

FOR LEASE

nine two towers  $\frac{9229}{9255}$



**CBRE**

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## AVAILABLE SUITES

### 9229 SUNSET BOULEVARD

LOBBY

SUITE	RSF	RENTAL RATE	DESCRIPTION
101	3,172	Negotiable	Creative ground floor suite with mezzanine level and private bathrooms and kitchen. Signage opportunity and access along Sunset Blvd.
200	5,157	\$5.00 - \$5.30/SF	Unique private floor opportunity. Shell Space.
315	1,295	\$5.00 - \$5.30/SF	3 offices, kitchenette and bullpen area.
319	1,296	\$5.00 - \$5.30/SF	Creative suite with two window offices and open area.
320	1,210	\$5.00 - \$5.30/SF	3 offices and open area. Creative Space.
414	1,497	\$5.00 - \$5.30/SF	Office, conference room, open area & kitchen.
415	3,676	\$5.00 - \$5.30/SF	7 offices, conference room, kitchen and bullpen area.
505	2,310	\$5.00 - \$5.30/SF	5 offices, conference room, kitchen and storage.
608	1,146	\$5.00 - \$5.30/SF	3 offices, IT room and open area. Creative suite.
618	2,157	\$5.00 - \$5.30/SF	5 window offices, 1 interior office, conference room and kitchen.
700	2,403	\$5.00 - \$5.30/SF	4 window offices, conference room, kitchen and open area. Future spec suite.
705	2,171	\$5.00 - \$5.30/SF	5 offices, conference room, lounge room & open area.
715	1,348	\$5.00 - \$5.30/SF	3 offices and bullpen area. Future spec suite.
720	1,214	\$5.00 - \$5.30/SF	3 offices and bullpen area. Future spec suite.

### 9255 SUNSET BOULEVARD

LOBBY

SUITE	RSF	RENTAL RATE	DESCRIPTION
320	3,051	\$5.00 - \$5.50/SF	3 window offices, conference room, 2 interior offices, kitchen.
404	856	\$5.00 - \$5.50/SF	3 offices
405	1,771	\$5.00 - \$5.50/SF	4 window offices, conference room and reception.
425	1,686	\$5.00 - \$5.50/SF	3 offices, conference room, storage room and kitchenette
528	1,201	\$5.00 - \$5.50/SF	Three window offices and open area.
600	2,929	\$5.00 - \$5.50/SF	7 offices, conference room, kitchen, IT/storage, open bullpen. Great views.
610	1,596	\$5.00 - \$5.50/SF	2 offices, kitchen and open area.
630	1,560	\$5.00 - \$5.50/SF	3 window offices, conference room, IT room and open area.
801	2,221	\$5.00 - \$5.50/SF	4 offices, kitchen, area for workstations. Contiguous to suite 810.
1010	4,788	\$5.00 - \$5.50/SF	Available January 2025. Upper floor suite with window lined offices, conference room, reception, open bullpen areas and breakroom/kitchen.
1030	545	\$5.00 - \$5.50/SF	Open floor plan

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9255



PARKING	
Each 15 Minutes	\$ 2.20
Daily Maximum	\$ 22.00
Flat Rate Saturday & Sunday	\$ 6.60
*Pay Maximum	
*Hourly Operation: 8am - 6:30pm	

**Prop. 65 Warning**  
 NOTICE: Certain products and services, including those listed below, may contain lead, formaldehyde, or other chemicals known to the State of California to cause cancer or reproductive harm. See www.P65Warnings.ca.gov for more information.

**Parking Contract Liability**  
 THE USER OF THIS PARKING GARAGE ACCEPTS THE TERMS AND CONDITIONS OF THIS CONTRACT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS OR HER VEHICLE AND PERSONAL BELONGINGS. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS OR HER VEHICLE AND PERSONAL BELONGINGS. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS OR HER VEHICLE AND PERSONAL BELONGINGS.

**NO OVERNIGHT PARKING**

**PRIVATE PROPERTY**  
 PUBLIC PARKING PROHIBITED  
 UNLAWFUL PARKING VIOLATIONS WILL BE CITED AND/OR TOWED AWAY AT DRIVER'S OWN RISK. CONTACT: (415) 833-8800

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TWO BUILDING  
COMPLEX  
OFFERS 250,000 SF  
OF PRIME OFFICE SPACE

## FEATURES

- + Recently completed renovation
- + Panoramic views of Los Angeles skyline
- + High-end build-outs & finishes
- + Energy Star rated building
- + 24-hour security
- + Three (3)–ten (10) year lease terms
- + 3/1,000 RSF parking at:  
\$195.00/mo—unreserved  
\$350.00/mo—reserved
- + Premier office project on sunset strip
- + On-site management
- + Cafe

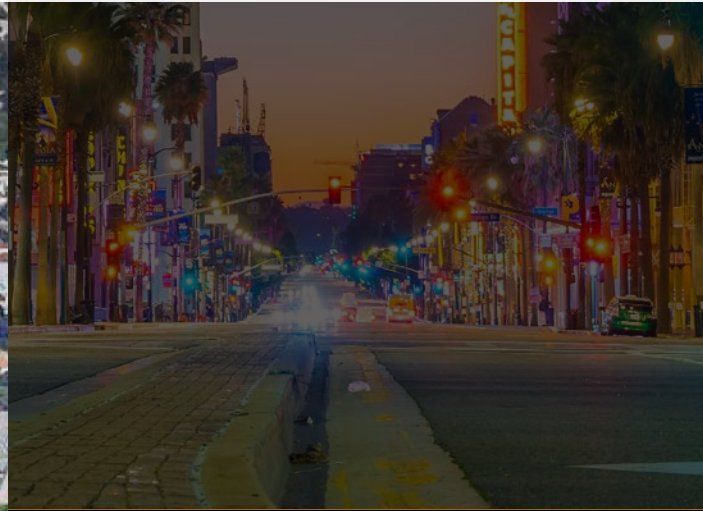




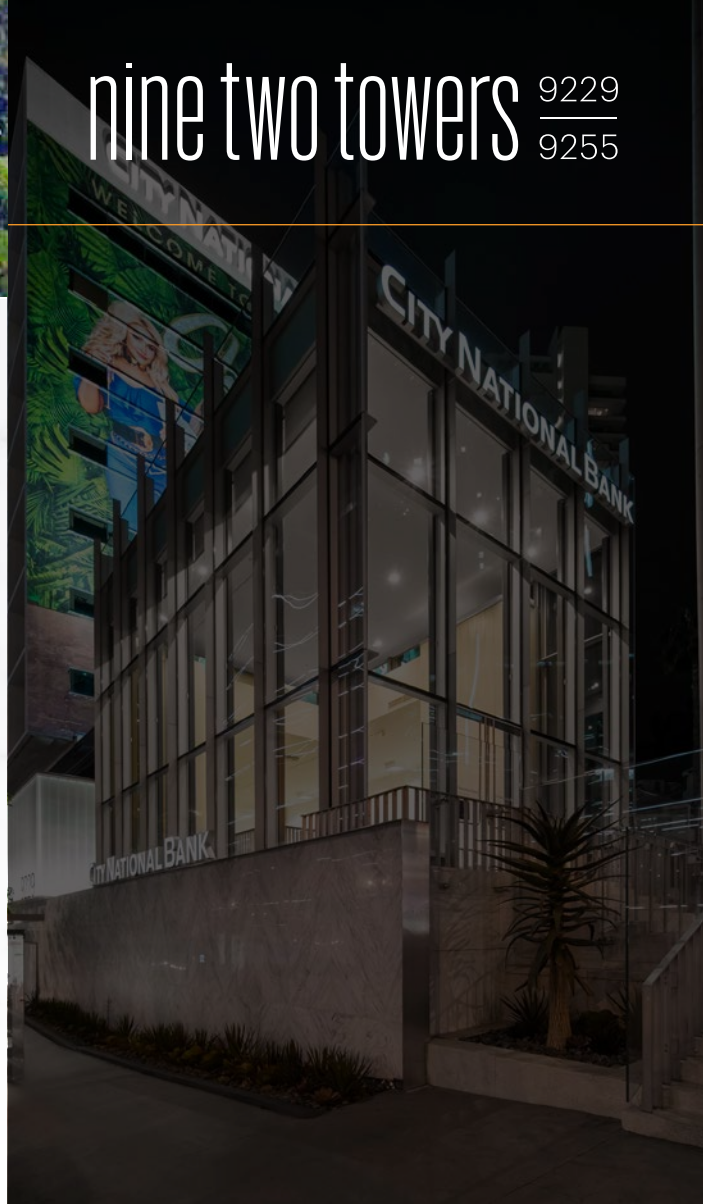
# THE SUNSET STRIP

A world-famous location, known for its constant attractions & legendary venues.

SETTING TRENDS IN FILM, FASHION, HOTELS, DINING & MUSIC.



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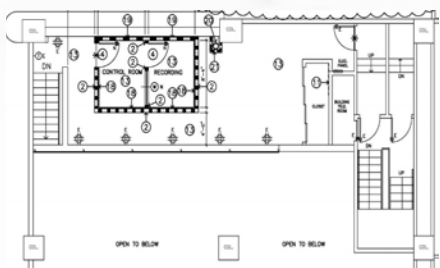
# AMENITIES

- |   |                |    |                         |
|---|----------------|----|-------------------------|
| 1 | Soho House     | 10 | Equinox                 |
| 2 | BOA Steakhouse | 11 | Mondrian Hotel          |
| 3 | Bootsy Bellows | 12 | The Comedy Store        |
| 4 | Roku           | 13 | Andaz Hotel             |
| 5 | 10AK LA        | 14 | Saddle Ranch Chop House |
| 6 | Roxy Theatre   | 15 | The Standard Hotel      |
| 7 | Viper Room     | 16 | Sunset Marquis          |
| 8 | London Hotel   | 17 | Whiskey a Go Go         |
| 9 | Sunset Plaza   | 18 | Blind Dragon            |

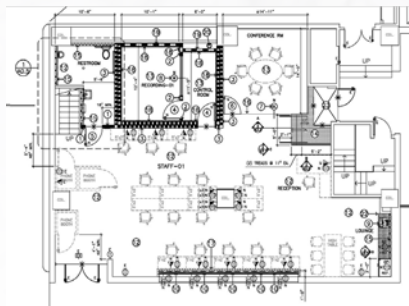
# nine two towers <sup>9229</sup>/<sub>9255</sub>

## FLOOR PLANS 9229

Suite 101  
3,172 SF  
9229 Sunset Blvd.

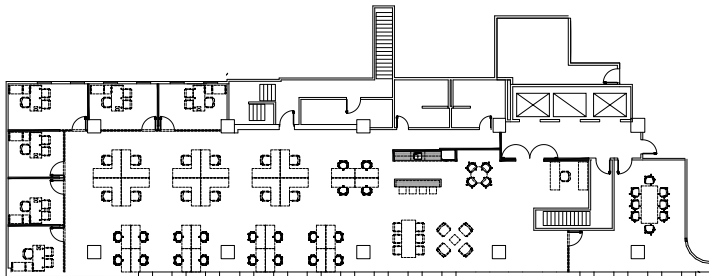


mezzanine



ground floor

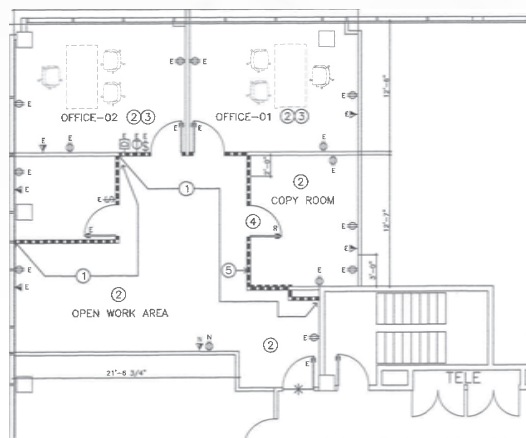
Suite 200  
5,157 SF  
9229 Sunset Blvd.



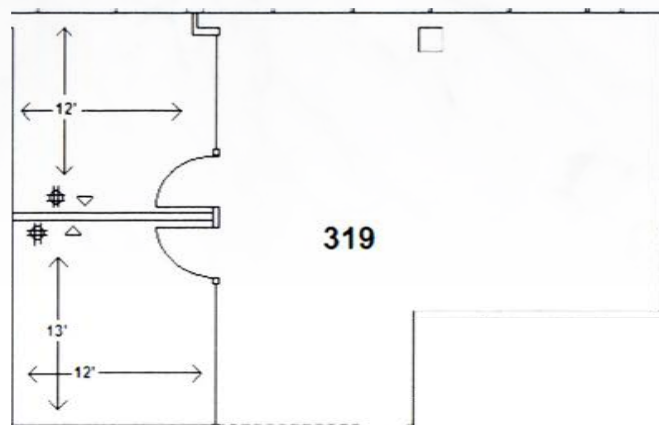
nine two towers  $\frac{9229}{9255}$

# FLOOR PLANS 9229

Suite 315  
1,295 SF  
9229 Sunset Blvd.



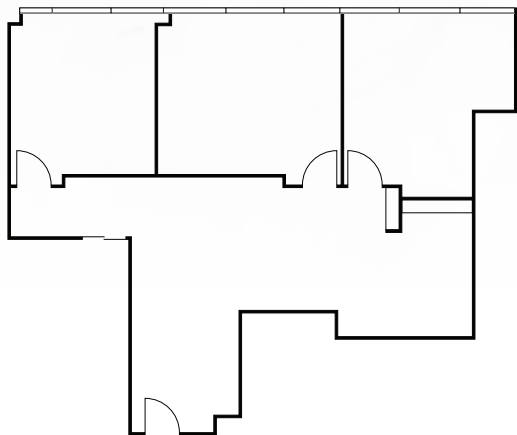
Suite 319  
1,296 SF  
9229 Sunset Blvd.



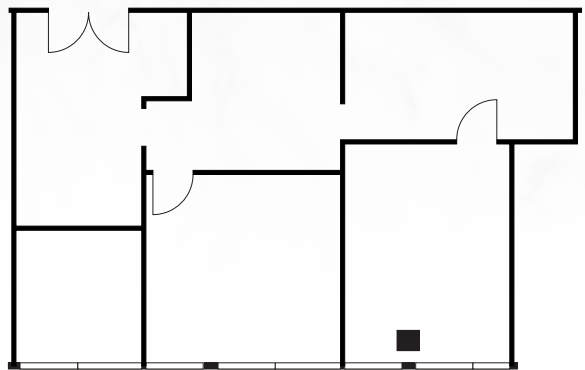
nine two towers  $\frac{9229}{9255}$

# FLOOR PLANS 9229

Suite 320  
1,210 SF  
9229 Sunset Blvd.



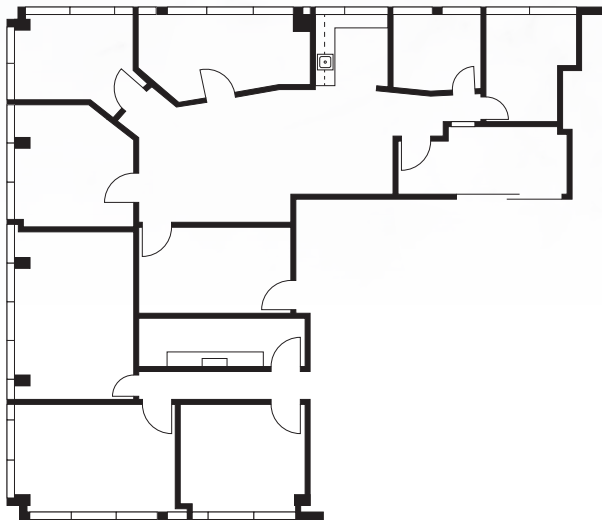
Suite 414  
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9229 Sunset Blvd.



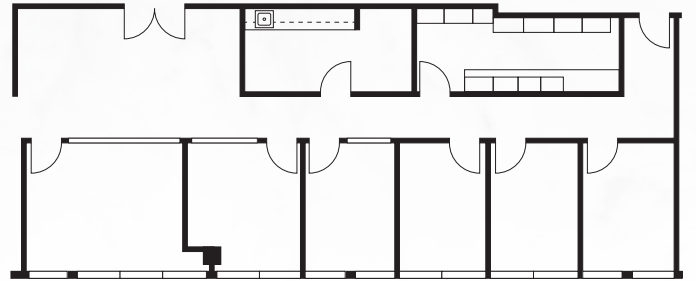
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# FLOOR PLANS 9229

Suite 415  
3,676 SF  
9229 Sunset Blvd.

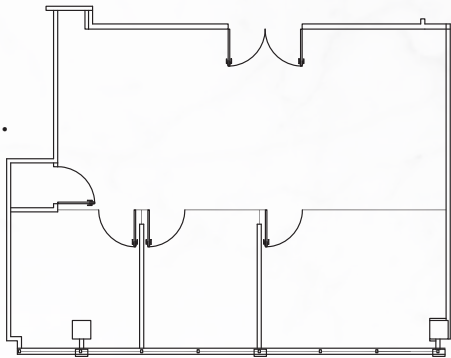


Suite 505  
2,310 SF  
9229 Sunset Blvd.

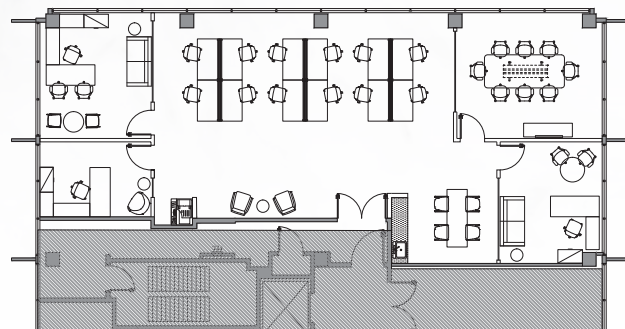


# FLOOR PLANS 9229

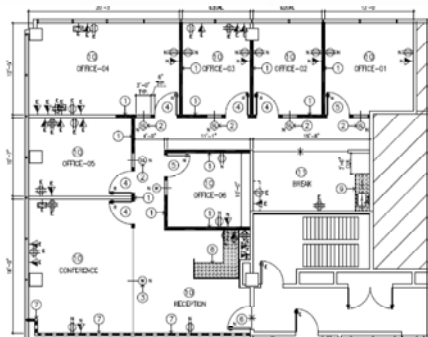
Suite 608  
1,146 SF  
9229 Sunset Blvd.



Suite 700  
2,403 SF  
9229 Sunset Blvd.



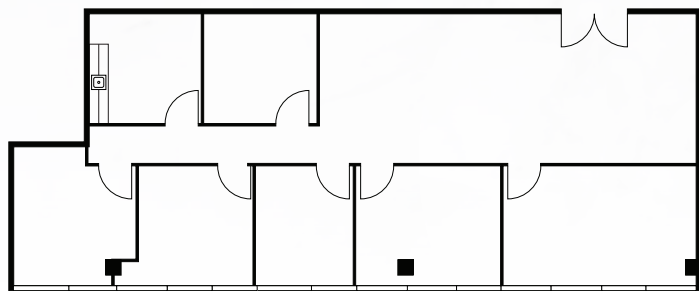
Suite 618  
2,157 SF  
9229 Sunset Blvd.



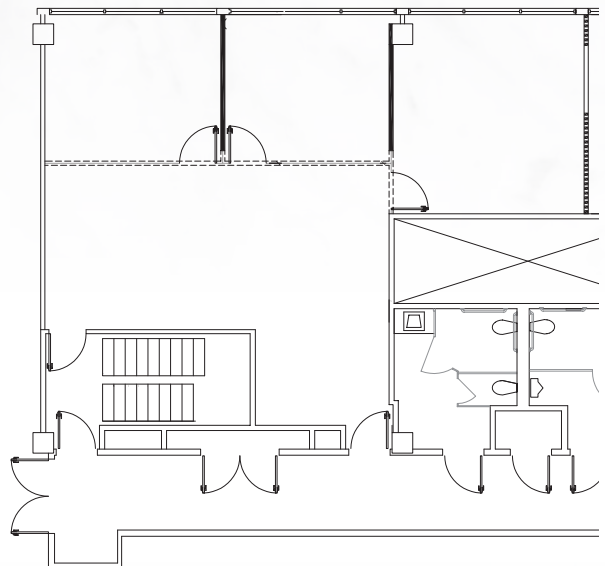
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# FLOOR PLANS 9229

Suite 705  
2,171 SF  
9229 Sunset Blvd.



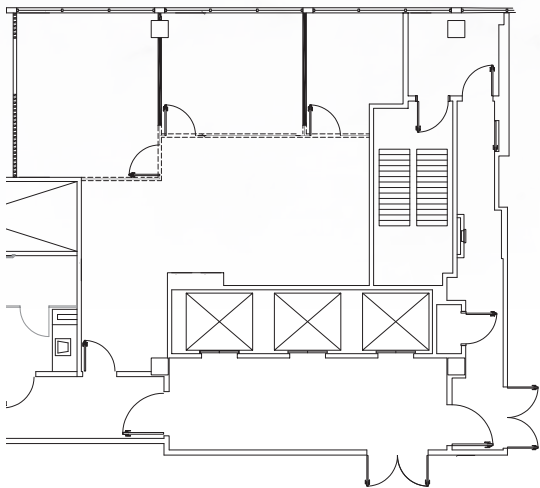
Suite 715  
1,348 SF  
9229 Sunset Blvd.



nine two towers  $\frac{9229}{9255}$

# FLOOR PLANS 9229

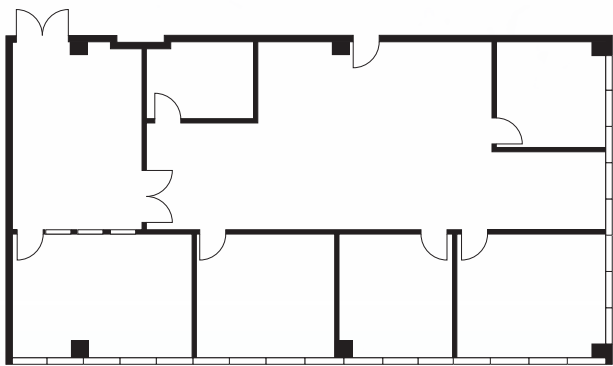
Suite 720  
1,214 SF  
9229 Sunset Blvd.



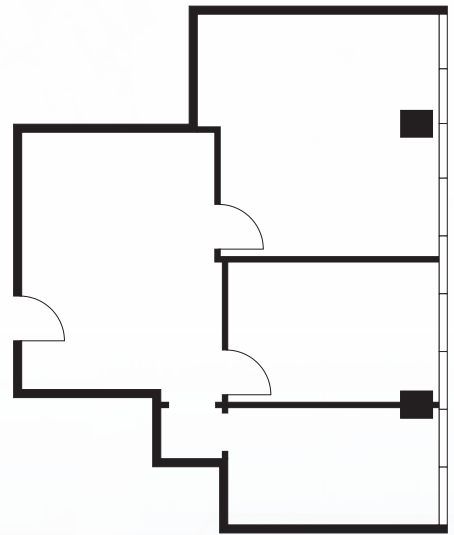
nine two towers  $\frac{9229}{9255}$

# FLOOR PLANS 9255

Suite 320  
3,051 SF  
9255 Sunset Blvd.

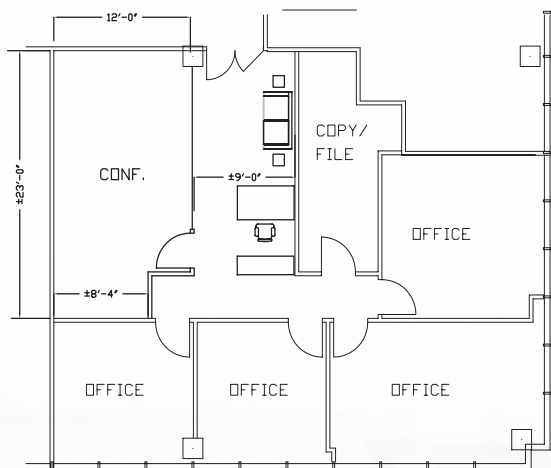


Suite 404  
856 SF  
9255 Sunset Blvd.

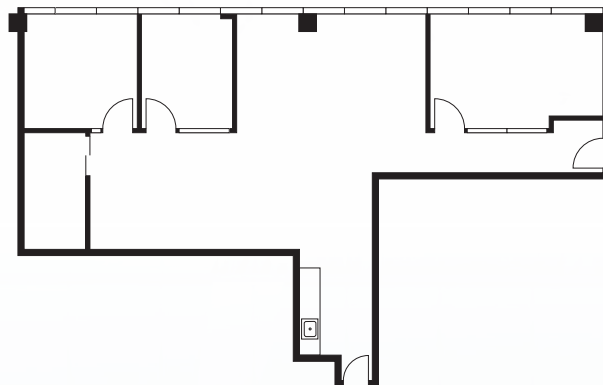


# FLOOR PLANS 9255

Suite 405  
1,771 SF  
9255 Sunset Blvd.



Suite 425  
1,686 SF  
9255 Sunset Blvd.

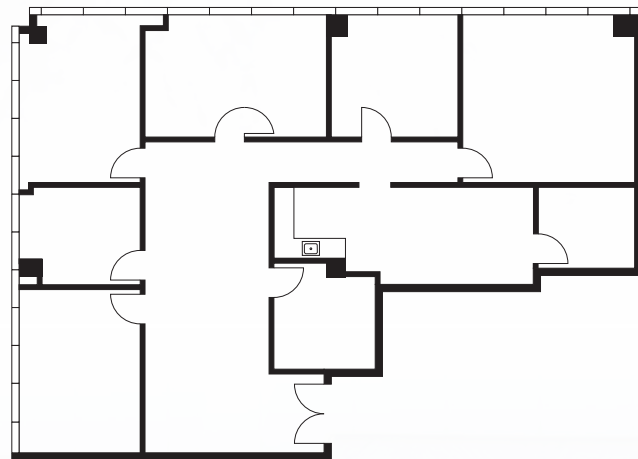
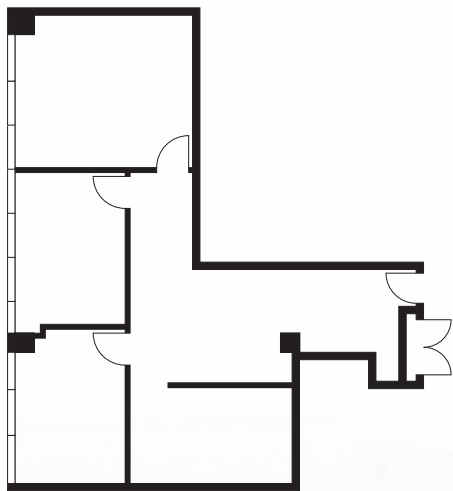


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# FLOOR PLANS 9255

Suite 528  
1,201 SF  
9255 Sunset Blvd.

Suite 600  
2,730 SF  
9255 Sunset Blvd.

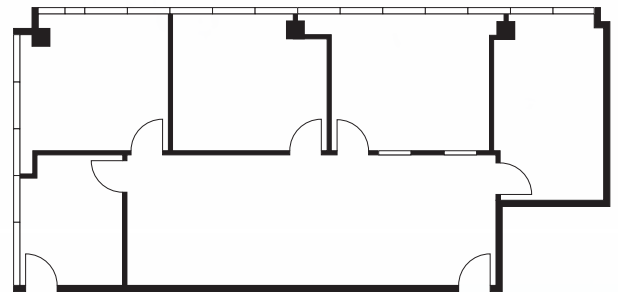


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# FLOOR PLANS 9255

Suite 610  
1,596 SF  
9255 Sunset Blvd.

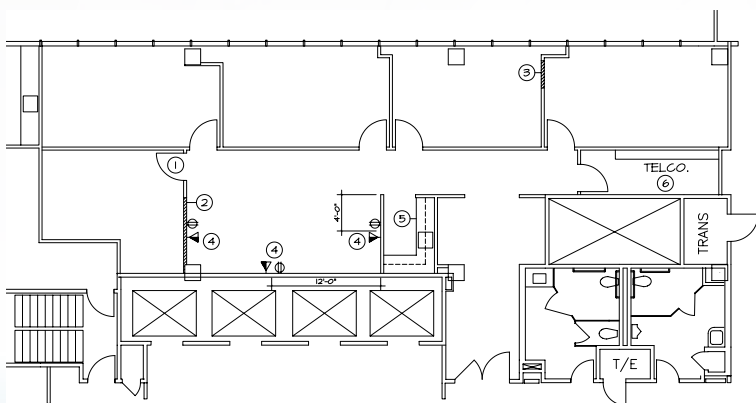
Suite 630  
1,560 SF  
9255 Sunset Blvd.



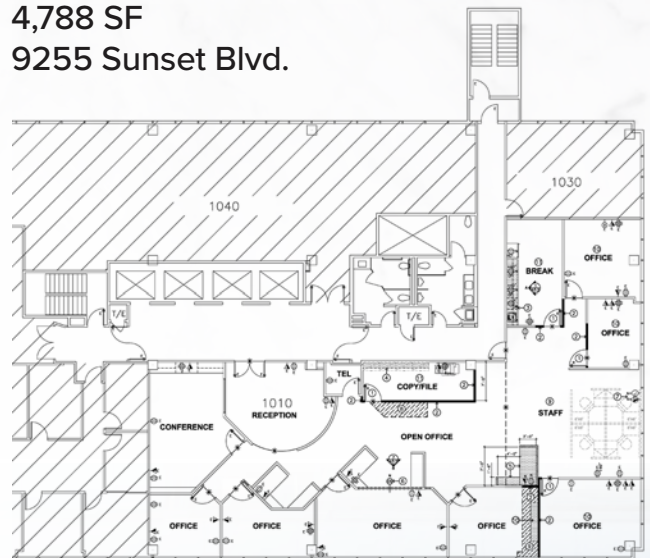
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# FLOOR PLANS 9255

Suite 801  
2,221 SF  
9255 Sunset Blvd.



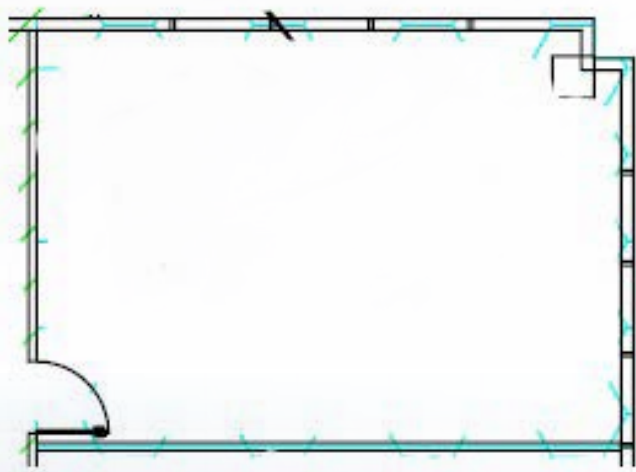
Suite 1010  
4,788 SF  
9255 Sunset Blvd.



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# FLOOR PLANS 9255

Suite 1030  
545 SF  
9255 Sunset Blvd.



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SUNSET BOULEVARD | WEST HOLLYWOOD, CA

## FOR MORE INFORMATION

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# CBRE

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