



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.

Features

- New building lobby
- New corridors, elevator lobbies, elevators and restrooms
- New spec suites available and build to suit opportunities

**SUITE 203**

Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

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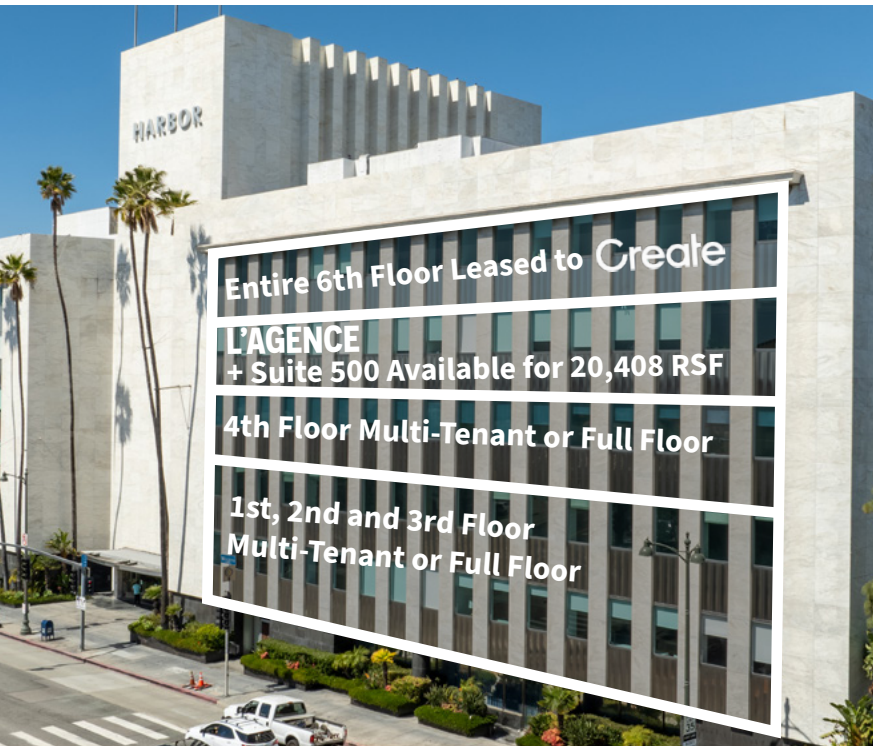
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FLOORS

- 6 — Leased
- 5 — Suite 500: 20,408 RSF
- 4 — Multi-Tenant or Full Floor Opportunity*
- 3 — Multi-Tenant or Full Floor Opportunity*
- 2 — Suite 203: 5,305 RSF
- 1 — Approx. 13'6" Ceiling Height

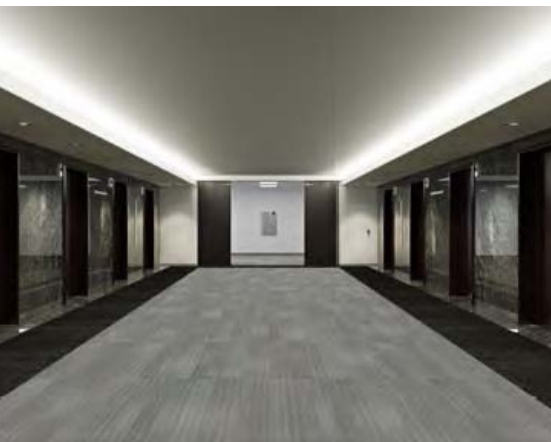
*3rd & 4th floor contiguous block available totaling approx. 84,000 rsf

Details

Rates: \$3.20/rsf/mo., full service
Term: 3-10 years
Tenant Improvements: Negotiable
Parking Ratio: 2.5/1,000
Reserved: \$205/space
Unreserved Covered: \$155/space
Unreserved Surface Lot: \$140/space
Tandem: \$125/space
Visitor Parking: \$3.00 every 15 minutes
M-F \$18.00 all day max

Features

- 258,000 sf newly renovated historic office building
- Multiple size options ranging from approx. 2,700 rsf - 105,000 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	\$3.20	20,408 RSF
4	\$3.20	Approx. 20,000 - 42,000 rsf Creative Space
3	\$3.20	10,000 - 42,000 RSF Creative Space
2	\$3.20	12,875 RSF (divisible) Creative space 2,684 RSF brand new creative spec suite with exposed ceiling, concrete floors, 3 offices, conference room, and an open workspace 5,305 RSF High-end move in ready creative office with exposed ceiling, concrete floors, extensive use of glass and other above standard finishes.
1	\$3.20	5,000 - 35,374 RSF High ceiling creative space available



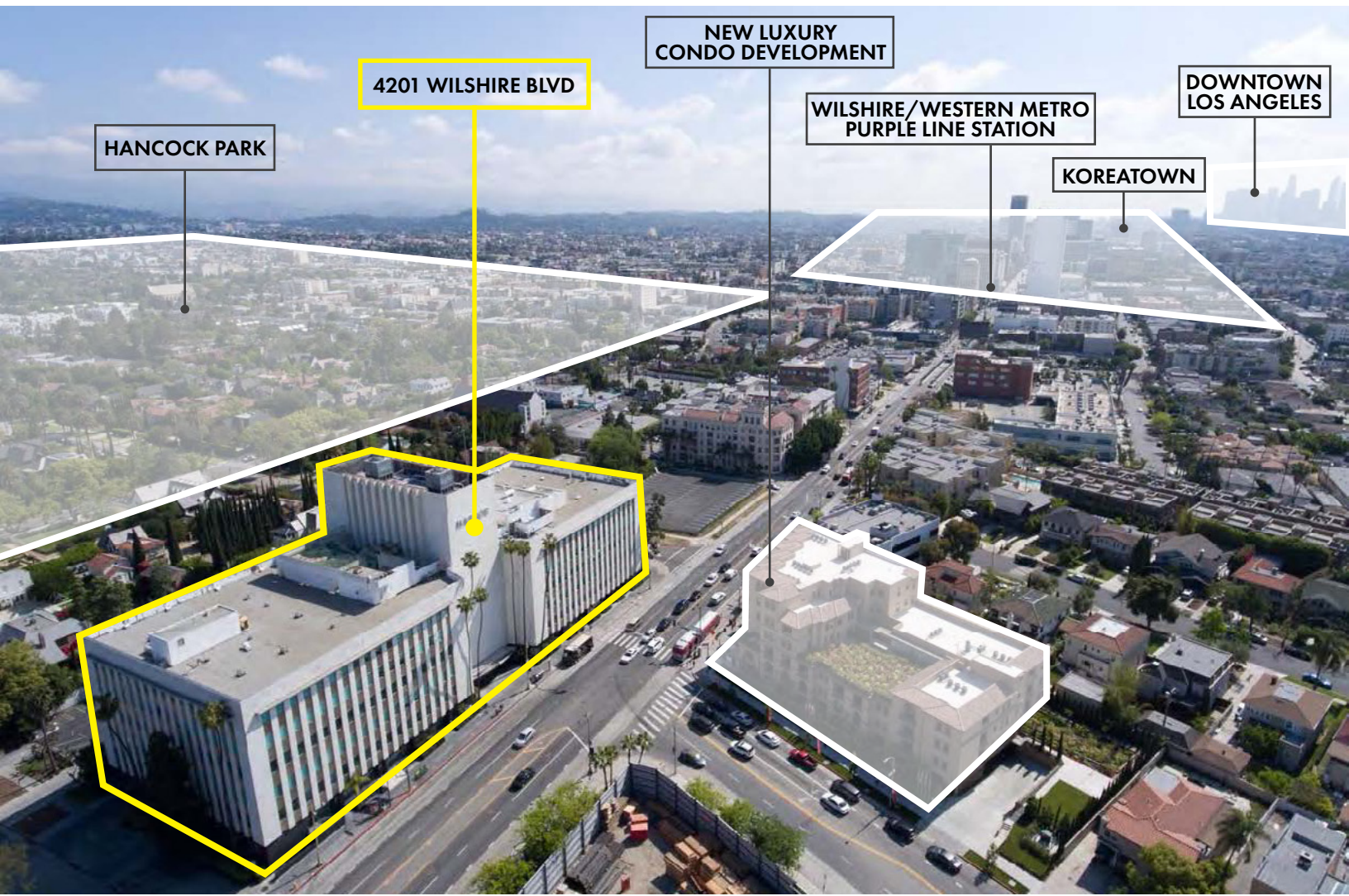
SUITE 203



SUITE 203

4201 WILSHIRE BOULEVARD, LOS ANGELES

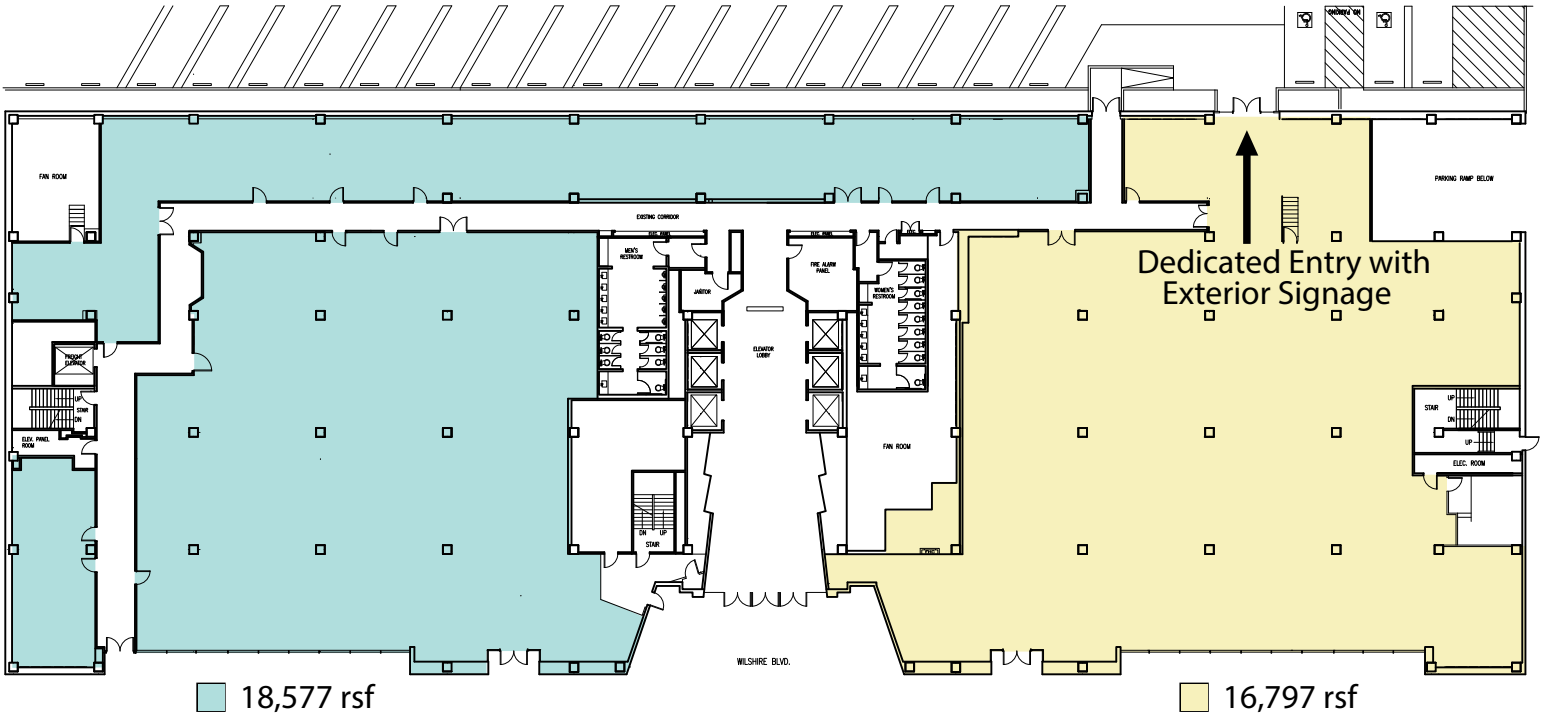
HARBOR BUILDING



Space Available

1st Floor Availability

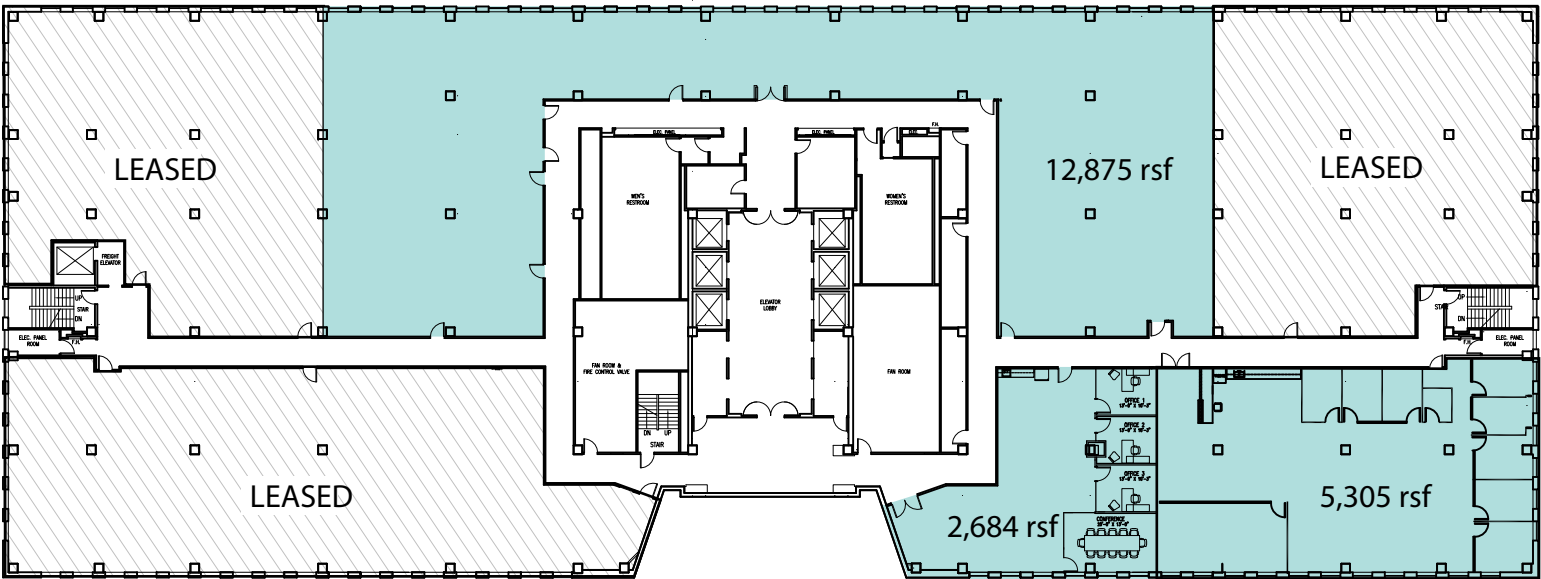
Multi-Tenant – to – Full Floor
(Approx. 5,000 rsf) (Approx. 35,374 rsf)



Space Available

2nd Floor Availability

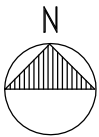
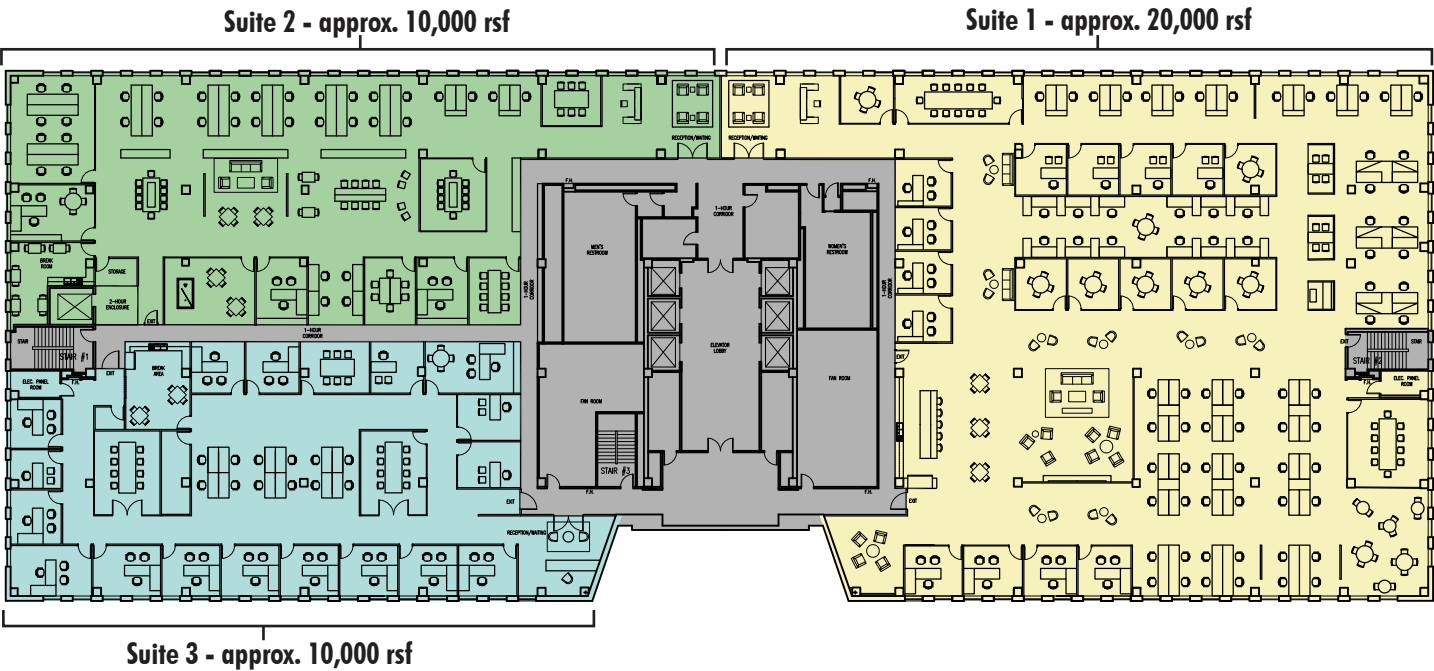
Available 2,684 rsf - 12,875 rsf



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

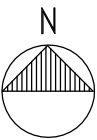
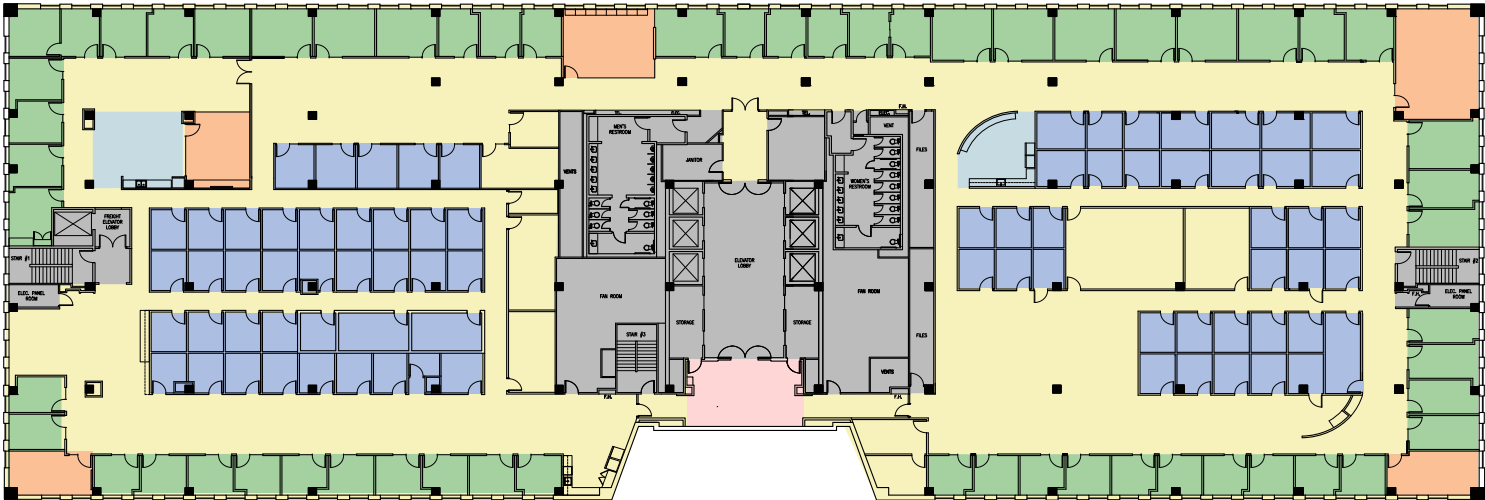
Suite 2 - approx. 10,000 rsf
3 Conference Rooms
5 Offices
28 Workstations
1 Kitchen
1 Lounge

Suite 3 - approx. 10,000 rsf
3 Conference Rooms
17 Offices
12 Workstations
1 Kitchen

Space Available

4th Floor Availability

Full Floor
(Approx. 41,943 rsf)

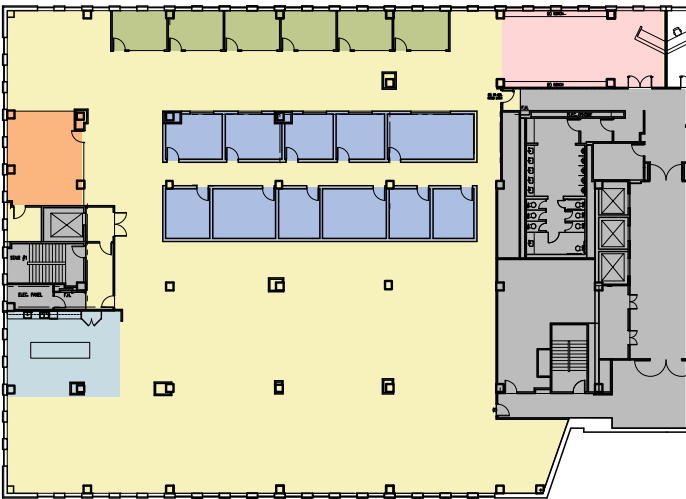


- Reception
- (58) Workstations
- Kitchen/Seating Area
- (76) Office
- (5) Conference Rooms

Space Available

5th Floor Availability

Suite 500
20,408 RSF



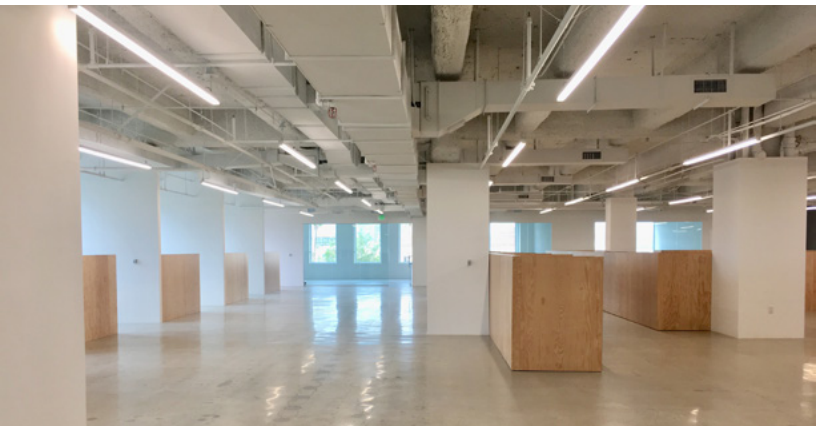
- Reception
- (11) Sound Proofed Editing Rooms
- Kitchen/Seating Area
- (6) Offices
- (1) Conference Room

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5,305 RSF**



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