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## **The Swig Company and Intercontinental Real Estate Corporation Complete \$5M Modernization of 6300 Wilshire**

**Los Angeles, CA (May 24, 2017)** – The Swig Company and Intercontinental Real Estate Corporation today announced the completion of a major capital improvement project at 6300 Wilshire, a 400,000 square foot office tower in West Los Angeles. The building lobby, along with the associated retail, exterior patio and underground parking facility, has been completely transformed into a bright, creative and modern interactive environment for both tenants and guests of the building.

The entire project was designed by Culver City-based Wolcott Architecture and took place over several months.

According to the firm's Studio Director, Carlos Carrasquillo, the assignment from the owners was to align the building firmly with the current and future workforce. Much of the focus was on space most visible to tenants and visitors: the expansive lobby.

"It was important to us and the owners to create a warm and welcoming space, one where people would gather rather than just pass through a security checkpoint," he says. "The new space is light and airy with natural organic forms, which conveys a feel more like a boutique hotel than a typical Class A office building."

Built in 1971, 6300 Wilshire is a 22-story Class A office tower located in the popular Miracle Mile area of West Los Angeles. The building borders the city of Beverly Hills and is close to many amenities including hotels, restaurants, the LA County Museum of Art, Peterson's Automotive Museum, The Grove retail and entertainment complex, and LA's original Farmers Market at Third and Fairfax.

The Swig Company and Intercontinental Real Estate Corporation acquired 6300 Wilshire in a joint venture in May 2015. At that time, the building was 83 percent occupied. Today, the building is 95 percent leased. Tenants signed a total of 65,000 s.f. of new and renewed leases since the lobby remodel began in 2016. The building draws a broad mix of businesses and is popular with media and entertainment tenants such as **IW Group** (10,225 s.f.), new to the building this year.

General contractor L.E. Waters performed the renovation.

The Swig Company and Boston-based Intercontinental also own Bristol 61, a fully-occupied, low-rise business campus consisting of four buildings located at 6100-6160 Bristol Parkway in nearby Culver City.

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**About The Swig Company:**

The Swig Company, LLC is a privately-owned, San Francisco-based real estate operator with a 75+ year history of investment, development, partnership and management of commercial real estate properties in major US markets. Founded by Benjamin Swig, The Swig Company is guided by a long-term investment perspective that has proven adept at stewarding investors safely through multiple market cycles. The company's vertically-integrated operational platform, which includes investment, asset and property management expertise, uses flexibility, generational thinking and a sensitivity to sustainable practices to stay at the forefront of emerging trends in the commercial real estate industry. [www.swigco.com](http://www.swigco.com)

**About Intercontinental Real Estate Corporation:**

Intercontinental Real Estate Corporation is an SEC registered investment adviser with deep expertise in real estate investment, finance, development, construction management and asset management. Since 1959, Intercontinental has managed, developed, and owned over \$10 billion in real estate property. Today, Intercontinental owns and manages a portfolio in excess of \$6 billion for its clients. Intercontinental balances its portfolio both by robust property mix and by geographic diversification, while actively seeking opportunities to invest in both core and core plus, as well as value-add development projects. Visit [www.Intercontinental.net](http://www.Intercontinental.net) for more information.