

APRIL 2025

# CALIFORNIA COMMERCIAL LEASING OFFICE AVAILABILITIES



OFFICE

**ONNI.COM**

1031 S BROADWAY SUITE 400 LOS ANGELES, CA 90015  
213.315.0205 | USALEASING@ONNI.COM

# FEATURED PROPERTIES

## NOW LEASING



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GLENDAL, CALIFORNIA

### 535 BRAND

**ADDRESS** 535 N Brand Blvd Glendale, CA 91203  
**CONTACT** Scott Unger & Linda Lee  
**COMPANY** Kidder Matthews  
**PHONE** 626.873.1803 / 626.873.1802

#### AVAILABILITY

|                  |          |                       |
|------------------|----------|-----------------------|
| <b>Suite 280</b> | 437 SF   | Available Immediately |
| <b>Suite 400</b> | 4,113 SF | Available Immediately |
| <b>Suite 510</b> | 2,772 SF | Available Immediately |
| <b>Suite 605</b> | 2,720 SF | Available Immediately |

#### BUILDING FEATURES

- Newly renovated building lobby, entry and monument sign
- Located in the bustling Downtown Glendale district
- Walk score of 91 and is central to numerous restaurants and retail amenities within Downtown Glendale, The Glendale Galleria, The Americana at Brand, and various mixed-use retail and entertainment developments
- Convenient access to the 134, 5, and 2 freeways
- Close proximity to Hollywood Burbank Airport
- LA Metro bus and city shuttle stop located directly in front of the building



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GLENDAL, CALIFORNIA

### 611 BRAND

**ADDRESS** 611 N Brand Blvd Glendale, CA 91203  
**CONTACT** Bill Boyd, Linda Lee & Scott Unger  
**COMPANY** Kidder Matthews  
**PHONE** 626.873.1801 / 626.873.1802 / 626.873.1803

#### AVAILABILITY

|                   |           |                                                              |
|-------------------|-----------|--------------------------------------------------------------|
| <b>Suite 600</b>  | 24,418 SF | Full Floor or Demising Opportunities - Available Immediately |
| <b>Suite 700</b>  | 24,418 SF | Full Floor or Demising Opportunities - Available Immediately |
| <b>Suite 1100</b> | 25,410 SF | Available Immediately                                        |
| <b>Suite 1400</b> | 25,372 SF | Available Immediately                                        |

#### BUILDING FEATURES

- 14-story, 364,128 sq ft building in the heart of Glendale's Financial District
- Recently completed tenant amenity lounge & fitness center
- Central to numerous restaurants & retail amenities within Downtown Glendale
- Convenient access to the 134, 5, and 2 freeways
- Close proximity to Hollywood Burbank Airport
- On-site management with 24/7 security



# FEATURED PROPERTIES

## NOW LEASING



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GLENDALE, CALIFORNIA

### 700 BRAND

**ADDRESS** 700 N Brand Blvd Glendale, CA 91203  
**CONTACT** Bill Boyd, Linda Lee & Scott Unger  
**COMPANY** Kidder Matthews  
**PHONE** 626.873.1801 / 626.873.1802 / 626.873.1803

#### BUILDING FEATURES

- Located in the bustling Downtown Glendale district
- EV charging stations
- Walking distance to numerous restaurants & retail amenities within Downtown Glendale
- Convenient access to the 134, 5, and 2 freeways
- Close proximity to Hollywood Burbank Airport

#### AVAILABILITY

|                   |           |                                    |
|-------------------|-----------|------------------------------------|
| <b>Suite 220</b>  | 3,112 SF  | Available Immediately              |
| <b>Suite 300</b>  | 5,942 SF  | Available Immediately              |
| <b>Suite 370</b>  | 5,178 SF  | Available Immediately              |
| <b>Suite 440</b>  | 4,264 SF  | Available Immediately              |
| <b>Suite 500</b>  | 3,463 SF  | Available Immediately              |
| <b>Suite 570</b>  | 1,232 SF  | Available Immediately              |
| <b>Suite 590</b>  | 2,963 SF  | Available Immediately              |
| <b>Suite 800</b>  | 2,804 SF  | Available Immediately              |
| <b>Suite 840</b>  | 2,302 SF  | Available Immediately              |
| <b>Suite 920</b>  | 2,875 SF  | Available Immediately              |
| <b>Suite 1400</b> | 16,484 SF | Full Floor - Available Immediately |



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HUNTINGTON BEACH, CALIFORNIA

### OCEAN PLAZA

**ADDRESS** 17011 Beach Blvd Huntington Beach, CA 92647  
**CONTACT** Jason Ward, John Harty & Adie Jessup  
**COMPANY** Cushman & Wakefield  
**PHONE** 949.955.7640 / 949.372.4910 / 949.930.9258

#### BUILDING FEATURES

- Main lobby renovation recently completed
- Elevator modernization and cab renovation completed
- On-Site property management
- Class "A," 15-story reflective glass tower with polished marble lobby
- Excellent retail amenities & tenant conference center
- 6-Story parking structure with ample space & surface parking throughout site
- 24-hour keycard access
- 100% backup emergency power generators
- Central location convenient to freeways, LAX, and John Wayne Airports

#### AVAILABILITY

|                      |           |                                    |
|----------------------|-----------|------------------------------------|
| <b>Suite 200/230</b> | 3,897 SF  | Available May 1, 2025              |
| <b>Suite 225</b>     | 3,516 SF  | Available Immediately              |
| <b>Suite 300</b>     | 3,828 SF  | Available Immediately              |
| <b>Suite 320</b>     | 6,906 SF  | Available Immediately              |
| <b>Suite 350</b>     | 4,542 SF  | Available Immediately              |
| <b>Suite 400</b>     | 5,177 SF  | Available Immediately              |
| <b>Suite 420</b>     | 3,755 SF  | Available Immediately              |
| <b>Suite 425</b>     | 2,059 SF  | Available Immediately              |
| <b>Suite 430</b>     | 2,668 SF  | Spec Suite - Available Immediately |
| <b>Suite 530</b>     | 2,553 SF  | Available Immediately              |
| <b>Suite 540</b>     | 2,498 SF  | Available Immediately              |
| <b>Suite 570</b>     | 1,657 SF  | Available Immediately              |
| <b>Suite 600</b>     | 7,331 SF  | Available Immediately              |
| <b>Suite 700</b>     | 6,437 SF  | Available Immediately              |
| <b>Suite 800</b>     | 5,162 SF  | Available Immediately              |
| <b>Suite 810</b>     | 2,267 SF  | Available Immediately              |
| <b>Suite 837</b>     | 315 SF    | Available Immediately              |
| <b>Suite 1050</b>    | 6,024 SF  | Available Immediately              |
| <b>Suite 1240</b>    | 4,117 SF  | Available Immediately              |
| <b>Suite 1260</b>    | 4,051 SF  | Available Immediately              |
| <b>Suite 1400</b>    | 16,248 SF | Available Immediately              |
| <b>Suite 1500</b>    | 16,368 SF | Available Immediately              |

# FEATURED PROPERTIES

## NOW LEASING

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LOS ANGELES, CALIFORNIA

### 2140 E 7<sup>th</sup>

**ADDRESS** 2118-2140 E 7th Place Los Angeles, CA 90021  
**CONTACT** Carle Pierose & Chris Bald  
**COMPANY** Industry Partners  
**PHONE** 310.395.5151

#### BUILDING FEATURES

- Located in the Arts District of DTLA
- Vintage brick building in a highly sought-after location
- Prominent arts district location – adjacent to Bestia, Damian, Bon Temps & Stumptown
- One block away from Warner Music Group HQ and Soho House
- Less than 1 mile to freeway 10 on/off-ramp

#### AVAILABILITY

##### 2118 E 7th Place

|                     |          |                                                |
|---------------------|----------|------------------------------------------------|
| <b>First Floor</b>  | 8,334 SF | Full Floor Opportunity – Available Immediately |
| <b>Second Floor</b> | 8,334 SF | Full Floor Opportunity – Available Immediately |
| <b>Third Floor</b>  | 8,334 SF | Full Floor Opportunity – Available Immediately |

##### 2140 E 7th Place

|                     |          |                                                |
|---------------------|----------|------------------------------------------------|
| <b>First Floor</b>  | 7,379 SF | Full Floor Opportunity – Available Immediately |
| <b>Second Floor</b> | 7,015 SF | Full Floor Opportunity – Available Immediately |
| <b>Third Floor</b>  | 7,220 SF | Full Floor Opportunity – Available Immediately |

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LOS ANGELES, CALIFORNIA

### 315 WEST 9<sup>th</sup>

**ADDRESS** 315 W 9th St Los Angeles, CA 90015  
**CONTACT** Alex Bergeson & John Ollen  
**COMPANY** Newmark Knight Frank  
**PHONE** 213.596.2240 / 310.491.2067

#### BUILDING FEATURES

- 12 story office building located in Central Downtown LA
- Blocks away from the 110 and 10 freeways
- Walking distance from the Staples Center, LA Live, and the Fashion District
- Traditional & creative new spec suites available

#### AVAILABILITY

|                   |           |                                                                |
|-------------------|-----------|----------------------------------------------------------------|
| <b>Suite 200</b>  | 13,232 SF | Available Immediately                                          |
| <b>Suite 300</b>  | 4,952 SF  | Spec Suite, Move in Ready – Available Immediately              |
| <b>Suite 301</b>  | 931 SF    | Available Immediately                                          |
| <b>Suite 308</b>  | 1,578 SF  | Spec Suite, Move in Ready – Available Immediately              |
| <b>Suite 313</b>  | 1,543 SF  | Available Immediately                                          |
| <b>Suite 400</b>  | 3,929 SF  | Spec Suite, Move in Ready – Available Immediately              |
| <b>Suite 408</b>  | 3,154 SF  | Spec Suite, Move in Ready – Available Immediately              |
| <b>Suite 410</b>  | 2,094 SF  | Available Immediately                                          |
| <b>Suite 501</b>  | 7,765 SF  | Move in Ready – Available Immediately                          |
| <b>Suite 503</b>  | 441 SF    | Available Immediately                                          |
| <b>Suite 600</b>  | 13,377 SF | Move in Ready – Available Immediately                          |
| <b>Suite 702</b>  | 2,417 SF  | Move in Ready – Available Immediately                          |
| <b>Suite 800</b>  | 2,084 SF  | Spec Suite, Move in Ready – Available Immediately              |
| <b>Suite 808</b>  | 3,058 SF  | Available Immediately                                          |
| <b>Suite 900</b>  | 3,448 SF  | Built to Suit Opportunity – Available Immediately              |
| <b>Suite 902</b>  | 1,281 SF  | Available Immediately                                          |
| <b>Suite 1000</b> | 11,249 SF | Full Floor Opportunity – Build to Suit – Available Immediately |
| <b>Suite 1100</b> | 11,400 SF | Full Floor Opportunity – Build to Suit – Available Immediately |
| <b>Suite 1250</b> | 4,926 SF  | Build to Suit - Available Immediately                          |



HOLLYWOOD, CALIFORNIA

### 7000 ROMAINE

**ADDRESS** 7000 Romaine St Hollywood, CA 90038  
**CONTACT** Malcolm Kluth  
**PHONE** 213.718.5052

#### SUITES AVAILABLE IMMEDIATELY

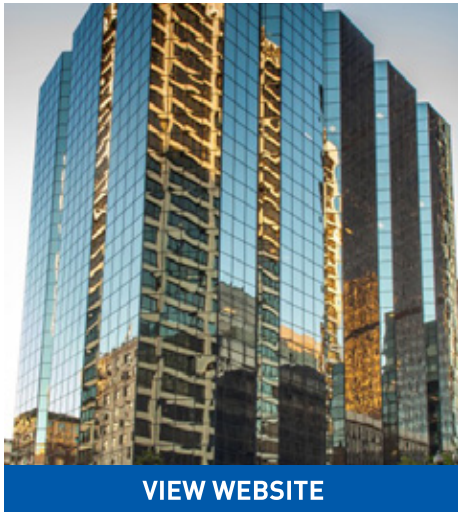
#### BUILDING FEATURES

- Beautiful high-ceiling, showroom, gallery or creative office space.
- Gated & secure parking
- Timeless architecture design & restored lobby
- Located within the Hollywood Media District

|                   |                 |                  |               |
|-------------------|-----------------|------------------|---------------|
| <b>Suite 101B</b> | <b>382 SF</b>   | <b>Suite 209</b> | <b>254 SF</b> |
| <b>Suite 102</b>  | <b>594 SF</b>   | <b>Suite 210</b> | <b>342 SF</b> |
| <b>Suite 103</b>  | <b>386 SF</b>   | <b>Suite 212</b> | <b>224 SF</b> |
| <b>Suite 106</b>  | <b>600 SF</b>   | <b>Suite 213</b> | <b>157 SF</b> |
| <b>Suite 107</b>  | <b>663 SF</b>   | <b>Suite 215</b> | <b>265 SF</b> |
| <b>Suite 108</b>  | <b>3,233 SF</b> | <b>Suite 216</b> | <b>488 SF</b> |
| <b>Suite 201</b>  | <b>2,045 SF</b> | <b>Suite 218</b> | <b>676 SF</b> |
| <b>Suite 203</b>  | <b>344 SF</b>   | <b>Suite 219</b> | <b>302 SF</b> |
| <b>Suite 204</b>  | <b>315 SF</b>   | <b>Suite 220</b> | <b>269 SF</b> |
| <b>Suite 207</b>  | <b>353 SF</b>   | <b>Suite 221</b> | <b>285 SF</b> |
| <b>Suite 208</b>  | <b>347 SF</b>   | <b>Suite 223</b> | <b>330 SF</b> |

# FEATURED PROPERTIES

## NOW LEASING



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LOS ANGELES, CALIFORNIA

### 600 WILSHIRE

**ADDRESS** 600 Wilshire Blvd Los Angeles, CA 90017

**CONTACT** Alex Bergeson

**COMPANY** Newmark

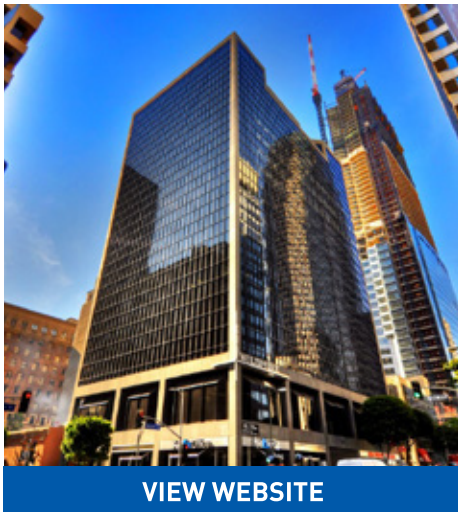
**PHONE** 310.596.2240

#### AVAILABILITY

|            |           |                                                       |
|------------|-----------|-------------------------------------------------------|
| Suite 201  | 2,830 SF  | Available Immediately                                 |
| Suite 203  | 4,052 SF  | Available Immediately                                 |
| Suite 301  | 5,308 SF  | Available Immediately                                 |
| Suite 302  | 4,264 SF  | Available Immediately                                 |
| Suite 303  | 4,318 SF  | Available Immediately                                 |
| Suite 304  | 5,140 SF  | Available Immediately                                 |
| Suite 400  | 18,853 SF | Available Immediately                                 |
| Suite 500  | 18,862 SF | Available Immediately                                 |
| Suite 600  | 6,589 SF  | Available Immediately                                 |
| Suite 610  | 7,925 SF  | Available Immediately                                 |
| Suite 640  | 3,118 SF  | Available Immediately                                 |
| Suite 650  | 1,234 SF  | Available Immediately                                 |
| Suite 750  | 8,548 SF  | Available July 1, 2025                                |
| Suite 760  | 3,403 SF  | Available Immediately                                 |
| Suite 1000 | 11,287 SF | Available Immediately                                 |
| Suite 1170 | 2,003 SF  | Available Immediately                                 |
| Suite 1200 | 8,659 SF  | Available October 1, 2025                             |
| Suite 1400 | 5,416 SF  | Available Immediately                                 |
| Suite 1520 | 3,363 SF  | Available Immediately                                 |
| Suite 1550 | 5,775 SF  | Typical Layout for Spec Suite – Available Immediately |
| Suite 1600 | 4,716 SF  | Available Immediately                                 |
| Suite 1650 | 6,219 SF  | Available Immediately                                 |
| Suite 1660 | 3,194 SF  | Available Immediately                                 |
| Suite 1750 | 10,804 SF | Available Immediately                                 |

#### BUILDING FEATURES

- Sophisticated glass exterior and luxurious finishes in the main lobby and high-end common areas
- First class, highly capitalized ownership and on-site property management
- 100% subterranean parking with convenient 24-hour access
- Adjacent to retail, restaurants, residential lofts, financial institutions, and the 7th Street Metro subway station
- Within easy walking distance of world-class fine dining and entertainment venues including The Crypto.com Arena, LA Live, The Bloc, and several theatres, museums, and private clubs



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LOS ANGELES, CALIFORNIA

### 800 WILSHIRE

**ADDRESS** 800 Wilshire Blvd Los Angeles, CA 90017

**CONTACT** Alex Bergeson

**COMPANY** Newmark

**PHONE** 310.596.2240

#### AVAILABILITY

|            |           |                                                                          |
|------------|-----------|--------------------------------------------------------------------------|
| Suite 103  | 2,891 SF  | Available Immediately                                                    |
| Suite 200  | 14,967 SF | Available Immediately                                                    |
| Suite 300  | 14,404 SF | Available Immediately                                                    |
| Suite 400  | 4,806 SF  | Available Immediately                                                    |
| Suite 450  | 7,203 SF  | Available Immediately                                                    |
| Suite 500  | 10,363 SF | Available Immediately                                                    |
| Suite 550  | 2,661 SF  | Available Immediately                                                    |
| Suite 600  | 7,531 SF  | Available Immediately                                                    |
| Suite 620  | 1,322 SF  | Available Immediately                                                    |
| Suite 710  | 3,247 SF  | Available Immediately                                                    |
| Suite 750  | 5,748 SF  | Available Immediately                                                    |
| Suite 800  | 8,086 SF  | Available Immediately                                                    |
| Suite 808  | 2,446 SF  | Available Immediately                                                    |
| Suite 820  | 1,893 SF  | Available Immediately                                                    |
| Suite 860  | 2,012 SF  | Available Immediately                                                    |
| Suite 900  | 14,418 SF | Available Immediately                                                    |
| Suite 1000 | 3,350 SF  | Available Immediately                                                    |
| Suite 1010 | 3,020 SF  | Available Immediately                                                    |
| Suite 1050 | 3,100 SF  | Available Immediately                                                    |
| Suite 1100 | 14,437 SF | Available Immediately                                                    |
| Suite 1200 | 14,438 SF | Spec Suite Typical Plan – Full Floor Opportunity – Available Immediately |
| Suite 1301 | 6,377 SF  | Spec Suite Typical Plan – Available Immediately                          |
| Suite 1320 | 2,981 SF  | Available Immediately                                                    |
| Suite 1400 | 4,646 SF  | Available Immediately                                                    |
| Suite 1450 | 3,177 SF  | Available Immediately                                                    |
| Suite 1510 | 3,016 SF  | Available Immediately                                                    |
| Suite 1550 | 2,177 SF  | Available Immediately                                                    |
| Suite 1600 | 14,412 SF | Available Immediately                                                    |

#### BUILDING FEATURES

- One block from \$1.2 Billion Wilshire Grand skyscraper, 7th St Metro Station, & The BLOC retail revitalization project
- Fed-Ex & LA-based artisan pizza chain 800 Degrees on Ground Floor
- Brand-new modern lobby and common areas
- Tenant lounge and conference facility being built
- Sprawling 16th-floor balconies running the length of the building
- New private, dedicated, & well-funded ownership
- Easy & convenient access to 110 & 10 freeways
- 24-hour building security & subterranean parking



# FEATURED PROPERTIES

## NOW LEASING

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LOS ANGELES, CALIFORNIA

### ATRIA WEST

**ADDRESS** EAST BUILDING - 10585 Santa Monica Blvd Los Angeles, CA 90025  
WEST BUILDING - 10635 Santa Monica Blvd Los Angeles, CA 90025  
COTTAGES - 10669-10685 Santa Monica Blvd Los Angeles, CA 90025

**CONTACT** Peter Hajimihalis, Jaclyn Ward & Cassie Trosclair

**COMPANY** JLL

**PHONE** 213.239.6399 | 310.595.3618 | 310.595.3613

#### AVAILABILITY

##### West Building

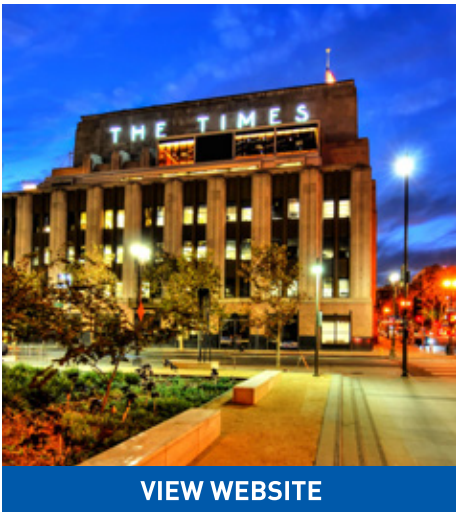
|                  |           |                                    |
|------------------|-----------|------------------------------------|
| <b>Suite 105</b> | 1,355 SF  | Available Immediately              |
| <b>Suite 115</b> | 2,107 SF  | Spec Suite – Available Immediately |
| <b>Suite 135</b> | 2,834 SF  | Spec Suite - Coming Soon           |
| <b>Suite 145</b> | 5,306 SF  | Available Immediately              |
| <b>Suite 160</b> | 1,769 SF  | Available Immediately              |
| <b>Suite 190</b> | 767 SF    | Available Immediately              |
| <b>Suite 300</b> | 15,103 SF | Available July 1, 2025             |
| <b>Suite 305</b> | 3,023 SF  | Available Immediately              |
| <b>Suite 315</b> | 1,049 SF  | Available Immediately              |
| <b>Suite 340</b> | 1,742 SF  | Available Immediately              |

#### BUILDING FEATURES

- 2 buildings & 4 historic cottages
- Large floor plates
- Green maintenance practice
- Walking distance to Westfield Century City Mall and numerous restaurants & amenities

#### Grove Cottages

|                     |          |                       |
|---------------------|----------|-----------------------|
| <b>Suite 10669</b>  | 959 SF   | Available Immediately |
| <b>Suite 10675A</b> | 1,383 SF | Available Immediately |
| <b>Suite 10681</b>  | 1,363 SF | Available Immediately |
| <b>Suite 10683</b>  | 919 SF   | Available Immediately |
| <b>Suite 10685</b>  | 1,638 SF | Available Immediately |

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LOS ANGELES, CALIFORNIA

### ONNI TIMES SQUARE

**ADDRESS** 202 W 1st Street Los Angeles, CA 90012

**CONTACT** Dana Vargas

**COMPANY** JLL

**PHONE** 213.239.6121

#### AVAILABILITY

##### The Times South

|                   |           |                                    |
|-------------------|-----------|------------------------------------|
| <b>Suite 200</b>  | 19,330 SF | Available Immediately              |
| <b>Suite 300</b>  | 18,388 SF | Available Immediately              |
| <b>Suite 400</b>  | 3,715 SF  | Available Immediately              |
| <b>Suite 420</b>  | 3,523 SF  | Available Immediately              |
| <b>Suite 430</b>  | 3,113 SF  | Available Immediately              |
| <b>Suite 500</b>  | 19,454 SF | Creative build-to-suit Opportunity |
| <b>Suite 600</b>  | 18,906 SF | Creative build-to-suit Opportunity |
| <b>Suite 700</b>  | 13,381 SF | Spec Suite – Available Immediately |
| <b>Suite 725</b>  | 2,254 SF  | Available Immediately              |
| <b>Suite 825</b>  | 3,886 SF  | Spec Suite – Available Immediately |
| <b>Suite 900</b>  | 21,279 SF | Full Floor Opportunity Available   |
| <b>Suite 1000</b> | 19,797 SF | Full Floor Opportunity Available   |

##### The Plant Building

|                  |           |                       |
|------------------|-----------|-----------------------|
| <b>Suite 200</b> | 32,027 SF | Available Immediately |
| <b>Suite 300</b> | 28,258 SF | Available Immediately |
| <b>Suite 400</b> | 12,163 SF | Available Immediately |

##### The Times West

|                  |           |                       |
|------------------|-----------|-----------------------|
| <b>Suite 200</b> | 24,753 SF | Available Immediately |
| <b>Suite 300</b> | 29,919 SF | Available Immediately |

##### The Times North

|                  |           |                                                |
|------------------|-----------|------------------------------------------------|
| <b>Suite 170</b> | 2,921 SF  | Available Immediately                          |
| <b>Suite 200</b> | 26,449 SF | Full Floor Opportunity – Available Immediately |
| <b>Suite 300</b> | 29,467 SF | Full Floor Opportunity – Available Immediately |
| <b>Suite 420</b> | 4,880 SF  | Available Immediately                          |
| <b>Suite 430</b> | 5,431 SF  | Available Immediately                          |
| <b>Suite 435</b> | 6,136 SF  | Available Immediately                          |

#### BUILDING FEATURES

- Incredible architecture, dazzling lobbies & phenomenal creative office opportunities, and uncompromised amenities
- Situated within a synergistic, three building creative office hub
- Centrally located at the very heart of LA
- Managed by an excellent on-site team & an attentive 24-hour security force
- Short walk from Museum Row, Grand Central Market and Bunker Hill
- Just blocks from the 110 and 10 freeways, in addition to other major public transportation hubs



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LOS ANGELES, CALIFORNIA

## WESTERN PACIFIC

**ADDRESS** 1031 S Broadway Los Angeles, CA 90015  
**CONTACT** Dana Vargas  
**COMPANY** JLL  
**PHONE** 213.239.6121

### BUILDING FEATURES

- Highly visible presence at the very heart of the most talked about neighborhood in LA
- Vast window line with encumbered, 360-degree views
- Exceptionally capable, well-capitalized and experienced landlord intently focused on "the tenant experience"
- Next door to thousands of brand new luxury residential units and a thriving urban community
- Surrounded by new food concepts, chic boutique hotels and world-class entertainment venues
- Over 1,000 subterranean parking spaces available at the new Broadway Palace across the street
- Prominent user signage available

### AVAILABILITY

|                   |           |                                                 |
|-------------------|-----------|-------------------------------------------------|
| <b>Suite 203</b>  | 9,036 SF  | Spec Suite - Available Immediately              |
| <b>Suite 505</b>  | 5,040 SF  | Spec Suite Coming Soon!                         |
| <b>Suite 510</b>  | 10,394 SF | Shell Space – Available Immediately             |
| <b>6th Floor</b>  | 20,102 SF | Shell Space – Available Immediately             |
| <b>7th Floor</b>  | 20,102 SF | Available Immediately                           |
| <b>8th Floor</b>  | 20,102 SF | Available Immediately                           |
| <b>9th Floor</b>  | 20,102 SF | Available Immediately – Second Generation Space |
| <b>10th Floor</b> | 20,102 SF | Available Immediately – Second Generation Space |
| <b>11th Floor</b> | 19,995 SF | Available Immediately – Second Generation Space |
| <b>12th Floor</b> | 19,701 SF | Available Immediately – Second Generation Space |



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LOS ANGELES, CALIFORNIA

## WILSHIRE COURTYARD

**ADDRESS** 5700 & 5750 Wilshire Blvd Los Angeles, CA 90036  
**CONTACT** John Zanetos & Kelli Snyder & Chris Penrose & Patrick Amos  
**COMPANY** CBRE  
**PHONE** 310.529.8770 | 310.245.5636 | 213.709.8854 | 310.903.6904

### BUILDING FEATURES

- Totals over 1 million sq ft on 8.7 acres
- Expansive outdoor areas with communal seating
- Large floor plates with balconies perfect for open creative space

### AVAILABILITY

#### 5700 Wilshire Blvd

|                   |           |                               |
|-------------------|-----------|-------------------------------|
| <b>Suite 120</b>  | 3,885 SF  | Available Immediately         |
| <b>Suite 120B</b> | 14,314 SF | Available Immediately         |
| <b>Suite 120C</b> | 3,006 SF  | Available Immediately         |
| <b>Suite 125</b>  | 10,643 SF | Available Immediately         |
| <b>Suite 200</b>  | 30,398 SF | Available Immediately         |
| <b>Suite 220</b>  | 22,297 SF | Available November 30th, 2025 |
| <b>Suite 250</b>  | 41,274 SF | Available Immediately         |
| <b>Suite 275</b>  | 6,910 SF  | Available Immediately         |
| <b>Suite 285</b>  | 6,866 SF  | Available Immediately         |
| <b>Suite 300</b>  | 21,601 SF | Available Immediately         |
| <b>Suite 325</b>  | 40,071 SF | Available Immediately         |
| <b>Suite 370</b>  | 3,463 SF  | Available Immediately         |
| <b>Suite 380</b>  | 7,726 SF  | Spec Suite Coming Soon        |
| <b>Suite 400</b>  | 86,568 SF | Available Immediately         |
| <b>Suite 400A</b> | 51,409 SF | Available Immediately         |
| <b>Suite 400B</b> | 35,159 SF | Available Immediately         |
| <b>Suite 500</b>  | 29,832 SF | Available Immediately         |
| <b>Suite 505</b>  | 17,528 SF | Available Immediately         |
| <b>Suite 510</b>  | 13,376 SF | Available Immediately         |
| <b>Suite 540</b>  | 8,876 SF  | Available Immediately         |
| <b>Suite 600</b>  | 11,626 SF | Available Immediately         |

#### 5750 Wilshire Blvd

|                  |           |                             |
|------------------|-----------|-----------------------------|
| <b>Suite 140</b> | 1,142 SF  | Available Immediately       |
| <b>Suite 250</b> | 46,951 SF | Available Immediately       |
| <b>Suite 400</b> | 36,606 SF | Available September 1, 2025 |
| <b>Suite 510</b> | 11,392 SF | Available Immediately       |
| <b>Suite 600</b> | 26,152 SF | Available Immediately       |

# FEATURED PROPERTIES

## NOW LEASING

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MANHATTAN BEACH, CALIFORNIA

### MANHATTAN BEACH TOWERS

**ADDRESS** 1230 Rosecrans Avenue Manhattan Beach, CA 90266  
**CONTACT** Tom Sheets & Quint Carroll  
**COMPANY** CBRE  
**PHONE** 310.363.4943 / 310.363.4973

#### BUILDING FEATURES

- Certified LEED Gold Building
- Centrally located in the heart of El Segundo and Manhattan Beaches, directly adjacent and walking distance to The Pointe, Manhattan Village, and Plaza El Segundo dining, shopping, and entertainment.
- With 6 floors of Class A office space, Manhattan Beach Towers is the tallest project in Manhattan Beach
- Parking ratio 3.3:1,000 sq ft

#### AVAILABILITY

##### 1230 Rosecrans

|                       |          |                                                   |
|-----------------------|----------|---------------------------------------------------|
| <b>Suite 115</b>      | 2,458 SF | Available Immediately                             |
| <b>Suite 160/1706</b> | 3,343 SF | Available Immediately                             |
| <b>Suite 200</b>      | 8,883 SF | Available Immediately                             |
| <b>Suite 210</b>      | 1,565 SF | Build to Suit Opportunity – Available Immediately |
| <b>Suite 480</b>      | 3,780 SF | Available Immediately                             |
| <b>Suite 610</b>      | 1,305 SF | Available Immediately                             |
| <b>Suite 650</b>      | 4,616 SF | Spec Suite Coming Soon                            |

##### 1240 Rosecrans

|                  |           |                       |
|------------------|-----------|-----------------------|
| <b>Suite 100</b> | 14,203 SF | Available Immediately |
| <b>Suite 200</b> | 27,095 SF | Available Immediately |
| <b>Suite 302</b> | 8,222 SF  | Available Immediately |
| <b>Suite 600</b> | 29,488 SF | Available Immediately |

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LOS ANGELES, CALIFORNIA

### 1212 SOUTH FLOWER

**ADDRESS** 1212 South Flower Los Angeles, CA 90015  
**COMPANY** JLL  
**PHONE** 213.418.1634

#### BUILDING FEATURES

- 5 story office building located in the middle of DTLA, being directly adjacent to the crypto.com Arena, LA Live, and the Nikon Theater
- Abundant surface parking
- Located along the Metro Blue Line with Pico Station just a few steps away

#### AVAILABILITY

|                  |           |                       |
|------------------|-----------|-----------------------|
| <b>Basement</b>  | 6,526 SF  | Available Immediately |
| <b>Suite 200</b> | 13,109 SF | Available Immediately |
| <b>Suite 300</b> | 13,109 SF | Available Immediately |
| <b>Suite 400</b> | 13,109 SF | Available Immediately |
| <b>Suite 500</b> | 13,113 SF | Available Immediately |



APRIL 2025

# CHICAGO COMMERCIAL LEASING OFFICE AVAILABILITIES



OFFICE

**ONNI.COM**

200 N LASALLE SUITE 750 CHICAGO, IL 60601  
312.489.8504 | [USALEASING@ONNI.COM](mailto:USALEASING@ONNI.COM)





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CHICAGO, ILLINOIS

## 200 N LASALLE

**ADDRESS** 200 North LaSalle Chicago, IL 60601  
**CONTACT** Benjamin Cleveland & Mark Gunderson  
**COMPANY** Stream Realty  
**PHONE** 312.448.6221 / 312.448.8645

### BUILDING FEATURES

- Landmark, Class "A" high-rise in the heart of downtown Chicago's central business district
- Located on the northwest corner of Lake and North LaSalle streets in The Loop, the historic center of downtown Chicago
- Incorporates 643,323 rentable sq. ft
- Near proximity to Thompson Center, City Hall/ County Building, Daley Center, and all major
- METRA/CTA trains

### AVAILABILITY

|                    |           |                                                |
|--------------------|-----------|------------------------------------------------|
| <b>Suite #425</b>  | 3,868 SF  | Available Immediately                          |
| <b>Suite #500</b>  | 23,516 SF | Available Immediately – Full Floor Opportunity |
| <b>Suite #600</b>  | 23,149 SF | Available Immediately                          |
| <b>Suite #800</b>  | 19,334 SF | Available Immediately                          |
| <b>Suite #1400</b> | 23,516 SF | Available Immediately – Move-In Ready          |
| <b>Suite #1550</b> | 14,480 SF | Available Immediately                          |
| <b>Suite #1650</b> | 12,181 SF | Available Immediately                          |
| <b>Suite #1725</b> | 4,118 SF  | Available Immediately                          |
| <b>Suite #1890</b> | 2,026 SF  | Available Immediately                          |
| <b>Suite #2010</b> | 4,581 SF  | Available Immediately                          |
| <b>Suite #2100</b> | 13,759 SF | Available Immediately                          |
| <b>Suite #2200</b> | 24,032 SF | Available Immediately                          |
| <b>Suite #2310</b> | 5,312 SF  | Available Immediately                          |
| <b>Suite #2420</b> | 7,029 SF  | Available Immediately                          |
| <b>Suite #2700</b> | 19,760 SF | Available Immediately                          |
| <b>Suite #2715</b> | 6,240 SF  | Available Immediately - Spec Suite             |
| <b>Suite #2925</b> | 4,637 SF  | Available Immediately                          |



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CHICAGO, ILLINOIS

## 550 WEST VAN BUREN

**ADDRESS** 550 West Van Buren Chicago, IL 60607  
**CONTACT** Benjamin Cleveland & Mark Gunderson  
**COMPANY** Stream Realty  
**PHONE** 312.448.6221 / 312.448.8645

### BUILDING FEATURES

- 24-hour key card access for front door, turnstiles, elevators, dock, garage; compatible with many tenant systems
- 24-hour manned security
- Efficient 20,667 sq.ft. column-free floor plates
- Indoor heated executive parking for 17 cars
- 1,700 car self-parking garage across the street
- CTA bus stops in front of building: #60, #157, #125
- Close to CTA blue line
- Close proximity to highways

### AVAILABILITY

|                    |           |                                                  |
|--------------------|-----------|--------------------------------------------------|
| <b>Suite #100</b>  | 1,251 SF  | Available Immediately                            |
| <b>Suite #200</b>  | 21,159 SF | Available Immediately                            |
| <b>Suite #330</b>  | 5,693 SF  | Available Immediately                            |
| <b>Suite #600</b>  | 20,667 SF | Available Immediately                            |
| <b>Suite #700</b>  | 20,667 SF | Available Immediately                            |
| <b>Suite #1150</b> | 6,229 SF  | Available Immediately                            |
| <b>Suite #1400</b> | 4,975 SF  | Spec Suite - Available Immediately               |
| <b>Suite #1510</b> | 6,679 SF  | Spec Suite - Available Immediately               |
| <b>Suite #1530</b> | 3,634 SF  | Spec Suite Move-In Ready – Available Immediately |
| <b>Suite #1650</b> | 9,000 SF  | Available July 1, 2025                           |



# FEATURED PROPERTIES

## NOW LEASING



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CHICAGO, ILLINOIS

### OLD TOWN PARK 3

**ADDRESS** 224 West Hill St. Chicago, IL 60610  
**CONTACT** Eric Myers & Kathleen Bertrand  
**COMPANY** Transwestern  
**PHONE** 312.881.7017 / 312.881.7046

#### BUILDING FEATURES

- 70,000 sq ft of premium office space
- River North meets Old Town in a luxury high rise
- New construction office space
- Exclusive office entrance
- Abundant parking
- Convenient transportation options
- Total access to unparalleled amenities

#### AVAILABILITY

|                   |           |                       |
|-------------------|-----------|-----------------------|
| <b>5TH FLOOR</b>  | 39,272 SF | Available Immediately |
| <b>Suite #500</b> | 5,728 SF  | Available Immediately |
| <b>Suite #510</b> | 7,941 SF  | Available Immediately |
| <b>Suite #520</b> | 13,838 SF | Available Immediately |
| <b>Suite #530</b> | 11,765 SF | Available Immediately |

## COMING SOON



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CHICAGO, ILLINOIS

### 225 RANDOLPH

**ADDRESS** 225 W Randolph St Chicago, IL 60606  
**CONTACT** Jack O'Brien, Matt Whipple & Dan Heckman  
**COMPANY** Telos Group  
**PHONE** 312.907.2133 / 312.477.2939 / 312.771.3211

#### BUILDING FEATURES

- Chicago's newest landmark located at the southeast corner of Franklin and Randolph
- Streets in the heart of the West Loop
- Contains almost 850,000 sq ft of space
- 88-stall underground parking garage
- Outdoor plaza areas on the north and west sides of the building
- Immediate proximity to Chicago's two major commuter-rail stations

#### AVAILABILITY

Coming Soon!

APRIL 2025

# SEATTLE COMMERCIAL LEASING OFFICE AVAILABILITIES



OFFICE

**ONNI.COM**

1411 4TH AVE, SUITE 1501 SEATTLE, WA 98109  
213.315.0205 | [USALEASING@ONNI.COM](mailto:USALEASING@ONNI.COM)



## FEATURED PROPERTIES

### NOW LEASING

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SEATTLE, WASHINGTON

## 1411 FOURTH AVENUE

**ADDRESS** 1411 4th Avenue Seattle, WA 98101

**CONTACT** Joe Gowan & Lloyd Low

**COMPANY** JLL

**PHONE** 206.607.1738 / 206.607.1796

#### BUILDING FEATURES

- Transit oriented CBD location with immediate access to the 3rd Avenue public transit corridor, Interstate 5 and Highway 99
- Landmark Historic Building
- Centrally located in the heart of Seattle's Central Business District on the Northwest Corner of 4th Avenue and Union Street
- Situated only three blocks from the iconic Pike Place Market, within walking distance of Pacific Place Mall, the Washington State Convention Center and countless other dining, shopping and retail amenities
- HVAC Installation

#### AVAILABILITY

|                   |            |                       |
|-------------------|------------|-----------------------|
| <b>Suite 200</b>  | 12,490 SF  | Available Immediately |
| <b>Suite 300</b>  | 7,973 SF   | Available Immediately |
| <b>Suite 400</b>  | 8,595 SF   | Available Immediately |
| <b>Suite 500</b>  | 8,582 SF   | Available Immediately |
| <b>Suite 600</b>  | 8,582 SF   | Available Immediately |
| <b>Suite 700</b>  | 8,582 SF   | Available Immediately |
| <b>Suite 800</b>  | 8,595 SF   | Available Immediately |
| <b>Suite 900</b>  | 8,587 SF   | Available Immediately |
| <b>Suite 1000</b> | 8,587 SF   | Available Immediately |
| <b>Suite 1300</b> | 8,587 SF   | Available Immediately |
| <b>Suite 1400</b> | 8,600 SF   | Available Immediately |
| <b>Suite 1503</b> | 506.42 SF  | Available Immediately |
| <b>Suite 1525</b> | 252.16 SF  | Available Immediately |
| <b>Suite 1550</b> | 1,377.4 SF | Available Immediately |

### COMING SOON

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SEATTLE, WASHINGTON

## 1120 JOHN STREET

**ADDRESS** 1120 John St Seattle, WA 98109

**CONTACT** Joe Gowan, Lisa Stewart & Lloyd Low

**COMPANY** JLL

**PHONE** 206.607.1738 / 206.607.1706 / 206.607.1796

#### AVAILABILITY

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Availabilities may vary. Please speak with an Onni Representative for details. Developer reserves the right to make modifications to floorplans, project design, materials, features and specifications without notification. All maps, renderings and illustrations reflect the artist's interpretation only and may differ from the final product. E. & O. E.