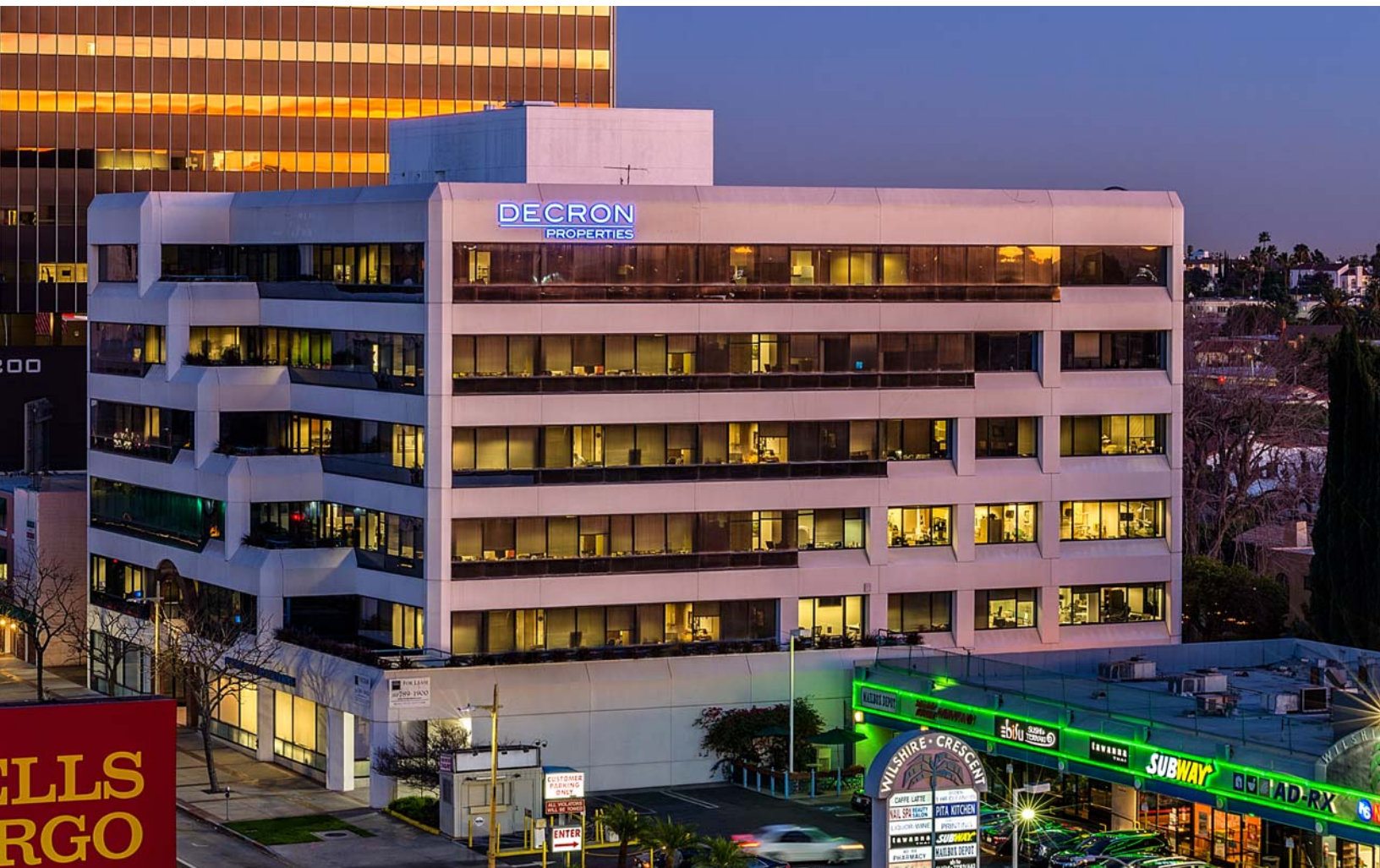


6222 Wilshire

MIRACLE MILE

FOR LEASE



HIGHLIGHTS

- 6-Story, 86,736 SF, Class A Office Building
- Outdoor balconies on each floor
- Walking distance to the future Metro Purple Line
- Lobby, valet and common corridor renovations underway

DETAILS

- Size:** 1,564 to 12,489 RSF
- Term:** 3 - 10 years
- Parking:** 3/1,000/rsf located within an on-site subterranean lot.
Reserved = \$200/space/mo.
Unreserved = \$135/space/mo.
Tandem = \$140/each space/mo.

For leasing information: _____



FIRST PROPERTY REALTY CORPORATION
8447 WILSHIRE BOULEVARD, SUITE 425
BEVERLY HILLS, CA 90211
310-789-1900

Stefan Neumann
sneumann@firstproperty.com
License #02051659

Micheal S. Geller
mgeller@firstproperty.com
License #00800010

Suite	Square Feet	Rent	Availability	Description
280	1,564 rsf	\$3.70	Now	Brand new creative spec suite. Three window offices, open area and kitchen.
300 ■	5,357 rsf	\$3.70	Now	Six window offices, seven interior offices, window-lined conference room, private outdoor patio, kitchen, reception area, copy / storage rooms and open area
302 ■	3,420 rsf	\$3.70	30 Days	Five window offices, three interior offices, conference room, kitchen and large open area.
304	1,720 rsf	\$3.70	Now	Medical Suite: Four exam rooms, reception area, waiting room, and storage room.
313 ■	3,712 rsf	\$3.70	Now	Double door entry, reception area, four window offices, conference room, four interior offices, kitchen, private restroom, workstation and storage. Northern views.

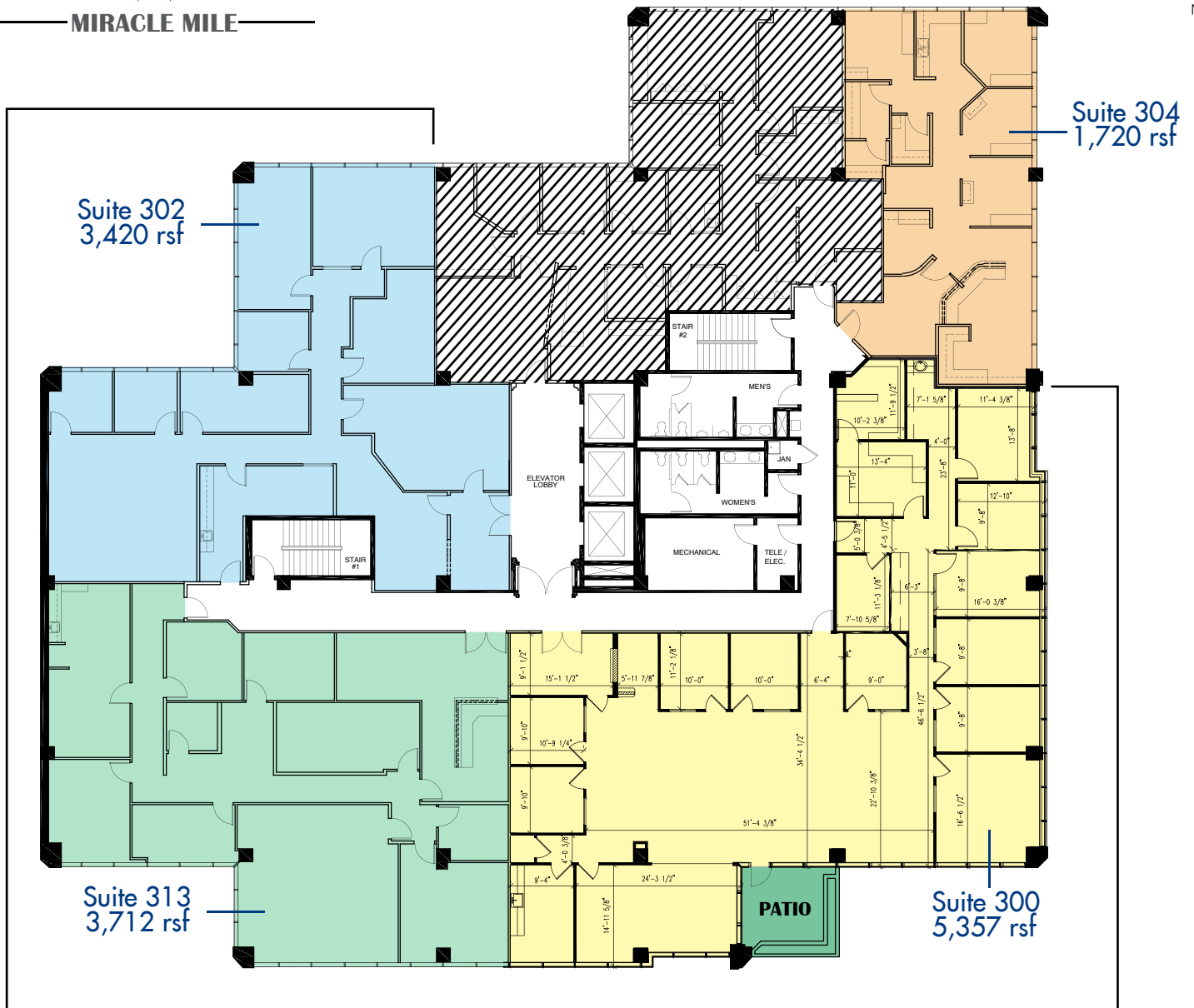
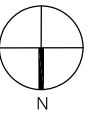
■ Suites 300, 302 & 313 are contiguous for 12,489 rsf



LOBBY REMODEL RENDERING

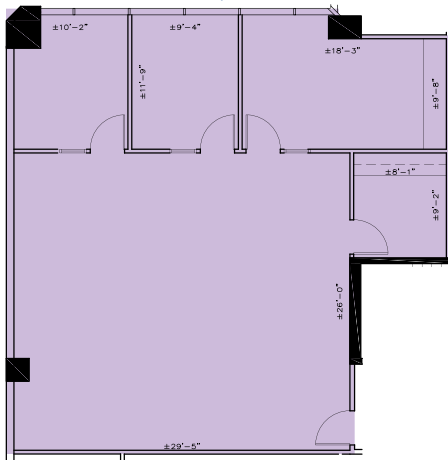
*Finished product may vary from proposed rendering

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



Suites 300, 302 & 313 are contiguous for 12,489 rsf

Suite 280 - 1,564 rsf



SUITE 300 PATIO

VALET RENDERING



*Finished product may vary from proposed rendering

ELEVATOR LOBBY RENDERING



*Finished product may vary from proposed rendering

2ND FLOOR CORRIDOR



ENTRY RENDERING



*Finished product may vary from proposed rendering

LOCATION

6222 Wilshire Boulevard, Los Angeles, is located in the heart of the Miracle Mile District one-quarter block east of Crescent Heights. Conveniently accessed from the Santa Monica Freeway (I-10) via Fairfax Boulevard.

Lobby Remodel Rendering



*Finished product may vary from proposed rendering



3RD STREET RESTAURANTS

Joans on 3rd
Toast Cafe
Son of a Gun
Izakaya
Mainland Poke
Sweetgreen
Mercado
The Little Door
Magnolia Bakery
Toca Madera
Electric Karma



189 by Dominique Ansel
American Girl Café
Bar Verde at Nordstrom
Blue Ribbon Sushi Bar & Grill
Groundwork Coffee
La Piazza
Maggiano's Little Italy
Ladurée
Sprinkles Cupcakes
Umami Burger
Wood Ranch BBQ & Grill



Bryan's Pit Barbecue
Chipotle Mexican Grill
The Coffee Bean & Tea Leaf
Deano's Gourmet Pizza
Du-par's Restaurant
Starbucks
Sushi a Go Go
The Veggie Grill
The Salad Bar
Marmalade Café
Mendocino Farms

WALKABLE RESTAURANTS

Uovo
HiHo Cheeseburger
KazuNori
Tawanna Thai
Coffee Bean
Garden Cafe
The Counter Burger
Jersey Mike's Sub
Basil Cafe
Pita Kitchen
Drago Ristorante
Mixt Greens
Baja Fresh