

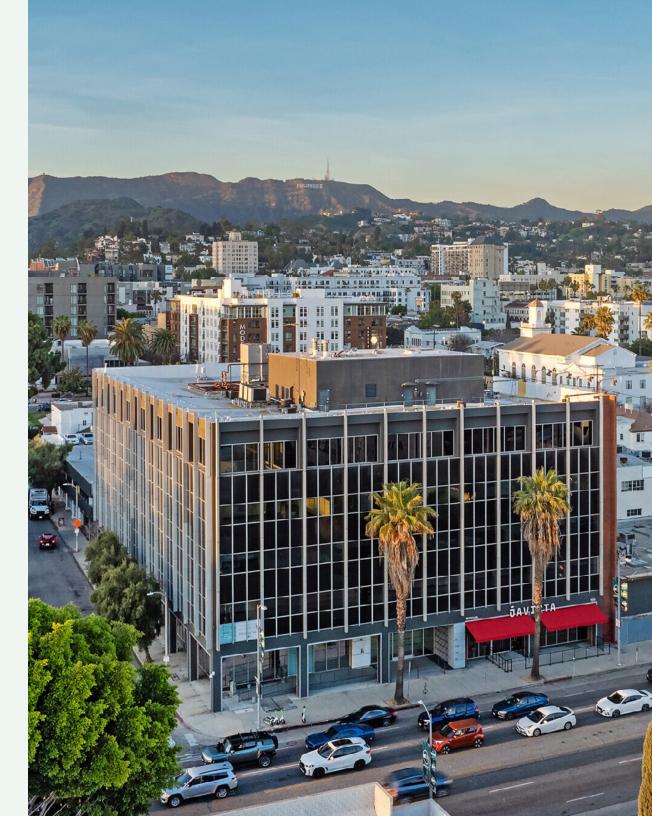
HOLLYWOOD

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 termcommitment (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







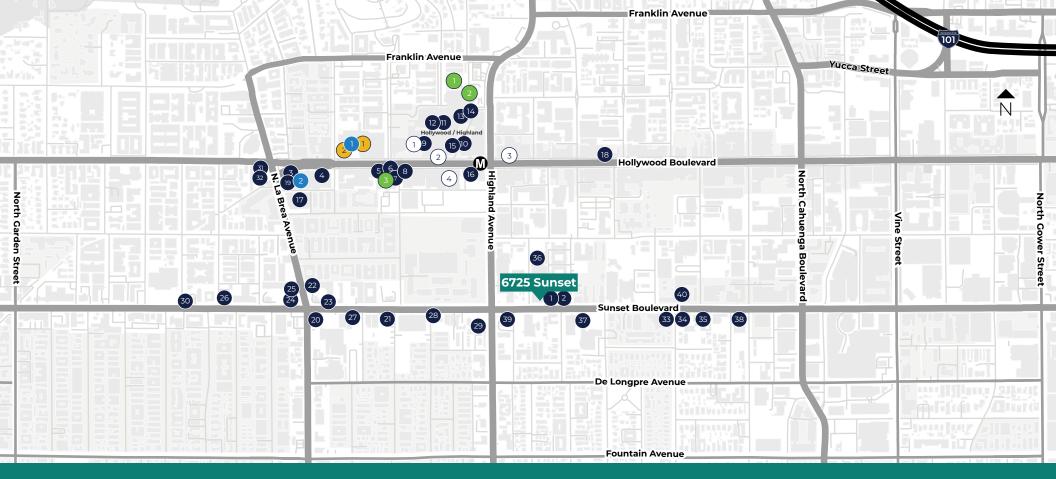












Restaurants

- 1 Catalina Jazz Club
- 2 Javista
- 3 Beetle House LA
- 4 Buffalo Wild Wings
- 5 25 Degrees
- 6 The Barish
- _ ... _
- 7 Library Bar
- 8 The Coffee Bean & Tea Leaf
- 9 Hard Rock Cafe
- 10 Cho-Oishi
- 11 Japan House Los Angeles
- 12 Chado Tea Room
- 13 Cabo Bar & Grill
- 14 California Pizza Kitchen
- 15 Johnny Rockets
- 16 Greco's New York Pizzeria

- 17 Pink Pepper
- 18 Musso & Frank Gril
- 19 Flago Coffee Bar + Kitchen
- 20 Tacos Gavilan
- 21 IHOP
- 22 WeHo Thai Noodle & Rice
- 23 Starbucks
- 24 Open Source Organics
- 25 WaBa Grill
- 26 Bossa Nova Brazilian Cuisine
- 27 Man vs Fries
- 28 Qwench Juice Bar & DRNK Coffee + Tea
- 29 Hart House
- 30 Abel Tacos
- 31 Shir
- 32 BrisketSto

- 3 Gwen
- 34 Tocav
- 35 Superh
- 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 Theati

Shopping

- 1 Targe
- CVS

Hotels

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

Gyms

- I Δ Fitnes
- 2 CorePower Yoga



FOR LEASING INFORMATION

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