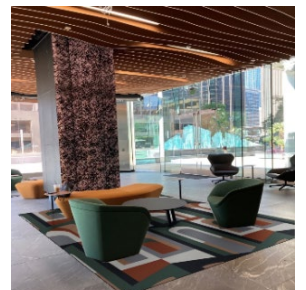
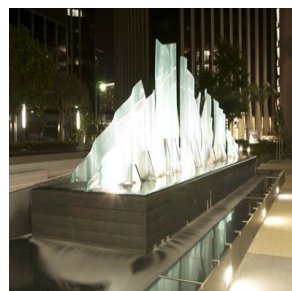


February 2024

SUITE	OCCUPANCY	SIZE	DESCRIPTION
102	Immediate	2,411	Ground floor for restaurant use.
103	Immediate	1,111	Ground floor for retail space.
209	Immediate	1,825	Open floorplan layout with window views, kitchen, and 1 office.
215	Immediate	1,055	Reception area, conference room and two window line offices with northern views.
245	Immediate	2,522	Double doors with stone flooring in reception, open work area, breakroom and 6 glass line offices with northern views.
315	Immediate	7,337	Open reception area, kitchen, I.T. room, 2 window line conference rooms, 2 open work areas, 13 offices with 11 having window line northern views.
400	Immediate	4,937	Large open reception area, kitchen/breakroom, I.T. room, file room, open area for cubicles, glass conference room with southern views, 10 offices with excellent views facing either southern, northern and western view. Can be combined with 402 (916 rsf) for a total of 5,853 rsf.
402	Immediate	916	Large open area with southern facing views for cubicles. Can be combined with 400 (4,937 rsf) for a total of 5,853 rsf.
413	Immediate	1,501	Open bullpen area, kitchen/I.T. room, conference room with sidelights and northern window line views.
415	Immediate	1,582	Reception area, glass window conference room, kitchen/storage and 2 glass-lined offices.
425	Immediate	7,534	Double door entry, reception area, 2 kitchens, large and small conference rooms, 12 offices with windows, I.T. room, File/Storage/Copy room and 2 open bullpen areas for staff support.
504	Immediate	1,211	Spec Suite to be designed.
550	Immediate	5,047	Reception area, conference rooms, open area work space, 10 window lined offices, galley for kitchen and storage.
615	Immediate	998	Open reception area, conference room, 2 window offices.
618	March 2024	3,394	Lobby/reception area, I.T./storage room, breakroom, 1 office with vision panel, 4 offices with views, 2 work areas, 1 conference room with partial glass wall and windows with southern views.
710	TBD	2,396	Spec Suite
815	Immediate	3,500	Reception area, conference room, 8 offices and kitchen/breakroom.
1011	TBD	2,469	Lobby, work stations, kitchen, glass lined offices, conference room and work room/storage.
1100	Immediate	2,429	Information coming soon.
1104	Immediate	3,480	Lobby/Reception area, conference room with built-in bookcase and southern views, 3 window offices with southern views, 1 executive office with southwestern views, 2 window offices with western views, smaller conference room with built-in bookshelves, cubicle areas, breakroom, and storage room.
1200	Immediate	22,660	Full floor with excellent window views. Reception area, 40 window lined offices, 6 interior offices, mailroom, 2 conference rooms, copy room, kitchen, and 2 storage areas.
1415	Immediate	3,347	Reception area, conference rooms and 5 offices.



Building Amenities and Information:

Building Features Include:

- Remodeled Lobby with state-of-the-art finishes
- Pacific Western Bank on Premises
- Banc of California on Premises
- Guided Self-Parking / Valet Parking
- 24-hour on-site security guard

Additional Information:

- Rental rates starting from \$4.25 per rsf. Three-to-ten-year lease terms
- 2.5 parking spaces per 1,000 square feet leased
- Parking rates starting from \$210 for unreserved and \$300 for reserved on levels P2 and P3
- Remodeled common area restrooms

Gina Guarino / 310.300.2222 / gguarino@heldproperties.com / pcorrales@heldproperties.com

WWW.HELDPROPERTIES.COM