

Available for Sublease: *3660 Wilshire Blvd, Suite 400*

LOS ANGELES, CA 90010

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EXCLUSIVE REPRESENTATION BY:

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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner") regarding the sublease of property described herein at 3660 Wilshire Blvd, Suite 400, Los Angeles, CA 90010 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the sublease of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a sublease of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to sublease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.



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Executive Summary

Compass Commercial is pleased to present Suite 400 at 3660 Wilshire Blvd, Los Angeles, CA 90010, available for sublease. The suite offers approximately 1,540 usable square feet, with a 12% load factor, for a total of 1,725 rentable square feet.

Located within the Wilshire Hobart Building at the signalized corner of Wilshire Boulevard and S Hobart Boulevard in Koreatown, the property is positioned along one of Los Angeles' established commercial corridors with strong visibility and connectivity. The location provides convenient access to major transportation routes and nearby Metro service, connecting the property with Downtown Los Angeles, the Westside, and surrounding areas.

The 12-story office building also offers covered parking, on-site management, 24-hour security, food service, banking, and conferencing facilities, providing a professionally managed setting for office users.



Space Overview

SPACE DATA

±1,540 SF

USABLE AREA

±1,725 SF

RENTABLE AREA

12%

LOAD FACTOR

OFFICE

SPACE USE

\$2/SF

RENTAL RATE

NEGOTIABLE NOW

TERM

AVAILABLE

AMPLE IN STRUCTURE

PARKING

*SQUARE FOOTAGE PER ASSESSOR.

*SUBLESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION





Building Lobby



Lobby Elevators



4th Floor Elevators



Double-Door Suite Entrance



Interior Upon Entry



Suite Reception Area



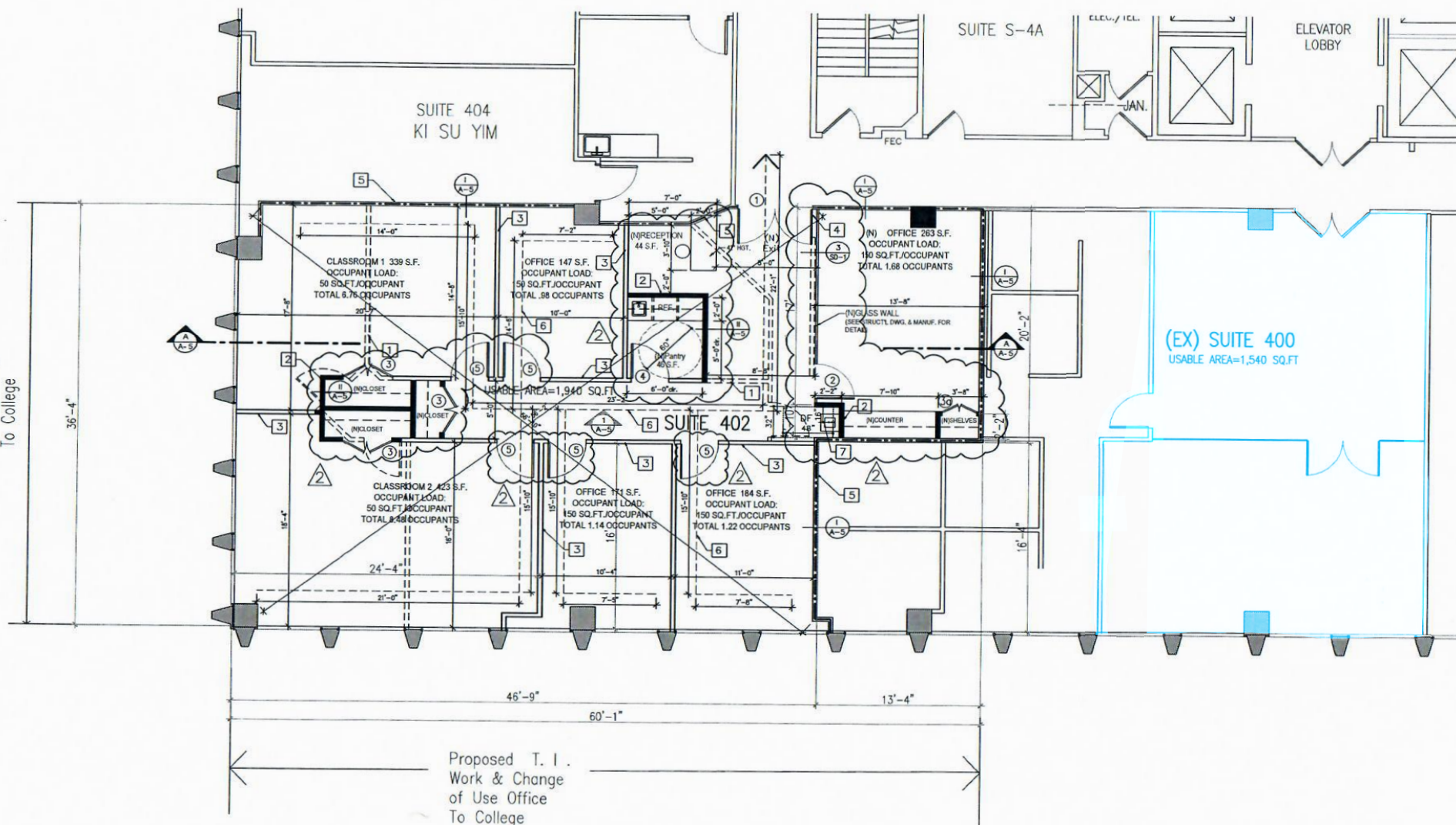
Open Workstation Area



EXIT

Open Workstation Area

Proposed T. I .
Work & Change
of Use Office
To College



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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