

COLUMBIA SQUARE

HISTORY MEETS
NEW HOLLYWOOD



KILROY

Iconic Media Campus

The modern interpretation of a studio lot built on the fabled grounds of CBS, Columbia Square symbolizes all that is glamorous and innovative.

Originally designed by William Lescaze, its state-of-the-art recording studios and theaters cemented Hollywood as the entertainment center of the universe. Columbia Square was the original home of innovative engineering, sound effects, editing, and film.

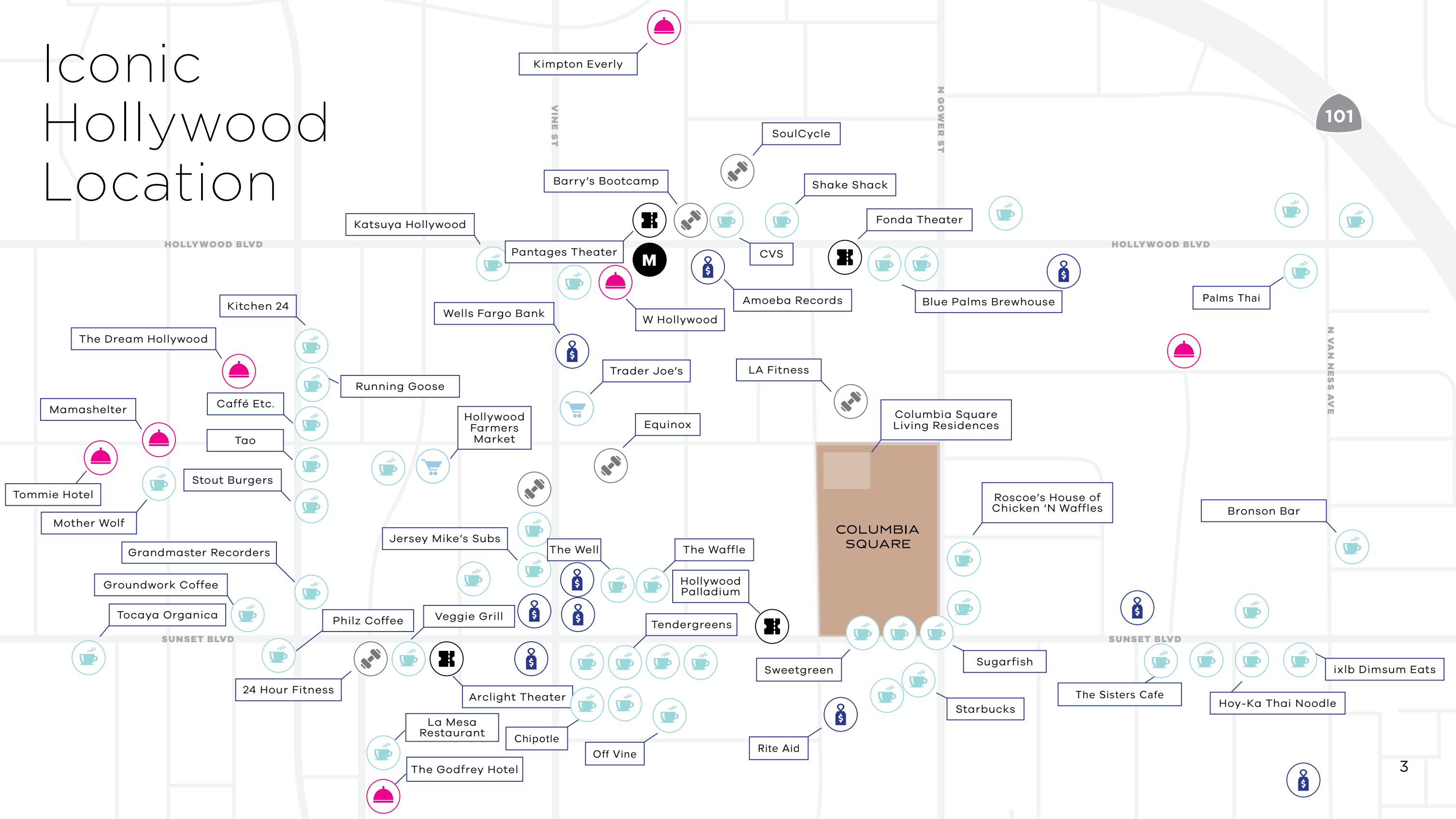
Understanding the property's deep significance and meaning to Hollywood, Kilroy Realty rehabilitated this iconic campus.

With careful investigation, planning, and commitment, Kilroy brought renewed life into the complex through restoration and rehabilitation of exterior and interior spaces, design elements in the ground level courtyard, and the addition of a 200-unit luxury residential tower.

Columbia Square is Kilroy Realty's first mixed-use redevelopment in Hollywood; it blends historical reuse with new construction to create a beautiful, modern environment where people live, work, and play. The upgrade for the Hollywood community was long awaited, and it's now here to stay.



Iconic Hollywood Location



Campus Overview & Available Space

○ EL CENTRO BUILDING 1500 N El Centro Ave

- Suite 120: ±4,860 RSF
- Suite 400/500: 36,446 RSF

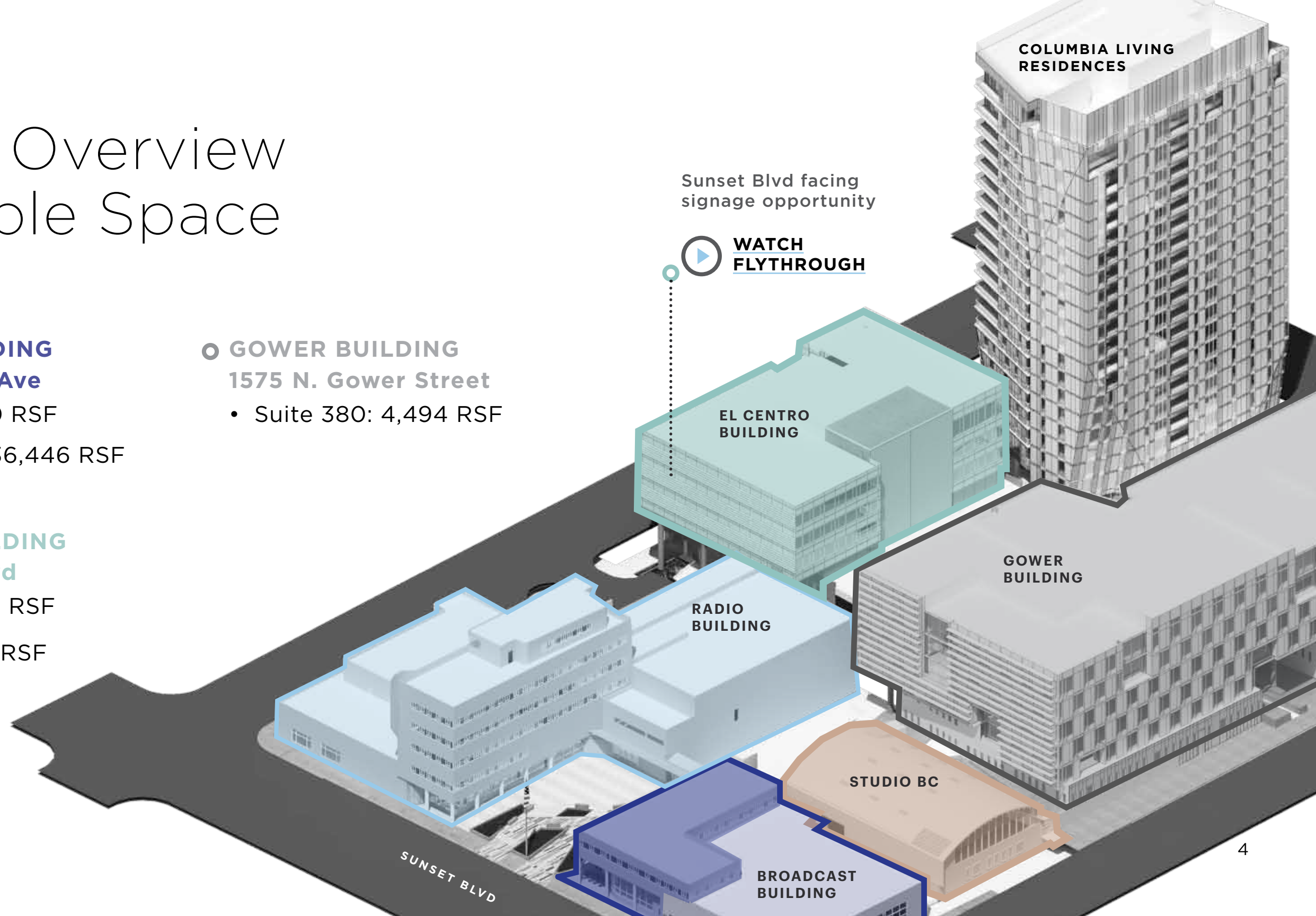
○ BROADCAST BUILDING 6115 W Sunset Blvd

- Suite M100: 5,261 RSF
- Suite 200: 5,838 RSF

○ GOWER BUILDING 1575 N. Gower Street

- Suite 380: 4,494 RSF

**Certain of these buildings are occupied and Kilroy makes no representation as the timing on their immediate or future availability.*



Campus Experience

- Outdoor gathering areas including grand staircase
- Indoor and outdoor event space options
- Notable tenants include Paramount Global, Fender, Neuehouse
- On-site amenities include several restaurants, 24-hr security, secure parking with valet



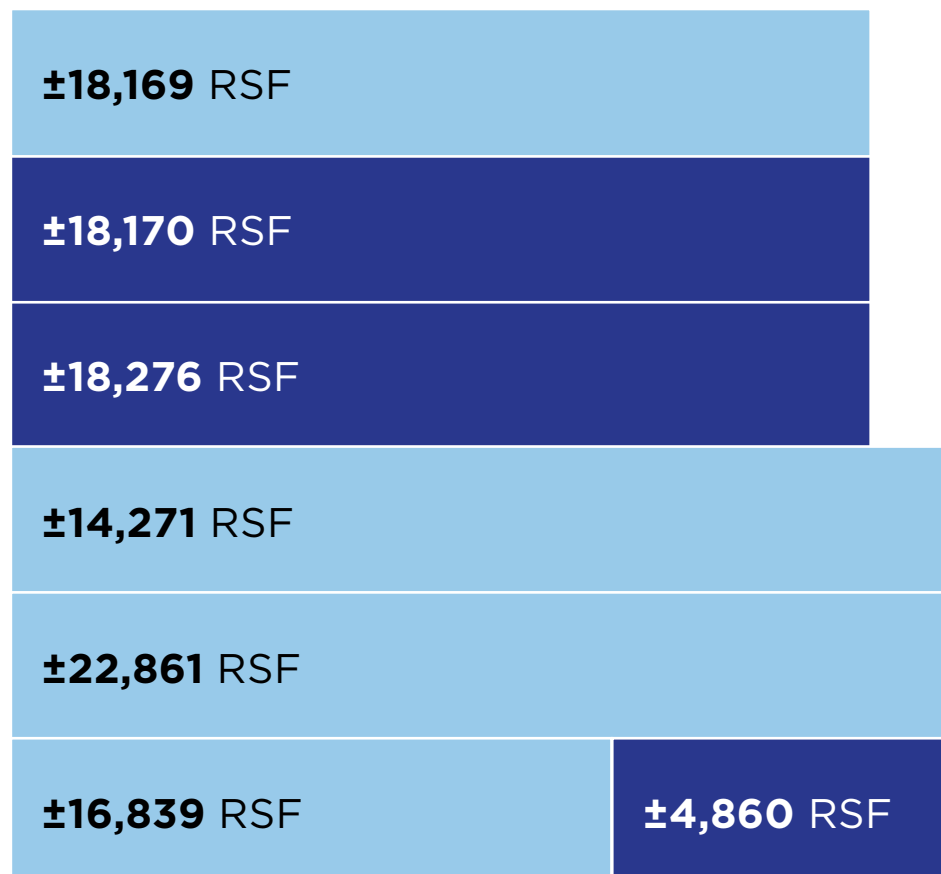


Available Space

UP TO ±41K RSF AVAILABLE



[KILROYREALTY.COM/
TOUR/1500_ELCENTRO](https://www.kilroyrealty.com/tour/1500_ELCENTRO)



■ AVAILABLE
■ LEASED



El Centro Property Overview



±113,000 RSF

Property RBA



±20,000 RSF

Average floor plates



LEED GOLD

Efficient energy
management system



6

Floors



13'-16'

Slab to slab



PARKING

2.75/1,000



2016

Building developed



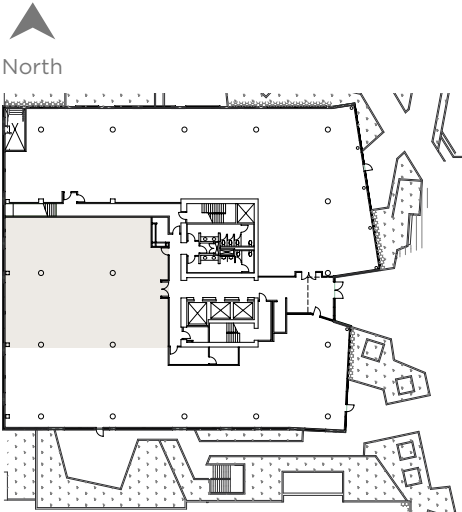
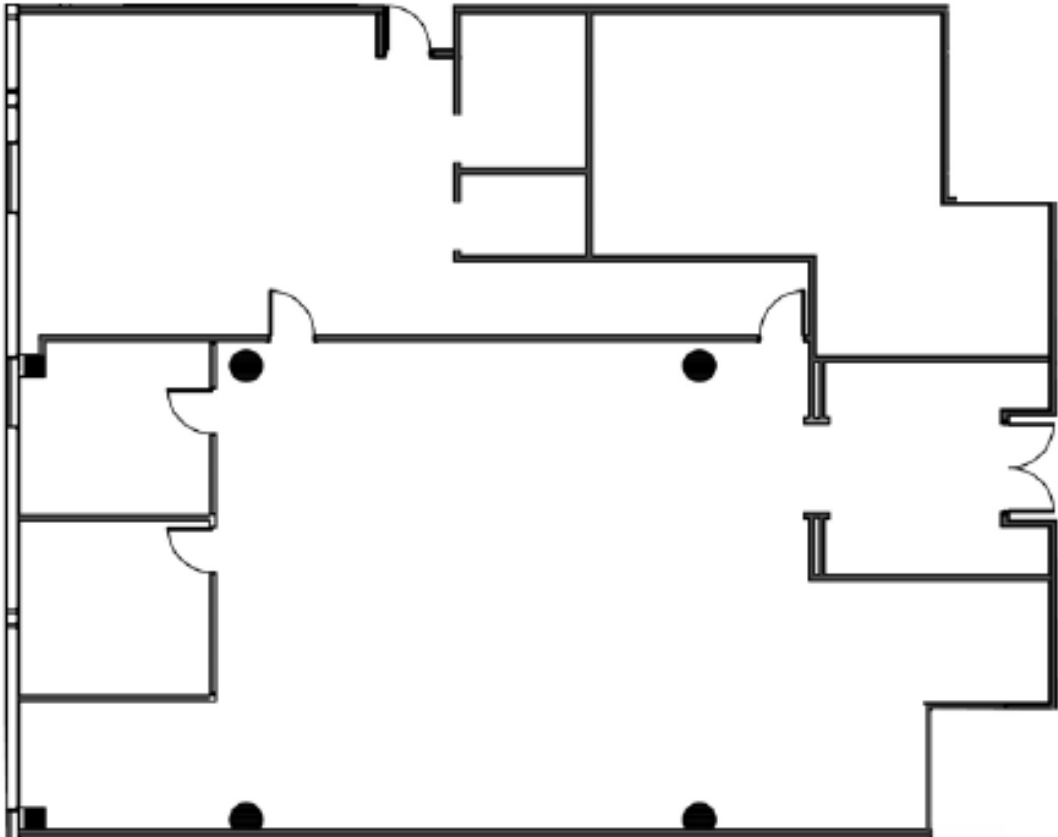
30' X 30'

Column spacing

1500 N EL CENTRO AVE

Ste 120

±4,860 RSF

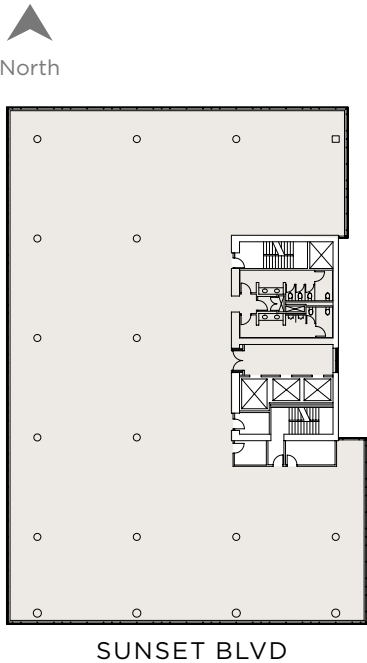
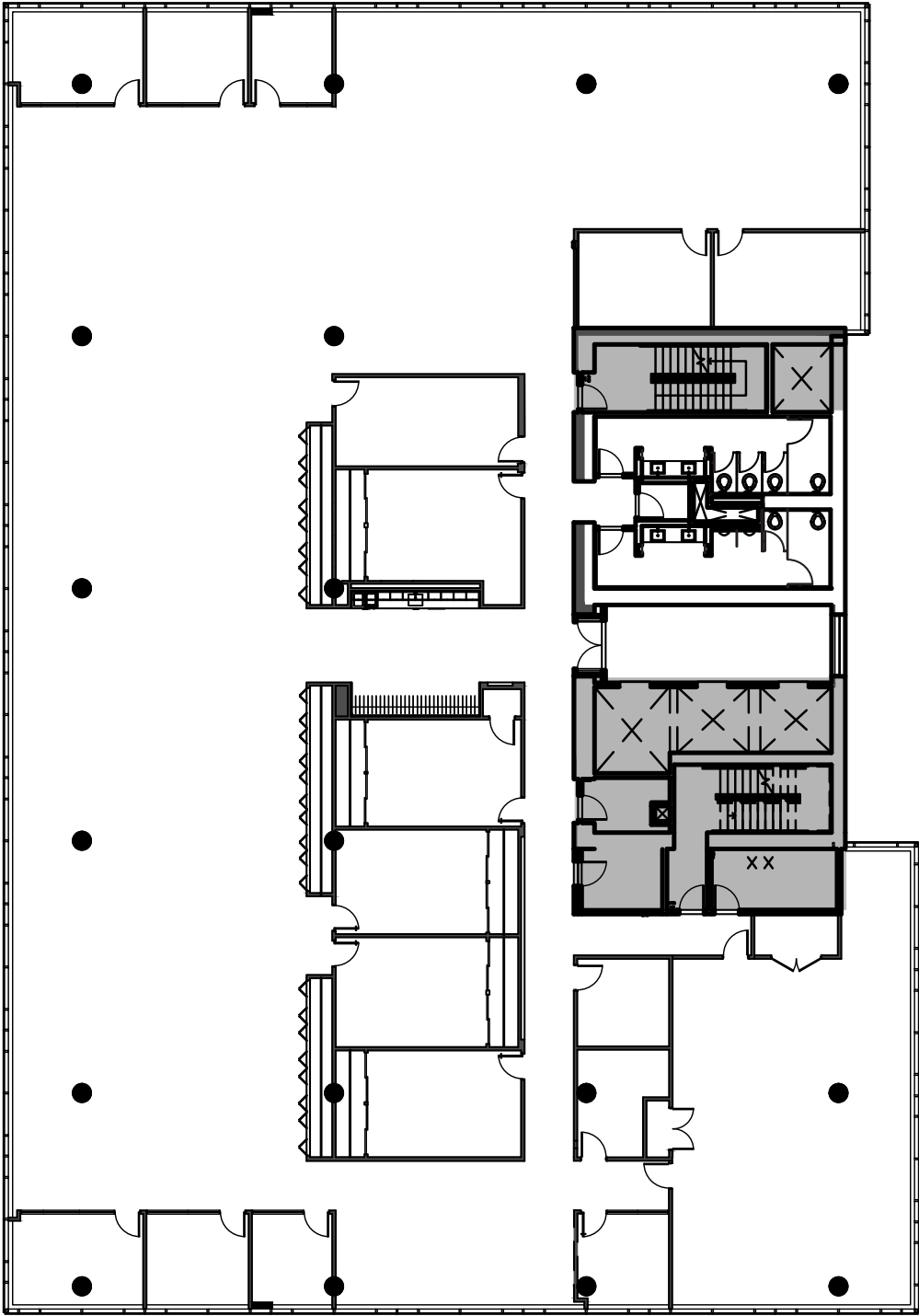
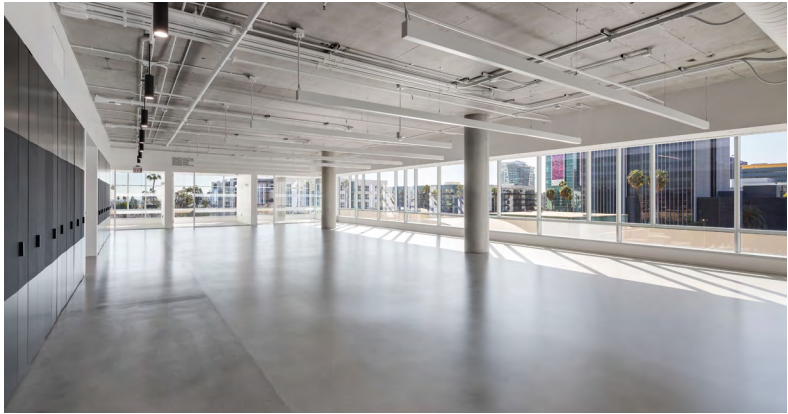


SUNSET BLVD

1500 N EL CENTRO AVE

Ste 400

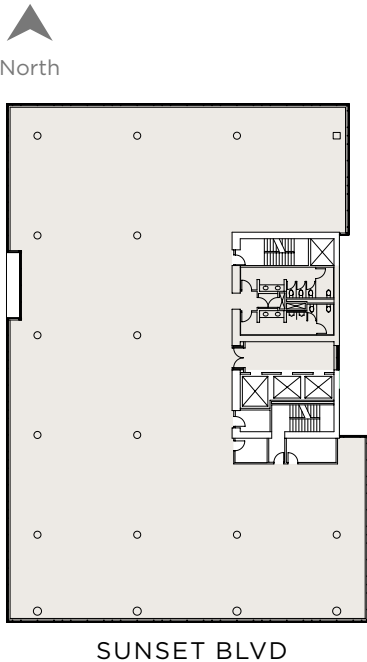
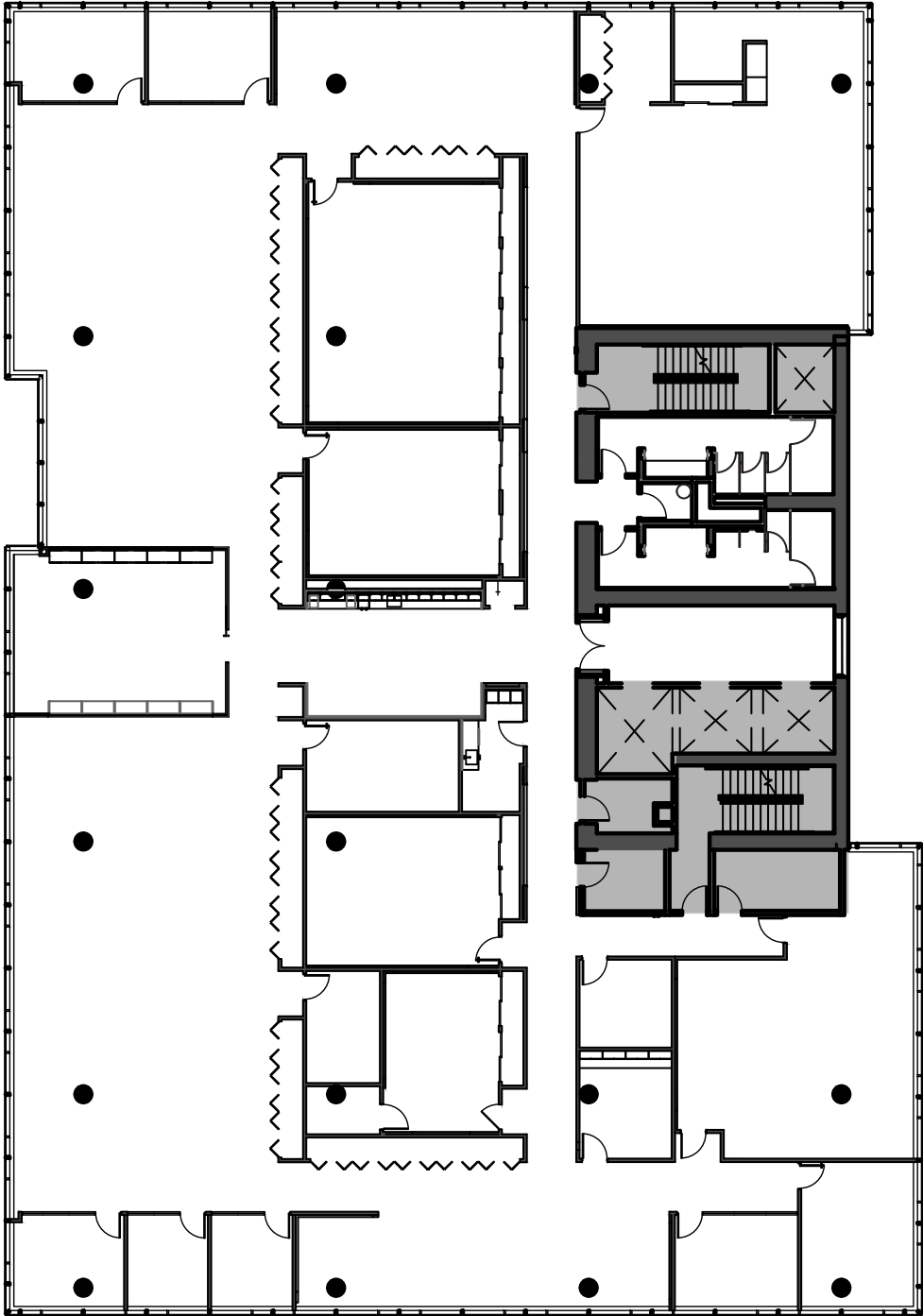
±18,276 RSF



1500 N EL CENTRO AVE

Ste 500

±18,170 RSF



Broadcast Building

6115 W. SUNSET

- ±5,261 RSF of mezzanine space available
- ±5,838 RSF of fully furnished creative office space available soon





Broadcast Building Property Overview



±26,238 RSF
Building RBA



PRIVATE ENTRANCE
Exclusive to tenants



±11,099 RSF
Space available



3
Floors



PARKING
2.75/1,000

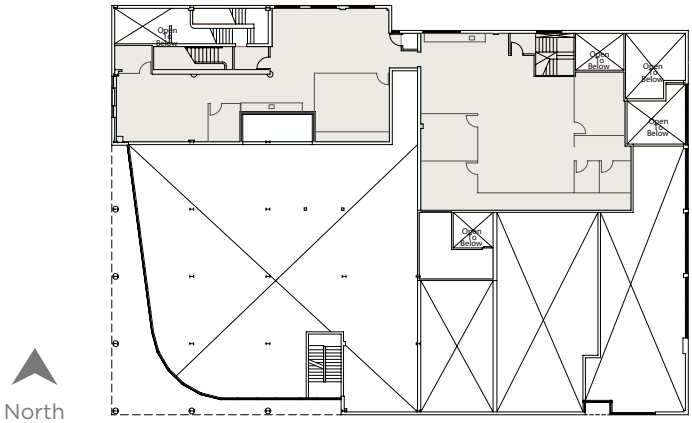
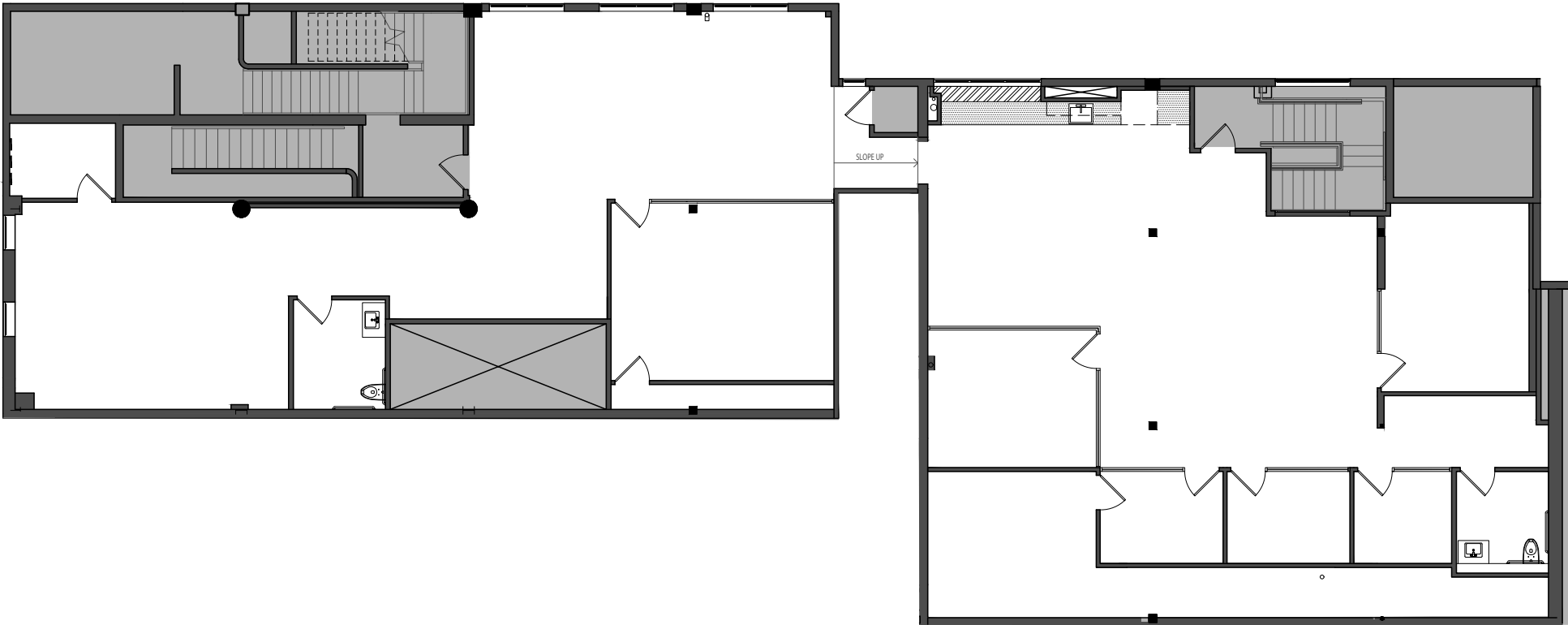


2015
Year renovated

6115 W SUNSET BLVD

Ste M100

±5,261 RSF

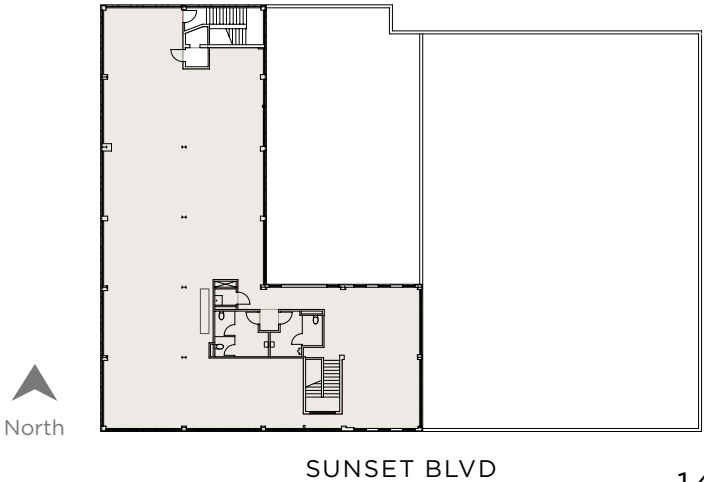
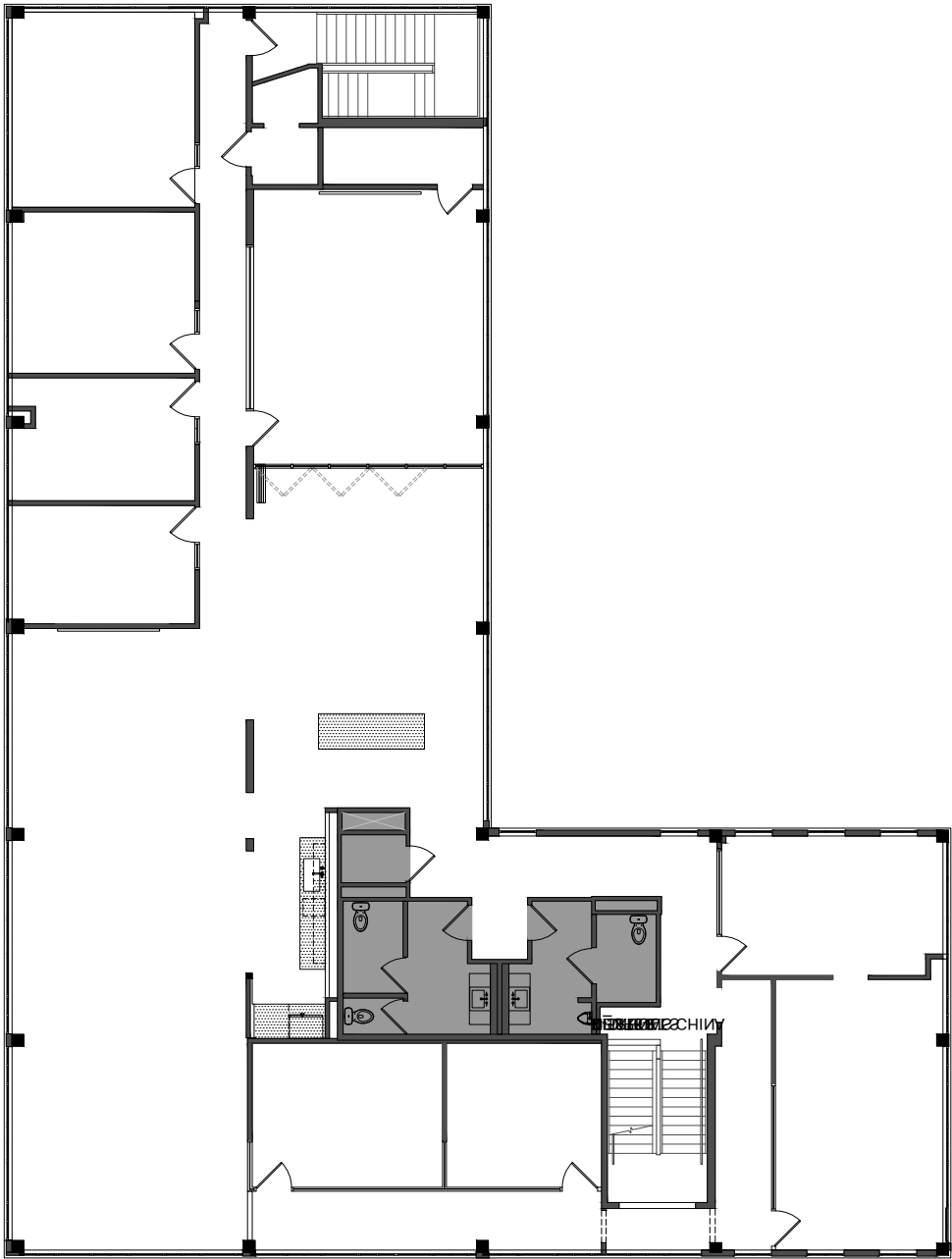


SUNSET BLVD

6115 W SUNSET BLVD

Ste 200

±5,838 RSF



Gower Building

1575 N. GOWER

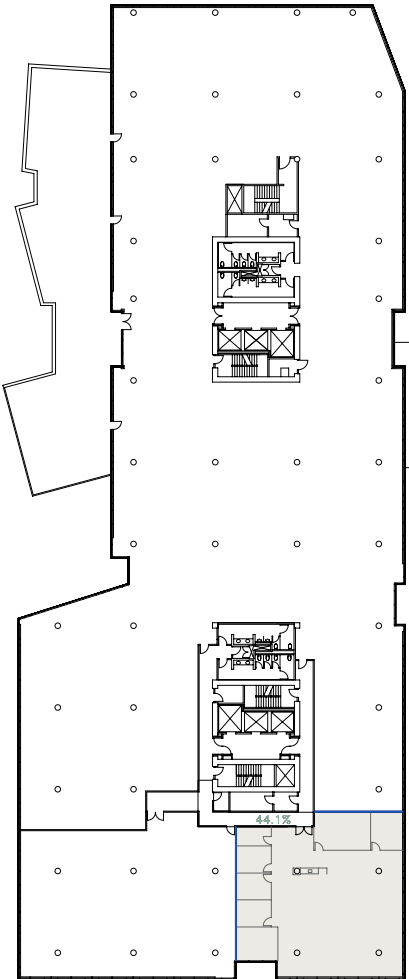
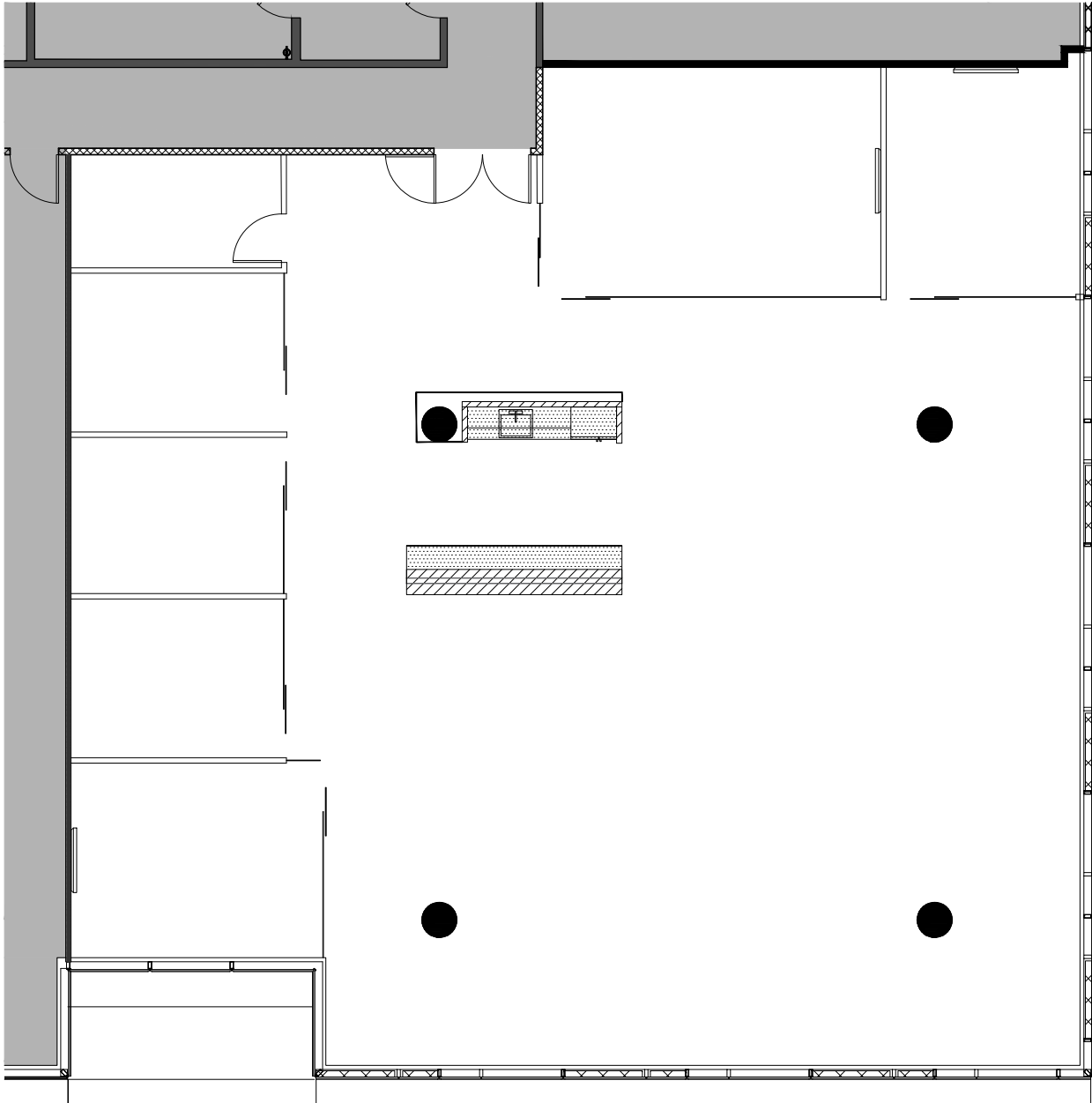
- ±4,494 RSF of move-in ready creative office space available



1575 N GOWER ST

Ste 380

±4,494 RSF



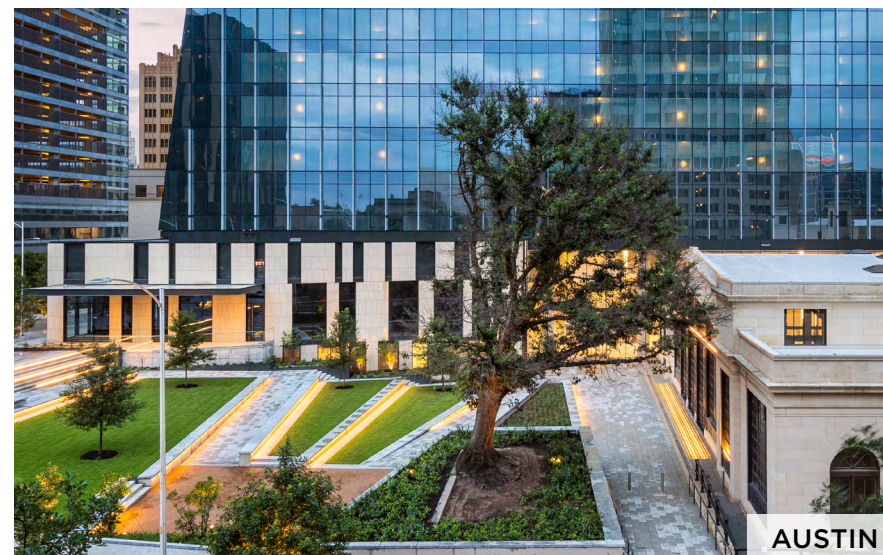
North

Kilroy is Where Innovation Works

- ±24M sq. ft. in our operating portfolio and development pipeline* (workplace and retail)
- We deliver properties in innovative hubs, designed and purpose-built for people with a focus on access, amenities, and wellness
- Leader in sustainable design and operations, with a deep commitment to our environment and communities

kilroyrealty.com

*Square footages sourced from the Kilroy 1Q22 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline properties.





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