



h<sup>3</sup>experiences

# 6300 wilshire

NEWLY REIMAGINED CLASS A  
OFFICE TOWER

## NEW BROKER BONUS PROGRAM

\$3 / SF FOR NEW 3 YEAR LEASE

\$4 / SF FOR NEW 4 YEAR LEASE

\$5 / SF FOR NEW 5+ YEAR LEASE



**\$100 GIFT CARD  
WITH EVERY TOUR**

**CBRE**

# LOBBY & OUTDOOR RENOVATION

NEW MULTI-MILLION DOLLAR LOBBY WITH DIRECT CONNECTION  
TO A FURNISHED PRIVATE PATIO & GARDEN AREA.



**3D Lobby Tour**



# AVAILABILITIES

| SUITE | SF     | RATE (FSG)      | DESCRIPTION/FEATURES                                                                                                                                                                    | AVAILABLE      |
|-------|--------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 705   | 1,247  | \$4.00 – \$4.20 | Brand-new creative spec suite with executive office/huddle room, 1 office, open kitchenette & bullpen.                                                                                  | Now            |
| 707   | 1,247  | \$4.00 – \$4.20 | Brand-new creative spec suite with executive office/huddle room, 1 office, open kitchenette & bullpen.                                                                                  | Now            |
| 950   | 4,254  | \$4.00 – \$4.20 | Brand-new creative spec suite with 6 perimeter offices, a large conference room, IT/storage, open kitchenette and copy area.                                                            | Now            |
| 980   | 3,535  | \$4.00 – \$4.20 | New NE corner space with 8 perimeter offices, conference room, reception area, bullpen & kitchenette.                                                                                   | Now            |
| 1120  | 2,242  | \$4.00 – \$4.20 | Brand-new creative spec suite with conference room, 2 perimeter offices and open kitchenette.                                                                                           | September 2026 |
| 1130  | 3,078  | \$4.00 – \$4.20 | Brand-new SW corner creative sec suite with large conference room, 2 perimeter offices and open kitchenette.                                                                            | September 2026 |
| 1140  | 7,719  | \$4.00 – \$4.20 | Showcase brand-new NW corner creative spec suite with conference room, 3 interior offices, 2 interior huddle rooms, 2 phone rooms, open bullpen and large entertaining kitchen.         | September 2026 |
| 1720  | 3,141  | \$4.00 – \$4.20 | Refreshed suite with 3 offices, 2 conference rooms, open kitchenette & bullpen.                                                                                                         | Now            |
| 1820  | 1,685  | \$4.00 – \$4.20 | New creative spec suite with 2 perimeter offices, conference room, storage and open kitchenette/bullpen area.                                                                           | Now            |
| 2150  | 10,496 | \$4.00 – \$4.20 | Custom creative double-door entry corner space with multiple offices and breakout rooms, large conference room, kitchen/entertaining area, bullpen & “great room” with stadium seating. | Now            |
| 2200  | 23,717 | \$4.25 – \$4.35 | Top full floor with building top signage opportunity. 15’ slab-to-slab and currently in whiteboxed shell condition.                                                                     | Now            |

Contiguous to 13,039 SF



## NEW BUILDING AMENITIES

- FITNESS CENTER WITH ROCK WALL & LOCKER ROOMS
- PRIVATE, FURNISHED PATIO WITH FIRE PIT & GARDEN
- 2 CONFERENCE ROOMS & EVENT CENTERS
- PRIVATE TENANT LOUNGE
- EV CHARGING STATIONS
- CARWASH + DETAILING SERVICE
- AMPLE ON-SITE PARKING
- ON-SITE LOBBY CAFÉ



# FEATURES



LEED GOLD CERTIFIED



ENERGY STAR RATED



INTERNATIONAL WELL BUILDING INSTITUTE CERTIFIED



PROFESSIONAL ON-SITE PROPERTY MANAGEMENT TEAM



MOVE-IN READY CREATIVE SPEC SUITES



CUSTOM BUILD-TO-SUITS AVAILABLE



24-HOUR ON-SITE SECURITY



NEW PURPLE (D) LINE NOW OPEN WITH STATIONS AT WILSHIRE/LA CIENEGA & WILSHIRE/FAIRFAX

## ADJACENT AMENITIES:

- UOVO
- HIHO CHEESEBURGER
- KAZUNORI
- ALCHEMIST CAFÉ
- LAKI RAMEN
- CAFÉ FRESCO
- ACAI REPUBLIC
- WAIKIKI POKE & BENTO
- TAWANNA THAI
- RIVALRY LOS ANGELES
- VIDERE (KIMPTON HOTEL WILSHIRE ROOFTOP)
- PARIS BAGUETTE



# NEW MOVE-IN READY CREATIVE SPEC SUITES



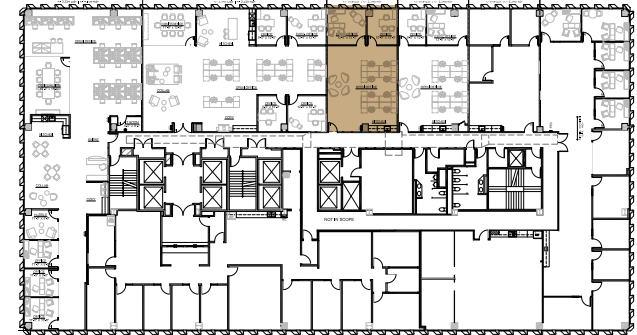
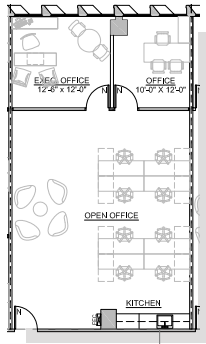
# BUILDING-TOP SIGNAGE & PENTHOUSE OPPORTUNITY

**YOUR NAME HERE**

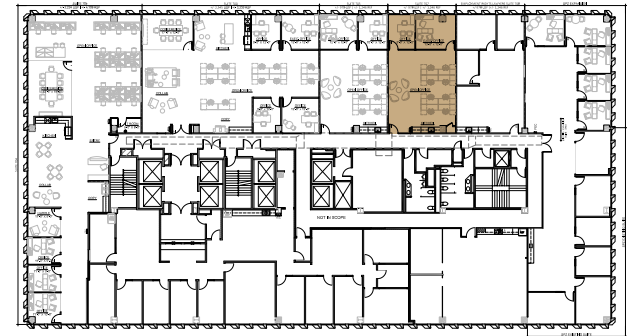
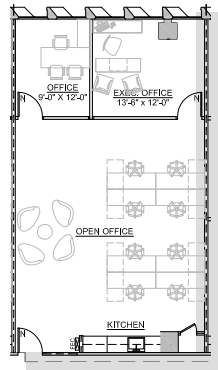
23,717 SF  
HIGH-CEILING PENTHOUSE SPACE READY  
FOR TENANT IMPROVEMENTS

# FLOOR PLANS

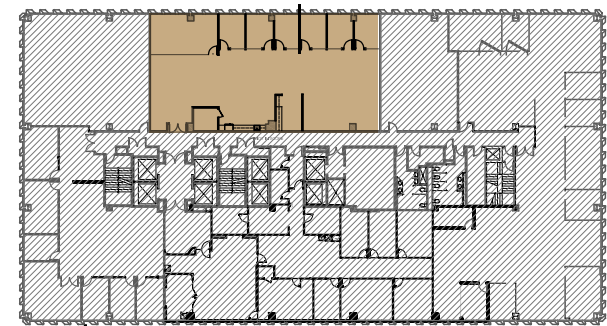
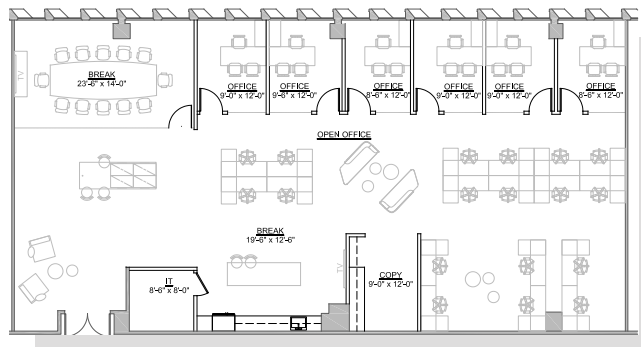
SUITE 705 | 1,247 SF



SUITE 707 | 1,247 SF

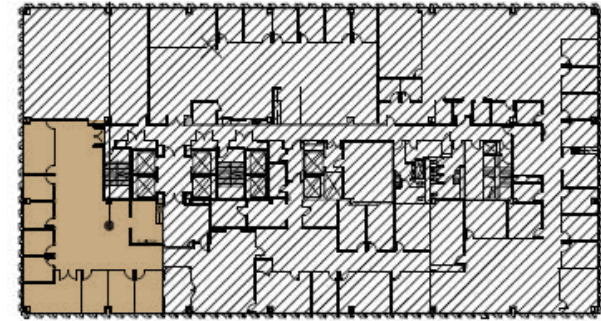
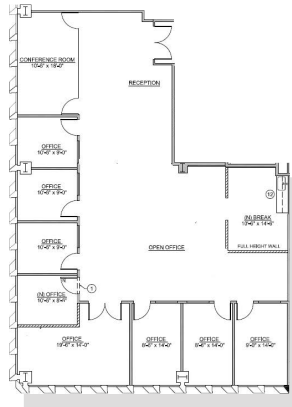


SUITE 950 | 4,254 SF

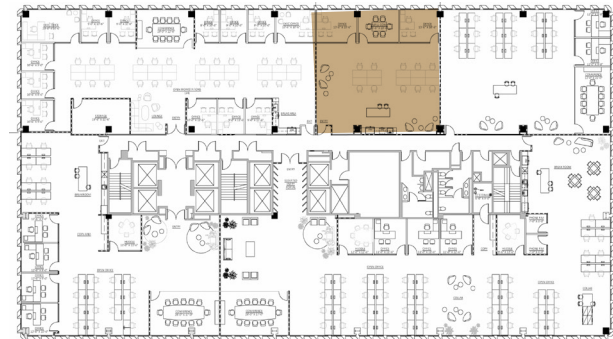
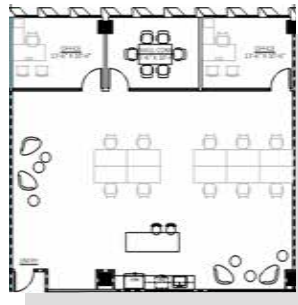


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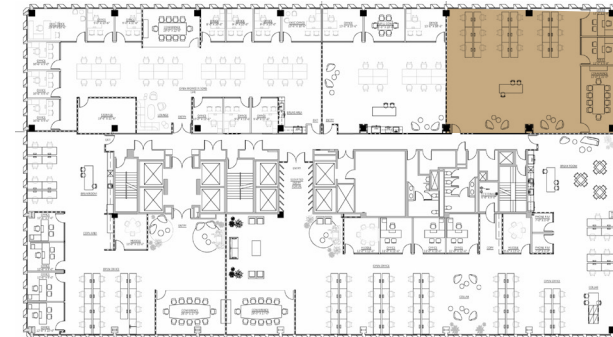
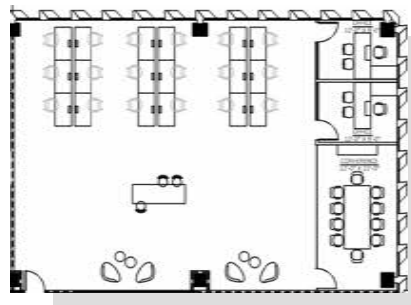
SUITE 980 | 3,535 SF



SUITE 1120 | 2,242 SF

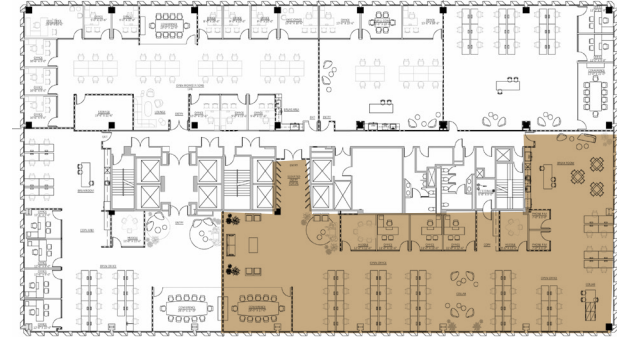
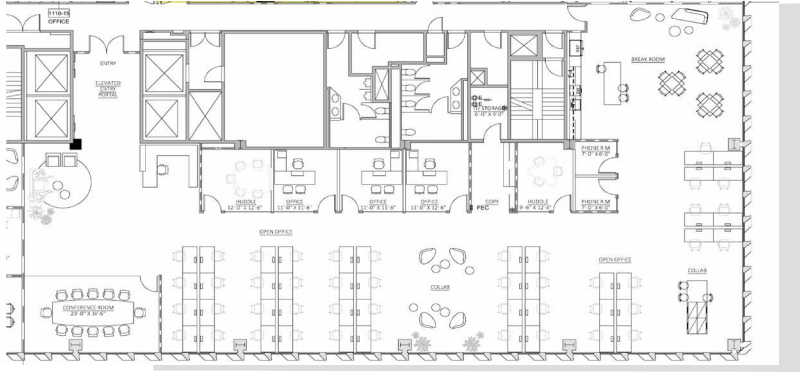


SUITE 1130 | 3,078 SF

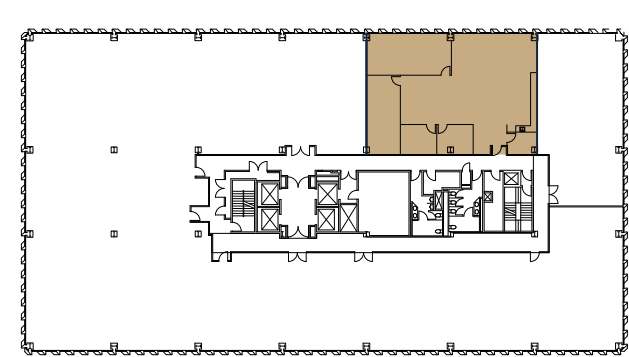
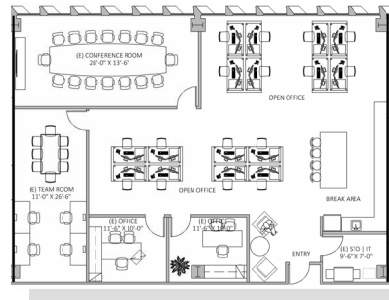


# FLOOR PLANS

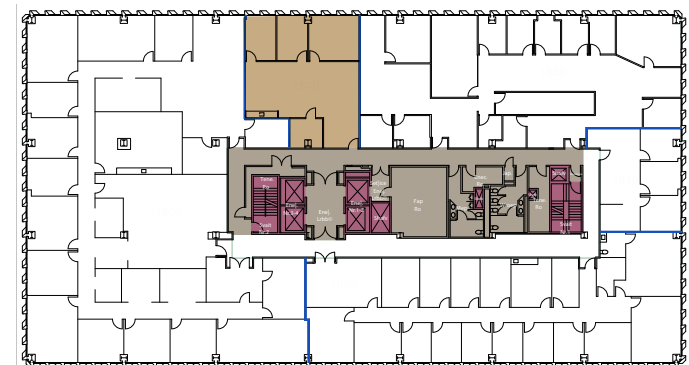
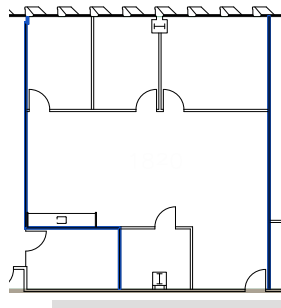
SUITE 1140 | 7,719 SF



SUITE 1720 | 3,141 SF

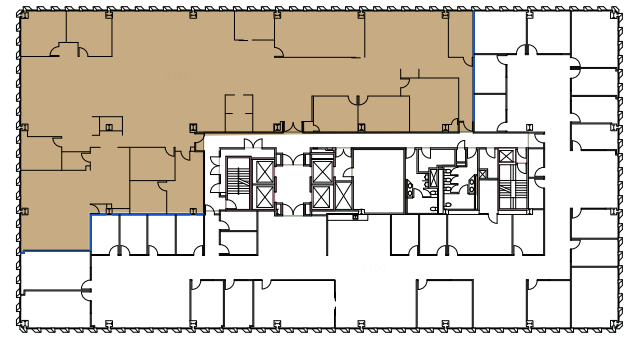


SUITE 1820 | 1,685 SF

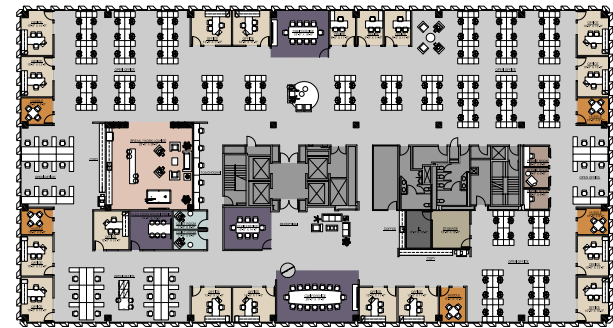
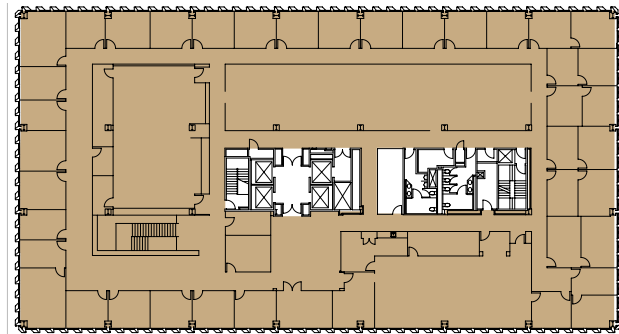


# FLOOR PLANS

SUITE 2150 | 10,496 SF



SUITE 2200 | 23,717 SF



HYPOTHETICAL PLAN

# Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

## OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓ 20%

Reduction in  
Total Energy  
Consumption

Like-for-like reductions from 2018 to 2023

↓ 26%

Reduction in  
GHG Emissions  
Intensity

↓ 22%

Reduction  
in Water  
Consumption

↓ 50%

Reduction in Scope 1  
and 2 GHG Emissions  
by 2030

↓ 100%

Reduction in Scope 1 and  
2 GHG Emissions (net zero)  
by 2040



### REDUCING WASTE

- › Building-level and in-suite recycling
- › On-site composting
- › Collection programs for e-waste



### SAVING WATER

- › Minimizing water use for outdoor cleaning
- › Choosing water-free cleaning when possible
- › Using reclaimed water for landscaping



### TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



## CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h<sup>3</sup>experiences® program.

Healthy building practices include:

- › Proper ventilation that maximizes outside air
- › Incorporating natural light
- › Use of nontoxic products
- › Monitoring CO<sub>2</sub>, PMs and VOCs
- › LEED, WELL and Fitwel Certified Buildings

h<sup>3</sup>experiences® offers:

- › On-site meeting and conference centers
- › Amenity-sharing across properties
- › Fitness and wellness offerings
- › Community engagement activities
- › Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)



h<sup>3</sup>experiences®

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INTERCONTINENTAL  
REAL ESTATE CORPORATION



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**CBRE**