

6040 SUNSET

— LOS ANGELES / CA



MODERN OFFICE AT THE CENTER OF CINEMA



FEATURES AND AMENITIES

HOLLYWOOD CENTER PRODUCTION-POSITIONED

±114,958
SQUARE FEET

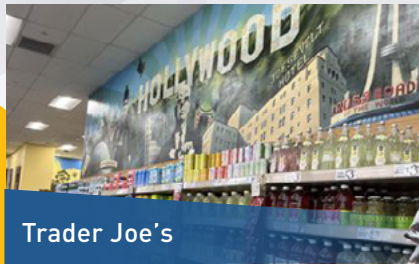
ON-LOT LOCATION SUNSET GOWER STUDIOS

- + Behind the gates at Sunset Gower Studios with access to sound stages, amenities and concierge-style service
- + 6-Floor single or multi-tenant opportunity
- + Available building top signage facing Sunset Blvd
- + Expansive ±22,000 SF floorplates (levels 3-6)
- + Elegant lobby & entry
- + 6 Screening room theaters across 2 floors
- + Outdoor collaboration spaces
- + MERV-13 air filters, drinking stations, and plenty of natural light
- + Highly efficient building and lighting systems to optimize energy use
- + 24-Hour on-site security
- + 16 EV charging stations shared with Sunset Gower Studios
- + Secure bike storage

LOCATION

WELCOME TO THE NEIGHBORHOOD

Today's Hollywood is a vibrant hub of creative energy with easy access to top talent, premier amenities, and a thriving mix of media, tech, and production companies. This walkable neighborhood offers convenience and connection both during and after the workday.



Trader Joe's



Starbucks



Roscoe's Chicken & Waffles



Prince St. Pizza



Equinox Hollywood



SUGARFISH by sushi nozawa



- Retail
- Eateries
- Lodging
- Health & Fitness
- Attractions
- Parking

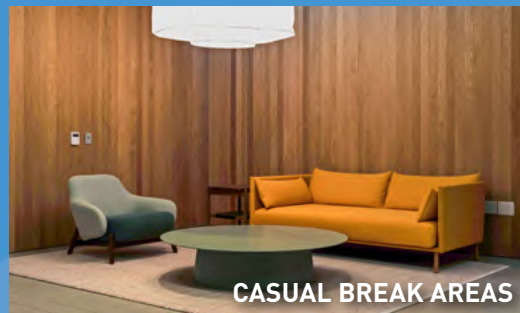
NEWLY RENOVATED SPACES



LOBBY ENTRY ON SECURE LOT



SLEEK FURNISHINGS



CASUAL BREAK AREAS



GROUND LEVEL LOUNGE

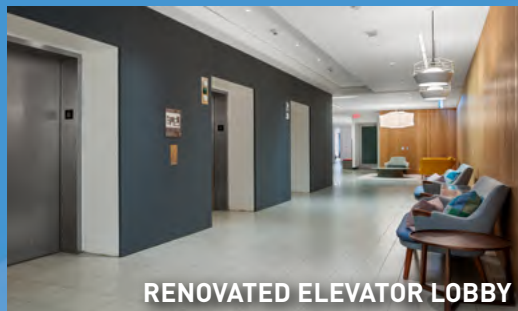
READY FOR ACTION



STUNNING HOLLYWOOD VIEWS



CENTRALLY LOCATED KITCHEN



RENOVATED ELEVATOR LOBBY



KITCHEN INTEGRATED IN CONF. ROOM

PROPOSED BUILD-OUT RENDERINGS



OPEN OFFICE SPACE

PROPOSED BUILD-OUT RENDERINGS



PROPOSED OUTDOOR SPACE

PROPOSED BUILD-OUT RENDERINGS



EYE-CATCHING SIGNAGE IN A PRIME LOCATION



SUNSET BOULEVARD BUILDING TOP SIGNAGE

EYE-CATCHING SIGNAGE IN A PRIME LOCATION



ADDITIONAL SIGNAGE FACING STUDIOS

REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 11601 WILSHIRE BLVD, SUITE 900 LOS ANGELES, CA 90025 | 310 445 5700

Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life. When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties everything is possible.



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