

# 2 SPEC SUITES LEFT

8439  
Sunset  
Boulevard  
PIAZZA DEL SOL  
WEST HOLLYWOOD • CA •

CREATIVE OFFICE BUILDING  
BUILD TO SUIT OPPORTUNITY!



# 8439 Sunset Boulevard

PIAZZA DEL SOL  
WEST HOLLYWOOD • CA •

MULTI-MILLION DOLLAR FULL BUILDING OVERHAUL COMPLETE

## Features



4  
Stories



A total of 33,113 RSF available  
Divisible to approx. 1,525 RSF



Nationally registered  
historic landmark



Located along the  
prominent business  
corridor of Sunset Blvd



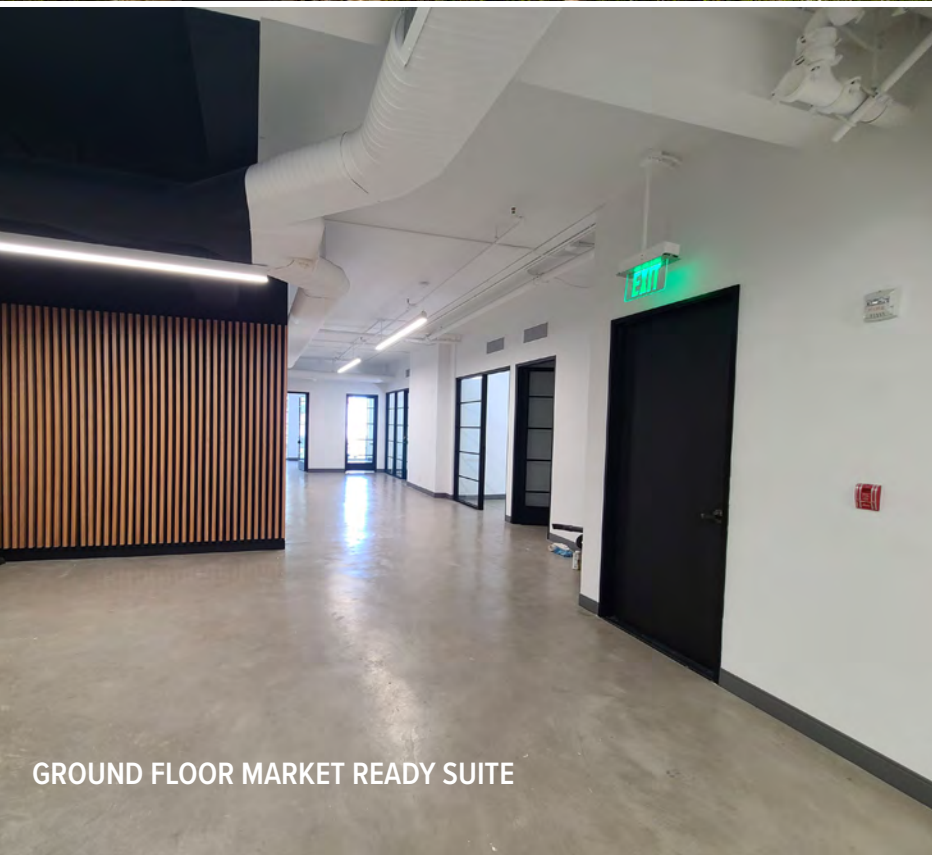
Newly opened up interior  
floor plates providing new  
flexibility



Tailored to tenants needing the ability to  
customize a full or partial floor.



COMMON AREA LOBBY



GROUND FLOOR MARKET READY SUITE





2ND FLOOR SUITE



GROUND FLOOR MARKET READY SUITE



2ND FLOOR SUITE

# 8439 Sunset Boulevard

PIAZZA DEL SOL

WEST HOLLYWOOD • CA •

## PROPERTY DETAILS

| Spaces Available | SUITE                     | SF                  | CONDITION                      |
|------------------|---------------------------|---------------------|--------------------------------|
| LEASED           | Suite 110                 | 5,012 SF            | Ready for Occupancy            |
|                  | <del>Suite 200</del>      | <del>5,678 SF</del> | <del>Ready for Occupancy</del> |
|                  | Suite 210                 | 5,661 SF            | Ready for Occupancy            |
| LEASED           | 3rd Floor                 | 3,703 SF            | Ready for Tenant Improvements  |
|                  | 4th Floor                 | 11,196 SF           | Ready for Tenant Improvements  |
| Rental Rate      | Negotiable                |                     |                                |
| Lease Term       | 3-10 Years                |                     |                                |
| Parking          | 2.5 / 1,000 SF with Valet |                     |                                |
| Available        | Immediately               |                     |                                |

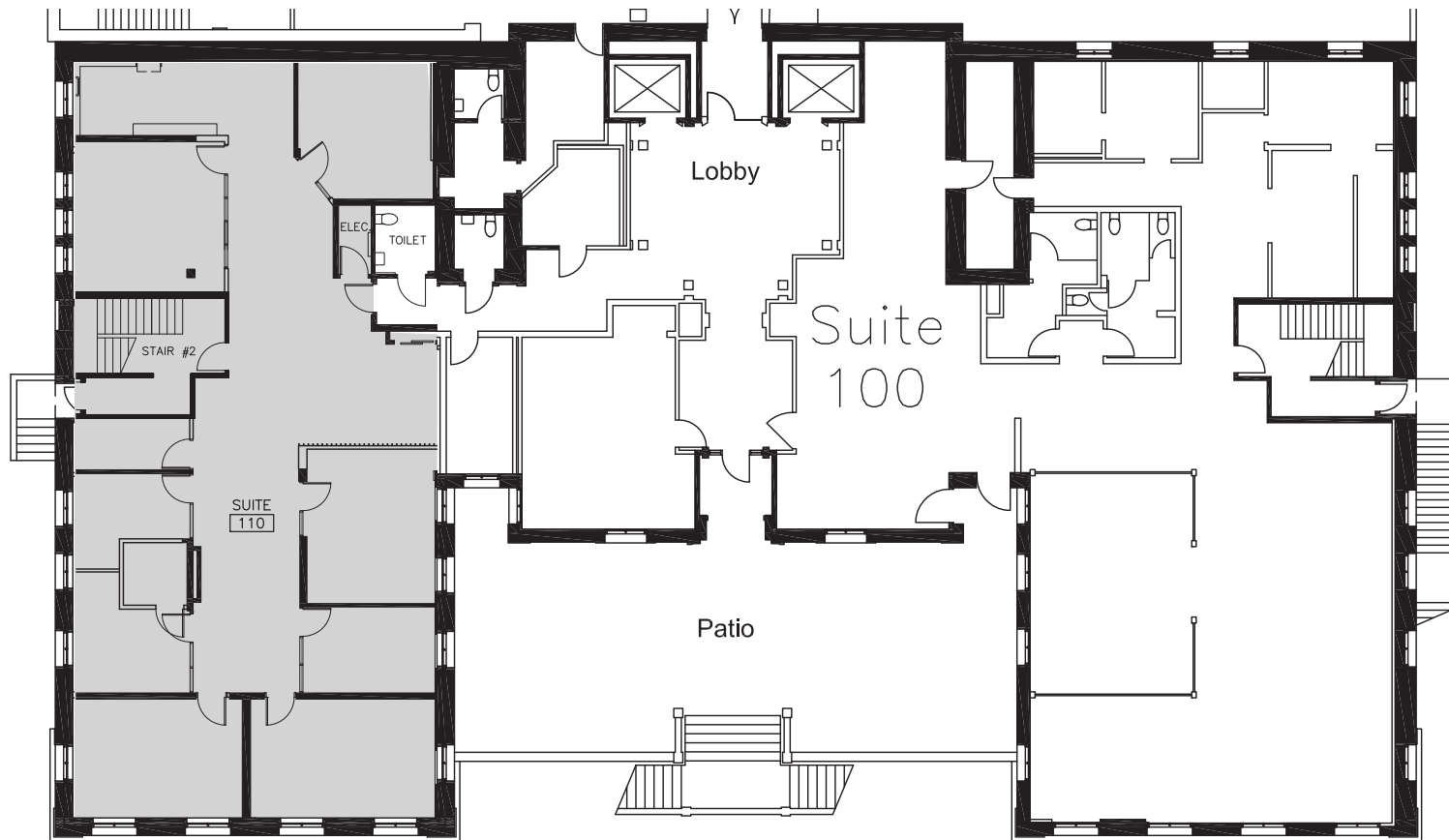




# 8439 Sunset Boulevard

## PIAZZA DEL SOL

WEST HOLLYWOOD • CA •



1st Floor Plan  
8439 Sunset Blvd.



WEST HOLLYWOOD • CA •

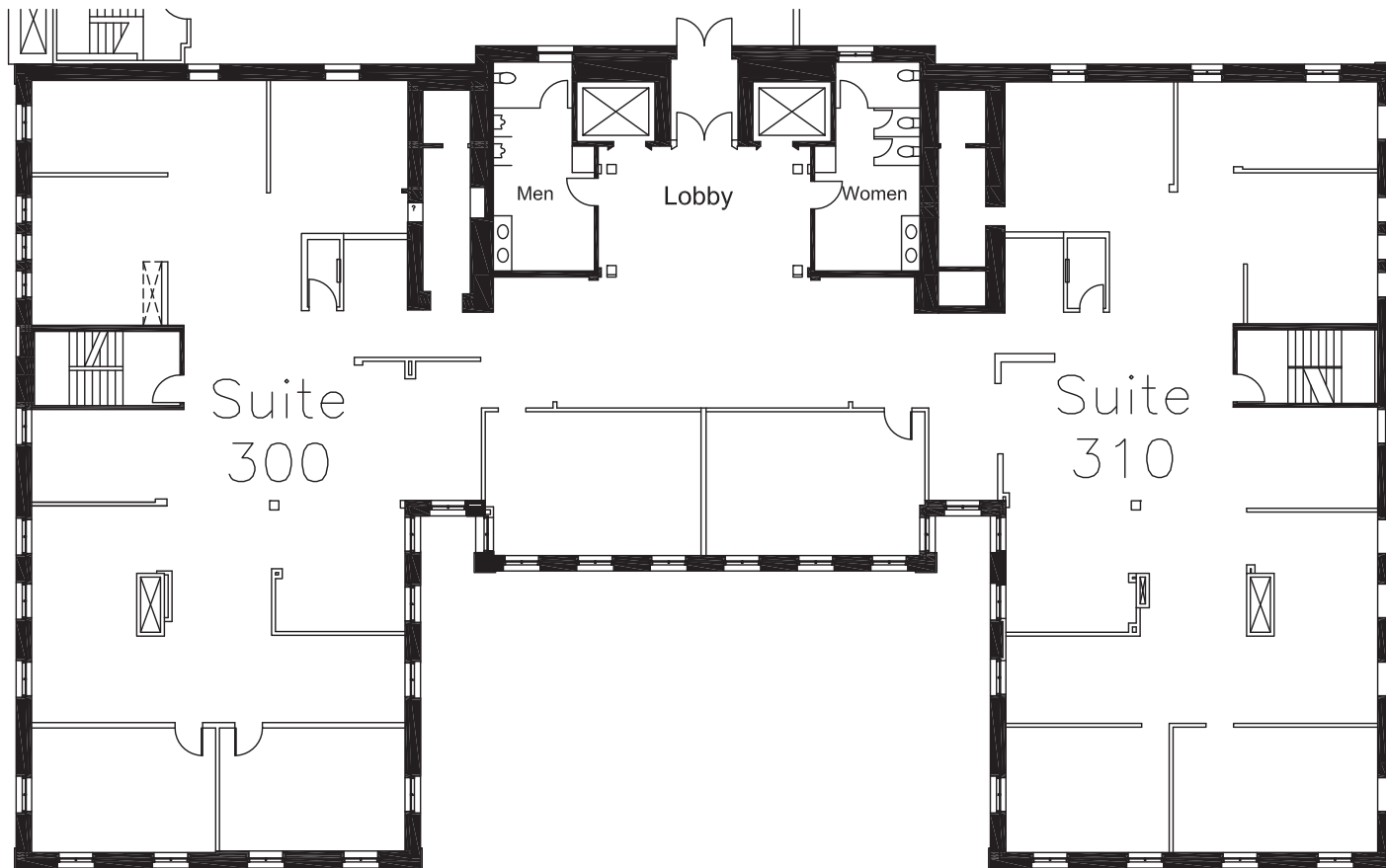


## 2nd Floor As-Built

# 8439 Sunset Boulevard

## PIAZZA DEL SOL

WEST HOLLYWOOD • CA •



3rd Floor Plan  
8439 Sunset Blvd.



# 8439 Sunset Boulevard

## PIAZZA DEL SOL

WEST HOLLYWOOD • CA •



4th Floor Test Fit



8439  
Sunset  
Boulevard  
PIAZZA DEL SOL

WEST HOLLYWOOD • CA •



FOR MORE INFORMATION

**CBRE**

**Brad Chelf**

Lic. 00874364

+1 310 550 2582

[brad.chelf@cbre.com](mailto:brad.chelf@cbre.com)

**Taylor Watson**

Lic. 01958238

+1 310 550 2624

[taylor.watson@cbre.com](mailto:taylor.watson@cbre.com)



**Chris DuMont**

Lic. 00999451

+1 310 442 3384

[cdumont@madisonpartners.net](mailto:cdumont@madisonpartners.net)

©2022 Madison Partners. DRE License Number 00978067. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Updated 070126