

FOR LEASE

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



CBRE

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AVAILABLE SUITES

9229 SUNSET BOULEVARD

LOBBY

SUITE	RSF	RENTAL RATE	DESCRIPTION
200	5,157	\$5.25 - \$5.75/SF	Unique private floor opportunity. Shell Space.
303	1,952	\$5.25 - \$5.75/SF	4 window offices, small conference room, kitchenette and open area.
319	1,296	\$5.25 - \$5.75/SF	Creative suite with two window offices and open area.
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	\$5.50-6.00/SF	4 window offices, conference room, kitchen and open area. Recently completed 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.

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

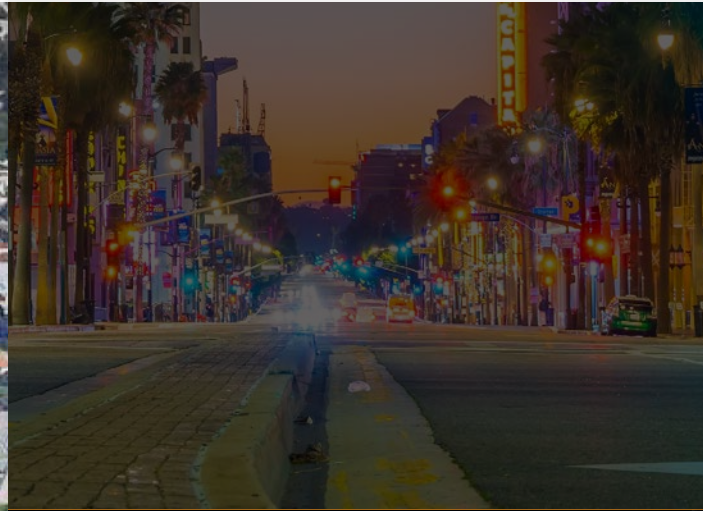




THE SUNSET STRIP

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

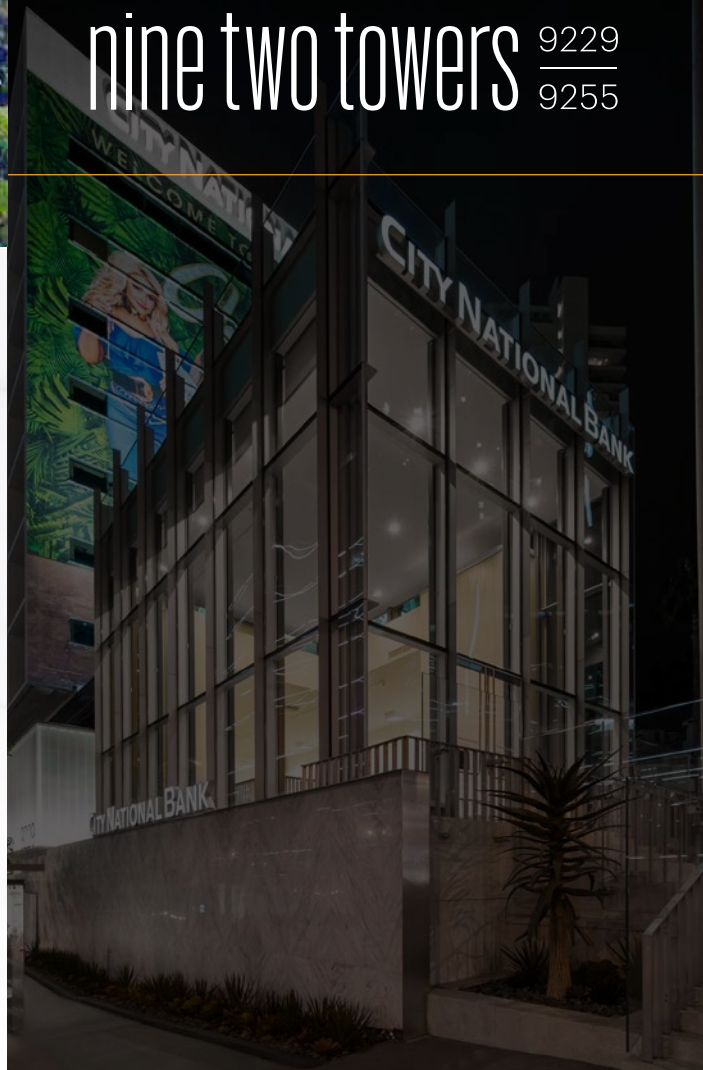
SETTING TRENDS IN FILM, FASHION, HOTELS, DINING & MUSIC.



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AMENITIES

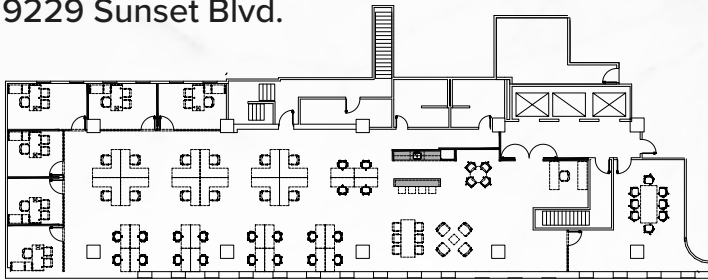
- | | |
|------------------|----------------------------|
| 1 Soho House | 10 Equinox |
| 2 BOA Steakhouse | 11 Mondrian Hotel |
| 3 Bootsy Bellows | 12 The Comedy Store |
| 4 Roku | 13 Andaz Hotel |
| 5 10AK LA | 14 Saddle Ranch Chop House |
| 6 Roxy Theatre | 15 The Standard Hotel |
| 7 Viper Room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



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FLOOR PLANS 9229

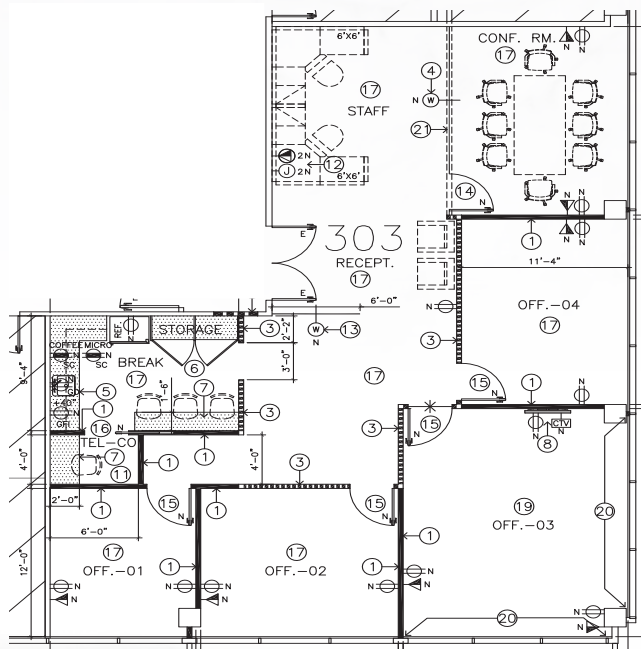
Suite 200
5,157 SF
9229 Sunset Blvd.



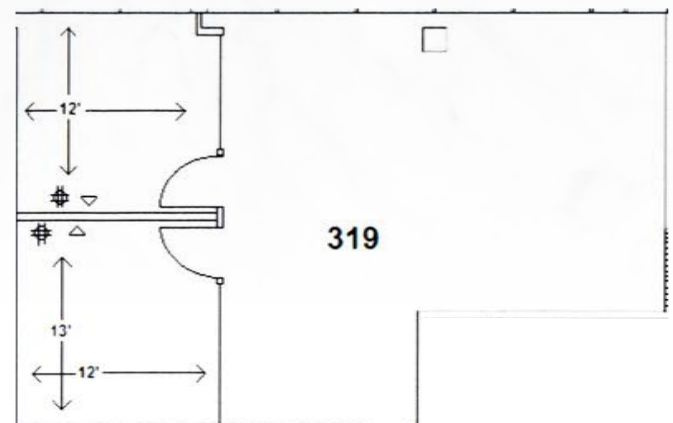
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FLOOR PLANS 9229

Suite 303
1,952 SF
9229 Sunset Blvd.



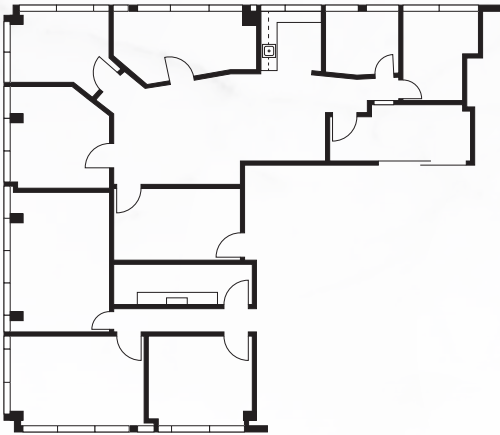
Suite 319
1,296 SF
9229 Sunset Blvd.



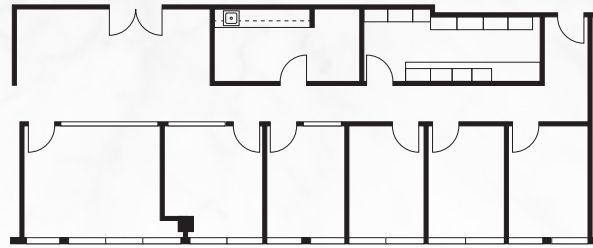
nine two towers $\frac{9229}{9255}$

FLOOR PLANS 9229

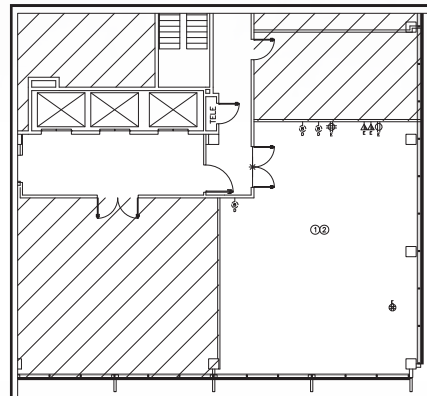
Suite 415
3,676 SF
9229 Sunset Blvd.



Suite 505
2,310 SF
9229 Sunset Blvd.



Suite 607
1,306 SF
9229 Sunset Blvd.



FLOOR PLANS 9229

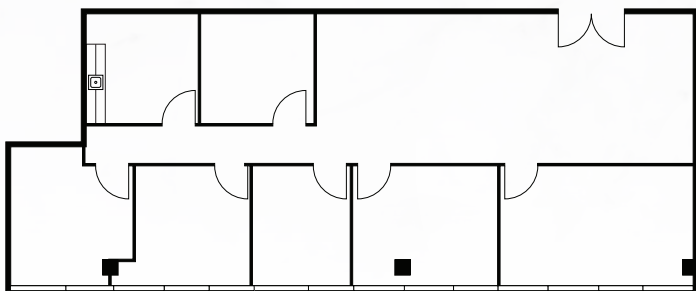
Figure 1 is a schematic diagram of a laboratory layout. The layout includes three offices (OFFICE-01, OFFICE-02, OFFICE-03), an OPEN AREA, and a CONF. ROOM. Dimensions are provided for various sections: 12'-0" and 12'-5" for vertical sections, and 18'-0", 8'-3", and 18'-10" for horizontal sections. Numbered callouts (1-9) indicate specific locations or features within the rooms.

The floor plan shows a large central hall with several rectangular tables and chairs. There are two restrooms (one with a toilet and sink, the other with a toilet and sink) and a small kitchen area. A large conference room with a round table and chairs is located on the right. A reception desk is at the bottom center. The plan also shows a staircase and a small office area.

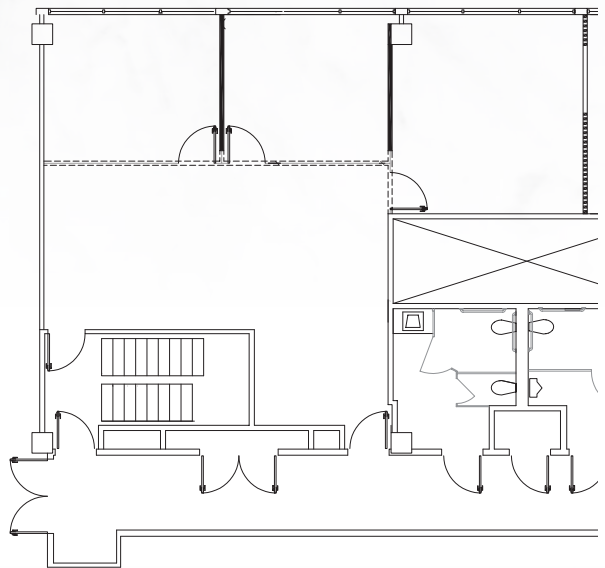
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FLOOR PLANS 9229

Suite 705
2,171 SF
9229 Sunset Blvd.



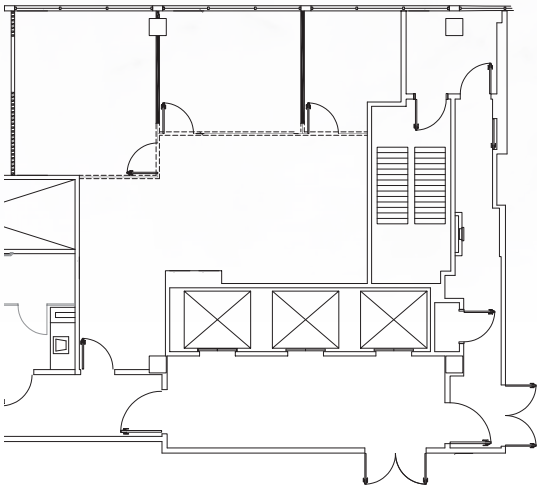
Suite 715
1,348 SF
9229 Sunset Blvd.



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FLOOR PLANS 9229

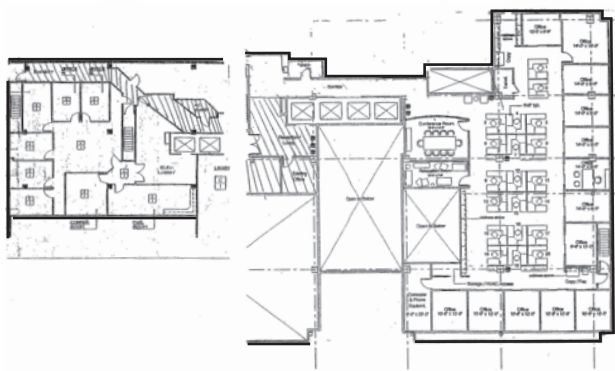
Suite 720
1,214 SF
9229 Sunset Blvd.



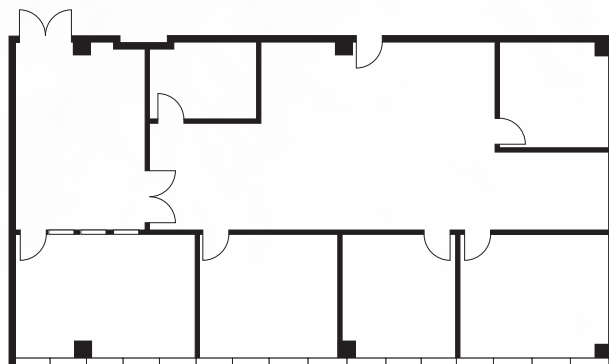
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FLOOR PLANS 9255

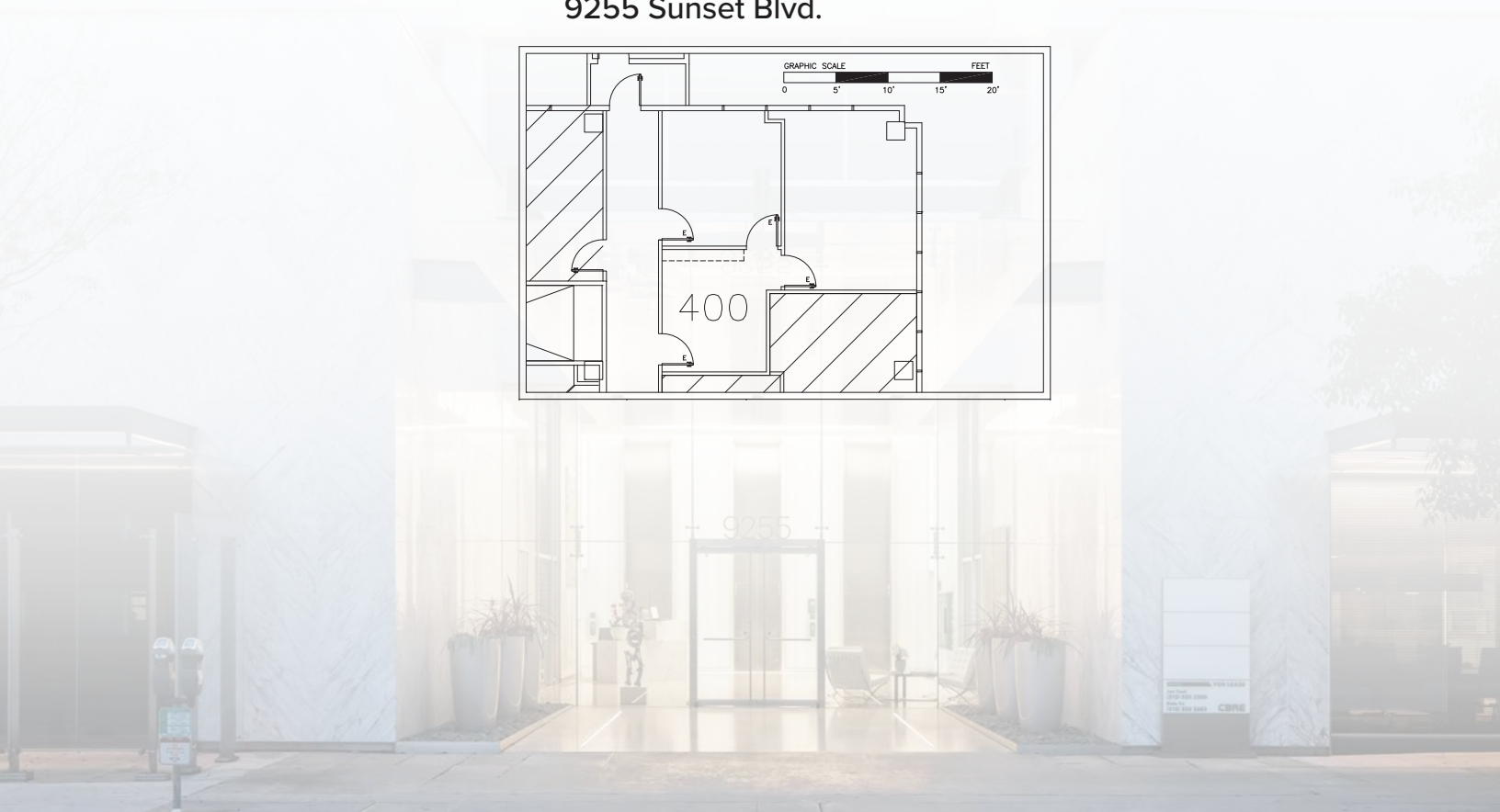
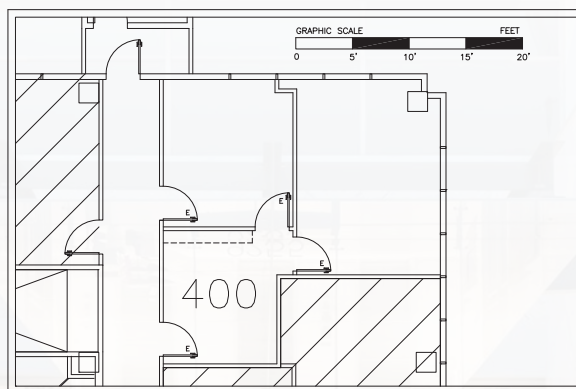
Suite 200
8,955 SF
9255 Sunset Blvd.



Suite 320
3,051 SF
9255 Sunset Blvd.

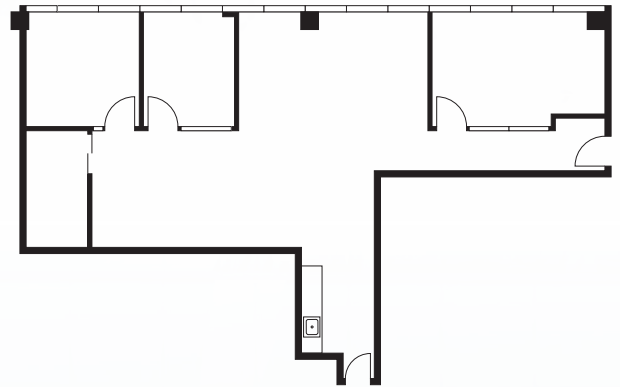
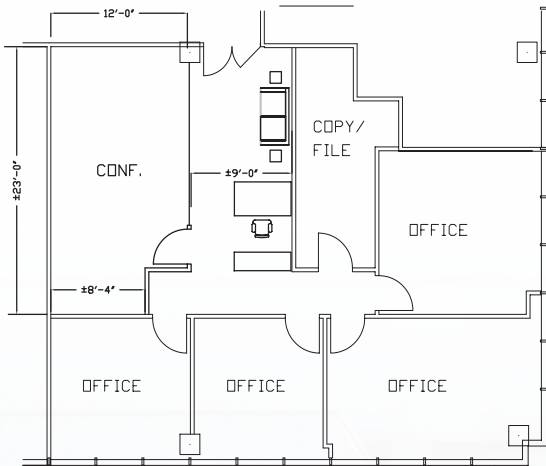


Suite 400
637 SF
9255 Sunset Blvd.



FLOOR PLANS 9255

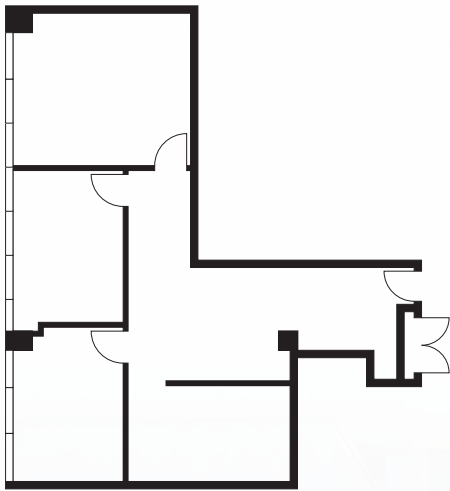
Suite 425
1,686 SF
9255 Sunset Blvd.



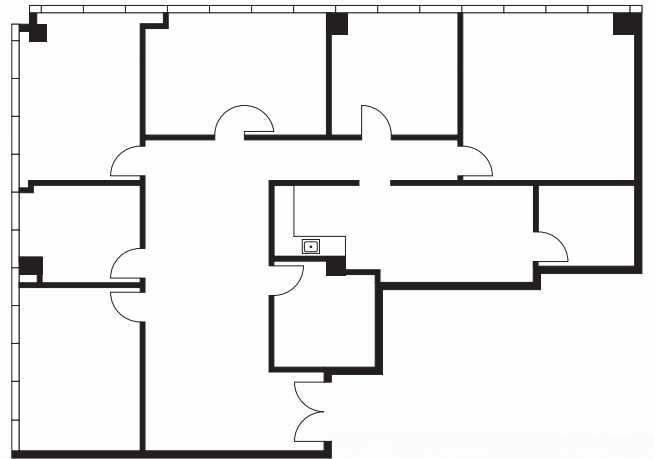
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FLOOR PLANS 9255

Suite 528
1,201 SF
9255 Sunset Blvd.



Suite 600
2,730 SF
9255 Sunset Blvd.



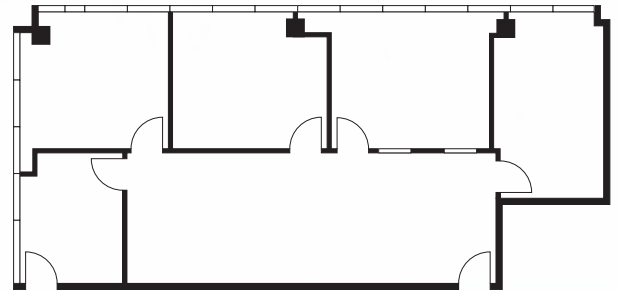
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FLOOR PLANS 9255

Suite 610
1,596 SF
9255 Sunset Blvd.



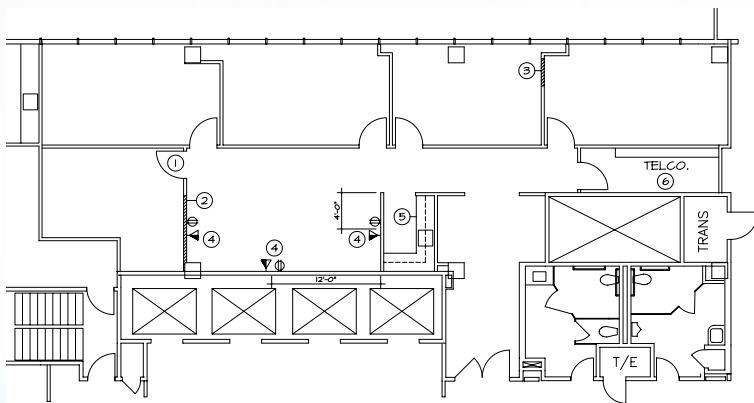
Suite 630
1,560 SF
9255 Sunset Blvd.



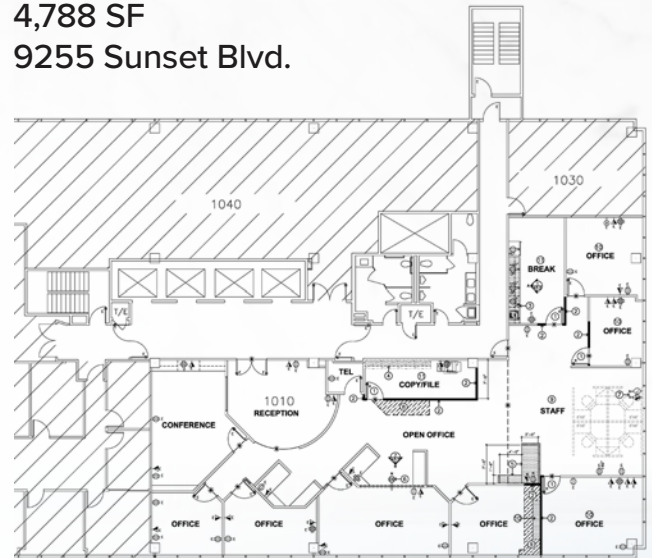
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FLOOR PLANS 9255

Suite 801
2,221 SF
9255 Sunset Blvd.



Suite 1010
4,788 SF
9255 Sunset Blvd.



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SUNSET BOULEVARD | WEST HOLLYWOOD, CA

FOR MORE INFORMATION

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CBRE

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