



## Divisible to 1,500 SF

Welcome to Hollywood's dream vertical creative office campus – Sunset Media Center. Having recently undergone an extensive multi-million dollar renovation with the help of world-renowned architect Gensler, Sunset Media Center offers re-imagined common areas, a sun-drenched outdoor plaza, and ample creative spaces throughout.

Owned and operated by West Coast-based Kilroy Realty Corporation, Sunset Media Center captures the best that Hollywood has to offer. Already home to Slickdeals, StyleHaul, OpenTable, Hollywood Chamber of Commerce and Film L.A., this premiere space features on-site amenities such as a flagship Coffee Bean & Tea Leaf, the Waffle, and the Well, along with an array of culinary options within walking distance –including Sweetgreen, SUGARFISH, Rubies + Diamonds, and PALEY.



### WALK

Walking distance to the Metro Red Line. Only 10 minutes to Downtown LA and the Valley



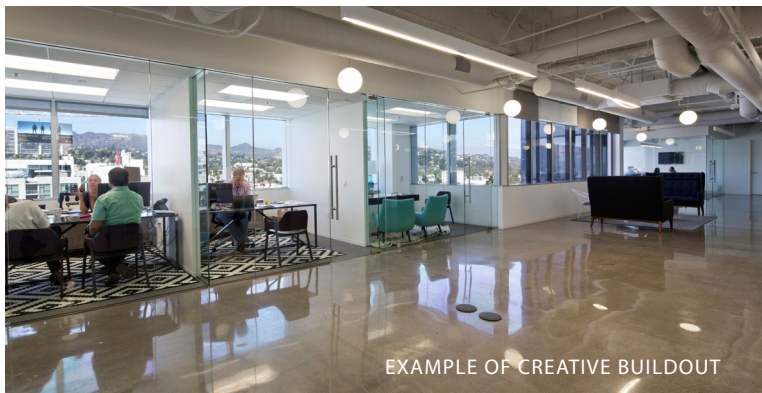
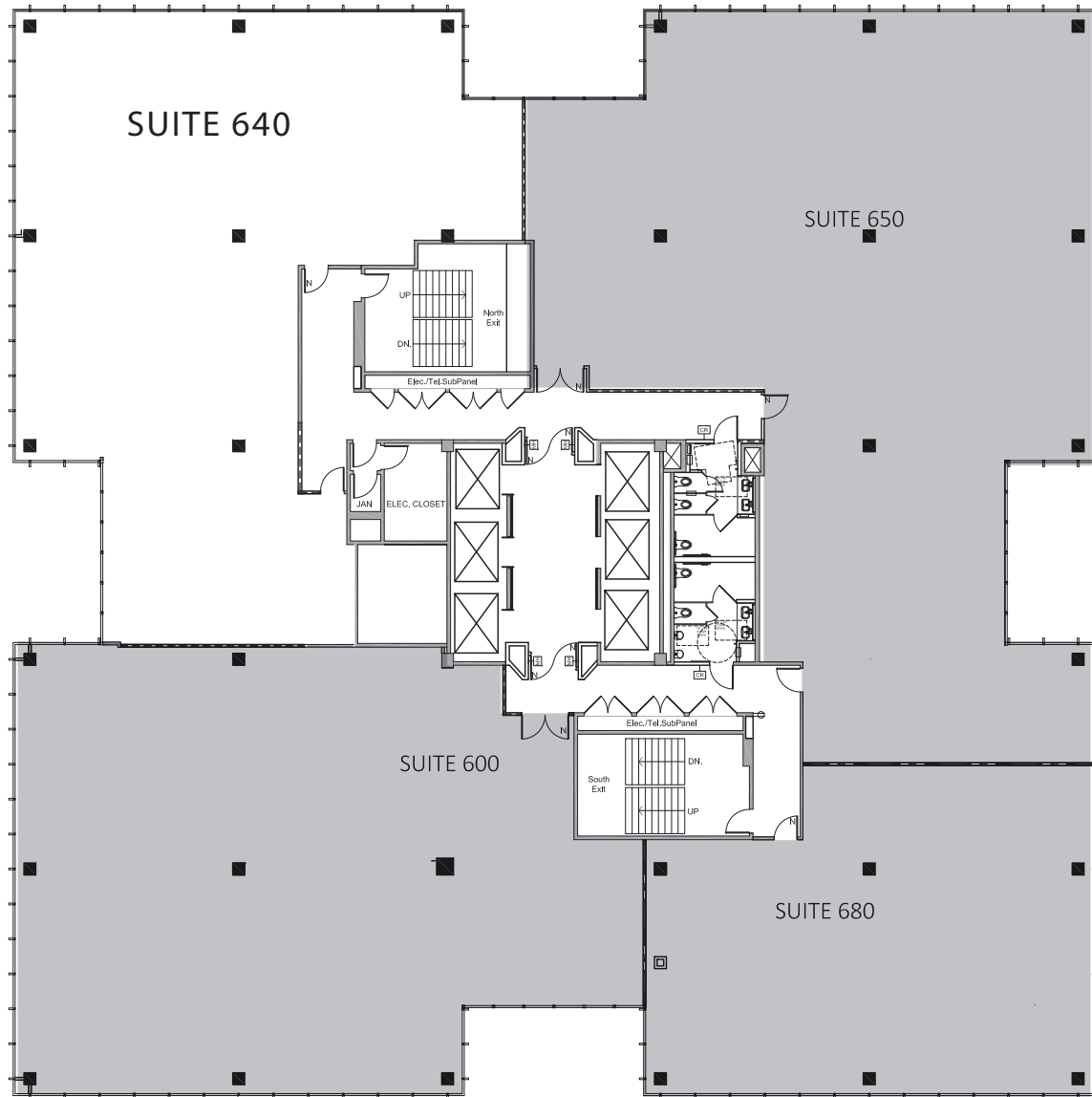
### OPTIONS

Flexible options: ±1,500-4,854 SF of contiguous space available

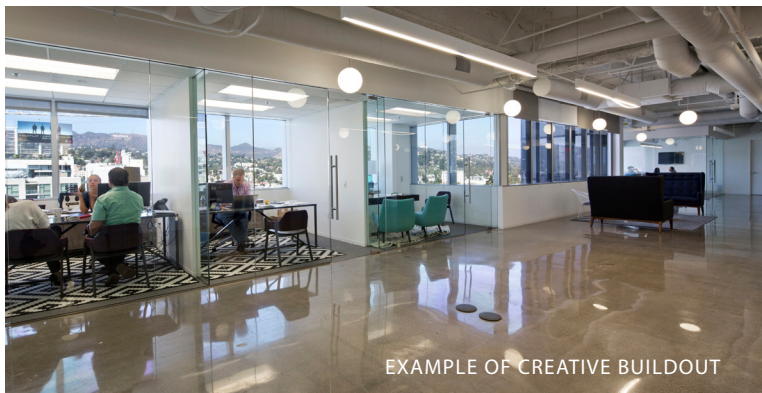
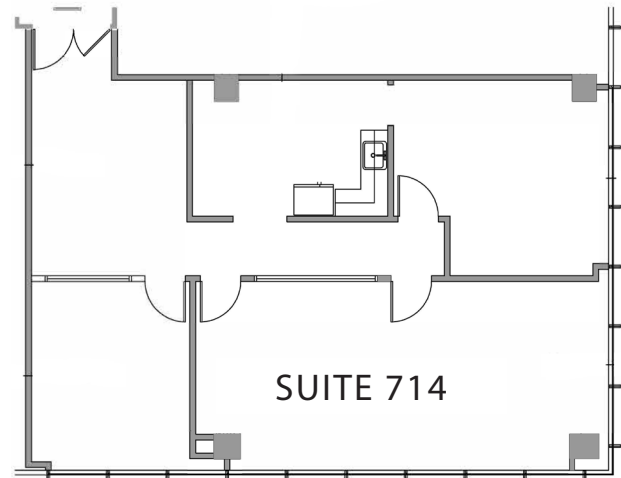
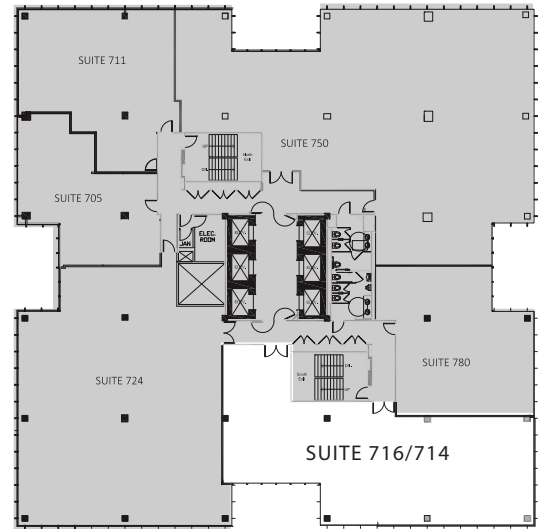
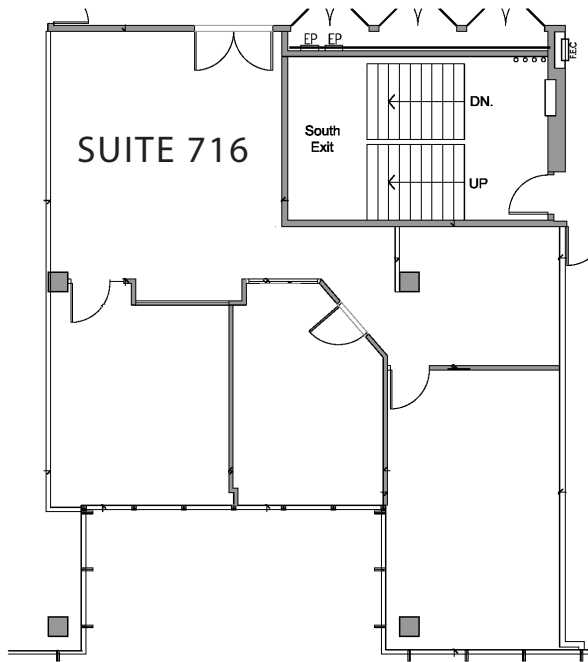


### CONNECT

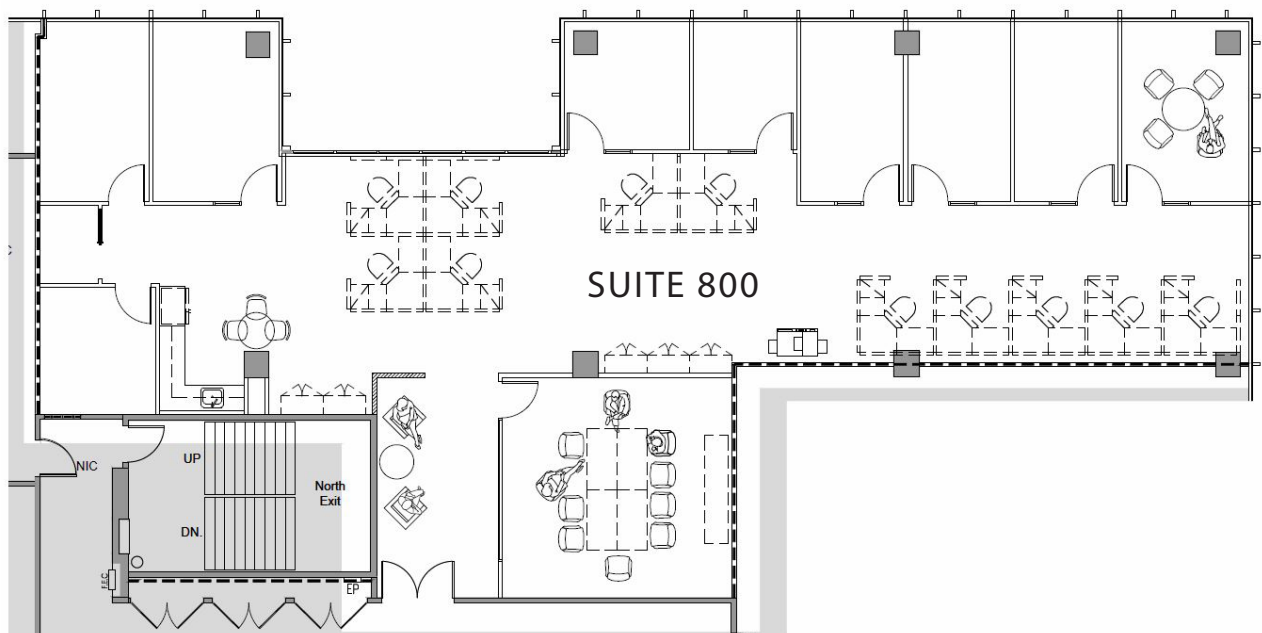
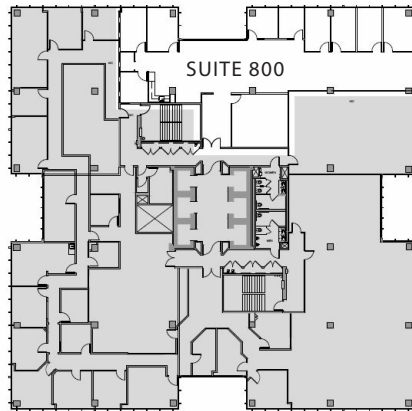
Wi-Fi available in the Living Room, the building's well-appointed common space



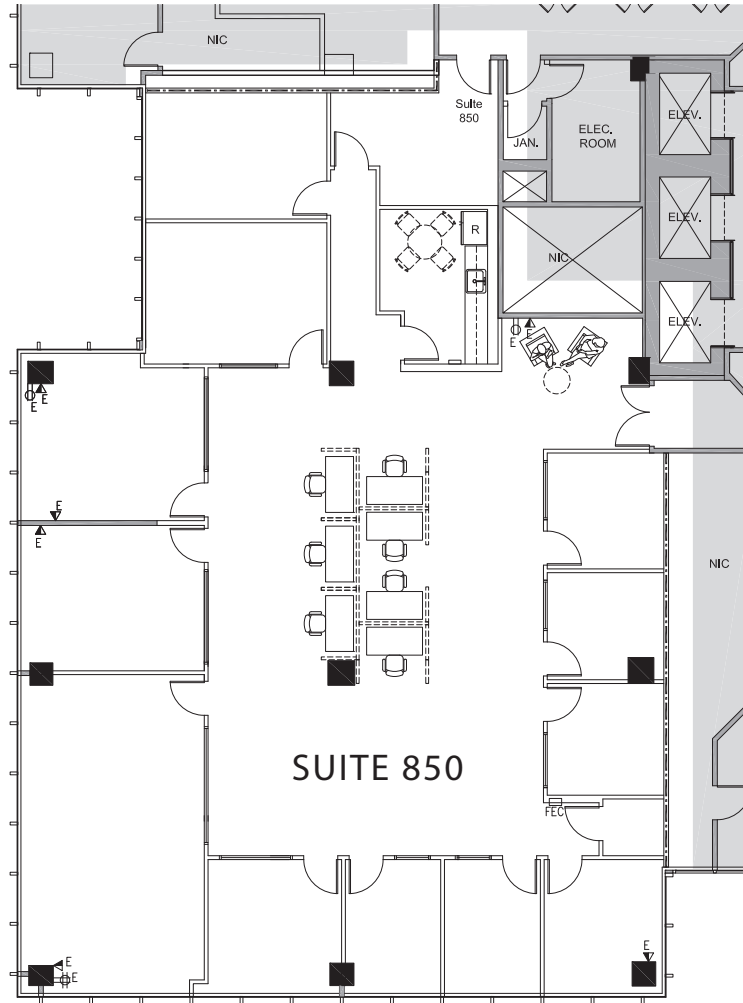
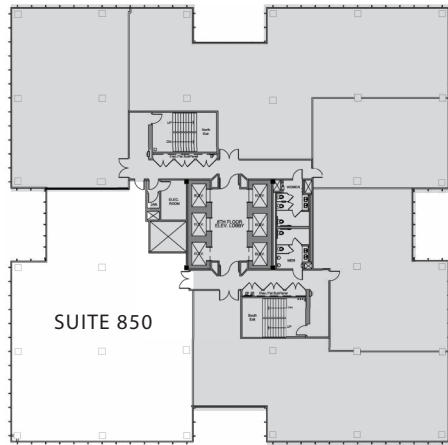
|                    |                     |
|--------------------|---------------------|
| RSF                | ±2,000-4,355<br>RSF |
| RENT               | \$4.75/SF FSG       |
| CEILING<br>HEIGHTS | 11'                 |
| OCCUPANCY          | Q1 2019             |
| CONDITION          | SHELL/<br>CREATIVE  |



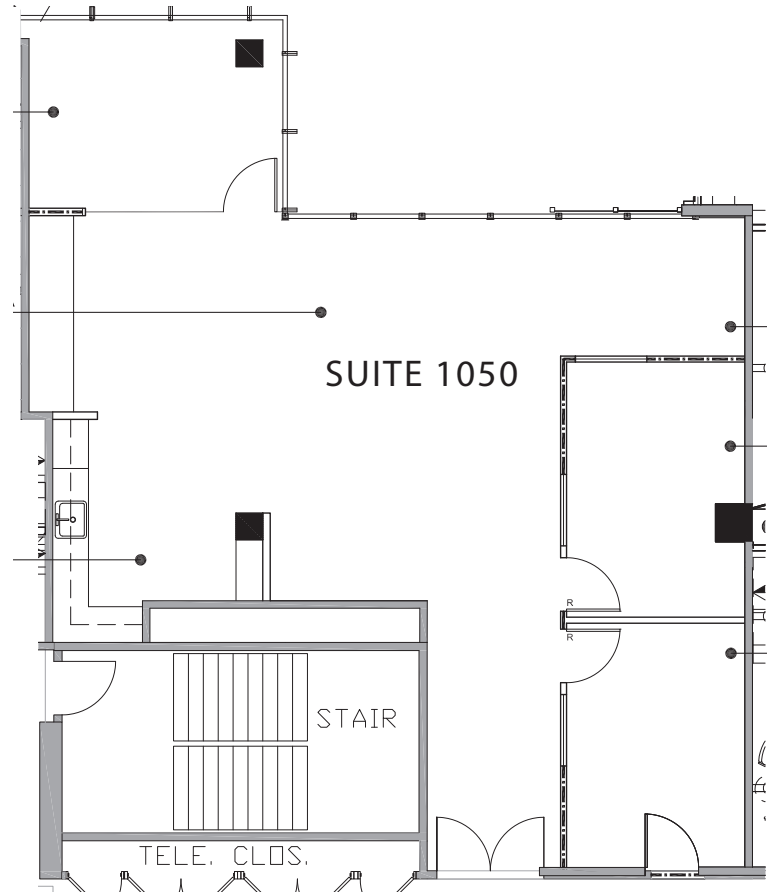
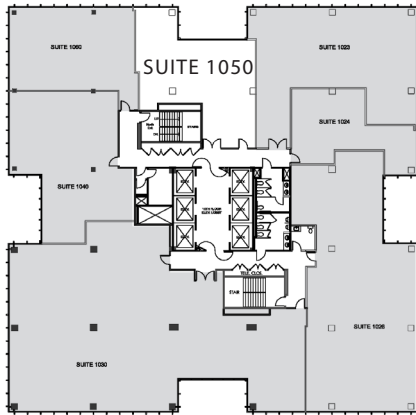
|                 |                     |
|-----------------|---------------------|
| RSF             | ±1,498-3,046<br>RSF |
| RENT            | \$4.75/SF FSG       |
| CEILING HEIGHTS | 11'                 |
| OCCUPANCY       | Q1 2019             |
| CONDITION       | SHELL/<br>CREATIVE  |



|                 |                          |
|-----------------|--------------------------|
| RSF             | 3,946 SF                 |
| RENT            | \$4.75/SF FSG            |
| CEILING HEIGHTS | 11'                      |
| OCCUPANCY       | NOW                      |
| CONDITION       | 8 OFFICES AND CONF. ROOM |



|                 |                            |
|-----------------|----------------------------|
| RSF             | 4,854 RSF                  |
| RENT            | \$4.75/SF FSG              |
| CEILING HEIGHTS | 11'                        |
| OCCUPANCY       | NOW                        |
| CONDITION       | SECOND-GENERATION CREATIVE |



## LEASING CONTACTS

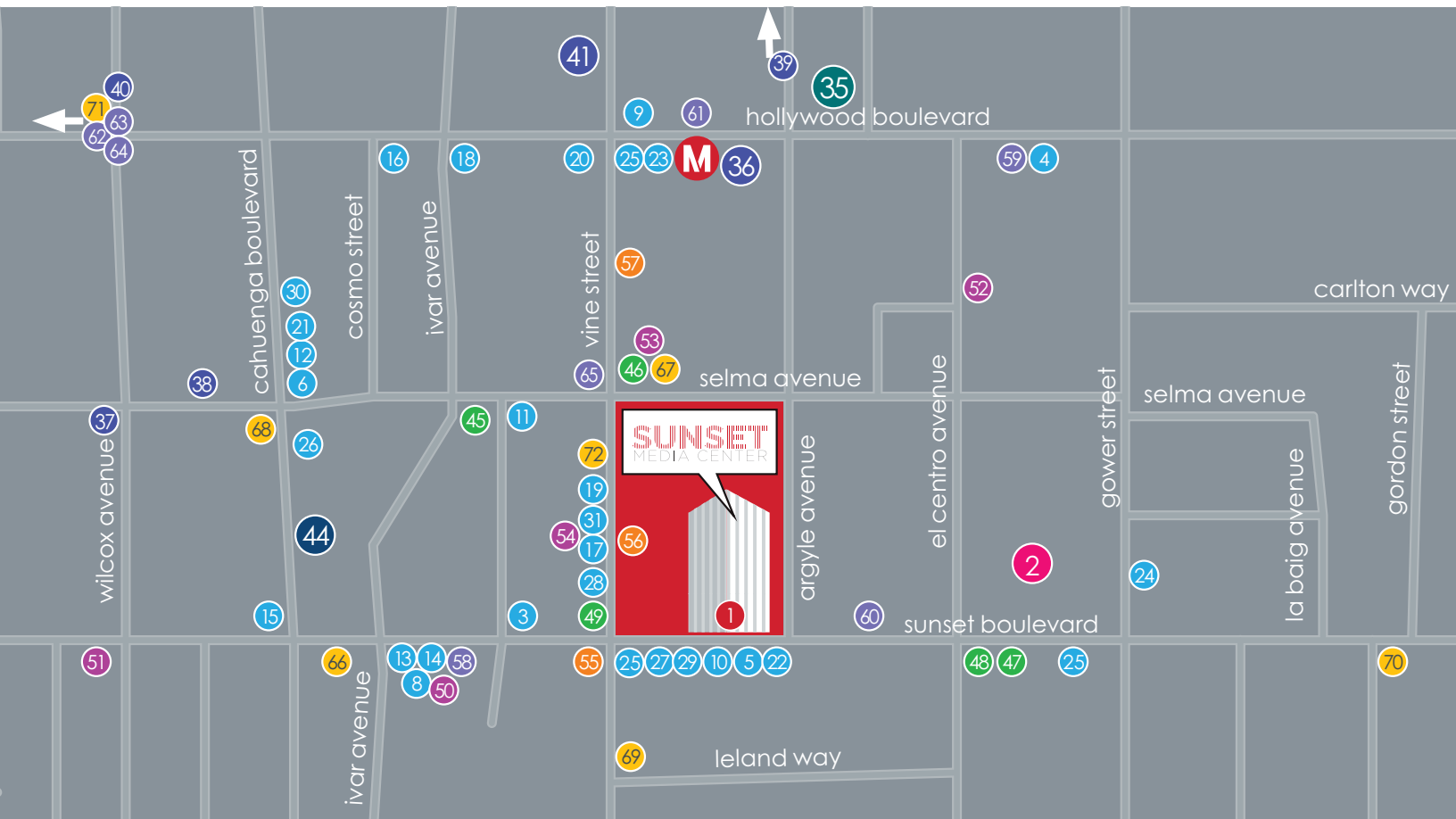
+1 213 239 6000

CARL MUHLSTEIN  
LICENSE #00595250

HAYLEY ENGLISH BLOCKLEY  
LICENSE #01781682

NICOLE MIHALKA  
LICENSE #01322414

|                 |                            |
|-----------------|----------------------------|
| RSF             | 1,614 RSF                  |
| RENT            | \$4.95/SF FSG              |
| CEILING HEIGHTS | 11'                        |
| OCCUPANCY       | NOW                        |
| CONDITION       | SECOND-GENERATION CREATIVE |



## SELECT AREA AMENITIES

### 1 SUNSET MEDIA CENTER

- Coffee Bean & Tea Leaf
- The Waffle
- The Well
- Comerica Bank
- OneMain Financial

### 2 COLUMBIA SQUARE

- Sweetgreen
- Sugarfish
- Rubies + Diamonds
- Paley
- Filifera
- NeueHouse

### CAFÉ/RESTAURANTS

- Bibibop
- Blue Palms Brewhouse
- Bowery
- Caffé Etc.
- Chipotle
- Blue C Sushi
- 33 Taps
- Fabiolus Café
- Farmer's Kitchen
- St. Felix
- Stella Barra
- Veggie Grill
- Groundwork Coffee
- Hemingway's
- Jersey Mike's Subs
- Juicy Burger
- Kabuki
- Katsuya
- Kitchen 24
- Farida
- Wood & Vine
- Roscoe's House of Chicken 'N Waffles
- Starbucks
- Stout Burgers
- Tender Greens
- The Hungry Cat
- The Melt
- The Running Goose
- 800 Degrees

### 35 EASTOWN

- Pressed Juicery
- Shake Shack
- Sushi of Gari
- Greenleaf
- Dunkin' Donuts
- SoulCycle
- Barry's Bootcamp
- CVS

### HOTELS

- W Hollywood
  - Delphine
  - Hollywood Burger
  - Bliss Hollywood Spa
  - Blo Bar
- Mama Shelter
- Dream Hotel
- Kimpton Hotel
- Loews Hollywood
- Hospital Club
  - Cleo Restaurant

### 44 SPACE 15 TWENTY

- Umami Burger
- Urban Outfitters
- Free People
- Hairroin Salon
- Pharmacy Boardshop

### GROCERY/SUNDRY

- Hollywood Farmers Market (Sundays)
- Trader Joe's
- GNC
- Rite Aid
- Walgreens

### ATHLETIC FACILITIES

- 24 Hour Fitness
- Bar Method
- LA Fitness
- Equinox
- Yogaworks

### BANKS

- Bank of America
- Chase Bank

### 57 Wells Fargo Bank

### THEATERS

- Arclight Theatre/Cinerama Dome
- Fonda Theatre/Music Box
- Hollywood Palladium
- Pantages Theatre
- Dolby Theatre
- Egyptian Theatre
- TCL Chinese Theatre
- Montalban Theatre

### OTHER

- Amoeba Records
- Bubbles Cleaners
- Floyd's Barber Shop
- K&L Wine Merchants
- Emerson College
- Hollywood & Highland Center
- Bed Bath & Beyond