



Property Description

Designed by acclaimed architect Claud Beelman in 1958, the Harbor Building is registered with the Los Angeles Conservancy as one of the era's most impressive office buildings. With major building renovations recently completed, the Harbor Building is the premier destination for Class A creative office in Park Mile. Consisting of approximately 258,000 RSF spread over six floors and prominently located at the intersection of Wilshire and Crenshaw, the Harbor Building is centrally located near Beverly Hills, Downtown, Hollywood and adjacent to vibrant Koreatown with its abundance of restaurants and nightlife.

Exciting Renovations Recently Completed:

- Brand new building lobby
- New corridors, elevator lobbies, elevators and restrooms
- New spec suites in the works

www.4201Wilshire.com



FIRST PROPERTY
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FLOORS

- 4-6** — Leased
- 3** — Multi-Tenant or Full Floor Opportunity
- 2** — Multi-Tenant
- 1** — Approx. 13'6" Ceiling Height

Details

Rates: \$3.25/sf /mo., full service

Term: 3-10 Years

Tenant Improvements: Negotiable

Parking: Ratio: 2.5/1000

Reserved: \$205/space

Unreserved Covered: \$155/space

Unreserved Surface Lot: \$140/space

Tandem: \$125/space

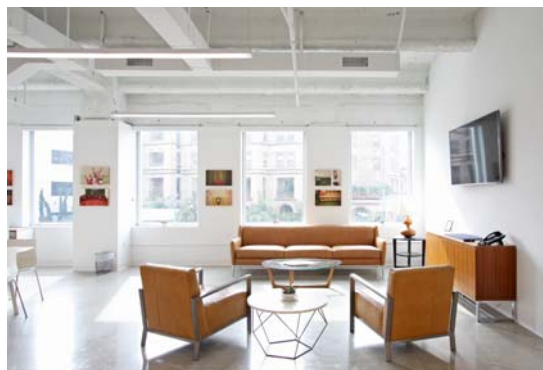
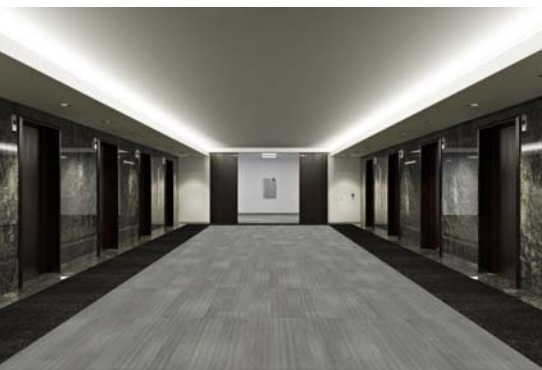
Visitor Parking:

\$3.00 every 15 minutes

M-F \$18 All day max

Features

- 258,000 sf newly renovated historic office building
- Entire 3rd floor (approx. 42,000 rsf) available
- Multiple size options ranging from approx. 2,700 rsf - 42,000 rsf
- Prominent signage rights available to large users
- Walking distance to Koreatown restaurants
- Registered with the Los Angeles Conservancy
- In the heart of Hancock Park and 1/2 mile to the Wilshire/Western Purple Line Metro Station
- Internet options include AT&T, Aerio Connect and Time Warner





FLOOR	RATE	RSF / DESCRIPTION
6		Leased to Create Advertising
5		Leased to Concept Arts
4		Leased to Entertainment One
3	\$3.25	10,000 - 42,000 RSF Creative space
2	\$3.25	12,875 RSF (divisible) Creative space next to Entertainment One, Community Films, PR Dept, Envision Studios and Nexon America & 2,684 rsf spec suite in progress
1	\$3.25	5,000 - 35,374 RSF High ceiling creative space available



4201 WILSHIRE BOULEVARD

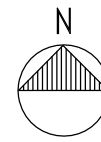
HARBOR BUILDING



WEST HOLLYWOOD

HOLLYWOOD

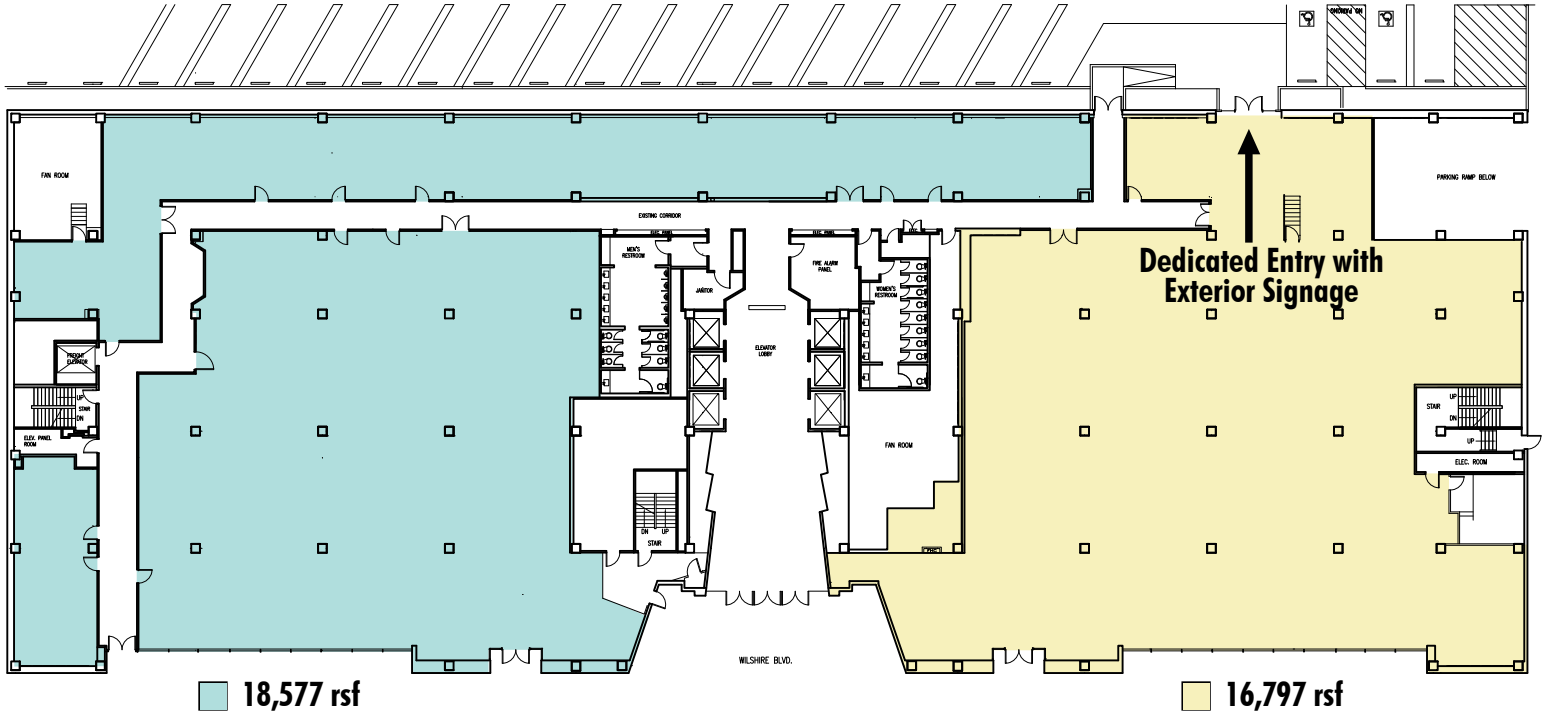




Space Available

1st Floor Availability

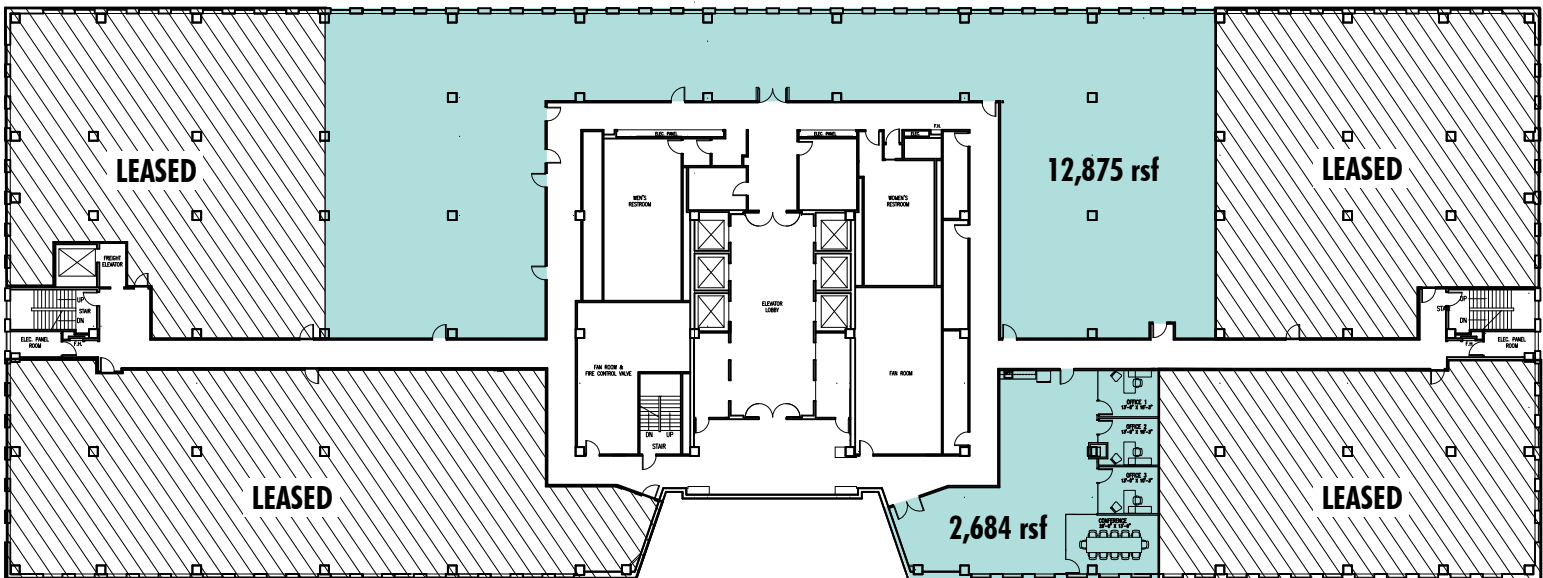
Multi-Tenant — to — Full Floor
(Approx. 5,000 rsf) (Approx. 35,374 rsf)



Space Available

2nd Floor Availability

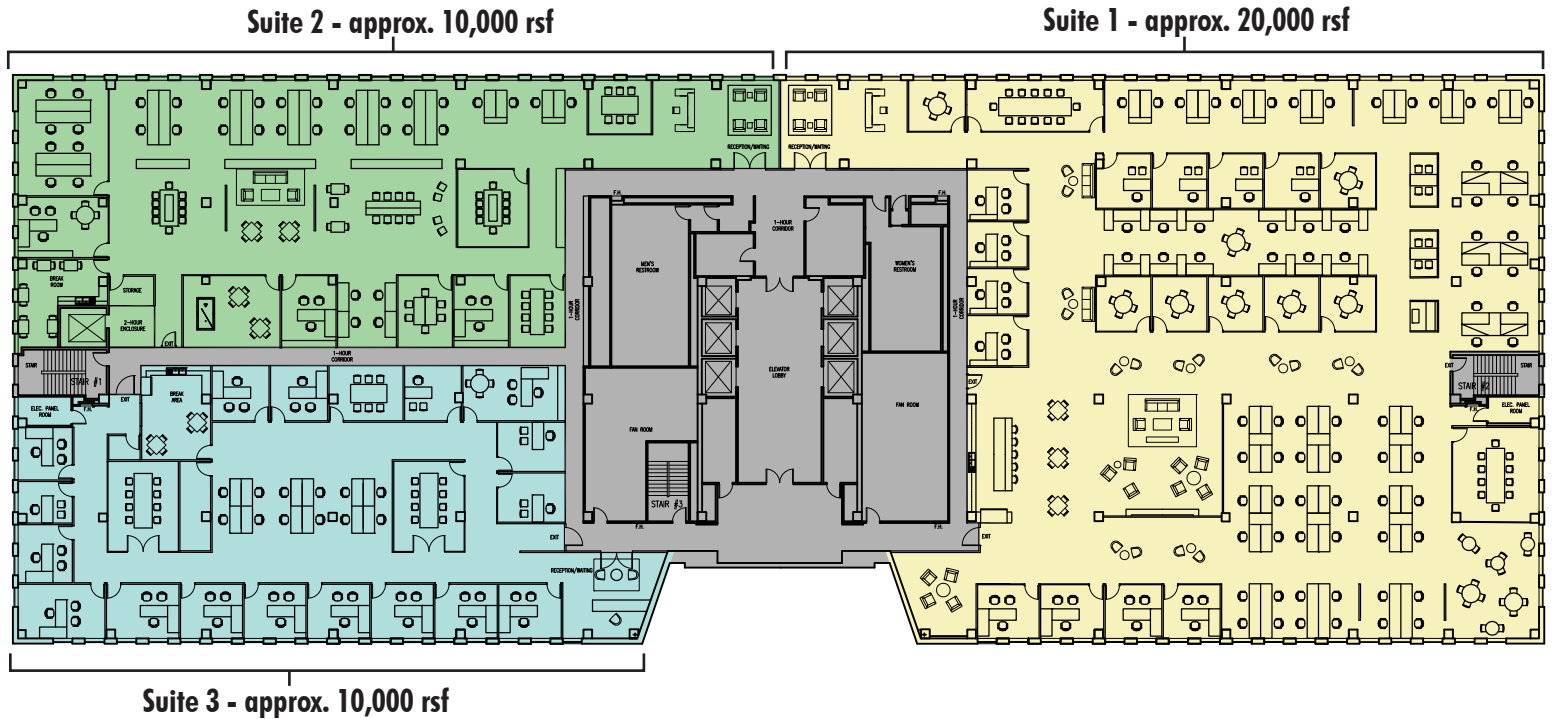
Available 2,684 rsf - 12,875 rsf



Space Available

3rd Floor Availability Hypothetical Floorplans

Multi-Tenant – to – Full Floor
(Approx. 10,000 rsf) (Approx. 42,000 rsf)



Suite 1 - approx. 20,000 rsf

- 7 Meeting Rooms
- 2 Conference Rooms
- 12 Offices
- 74 Workstations
- 1 Kitchen

Suite 2 - approx. 10,000 rsf

- 3 Conference Rooms
- 5 Offices
- 28 Workstations
- 1 Kitchen
- 1 Lounge

Suite 3 - approx. 10,000 rsf

- 3 Conference Rooms
- 17 Offices
- 12 Workstations
- 1 Kitchen



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