



6725

SUNSET BOULEVARD

PROMINENT BUILDING TOP SIGNAGE OPPORTUNITY
CREATIVE OFFICE & RETAIL FOR LEASE

6725 SUNSET BOULEVARD

HOLLYWOOD

YOUR PREMIER LOFT OFFICE AWAITS

6725 Sunset Boulevard has established a reputation as one of the finest multi-tenant, truly creative office buildings in the Hollywood market.

A recent multi-million-dollar investment upgraded the lobby, courtyard, outdoor meeting spaces, and common areas. This five-story vertical loft boasts polished concrete floors, exposed brick walls, high open ceilings, and tremendous natural light.

With an abundance of walkable amenities at your doorstep, 6725 Sunset is a prime location with neighboring major entertainment companies including Netflix, HBO, Showtime, and SiriusXM.



AVAILABILITY

QUICK
FACTS

RATES

Retail: Inquire for Details

Office: \$4.00 - \$4.50 FSG

PARKING

3.6/1,000 SF

Reserved: \$250/month

Unreserved: \$175/month

TERM

Six (6) months - Ten (10) years

Flexible, furnished short-term office space available with limited term commitment (subject to Landlord's review of tenant's credit)

■ Suites 230 and 250 are contiguous for combined 8,857 RSF

■ Suites 320 and 380 are contiguous for combined 7,283 RSF

■ Entire 4th and 5th floors available for a contiguous block of 31,666 RSF

SUITE	RSF	DESCRIPTION	LINKS		
230 ■	4,876	New creative spec suite with exposed ceiling, concrete floors, exposed brick, extensive use of glass, 7 offices, large conference room, open workspace and designer kitchen. Available furnished by request.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
250 ■	3,981	Creative office with exposed ceiling, concrete floors, 6 offices, 2 conference rooms, open workspace, kitchen.	FLOOR PLAN		
280	3,668	New creative spec suite with exposed ceiling, concrete floors, exposed brick, extensive use of glass, 2 offices, conference room, open workspace and designer kitchen. Available furnished by request	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
320 ■	2,973	Creative office with exposed ceiling, concrete floors, exposed brick, 6 offices, 1 conference room, open workspace, kitchen.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
380 ■	4,310	Ideal post production space with 10 offices/ editing rooms, 2 larger rooms/ conference rooms, open workspace and kitchen. Features beautiful exposed brick.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
420 ■	5,661	Creative office with exposed ceiling, concrete floors, exposed brick, 8 offices, 2 conference rooms, open workspace, kitchen, IT/ storage room.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
450 ■	5,575	Creative office with exposed ceiling, concrete floors, 6 offices, 2 conference rooms, open workspace, open kitchen, IT/ storage room.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
470 ■	4,949	New creative spec suite with exposed ceiling, concrete floors, exposed brick, extensive use of glass, 4 offices, conference room, open workspace and designer kitchen. Available furnished by request.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
500 ■	15,481	Top full floor opportunity. Prominent building signage available. Inquire for further details.	FLOOR PLAN		



6725 SUNSET BOULEVARD

WHAT'S INSIDE

BUILDING HIGHLIGHTS

Vanborton Group has recently completed multiple high-end creative office spec suites and feature:

- Polished concrete floors
- Clean, painted open ceilings
- Exposed brick walls
- Modern and stylish kitchen
- Brand new I-beam lighting
- On-site courtesy patrol & concierge
- High-quality Bentley carpet in conference rooms / offices
- Open format, highly-configurable space
- Views overlook the new courtyard
- Furniture available

JAVISTA
COFFEE & CO.

*New Javista Coffee Bar
Now Open!*







● Restaurants

- | | |
|------------------------------|---|
| 1 Catalina Jazz Club | 17 Pink Pepper |
| 2 Javista | 18 Musso & Frank Gril |
| 3 Beetle House LA | 19 Tiago Coffee Bar + Kitchen |
| 4 Buffalo Wild Wings | 20 Tacos Gavilan |
| 5 25 Degrees | 21 IHOP |
| 6 The Barish | 22 WeHo Thai Noodle & Rice |
| 7 Library Bar | 23 Starbucks |
| 8 The Coffee Bean & Tea Leaf | 24 Open Source Organics |
| 9 Hard Rock Cafe | 25 WaBa Grill |
| 10 Cho- Oishi | 26 Bossa Nova Brazilian Cuisine |
| 11 Japan House Los Angeles | 27 Man vs Fries |
| 12 Chado Tea Room | 28 Qwench Juice Bar & DRNK Coffee + Tea |
| 13 Cabo Bar & Grill | 29 Hart House |
| 14 California Pizza Kitchen | 30 Abel Tacos |
| 15 Johnny Rockets | 31 Shin |
| 16 Greco's New York Pizzeria | 32 BrisketStop |

- 33 Gwen
- 34 Tocaya
- 35 Superba
- 36 La Antica Pizzeria de Michele
- 37 Luv2Eat Thai Bistro
- 38 Iki Nori Sushi
- 39 Chick-fil-a
- 40 Iki Ramen

● Attractions

- 1 TCL Chinese Theatre
- 2 Walk Of Fame
- 3 Hollywood Wax Museum
- 4 El Capitan Theatre

● Shopping

- 1 Target
- 2 CVS

● Hotels

- 1 Hollywood VIP Hotel
- 2 Loews Hollywood Hotel
- 3 The Hollywood Roosevelt

● Gyms

- 1 LA Fitness
- 2 CorePower Yoga



FOR LEASING INFORMATION GET IN TOUCH

Brian Niehaus

+1 310 595 3824

brian.niehaus@jll.com

Lic. #01836528

Ben Silver

+1 310 595 3840

ben.silver@jll.com

Lic. #01818061

Will Kircher

+1 310 595 3842

will.kircher@jll.com

Lic. #02173718



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.