

# Sunset

GORDON

GET  
NOTICED

5925 W. SUNSET BLVD. LOS ANGELES, CA 90028



# WHY SUNSET GORDON

Sunset Gordon is a rare 52,825 SF creative office building on Sunset Boulevard, just steps from your new favorite coffee shops, lunch spot, happy hour, shopping, entertainment centers and more. This is an incredible opportunity for mid-size users looking for new, self-contained space with a private lobby, dedicated parking, and branding in the heart of Hollywood.



**52,825 SF  
(DIVISIBLE)**



**FLOOR TO  
CEILING WINDOWS**



**PRIVATE STREET  
FRONT LOBBY**



**SIGNAGE ON  
SUNSET BLVD**



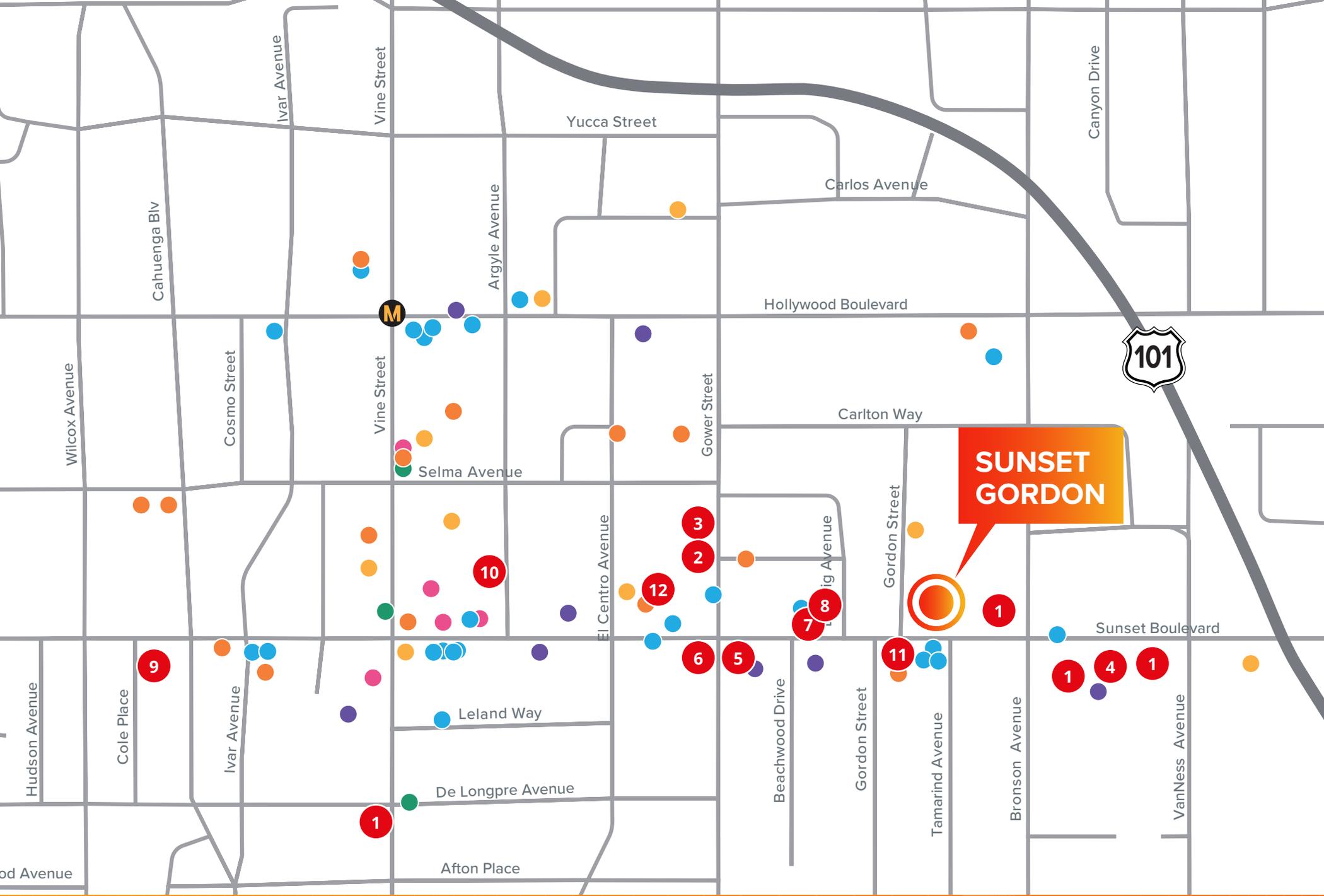
**WORK - LIVE - PLAY**  
APARTMENTS AND RETAIL ON SITE



**DEDICATED  
PARKING**



**NOW READY FOR  
TI CONSTRUCTION**



# AREA AMENITIES / NEIGHBORS

## NEIGHBORS

1. Netflix
2. Fender
3. Viacom
4. Sunset Bronson Studios
5. Sunset Gower Studios
6. Technicolor
7. Siren Studios
8. BuzzFeed
9. CNN
10. OpenTable
11. Emerson College
12. NeueHouse

## GROCERY/SUNDRY

K & L Wine Merchants  
Trader Joe's  
Walgreens

## STUDIOS/THEATERS

Arclight Hollywood  
Hollywood Palladium  
Nickelodeon  
Pantages Theatre  
Siren Studios  
Sunset & Bronson Studios  
Sunset Gower Studios  
Technicolor  
The Music Box/The Fonda Theatre

## RESTAURANTS

Cleo & Library Bar  
Coffee Bean and Tea Leaf  
Coffee Commissary  
Delancey  
Dunkin Donuts  
Frolic Room  
Katsuya Hollywood  
Mission Cantina  
Off Vine  
Roscoe's House of Chicken & Waffles  
Rubies + Diamonds  
Shake Shack  
Starbucks  
Stella Barra Pizzeria  
Sugarfish  
Sushi Ike  
Sweetgreen  
Tamarind Avenue Deli  
Tender Greens  
The Bowery  
The Melt  
The Waffle  
The Well  
Veggie Grill  
Wood & Vine

## BANKS

Bank of America  
Chase Bank  
Comerica Bank  
One Main Financial  
Wells Fargo

## RESIDENTIAL/MIXED USE

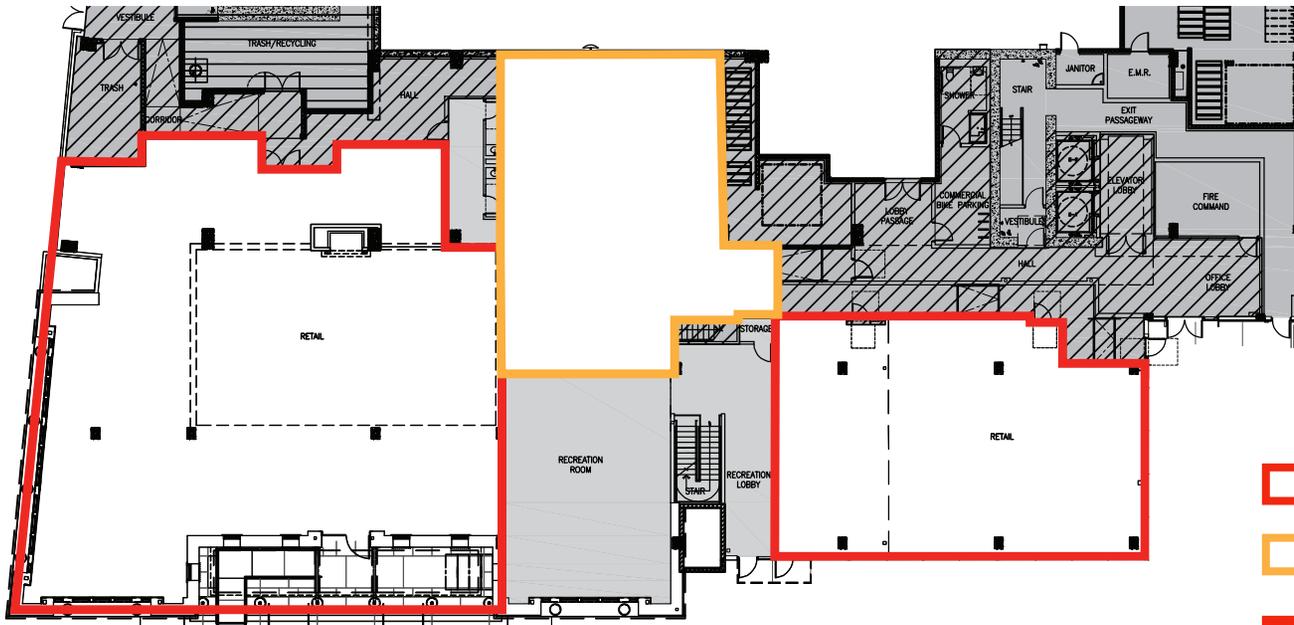
Deluxe Hollywood  
Eastown & South Block  
Legacy @ 1600 Vine  
Proper Residences  
Sunset + Vine  
Sunset Vine Tower  
The Camden  
The Gordon Apartments  
The Villas at Gower

## OTHERS

24 Hour Fitness  
Bubbles Dry Cleaners  
Columbia Square  
Dream Hotel  
Emerson College  
Equinox  
LA Fitness  
Mama Shelter  
The Redbury  
Villa Delle Stelle  
W Hollywood



# AVAILABLE SPACE



**GROUND FLOOR\*** - **±9,737 SF**

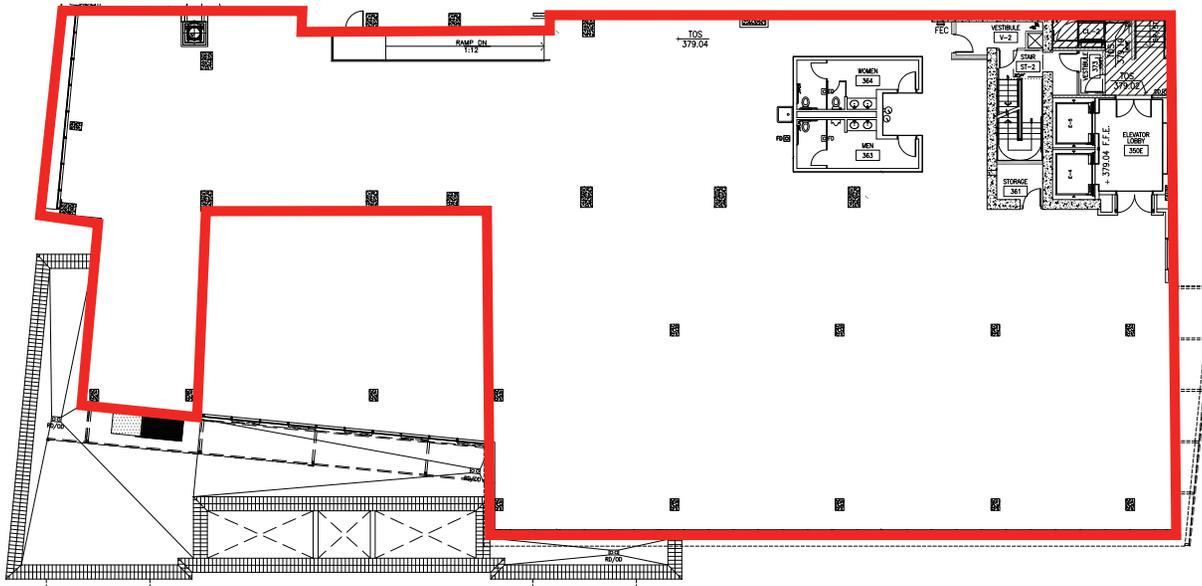
**MEZZANINE** - **±2,341 SF**

**Clear Height - 18' to 20' on  
ground floor**

**Sunset Boulevard views and visibility**

**Direct elevator from private ground  
floor lobby**

\*Available as office if leased with office floors

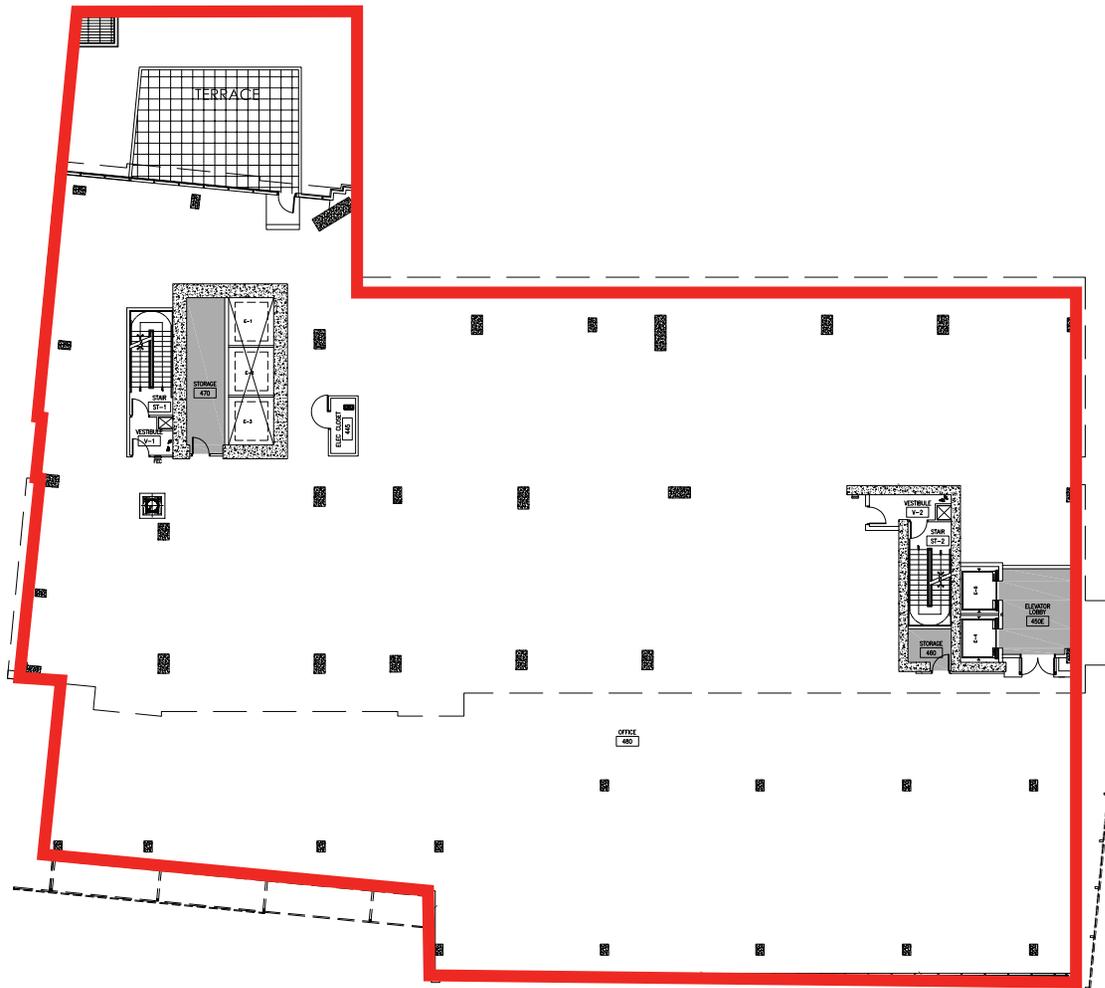


## FLOOR 3 - ±14,387 SF

Clear Height - 12'6"

Sunset Boulevard views and visibility

Direct elevator from private ground floor lobby



## FLOOR 4 - ±26,359 SF

Clear Height - 13'6"

Sunset Boulevard views and visibility

Direct elevator from private ground floor lobby

Private terrace

# LEASING TEAM

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