



6725

SUNSET BOULEVARD

PROMINENT BUILDING TOP SIGNAGE OPPORTUNITY
CREATIVE OFFICE & RETAIL FOR LEASE

 **VTS** | **VIEW BUILDING**

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 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	VTS SPACE LISTING
250	3,981	Creative office with exposed ceiling, concrete floors, 6 offices, 2 conference rooms, open workspace, kitchen.	VIEW SPACE
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	VIEW SPACE
320 ■	2,973	Creative office with exposed ceiling, concrete floors, exposed brick, 6 offices, 1 conference room, open workspace, kitchen.	VIEW SPACE
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.	VIEW SPACE
420 ■	5,661	Creative office with exposed ceiling, concrete floors, exposed brick, 8 offices, 2 conference rooms, open workspace, kitchen, IT/ storage room.	VIEW SPACE
450 ■	5,575	Creative office with exposed ceiling, concrete floors, 6 offices, 2 conference rooms, open workspace, open kitchen, IT/ storage room.	VIEW SPACE
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.	VIEW SPACE
500 ■	15,481	Top full floor opportunity. Prominent building signage available. Inquire for further details.	VIEW SPACE



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

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