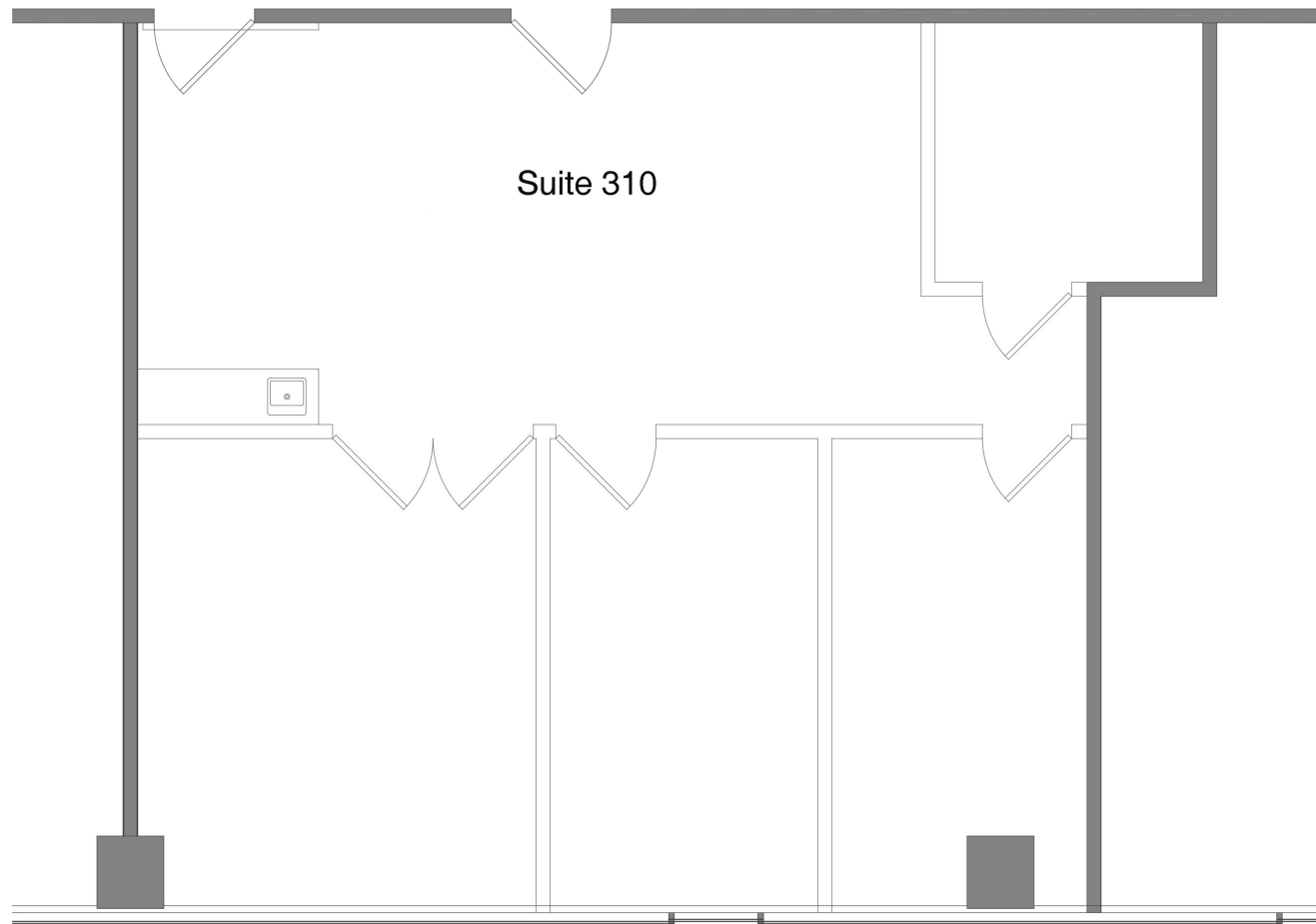
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**SUITE 260**  
**1,743 RSF**



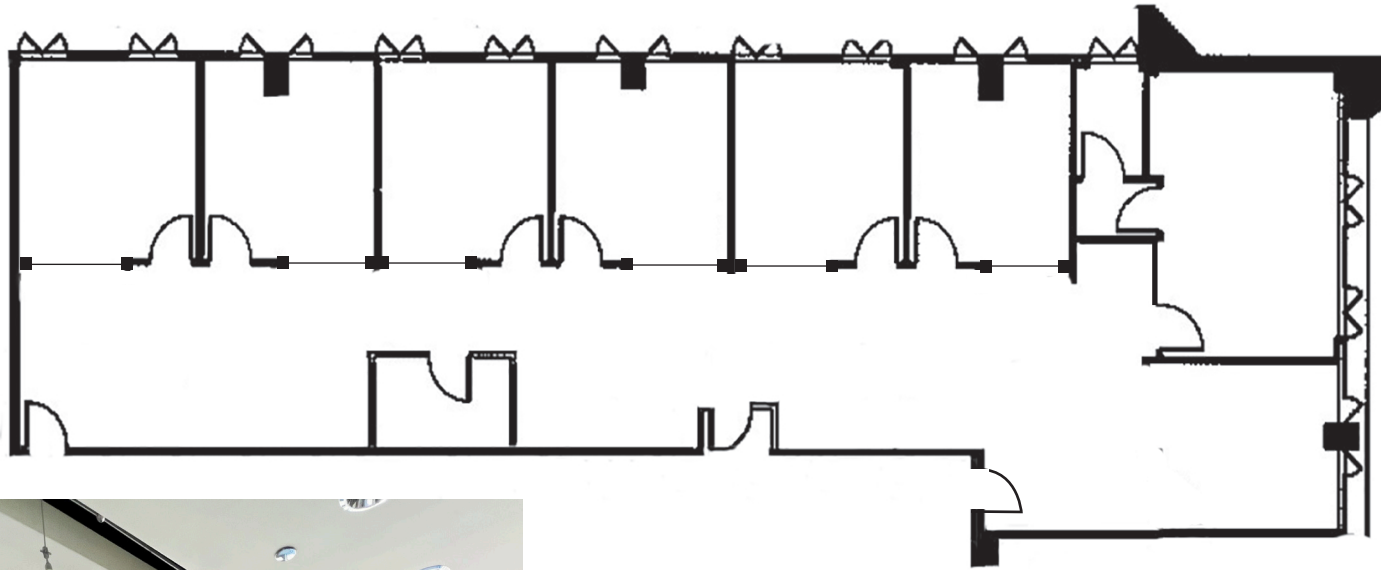
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**SUITE 310**  
**986 RSF**



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**SUITE 420**  
**3,491 RSF**





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## THE BEVERLY HILLS TRIANGLE

The Golden Triangle is one of the most prestigious and vibrant office markets in the world. From world-renowned restaurants to one-of-a-kind local boutiques, Beverly Hills offers a paradise of amenities located within a compact, easily walkable area.



ONE OF THE WORLDS  
MOST DESIRABLE  
PLACES TO DO BUSINESS





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