

FOR LEASE

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



CBRE

JOEL FRANK
Lic. 00967530
T +1 310 5502513
joel.frank@cbre.com

BLAKE FOL
Lic. 02013968
+1 310 550 2683
blake.fol@cbre.com

AVAILABLE SUITES 9229 SUNSET BOULEVARD

LOBBY

SUITE	RSF	RENTAL RATE	DESCRIPTION
101	3,172	\$5.50/SF MG	Creative ground floor suite with mezzanine level and private bathrooms and kitchen. Signage opportunity and access along Sunset Blvd.
200	5,157	\$5.25 - \$5.75/SF	Unique private floor opportunity. Shell Space.
319	1,296	\$5.25 - \$5.75/SF	Creative suite with two window offices and open area.
320	1,210	\$5.25 - \$5.75/SF	3 offices and open area. Creative Space.
415	3,676	\$5.25 - \$5.75/SF	7 offices, conference room, kitchen and bullpen area.
505	2,310	\$5.25 - \$5.75/SF	5 offices, conference room, kitchen and storage.
607	1,306	\$5.25 - \$5.75/SF	Open floorplan with kitchenette.
615	1,422	\$5.25 - \$5.75/SF	3 offices, conference room and open area.
618	2,157	\$5.25 - \$5.75/SF	5 window offices, 1 interior office, conference room and kitchen.
700	2,403	\$5.25 - \$5.75/SF	4 window offices, conference room, kitchen and open area. Future spec suite.
705	2,171	\$5.25 - \$5.75/SF	5 offices, conference room, lounge room & open area.
715	1,348	\$5.25 - \$5.75/SF	3 offices and bullpen area. Future spec suite.
720	1,214	\$5.25 - \$5.75/SF	3 offices and bullpen area. Future spec suite.

9255 SUNSET BOULEVARD

LOBBY

SUITE	RSF	RENTAL RATE	DESCRIPTION
200	8,955	\$3.50/SF	Full floor opportunity on the mezzanine floor. Built out space.
320	3,051	\$5.50 - \$6.00/SF	3 window offices, conference room, 2 interior offices, kitchen.
400	637	\$5.50 - \$6.00/SF	2 offices and open area.
405	1,771	\$5.50 - \$6.00/SF	4 window offices, conference room and reception.
425	1,686	\$5.50 - \$6.00/SF	3 offices, conference room, storage room and kitchenette
528	1,201	\$5.50 - \$6.00/SF	Three window offices and open area.
600	2,929	\$5.50 - \$6.00/SF	7 offices, conference room, kitchen, IT/storage, open bullpen. Great views.
610	1,596	\$5.50 - \$6.00/SF	2 offices, kitchen and open area.
630	1,560	\$5.50 - \$6.00/SF	3 window offices, conference room, IT room and open area.
801	2,221	\$5.50 - \$6.00/SF	4 offices, kitchen, area for workstations. Contiguous to suite 810.
1010	4,788	\$5.50 - \$6.00/SF	Available January 2025. Upper floor suite with window lined offices, conference room, reception, open bullpen areas and breakroom/kitchen.
1040	2,644	\$5.50 - \$6.00/SF	Creative suite with six offices, conference room, kitchenette and open area.

nine two towers 9229 9255



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

Prop. 65 Warning
This project may contain certain chemical substances known to the State of California to cause cancer or reproductive harm. For more information, please visit www.cdph.ca.gov/Programs/CID/DCDC/Pages/Prop65Resources.aspx.

Parking Contract Liability
The use of the parking facility is subject to the terms and conditions of the parking contract. The user of the parking facility is responsible for the safekeeping of their vehicle and any contents. The parking facility is not responsible for any damage to or loss of a vehicle or its contents. The user of the parking facility is responsible for any damage to or loss of a vehicle or its contents. The parking facility is not responsible for any damage to or loss of a vehicle or its contents.

NO OVERNIGHT PARKING

PRIVATE PROPERTY
PUBLIC PARKING PROHIBITED
UNLAWFUL PARKING VIOLATIONS WILL BE CITED AND/OR TOWED AWAY AT DRIVER'S OWN RISK. EXCESSIVE VIOLATIONS MAY BE RECALLED AT ALL CITY TOW OR BY THE POLICE. (314) 833-8630

UNLAWFUL PARKING VIOLATIONS
UNLAWFUL PARKING VIOLATIONS WILL BE CITED AND/OR TOWED AWAY AT DRIVER'S OWN RISK. EXCESSIVE VIOLATIONS MAY BE RECALLED AT ALL CITY TOW OR BY THE POLICE. (314) 833-8630

nine two towers

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

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:
\$215.00/mo—unreserved
\$370.00/mo—reserved
- + Premier office project on sunset strip
- + On-site management
- + Cafe

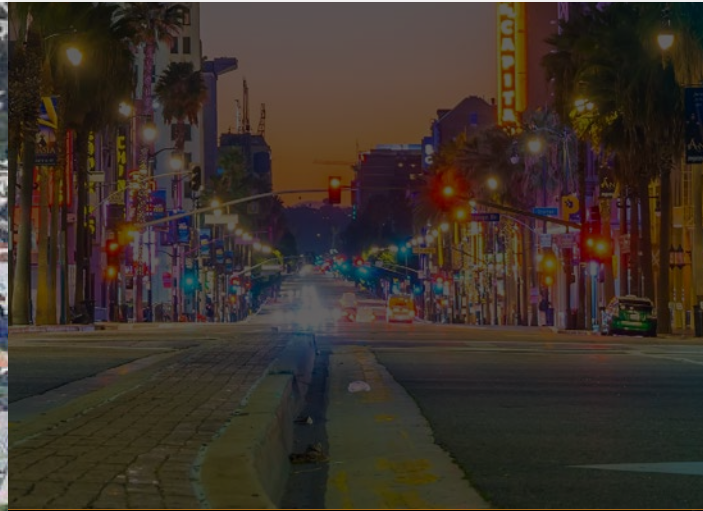




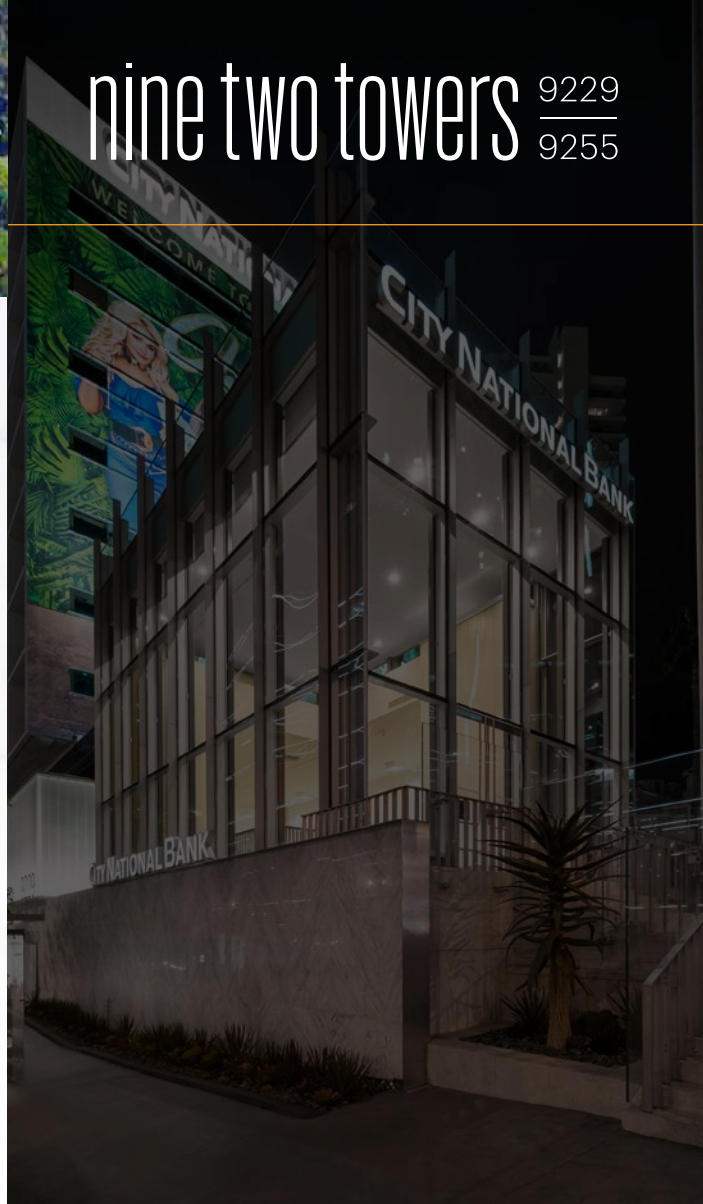
THE SUNSET STRIP

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

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



nine two towers ⁹²²⁹/₉₂₅₅



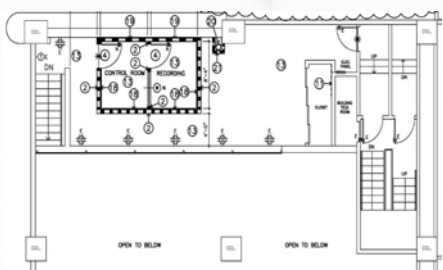
AMENITIES

- | | |
|------------------|----------------------------|
| 1 Soho House | 10 Equinox |
| 2 BOA Steakhouse | 11 Mondrian Hotel |
| 3 Bootsy Bellows | 12 The Comedy Store |
| 4 Roku | 13 Andaz Hotel |
| 5 IOAK 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 |

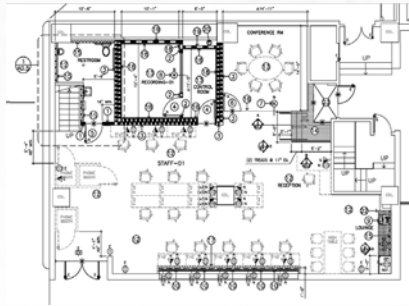
nine two towers $\frac{9229}{9255}$

FLOOR PLANS 9229

Suite 101
3,172 SF
9229 Sunset Blvd.

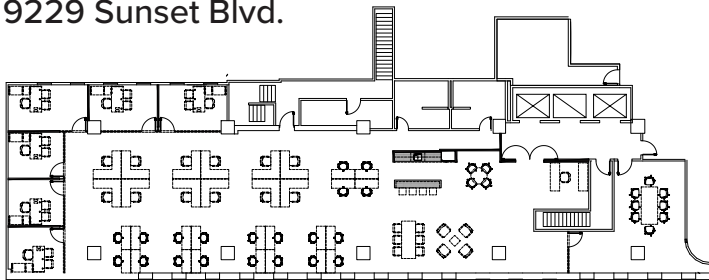


mezzanine



ground floor

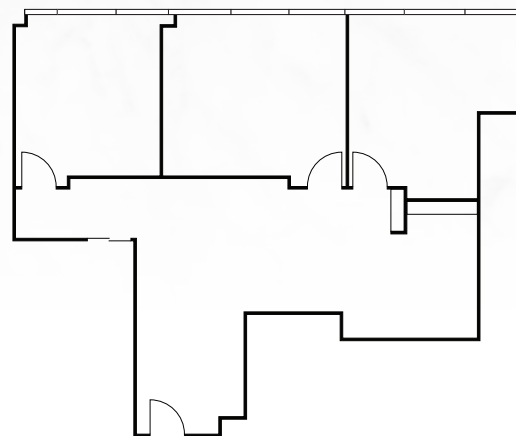
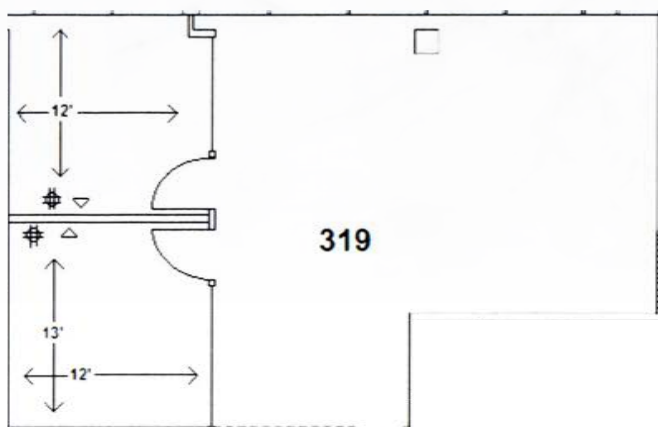
Suite 200
5,157 SF
9229 Sunset Blvd.



FLOOR PLANS 9229

Suite 319
1,296 SF
9229 Sunset Blvd.

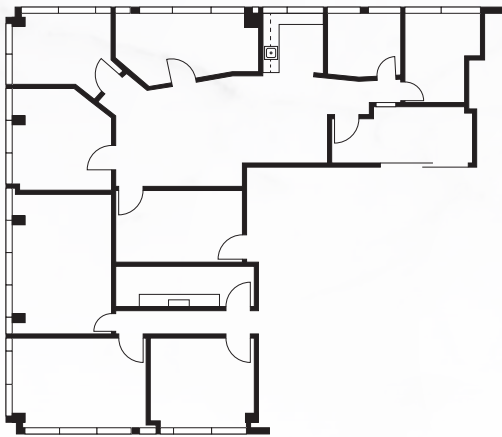
Suite 320
1,210 SF
9229 Sunset Blvd.



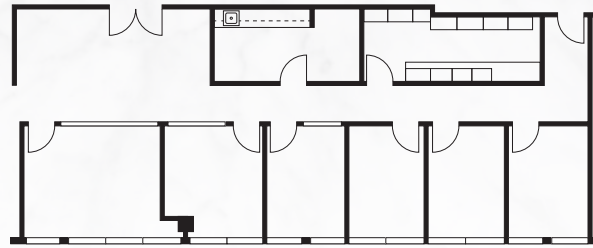
nine two towers 9229
9255

FLOOR PLANS 9229

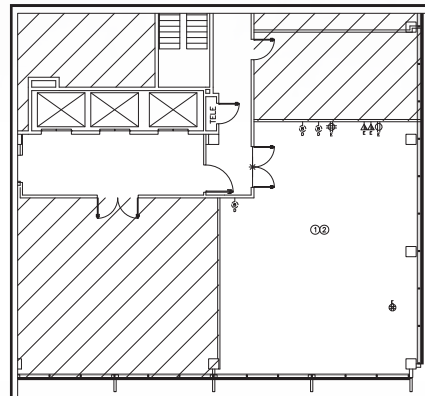
Suite 415
3,676 SF
9229 Sunset Blvd.



Suite 505
2,310 SF
9229 Sunset Blvd.

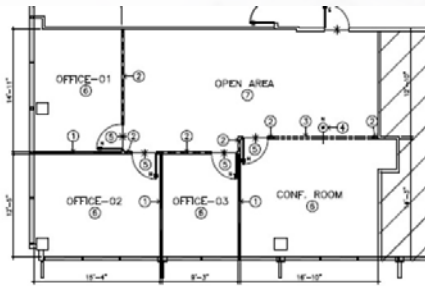


Suite 607
1,306 SF
9229 Sunset Blvd.

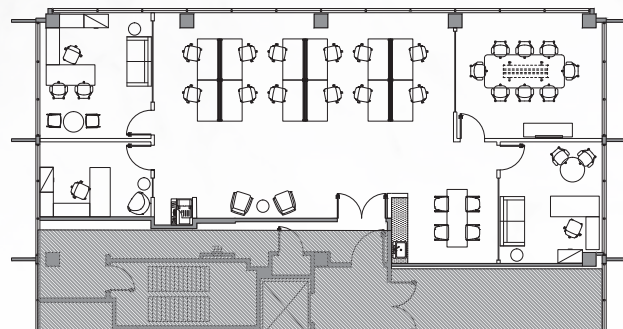


FLOOR PLANS 9229

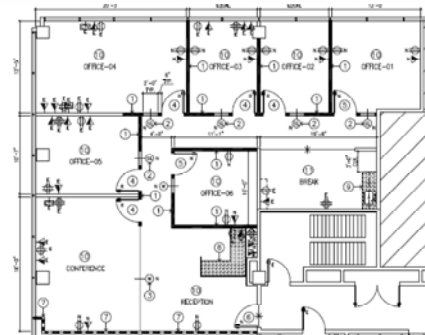
Suite 615
1,422 SF
9229 Sunset Blvd.



Suite 700
2,403 SF
9229 Sunset Blvd.



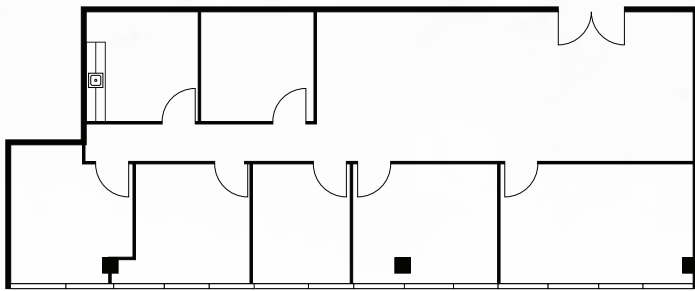
Suite 618
2,157 SF
9229 Sunset Blvd.



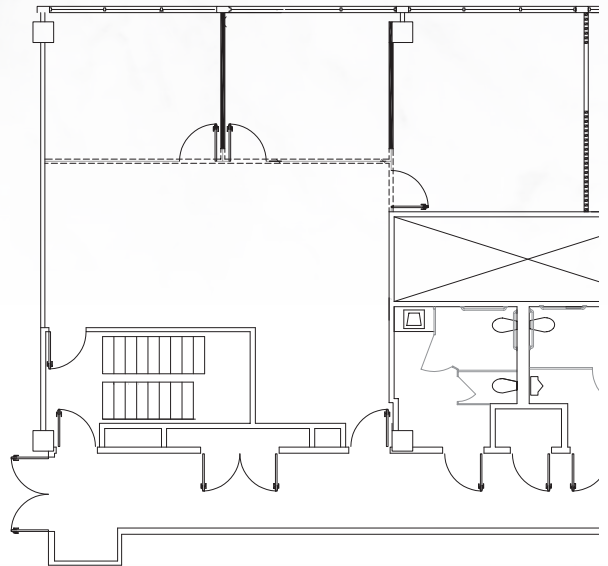
nine two towers $\frac{9229}{9255}$

FLOOR PLANS 9229

Suite 705
2,171 SF
9229 Sunset Blvd.



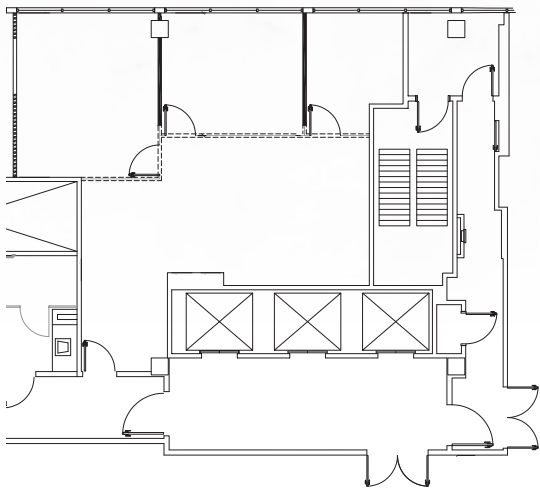
Suite 715
1,348 SF
9229 Sunset Blvd.



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

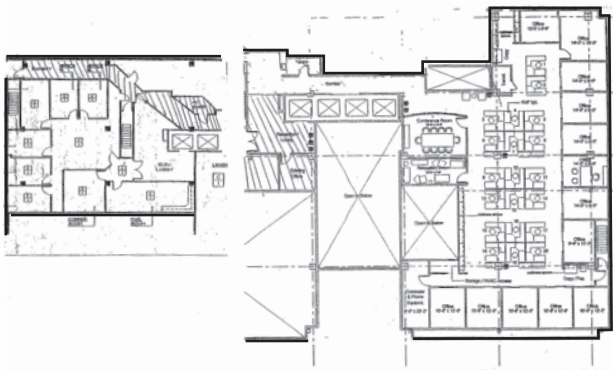
FLOOR PLANS 9229

Suite 720
1,214 SF
9229 Sunset Blvd.

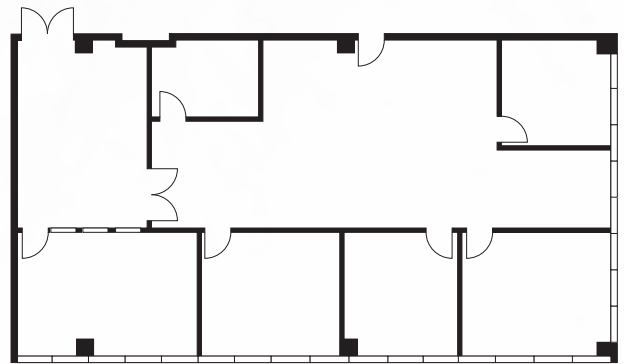


FLOOR PLANS 9255

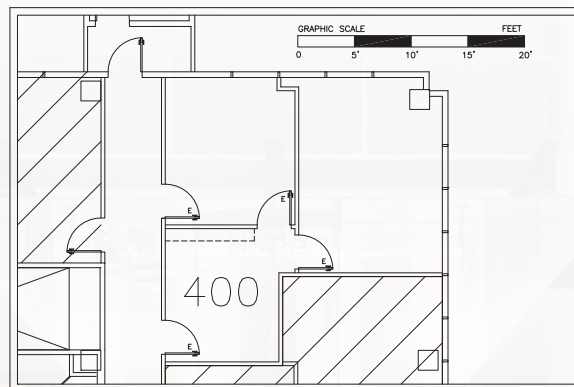
Suite 200
8,955 SF
9255 Sunset Blvd.



Suite 320
3,051 SF
9255 Sunset Blvd.

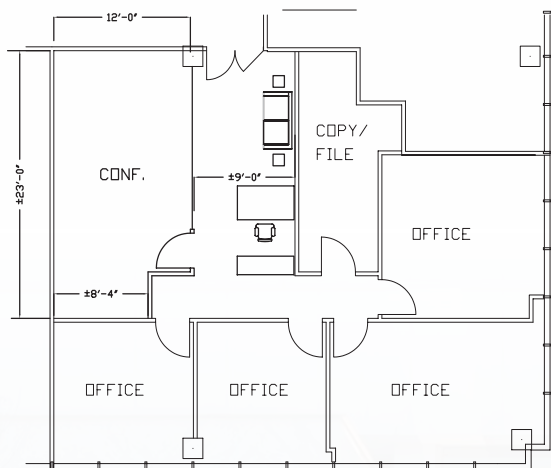


Suite 400
637 SF
9255 Sunset Blvd.

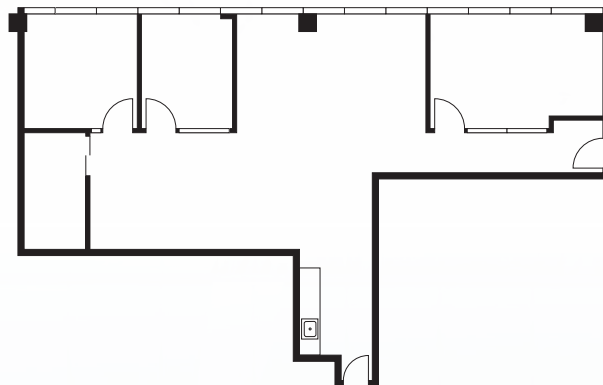


FLOOR PLANS 9255

Suite 405
1,771 SF
9255 Sunset Blvd.



Suite 425
1,686 SF
9255 Sunset Blvd.

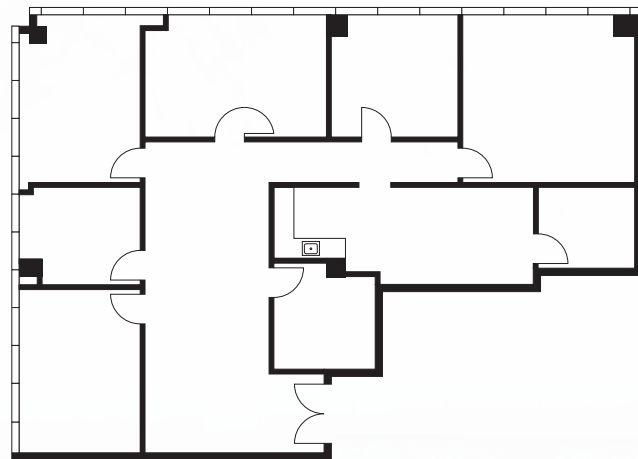
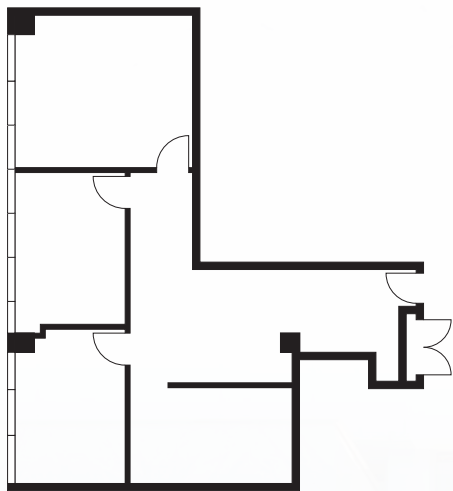


nine two towers $\frac{9229}{9255}$

FLOOR PLANS 9255

Suite 528
1,201 SF
9255 Sunset Blvd.

Suite 600
2,730 SF
9255 Sunset Blvd.



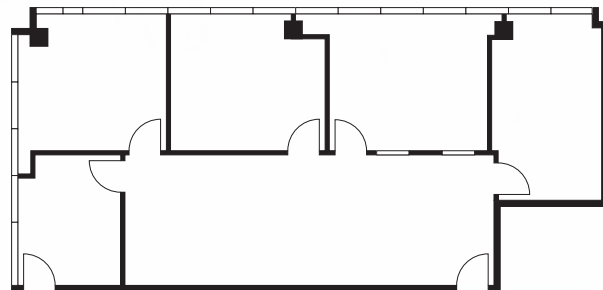
nine two towers $\frac{9229}{9255}$

FLOOR PLANS 9255

Suite 610
1,596 SF
9255 Sunset Blvd.



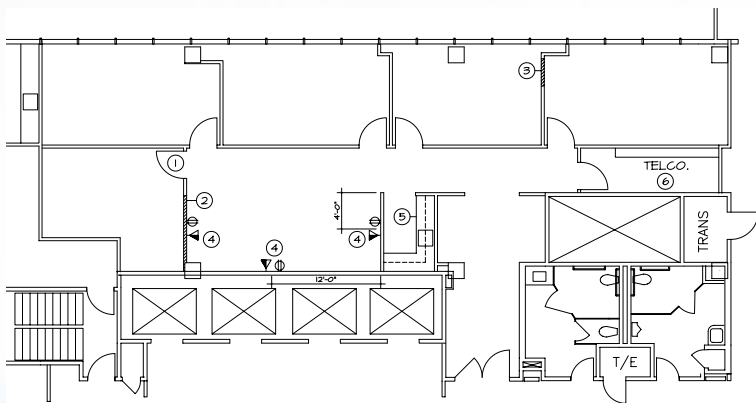
Suite 630
1,560 SF
9255 Sunset Blvd.



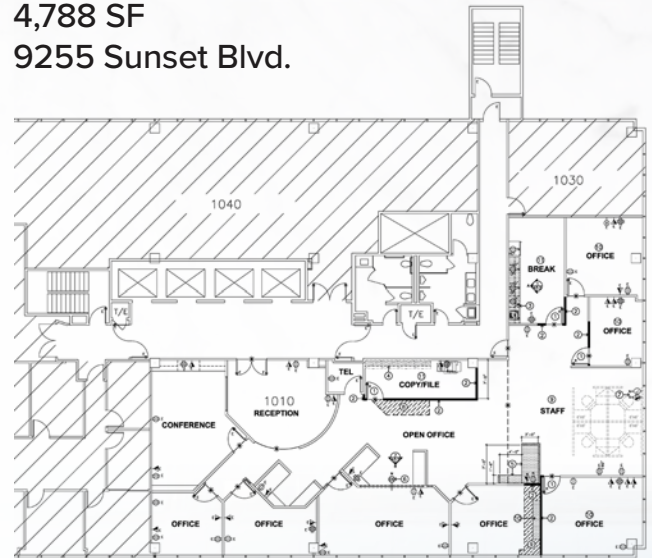
nine two towers ⁹²²⁹/₉₂₅₅

FLOOR PLANS 9255

Suite 801
2,221 SF
9255 Sunset Blvd.



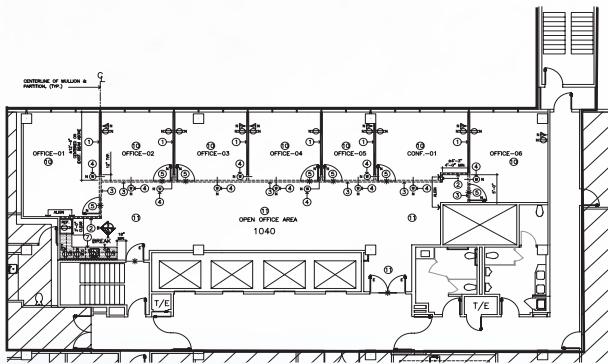
Suite 1010
4,788 SF
9255 Sunset Blvd.



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

FLOOR PLANS 9255

Suite 1040
2,644 SF
9255 Sunset Blvd.



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

SUNSET BOULEVARD | WEST HOLLYWOOD, CA

FOR MORE INFORMATION

JOEL FRANK

Lic. 00967530

T +1 310 5502513

joel.frank@cbre.com

BLAKE FOL

Lic. 02013968

+1 310 550 2683

blake.fol@cbre.com

2000 Avenue of the Stars, Suite 800 | Los Angeles, CA 90067 | www.cbre.com/beverlyhills

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. The broker bonus incentive is being offered to brokers who sign a 3-year, 4-year, or 5-year lease commencing. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to these broker incentives. All CBRE brokers eligible to receive these incentives must disclose such incentive to the tenant prior to signing a lease.