

BOW-TRUSS BUILDING WITH STRONG IDENTITY ~ FOR LEASE

6305-6307 WILSHIRE BLVD, LOS ANGELES, CA 90048



FOR LEASE

Available Space	Approx. 6,951 SF*
Rate	Withheld
Lease Type	NNN (\$1.00/FT)
Terms	Negotiable
Ceiling Height: Downstairs is 142" (front 1/2 portion without mezzanine above it) and 103" (back half with Mezzanine above it). Upstairs is 102".	



DESCRIPTION

Just 1.5 blocks from the LA County Museum of Art, Petersen Automotive Museum and the Wilshire/Fairfax Purple Line Metro Station (coming soon), this office/retail building with approximately 4,800 feet of ground floor space and approximately 2,000 feet mezzanine, offers a tenant strong identity with high traffic counts. Located in the highly desirable mid-Wilshire sub-market, just east of Beverly Hills and immediately south of West Hollywood.

ERIC SACKLER | CaDRE 01057377
310 979 4990 | ERICSACKLER@GMAIL.COM

PAUL HESSELL | CaDRE 00971563
310 777 6200 | PHESSELL@AOL.COM

 **COLDWELL
BANKER
COMMERCIAL**
REALTY

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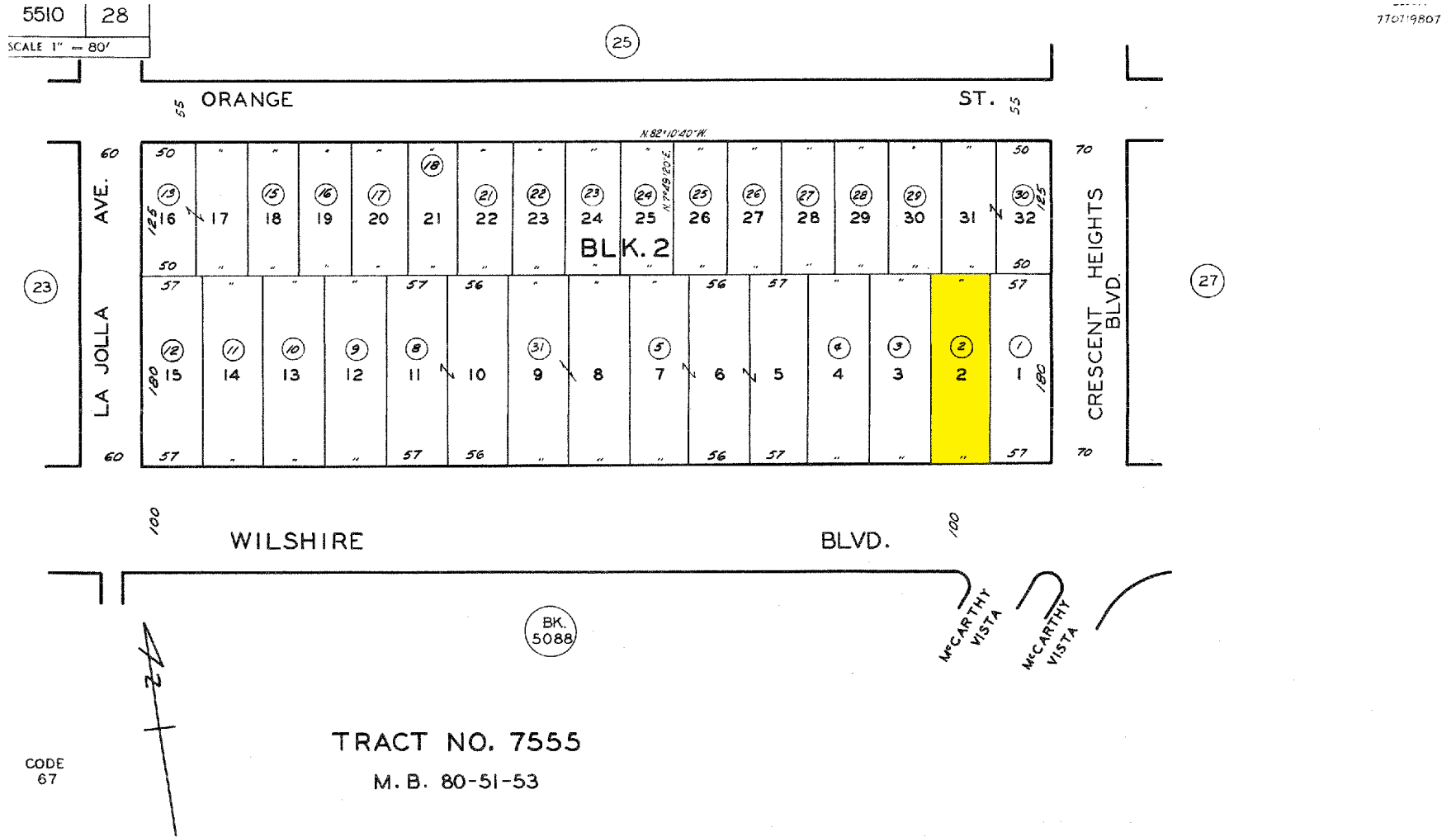


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6305-6307 WILSHIRE BLVD, LOS ANGELES, CA 90048 | PARCEL MAP



<p>ERIC SACKLER CaDRE 01057377 310 979 4990 ERICSACKLER@GMAIL.COM</p>	<p>PAUL HESSELL CaDRE 00971563 310 777 6200 PHESSELL@AOL.COM</p>	<p>COLDWELL BANKER COMMERCIAL REALTY</p>
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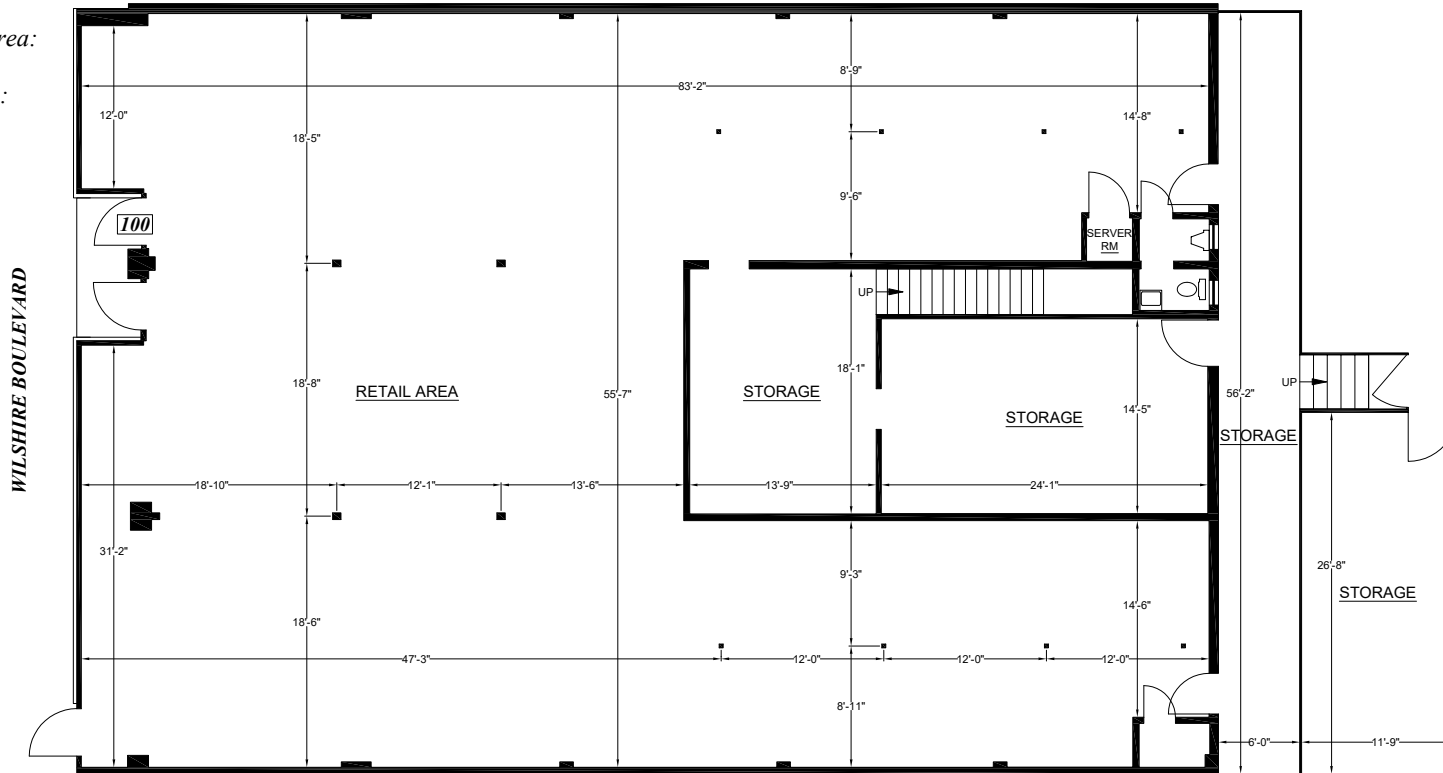
PREPARED FOR:
 Albee Property Partners LLC
 6305 Wilshire Blvd.
 Los Angeles, CA 90048
 Tel (323) 651-0620
 Fax (323) 651-2678

6305-9 WILSHIRE BLVD
 LOS ANGELES, CA
FIRST FLOOR
 (As Measured: February 2017)

FLOOR PLAN



*Measured Area:
 4,796 s.f.
 Exterior Area:
 699 s.f.



*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



SCALE: 1/8" = 1' - 0"

Billing Summary	SQ.FT.
Measured Area:	6,951
Exterior Area:	699

Survey Accuracy: +/- 0.02 %

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TEL: (888) 393-6655
 FILE: 17-060

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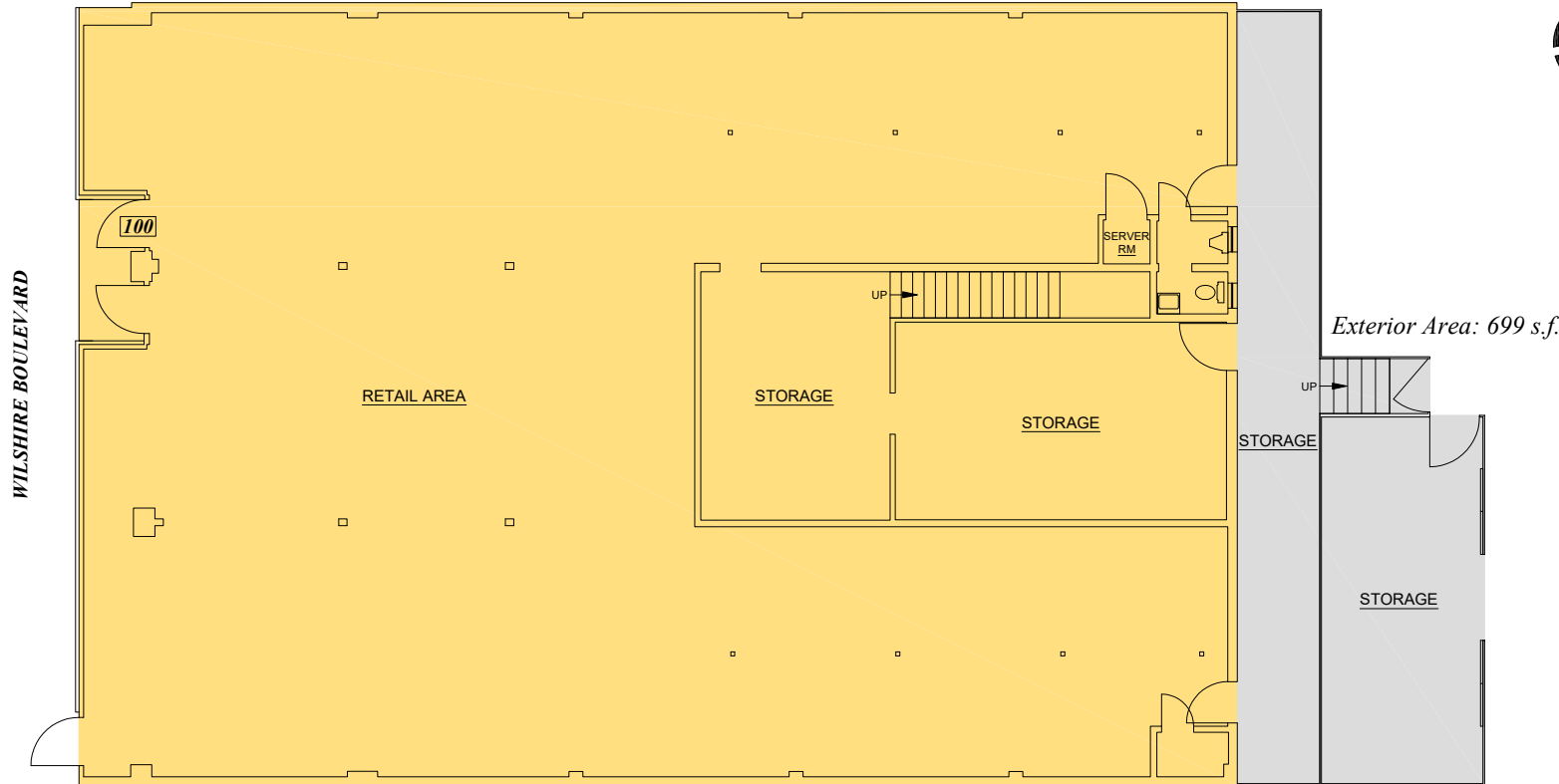
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 LOS ANGELES, CA

FIRST FLOOR
 (As Measured: February 2017)

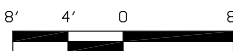
LEASE PLAN



BUILDING SUMMARY	SQ.FT.
Exterior Gross Area	6,951
Total GLA	6,951
Total Common Area	0
Total Mezzanines	2,155
Total Restricted Headroom	0
Total Ancillary Areas	0
Total Parking Area	0

Occup ID	GLA	Mezzanines	RHA	Ancillary
100	6,950.8	2,155.2		

* Includes Mezzanine



SCALE: 1/8" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH
 ANSI/BOMA (Z65.5) RETAIL BUILDINGS:
 METHODS OF MEASUREMENT 2010

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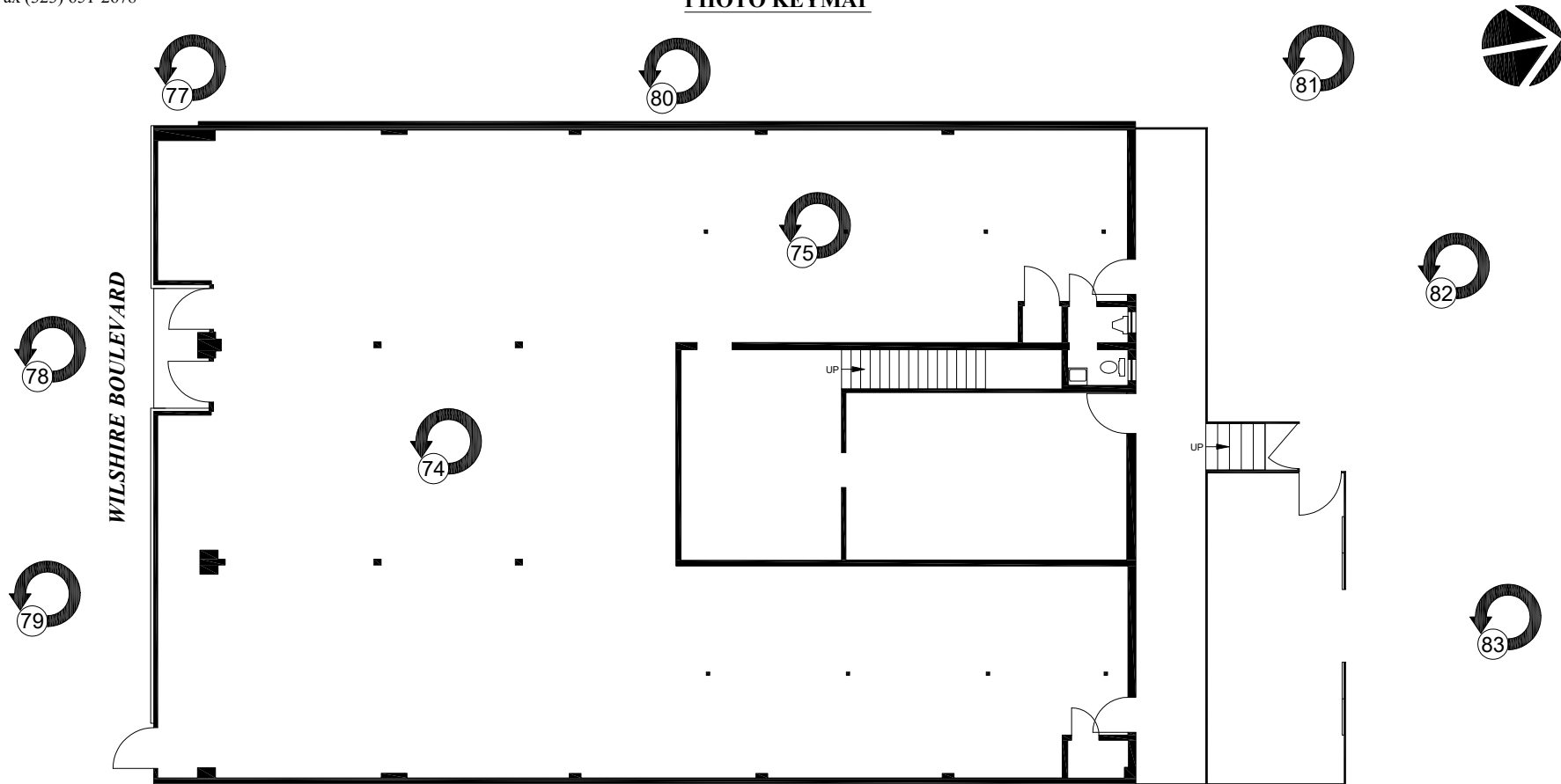


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FIRST FLOOR
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PHOTO KEYMAP



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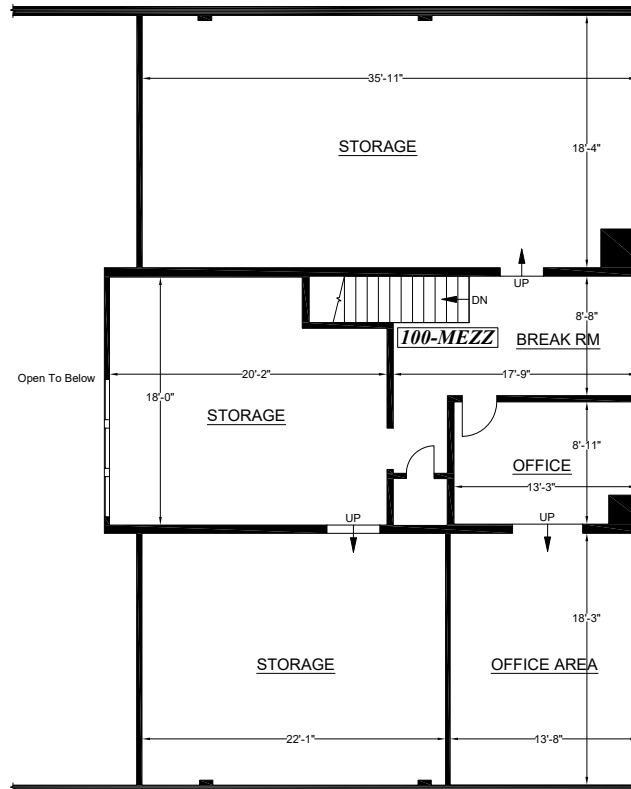
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6305-9 WILSHIRE BLVD
LOS ANGELES, CA
MEZZANINE
 (As Measured: February 2017)

FLOOR PLAN



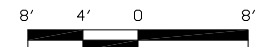
*Measured Area: 2,155 s.f.



*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

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SCALE: 1/8" = 1' - 0"



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Survey Accuracy: +/- 0.02 %

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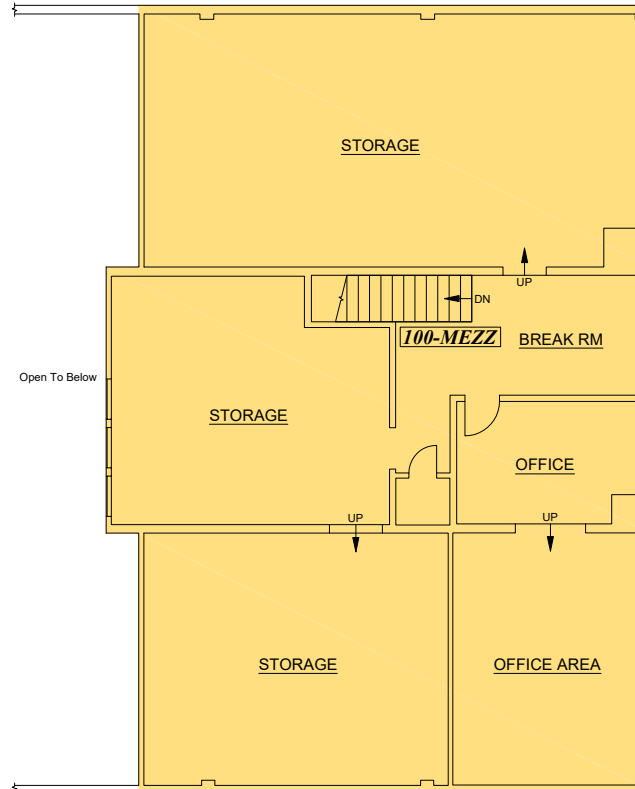
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MEZZANINE
 (As Measured: February 2017)



LEASE PLAN



SCALE: 1/8" = 1' - 0"

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Occup ID	Mezzanines
100'	2,156.2

Area included on 1st floor

Survey Accuracy: +/- 0.02%



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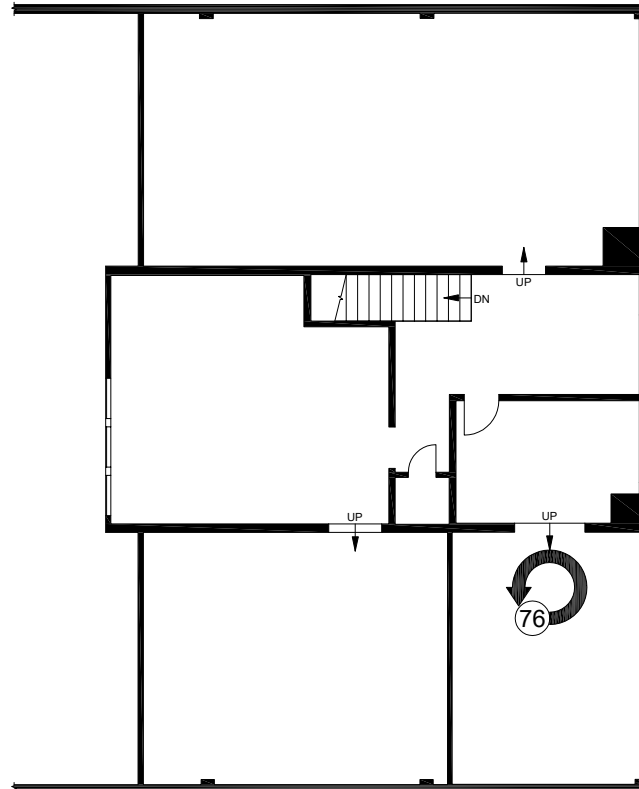
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