

11925 Wilshire Boulevard

Creative Offices in Brentwood



Newly Renovated, Move-in Ready, Class A Opportunity



Property Highlights



Boutique 3-story creative office building in Brentwood



Large 2nd floor outdoor terrace with BBQ



Four large balconies on the 3rd floor



Prominent signage on Wilshire Boulevard



Covered and secured on-site parking



Easy access to 405 freeway, West L.A. and Santa Monica



100% Move-In Ready



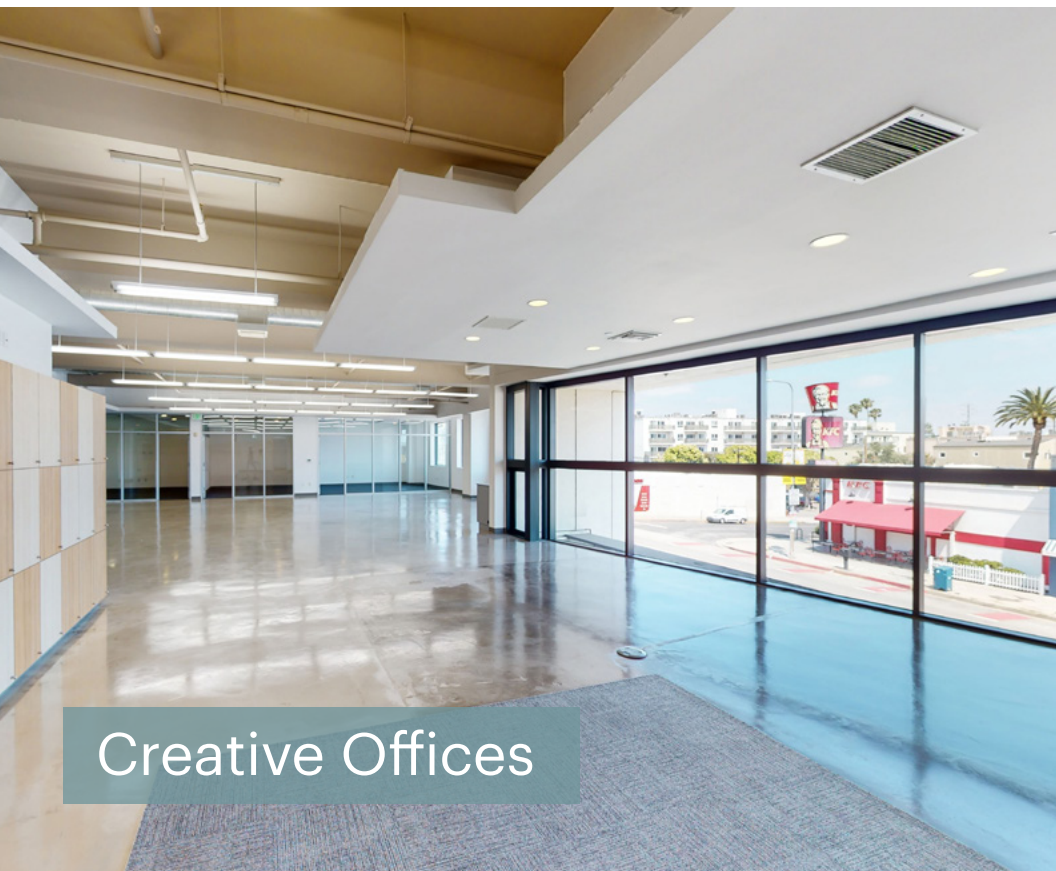
Potential rooftop deck activation available

- Office Rate: \$3.65/SF/FSG
- Inquiry for Medical Pricing
- Parking: 3.25/1,000
\$150/unreserved space
\$250/reserved space





Common Areas



Creative Offices



Available Spaces

Second Floor

Description:

Move-in ready full floor creative office or multi-tenant build to suit with a large private terrace

Rentable Square Feet:

5,560 to 14,377

Office Rate/RSF (FSG):

\$3.65

[Inquiry for Medical Pricing](#)



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Third Floor

Description:

Move-in ready creative office or multi-tenant build to suit opportunity with four large balconies

Rentable Square Feet:

2,505 to 8,034

Office Rate/RSF (FSG):

\$3.65

[Inquiry for Medical Pricing](#)



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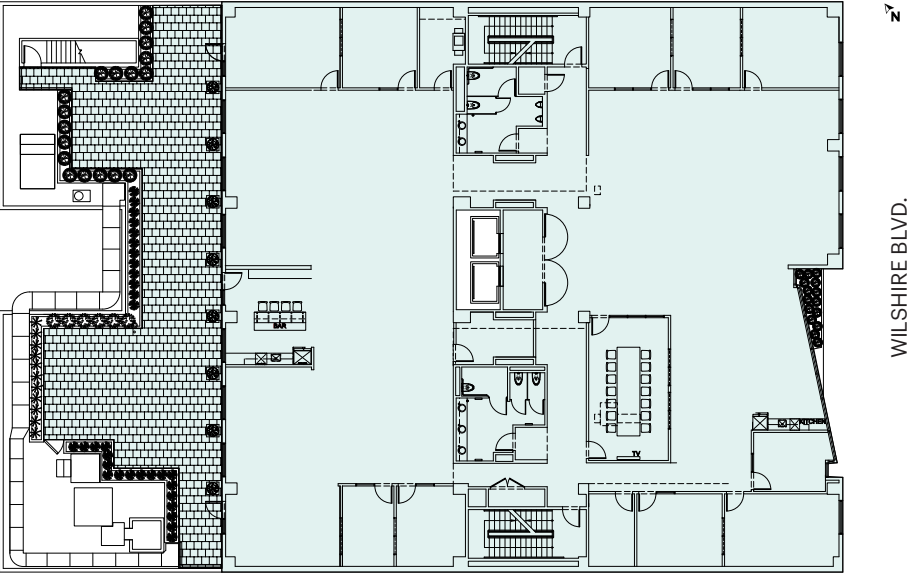
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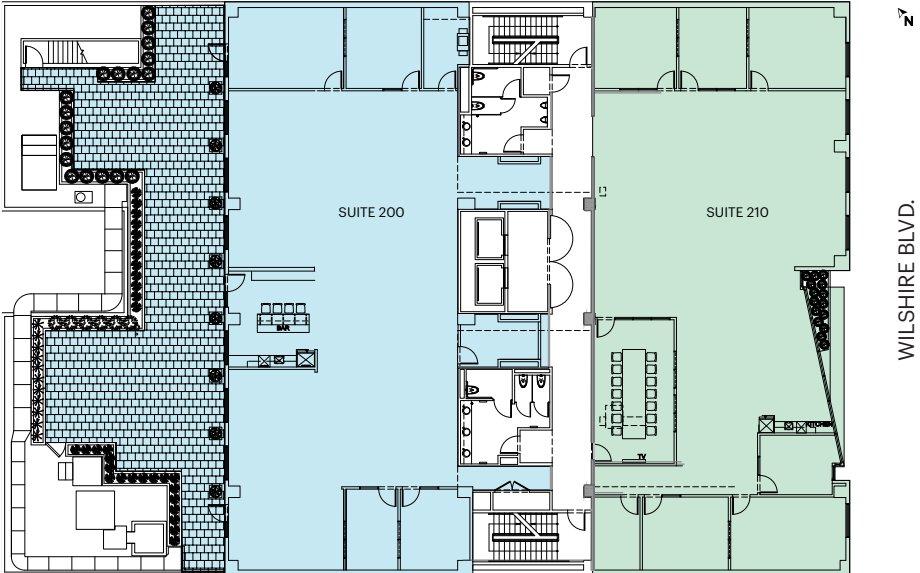
Floor Plan

Click to return to [Available Spaces](#)



Current Full Floor Plan

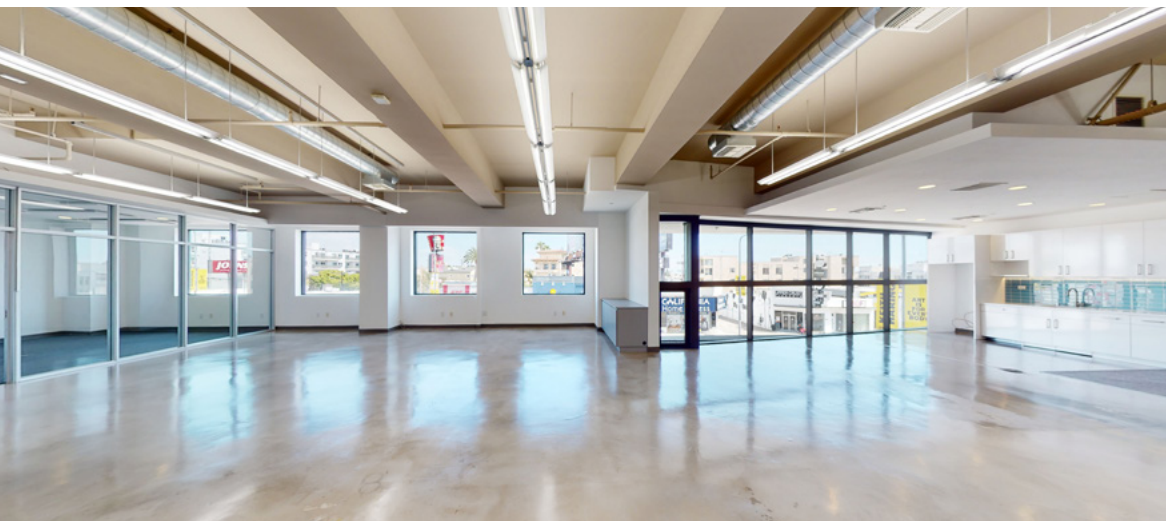
14,377 RSF
Office Terrace



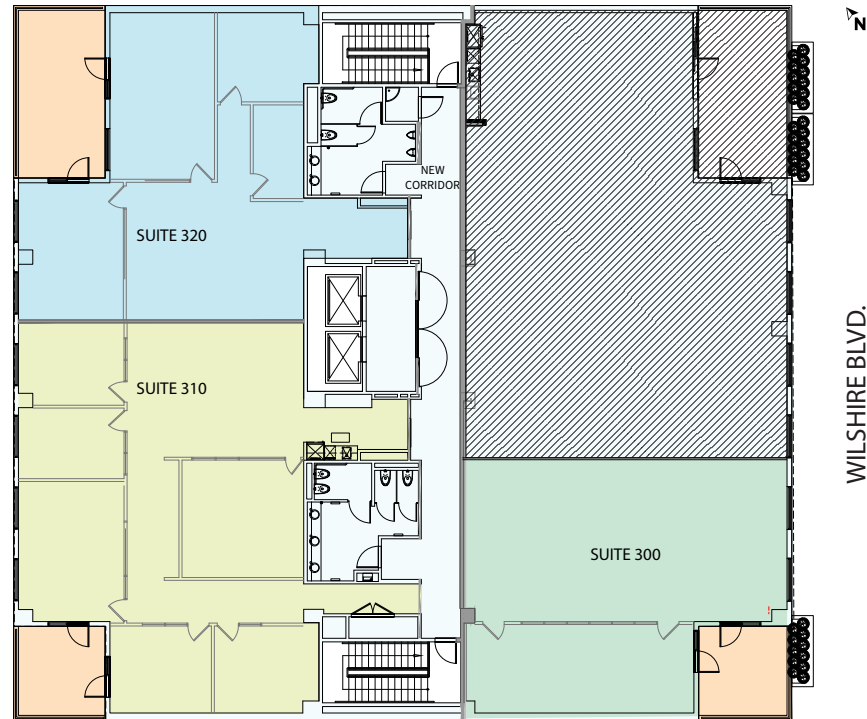
Hypothetical Multi-Tenant Plan

Suite 200: 8,817 RSF
Suite 210: 5,560 RSF

Second Floor
14,377 RSF



Second Floor
14,377 RSF



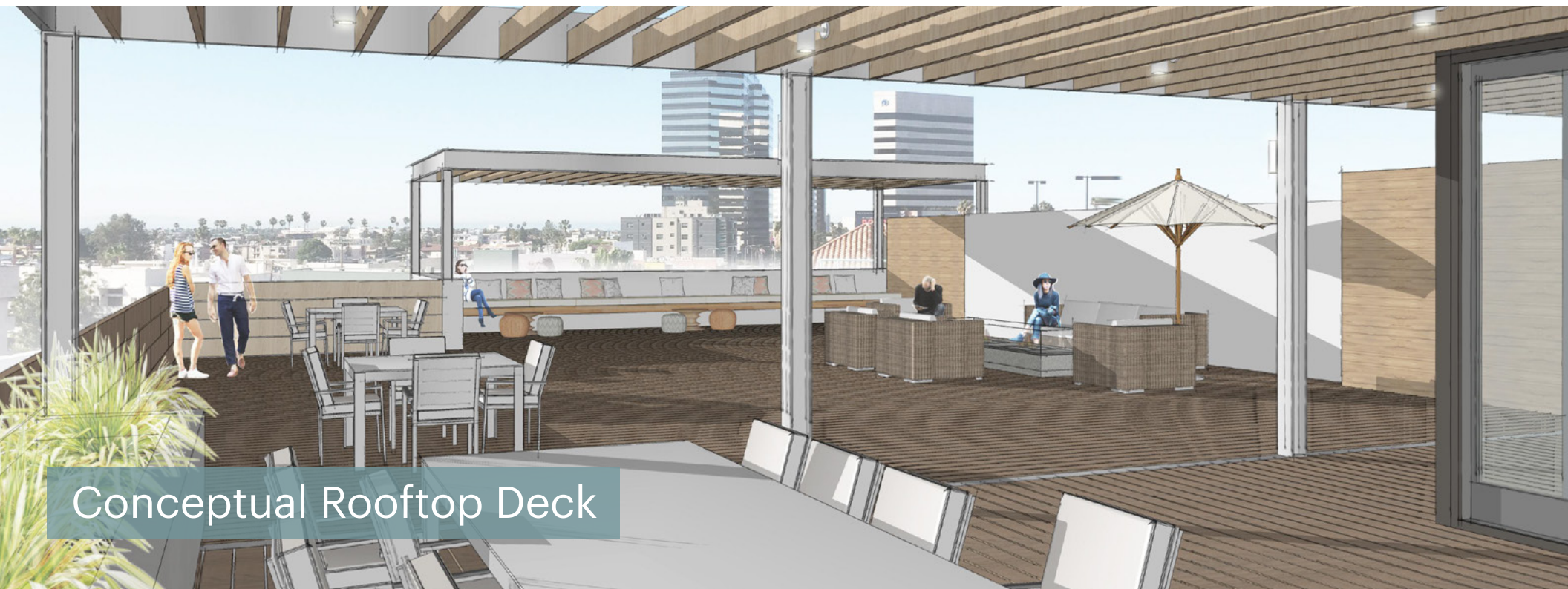
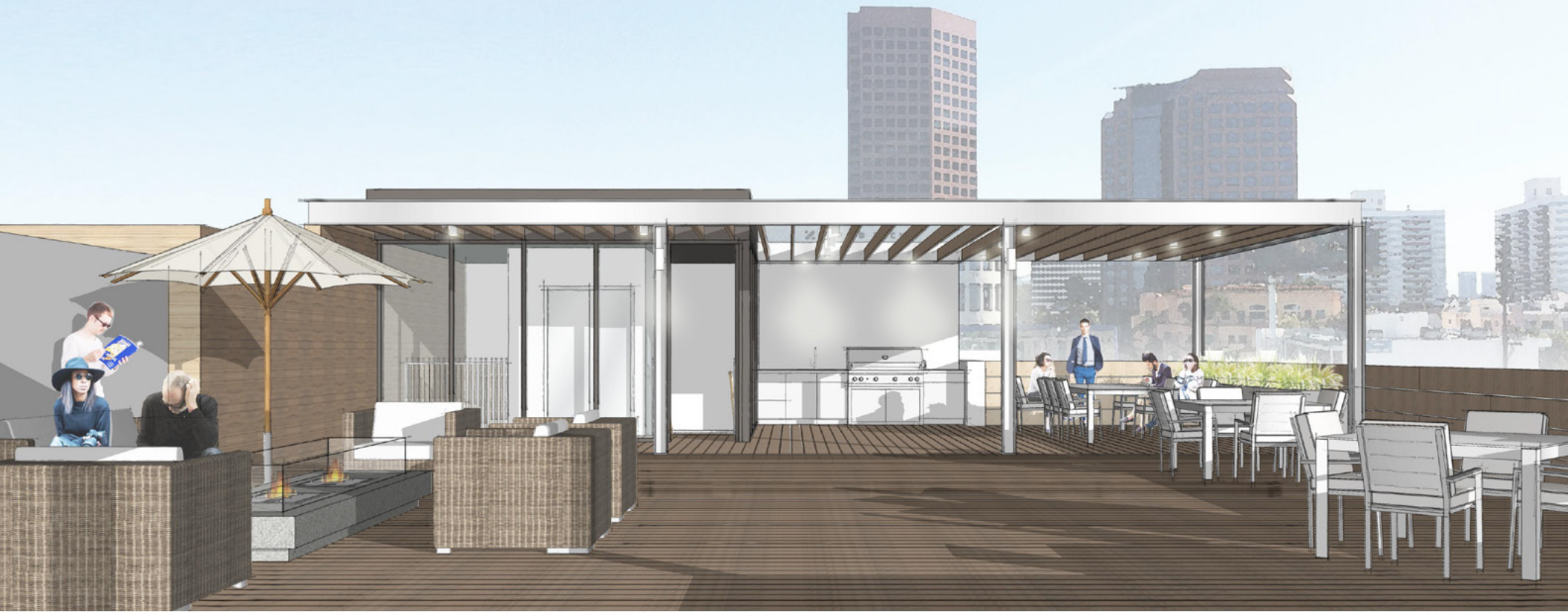
Hypothetical Multi-Tenant Plan

- Suite 300: 2,187 RSF
- Suite 310: 3,342 RSF
- Suite 320: 2,505 RSF

Third Floor
8,034 RSF



Third Floor
8,034 RSF



Conceptual Rooftop Deck



- Restaurant
- Retail
- Gyms
- Hotel

Neighbor Amenities

11925 Wilshire Boulevard is embedded into the heart of the Westside. Located minutes from Santa Monica, Westwood, Century City and Beverly Hills — nearby neighbors include NA LCS Studio, Riot Games, Hulu, Oracle, Snapchat, Bird, Starz, Lionsgate and Skydance Media. An abundance of amenities lie within a mile-distance.



11925 Wilshire Boulevard
Brentwood, Los Angeles CA



Get in Contact

Ben Silver

+1 310 595 3840

ben.silver@jll.com

License # 01818061

Greg Astor

+1 818 317 4477

greg.astor@jll.com

License # 0202177

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