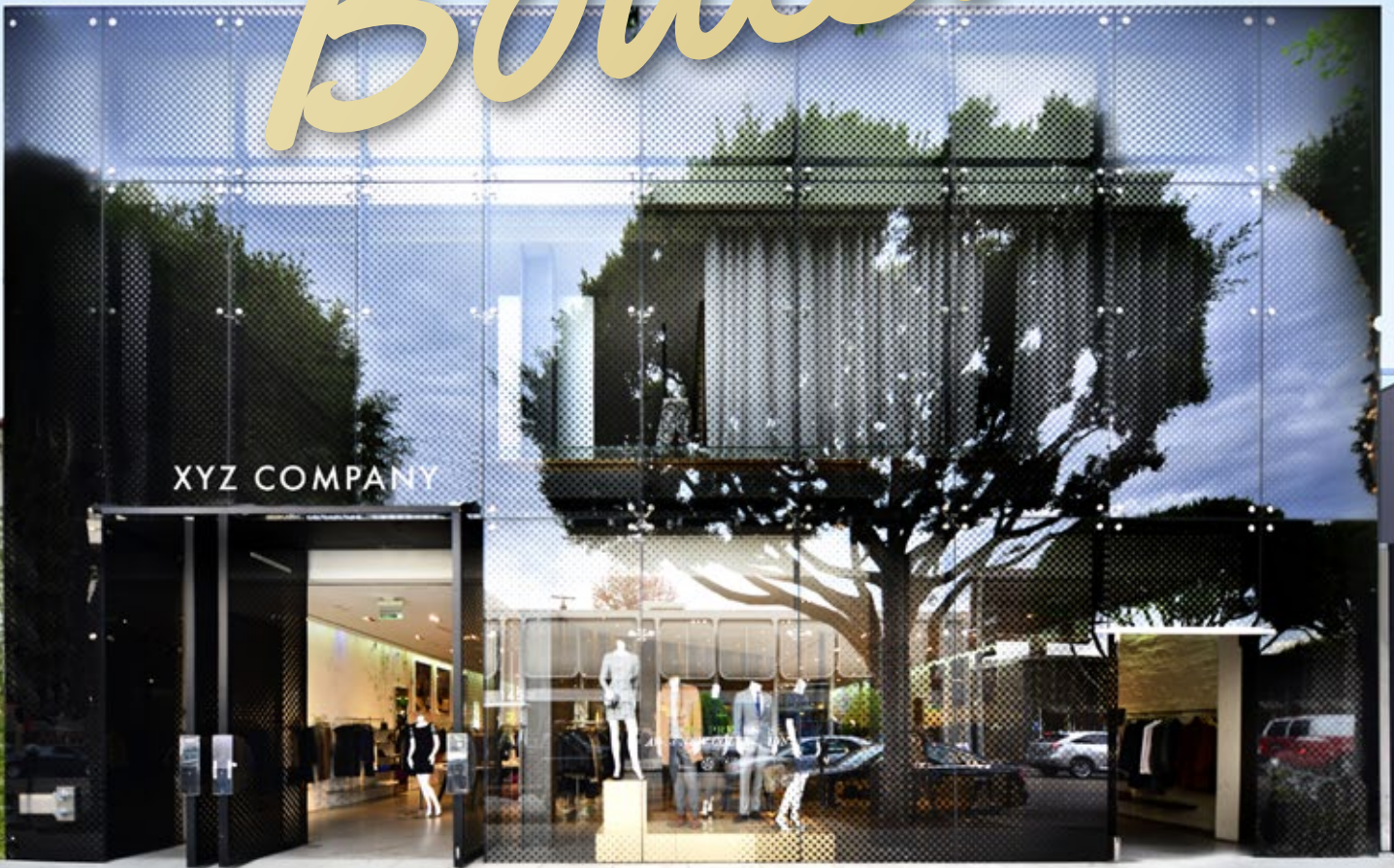


SPACE FOR LEASE · LOS ANGELES

145

*Robertson
Boulevard*



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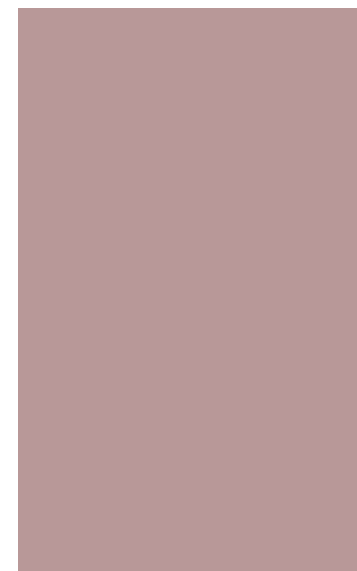


Revamping ROBERTSON BLVD

Robertson Boulevard has been a well-known around the world for international and residential customers as one of the most fashionable and iconic corridors in the world. For many years the street has attracted many visitors, locals and celebrities who arrive on Robertson to shop and dine. Robertson Boulevard has been the home of many unique boutiques, luxury retailers and iconic restaurants that draw celebrities, paparazzi, and star-gazers a like.

In the recent years, Robertson Boulevard has been bruised by vacancies and the real estate economy. However, new recent deal activity shows new energy and traffic.

Located between Beverly Hills and West Hollywood, Robertson Boulevard has the opportunity to become the hottest destination retail corridor again.



LA Lifestyle

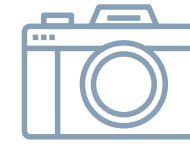
★ 145 N. Robertson Boulevard

Los Angeles is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of good weather. From tourist attractions like the Walk of Fame's and the famous luxury shopping districts, to career opportunities like those in the expanding fashion and tech industry, LA is the place to be.

In 2015, Los Angeles broke the tourism record with 45.5 million visitors and generated \$19.6 billion in visitor spending. From the high fashion shops on Rodeo Drive to the chic boutiques of the beach cities, Los Angeles offers shopping for every style. Top shopping enclaves include Rodeo Drive, the Fashion District in Downtown L.A., The Grove, Beverly Center, Hollywood & Highland, Americana at Brand in Glendale, Westfield Century City, **Robertson Boulevard**, Melrose Avenue, The Citadel Outlets, Third Street Promenade and Santa Monica Place.

Los Angeles is home to some of the most dynamic dining experiences a destination can offer. From quaint to red-carpet dishes, from celebrity chefs and top-rated cuisine to short order legends and bar-stool gourmet, the possibilities are endless in L.A.

As the sixth largest hotel market in the U.S., Los Angeles offers 997 hotels with more than 98,000 hotel rooms. Accommodations are conveniently located near prized attractions, museums and public transportation, ranging from value to luxury and simplistic to trendy. With 15 new hotels opening in 2016, Los Angeles' hotel community continues to grow along with the tourism industry.



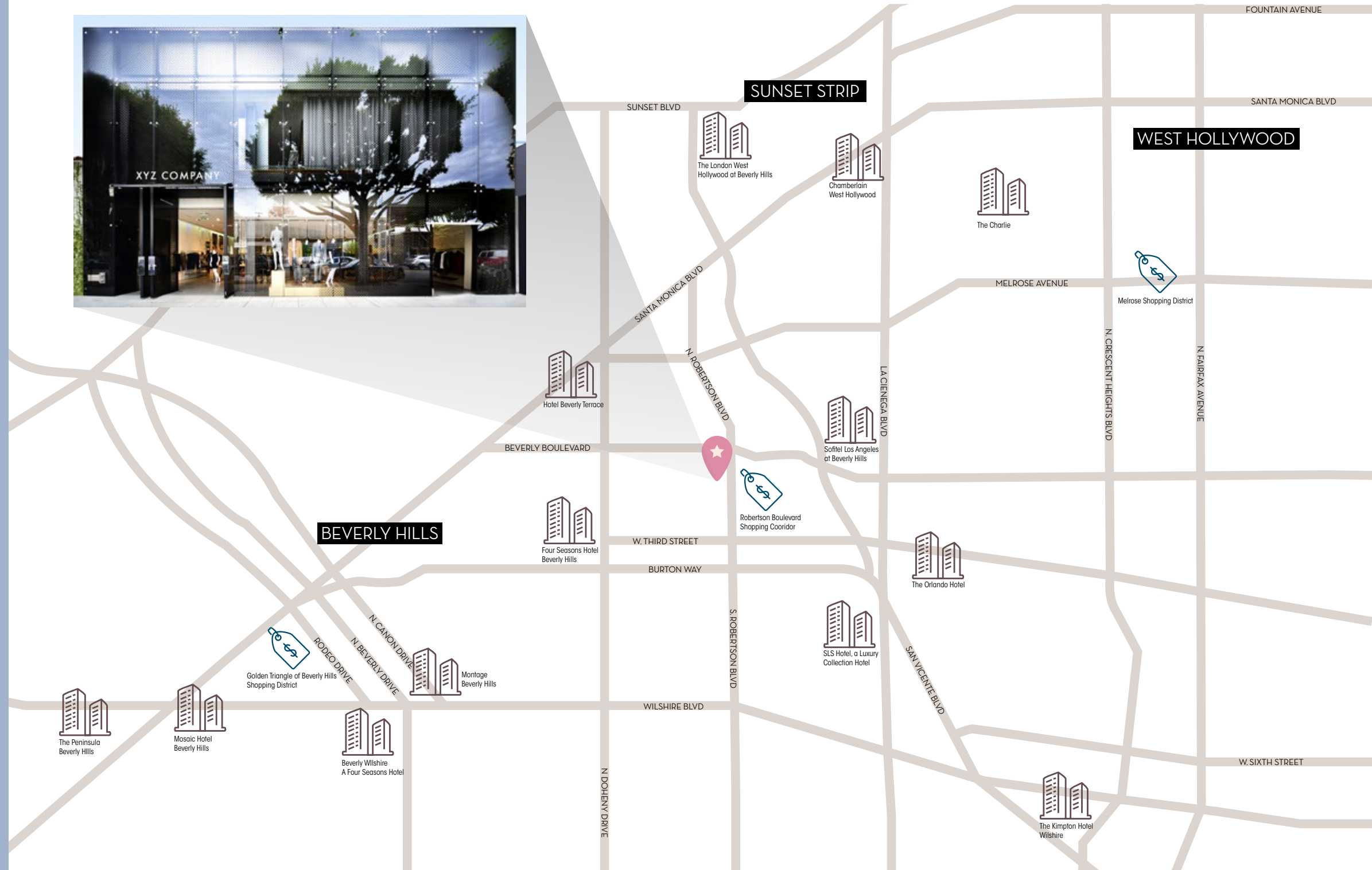
45.5
MILLION
VISITORS



\$19.6
BILLION IN
VISITOR SPENDING



96,000+
HOTEL ROOMS IN
LOS ANGELES



PREMISES

The building has a lot to offer including: multiple tenant options, prime location and the second floor can be used for either retail or a creative space. This great amenity to Robertson Boulevard gives any tenant great retail opportunity.

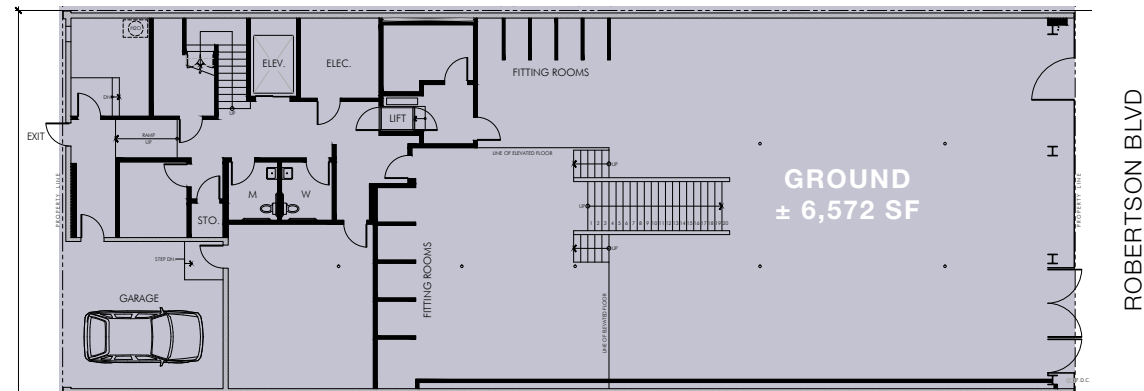
BUILDING PREMISES

| | | | |
|----------|-------------|----------------|-------|
| Ground | ± 6,572 SF | Ceiling Height | ± 11' |
| Second | ± 6,572 SF | Ceiling Height | ± 9' |
| Total | ± 13,144 SF | | |
| Frontage | ± 50' | | |



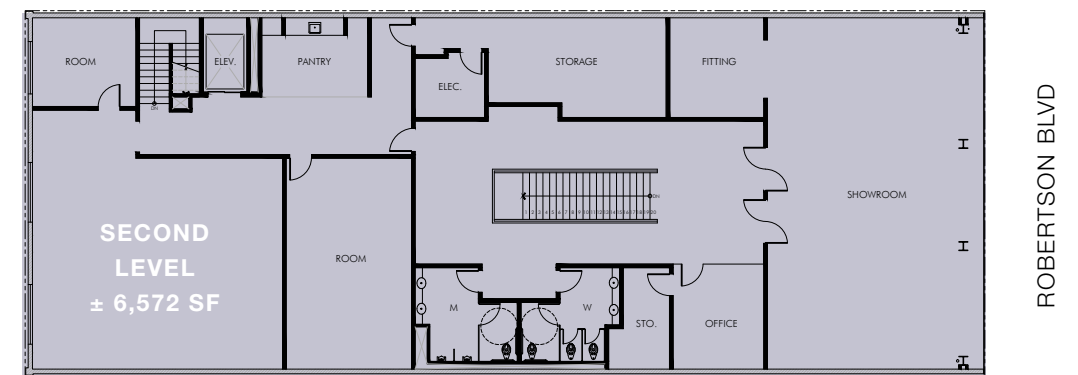
GROUND OPTION 1: SINGLE TENANT

Ground ± 6,572 SF Frontage ± 50' Ceiling Heights ± 11'



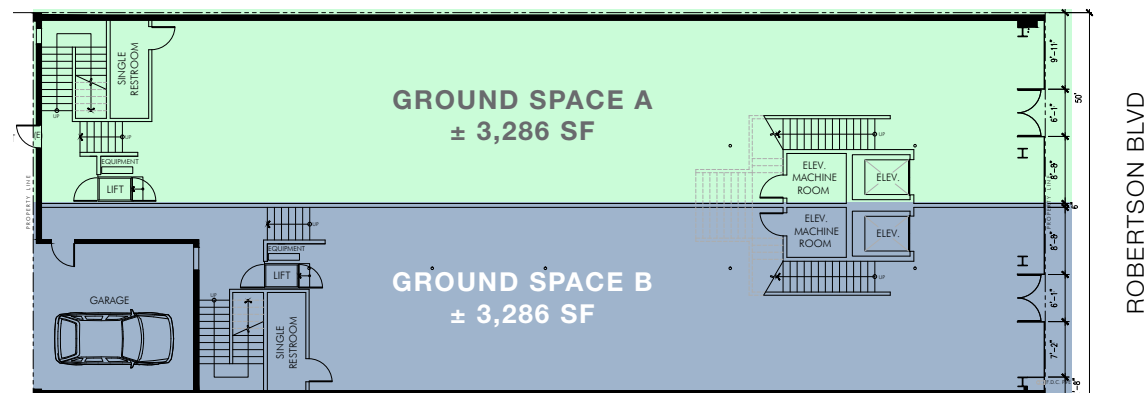
SECOND LEVEL OPTION 1: SINGLE TENANT

Second Level ± 6,572 SF Frontage ± 50' Ceiling Heights ± 9'



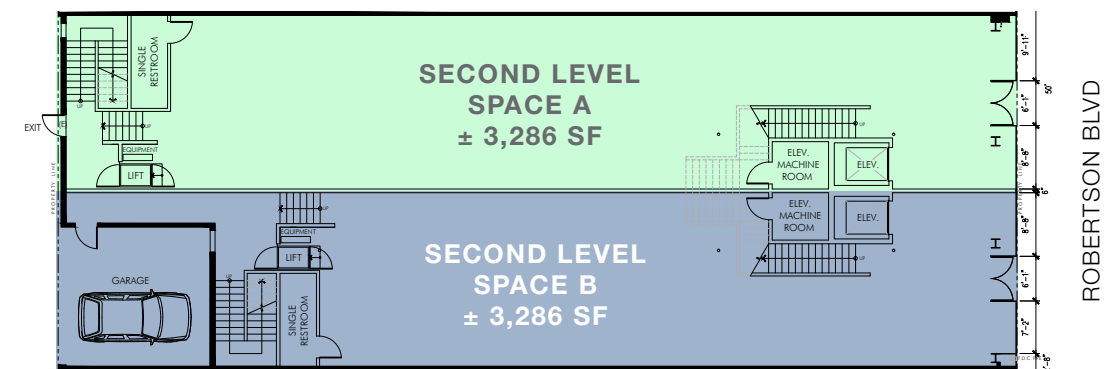
GROUND OPTION 2: TWO TENANTS

Ground Space A ± 3,286 SF Frontage ± 50' Ceiling Heights ± 11'
Ground Space B ± 3,286 SF

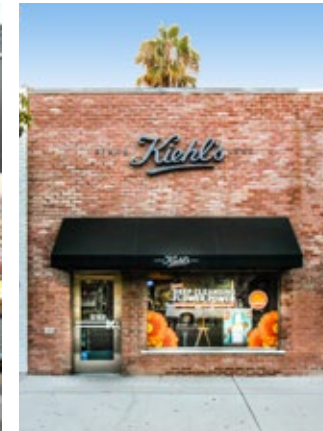


SECOND LEVEL OPTION 2: TWO TENANTS

Second Space A ± 3,286 SF Frontage ± 25' Ceiling Heights ± 9'
Second Space B ± 3,286 SF



NEIGHBORING TENANTS



| BEVERLY BOULEVARD | | ALDEN DRIVE | |
|-------------------|--------------------|-------------|--------------|
| 157 | Tommy Hilf | 100 | The Kooples |
| 147 | | 104 | HE |
| 145 | N · ROBERTSON BLVD | 106 | Tanya Heat |
| 143 | | 108 | Vince |
| 133 | MAC | 110 | Optometrix |
| 131 | TEM FACE | 112 | iiJin |
| 127 | CHANEL | 114 | sky |
| 123 | Indigo Seas | 116 | OndaceMar |
| 117 | | 118 | Beach Bunny |
| 113 | The Ivy | 120 | PAUL & JOE |
| 109 | ASU | 122 | single&nd |
| 101 | | 123B | |
| | | 123 | aptc |
| | | 143 | Office Space |
| | | 145 | Curve |
| | | 153 | bultrap |
| | | 156 | JOSEPH |
| | | | THIRD STREET |

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