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9
0 WEST JEFFERSON BLVD
LOS ANGELES, CA
AT CULVER CITY



Jones Lang LaSalle Brokerage, Inc., Real Estate License #01856260

A CREATIVE OFFICE TOWER LIKE YOU'VE **NEVER** SEEN BEFORE



(W)rapper, an outrageous 180,548 RSF creative office tower in the heart of the Westside, is set to reawaken Los Angeles' skyline and serve as the new creative pulse to the city. Located at the signalized intersection of Jefferson Boulevard and National Boulevard, the 16-story development is characterized by a distinctive exoskeleton ribbon structure and closely integrated grand stairway leading to the Metro Rail station — directly connecting (W)rapper to Santa Monica, Downtown Los Angeles, LAX, the Valley and more.

Synonymous with reenergizing the return to office, the innovative façade and workspaces at (W)rapper are designed to support and define new ways of working in the post-pandemic era. Built by visionary developer Samitaur Constructs and designed by Eric Owen Moss Architects, the building is named after the system of curved, steel ribbons which wrap the exterior — serving as the structural support system for the tower and thus allowing for completely open, column-free floorplates on the interior.

Experience full height glass walls, unobstructed 360° ocean to mountain views, an office environment like no other and access to an unforgettable 2-level rooftop deck. Welcome to (W)rapper.



ELEVATE ABOVE CULVER CITY

PENTHOUSE 12' Ceilings 6,480 RSF
Glass Box offices: 3,074 RSF + 3,406 RSF

ROOFTOP DECK

L14 + L15 LOFT 24' Ceilings
14,251 RSF + 7,687 RSF Loft
TOTAL **21,938 RSF**

L13 13'6" Ceilings **14,404 RSF**

L12 16'6" Ceilings **14,356 RSF**

L11 13'6" Ceilings **14,546 RSF**

L9 + L10 LOFT 24' Ceilings
14,233 RSF + 7,695 RSF Loft
TOTAL **21,928 RSF**

L8 16'6" Ceilings **14,331 RSF**

L7 16'6" Ceilings **14,458 RSF**

L5 + L6 LOFT 24' Ceilings
14,237 RSF + 7,656 RSF Loft
TOTAL **21,893 RSF**

L4 13'6" Ceilings **14,359 RSF**

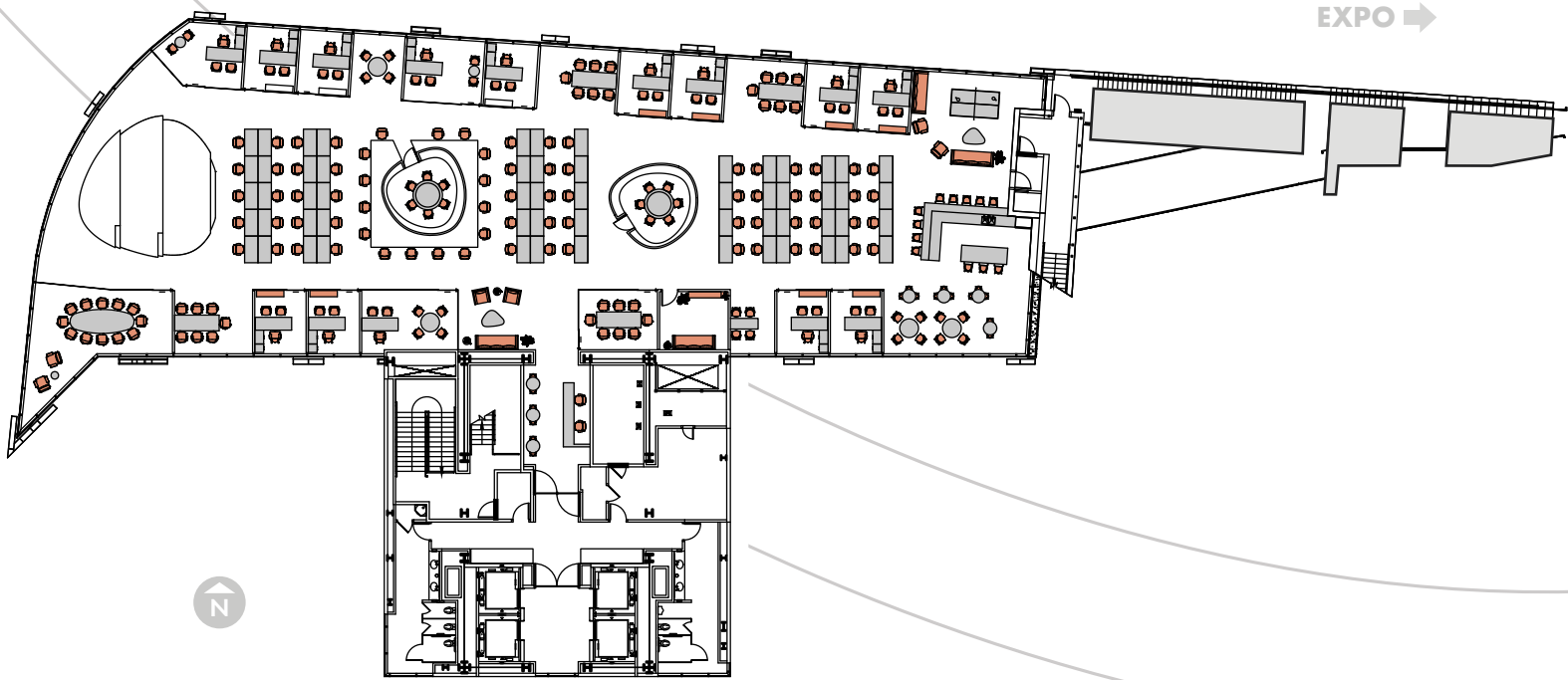
L3 13'6" Ceilings **14,117 RSF**

LOBBY 22' Ceilings
7,740 RSF Divisible

3/1000 Parking ratio

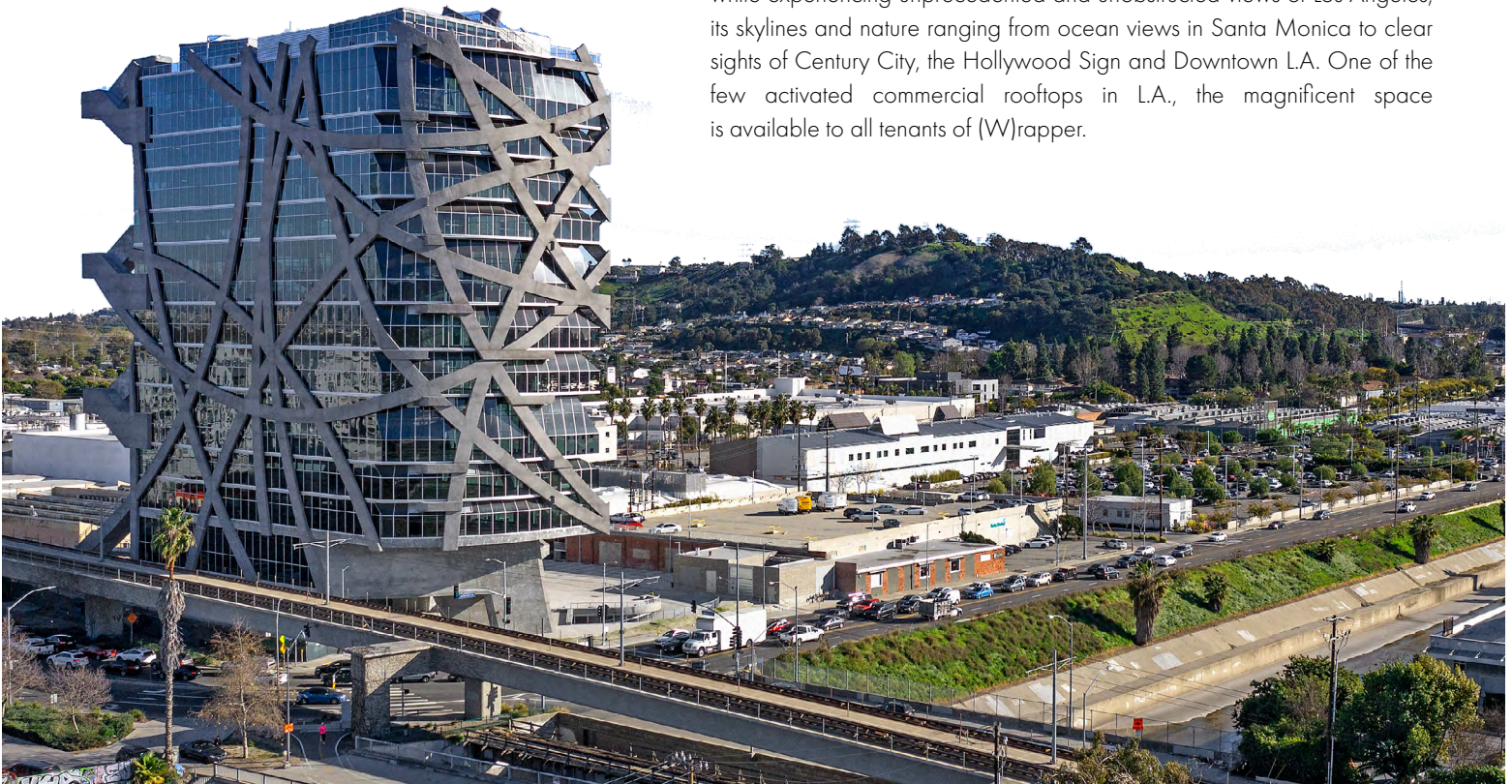






THE NEW WAY OF OFFICE WITH BREATHTAKING **VIEWS**

The rooftop deck at (W)rappier allows tenants to stand 230 feet in the air while experiencing unprecedented and unobstructed views of Los Angeles, its skylines and nature ranging from ocean views in Santa Monica to clear sights of Century City, the Hollywood Sign and Downtown L.A. One of the few activated commercial rooftops in L.A., the magnificent space is available to all tenants of (W)rappier.





CONVENIENT ACCESS TO CLOSE-BY TRANSIT ROUTES

Located within minutes from both the La Cienega Blvd and Robertson Blvd exits of the Santa Monica (10) Freeway, and 30 seconds from the Los Angeles Metro Expo Line Station and Ballona Creek Bike Path. (W)rapper connects tenants to all major Los Angeles districts and extends multiple access routes for commuters and visitors.



Wrapper



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