

1541

1545

WILSHIRE UNION PLAZA

1541 WILSHIRE BOULEVARD | 1545 WILSHIRE BOULEVARD

FOR LEASING INFORMATION, PLEASE CONTACT

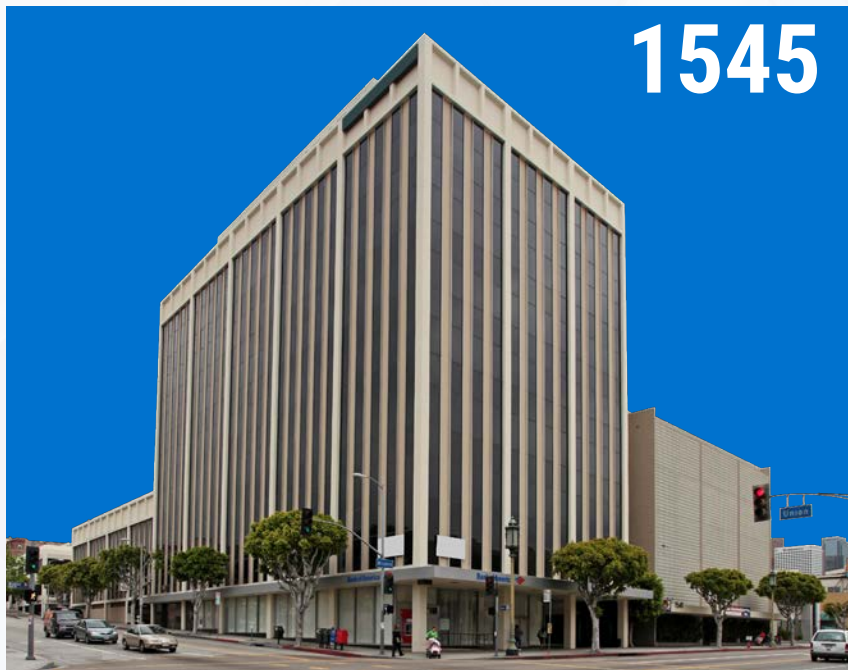
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PROJECT FEATURES

- NEW OWNERSHIP
- Ground floor retail space available - light food use
- Professionally managed
- Ownership located on site
- Downtown Los Angeles Adjacent - Value Play
- 2.75/1000 Parking - Garage \$120
- 1541 Wilshire elevator modernization project currently underway
- 1545 recently underwent a \$5,000,000 capital improvement project. Balance of project slated for similar improvements.
- Excellent Wilshire Boulevard location
- Bank of America ATM located on Ground Floor
- Building top signage opportunities at 1541

\$10,000 BROKER BONUS

ON FULL FLOOR DEALS EXECUTED BY JULY 31, 2018
MINIMUM 7 YEAR TERM

1541

AVAILABILITIES

Floor	Suite	Square Feet	Rate / Year	Available Date	Suite Notes
1	101	1,036	Withheld	Immediately	Retail. Light Food Use, Indoor / Outdoor Concept.
2	200	3,000 - 10,331	\$19.20* - \$27.00 FSG	Immediately	Mix of Perimeter Offices, Conference Rooms, Break Room, Built to Suit Opportunity.
3	300	3,000 - 10,331	\$19.20* - \$27.00 FSG	Immediately	Shell Condition, New Restrooms, Built to Suit Opportunity.

} 2nd & 3rd Floors
Contiguous to 20,662 SF
Suites 200, 300

1545

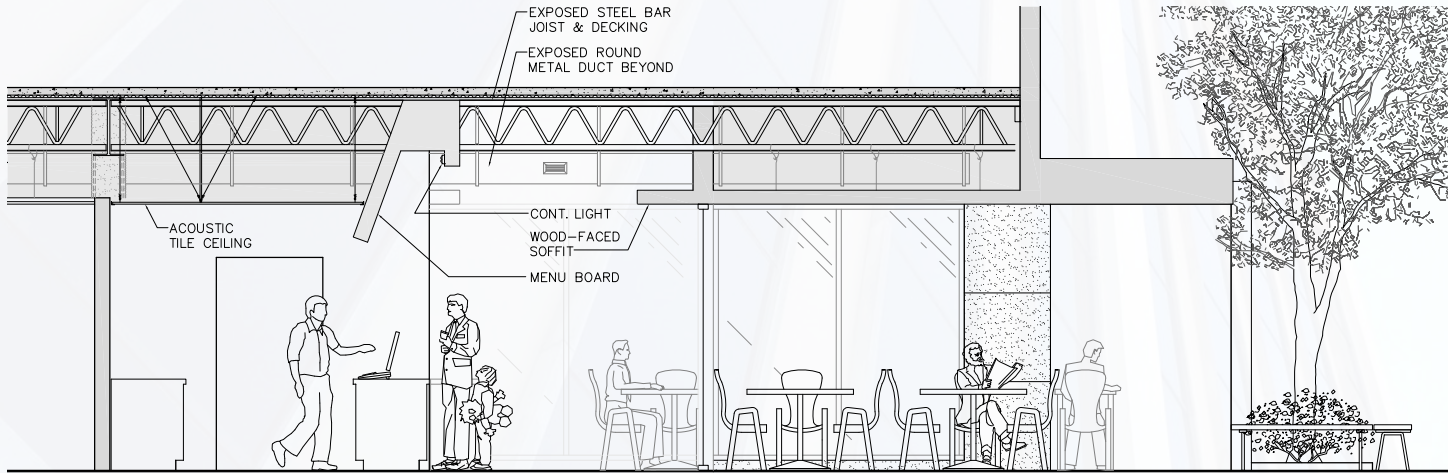
AVAILABILITIES

Floor	Suite	Square Feet	Rate / Year	Available Date	Suite Notes
6	606	1,540	\$19.20* - \$27.00 FSG	Immediately	Shell Condition. Built to Suit Opportunity.

1541-1545 WILSHIRE BOULEVARD

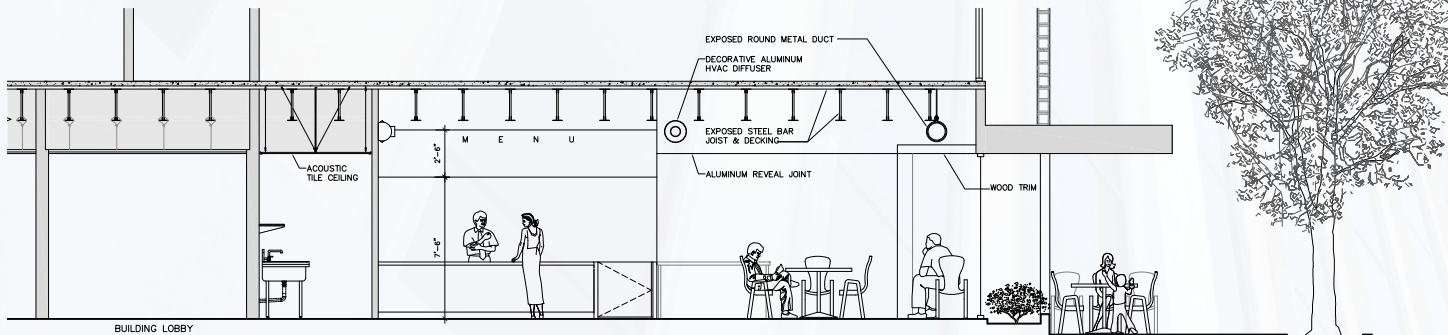
GROUND FLOOR RETAIL SPACE
SUITE 101 | 1,036 RSF

1541 1545



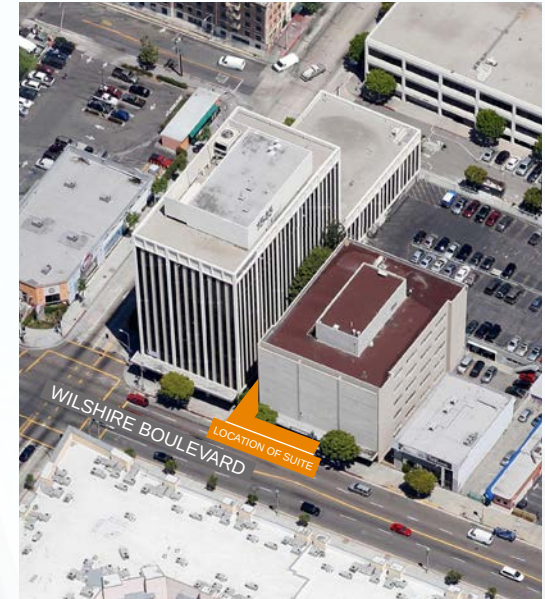
VIEW FACING SOUTH (CONCEPTUAL DRAWING)

COURT YARD



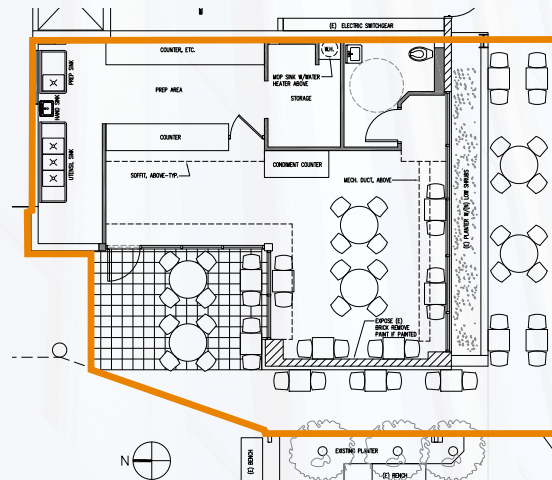
VIEW FACING EAST (CONCEPTUAL DRAWING)

WILSHIRE BLVD.



FEATURES

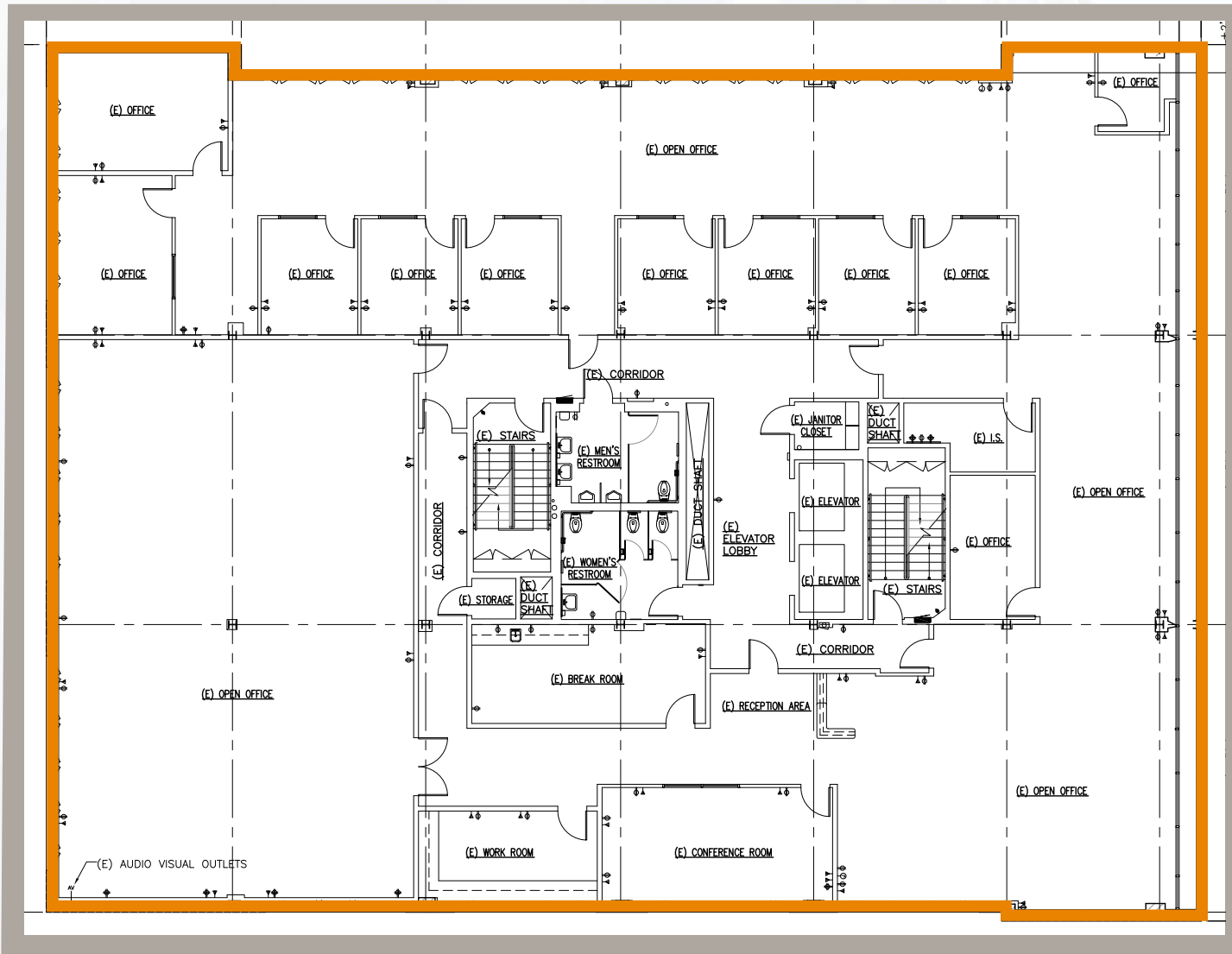
- Unique retail opportunity to service Wilshire Union Plaza.
- Light food use.
- Indoor / Outdoor concept.
- 1,036 RSF Available.
- Dedicated customer parking available.



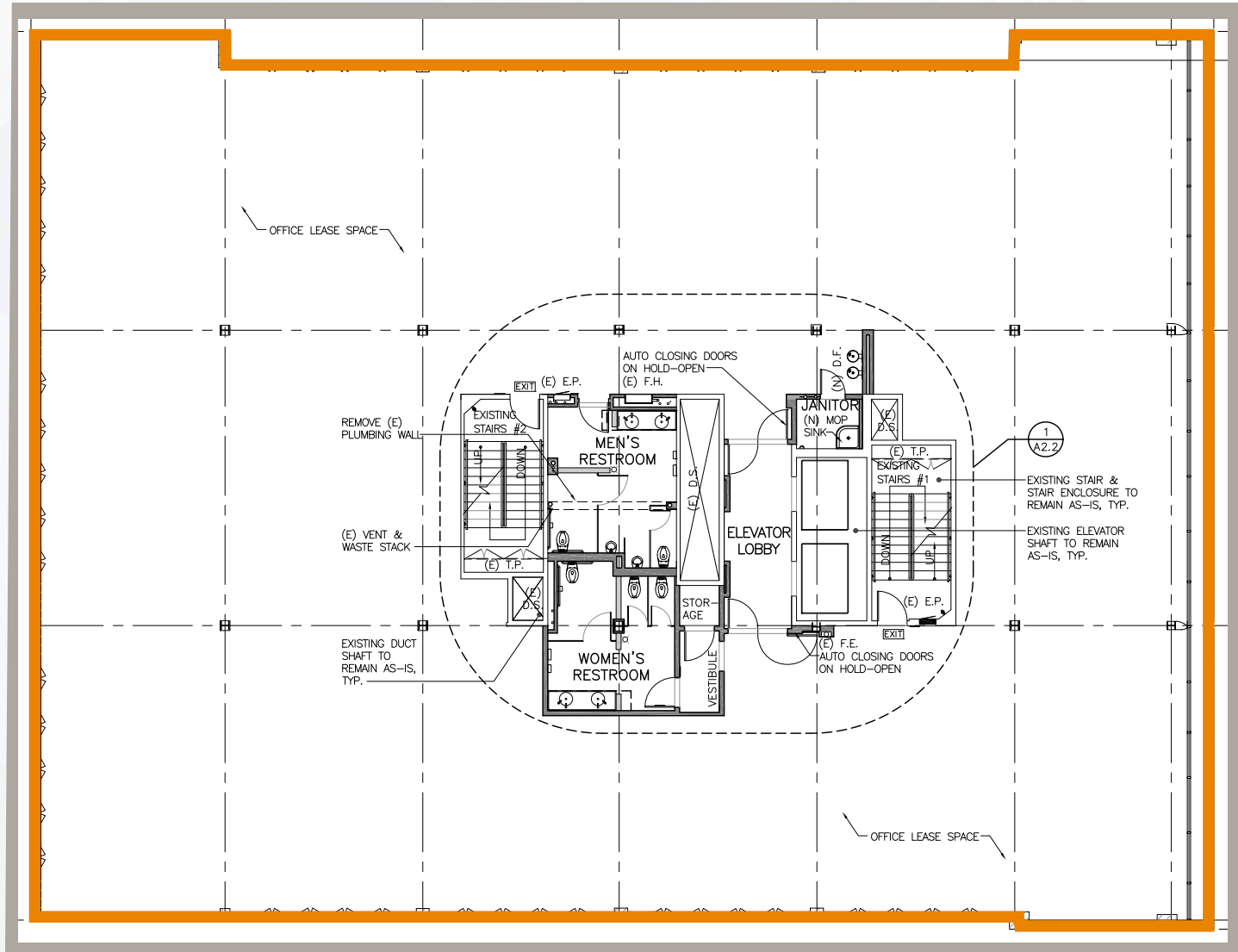
1541 WILSHIRE BOULEVARD

SECOND FLOOR OFFICE SPACE
SUITE 200 | 3,000 - 10,331 RSF

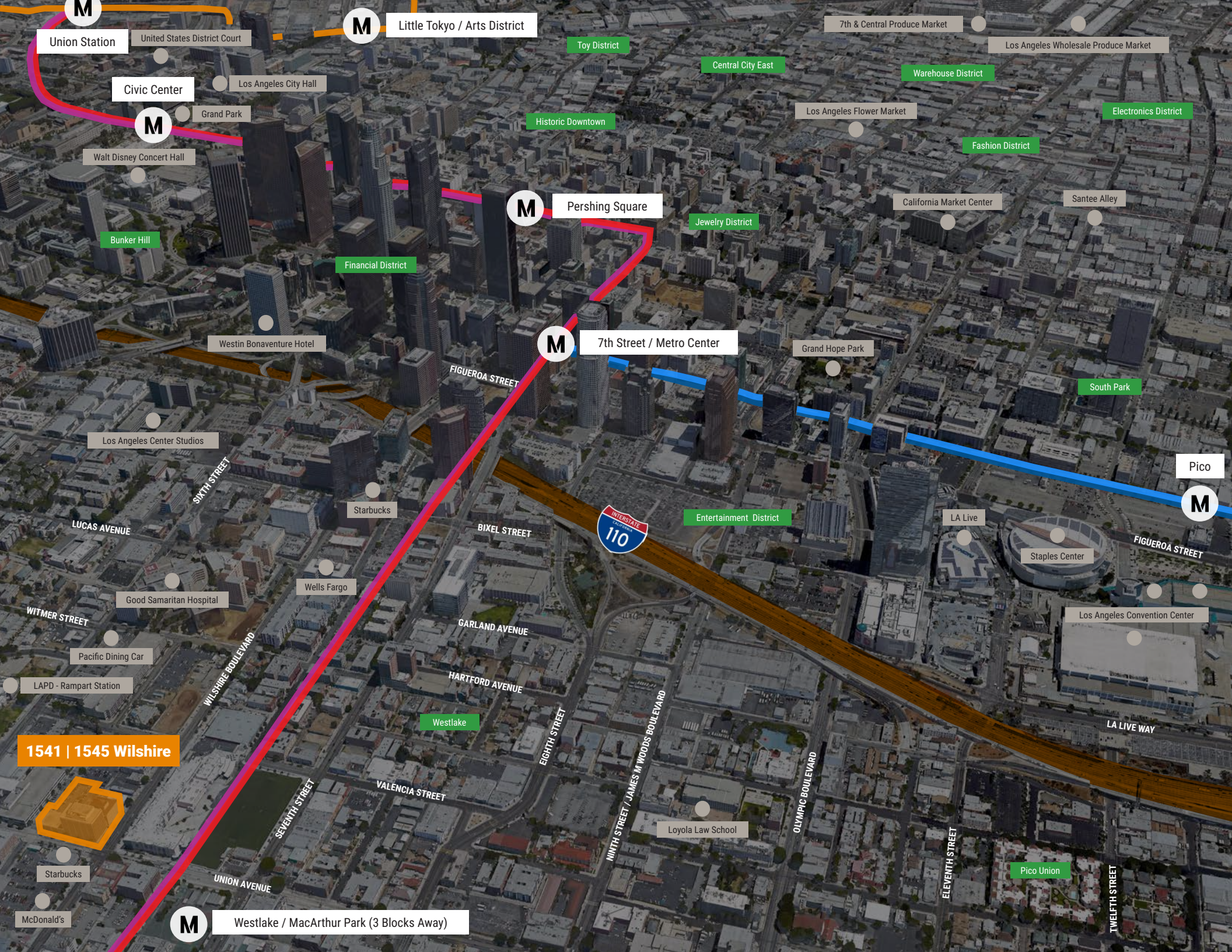
1541



SUITE 200
3,000 - 10,331 RSF



SUITE 300
3,000 - 10,331 RSF



Little Tokyo / Arts District

Union Station

United States District Court

Civic Center

Los Angeles City Hall

Grand Park

Walt Disney Concert Hall

Bunker Hill

Financial District

Westin Bonaventure Hotel

Los Angeles Center Studios

SIXTH STREET

LUCAS AVENUE

Starbucks

BIXEL STREET

WITMER STREET

Good Samaritan Hospital

Wells Fargo

Pacific Dining Car

LAPD - Rampart Station

1541 | 1545 Wilshire

Starbucks

McDonald's

Westlake / MacArthur Park (3 Blocks Away)

Pershing Square

7th Street / Metro Center

Entertainment District

Central City East

Historic Downtown

Jewelry District

Warehouse District

Fashion District

Los Angeles Flower Market

Los Angeles Wholesale Produce Market

Electronics District

California Market Center

Santee Alley

South Park

Pico

LA Live

Staples Center

Los Angeles Convention Center

LA LIVE WAY

Pico Union

TWELFTH STREET

OLYMPIC BOULEVARD

NINTH STREET / JAMES M WOODS BOULEVARD

GARLAND AVENUE

HARTFORD AVENUE

VALENCIA STREET

UNION AVENUE

ELEVENTH STREET