

7060

PROMO VIDEO



Hollywood Blvd

LOS ANGELES CA

7060

Hollywood Blvd
LOS ANGELES

CBRE is pleased to present the opportunity to lease up to 159,091 SF at 7060 Hollywood, a Class A office property located at the iconic intersection of Hollywood and La Brea. Fully renovated in 2009/2010, the property features modernized building systems and a refurbished exterior in a prime location in LA's tech, media, and entertainment district. Formerly leased to Live Nation, the property offers an elite corporate image.

177,359 SF

RENTABLE AREA (BOMA)

12

STORIES

ASKING RATES

1st Floor Retail: Withheld	7th Floor: \$3.70/SF
2nd Floor: \$3.45/SF	8th & 9th Floors: \$3.75/SF
3rd & 4th Floors: \$3.25/SF	10th Floor: \$3.75/SF
5th Floor: \$3.60/SF	11th Floor: \$3.85/SF
6th Floor: \$3.65/SF	12th Floor: \$4/SF

+12,700 SF

AVERAGE FLOOR PLATE SIZE

1971/R:2009/2022

YEAR BUILT/RENOVATED

1.80/1,000 SF (more can be made available)

PARKING RATIO

PARKING RATES

\$175/mo - unreserved at 7060 Hollywood
\$250/mo - reserved at 7060 Hollywood
\$210/mo - 7080 Hollywood

362 Stalls (+ additional 140 spaces on a MTM Basis)

PARKING

- 155 spaces provided via a two level subterranean garage.
- 161 spaces provided per an easement with the adjacent 7080 Hollywood parking structure.
- 46 spaces for valet parking (not currently implemented).
- An additional 140 parking space can be made available at 7107 Hollywood (corner of Hollywood and La Brea) on a month-to-month basis.

Highlights

Leasing Opportunity

The Property provides tenants the flexibility to assemble multiple contiguous blocks of space up to 159,091 SF or lease individual spec suites to accommodate a wide range of lease up strategies.

Fully Built-Out Spec Suites

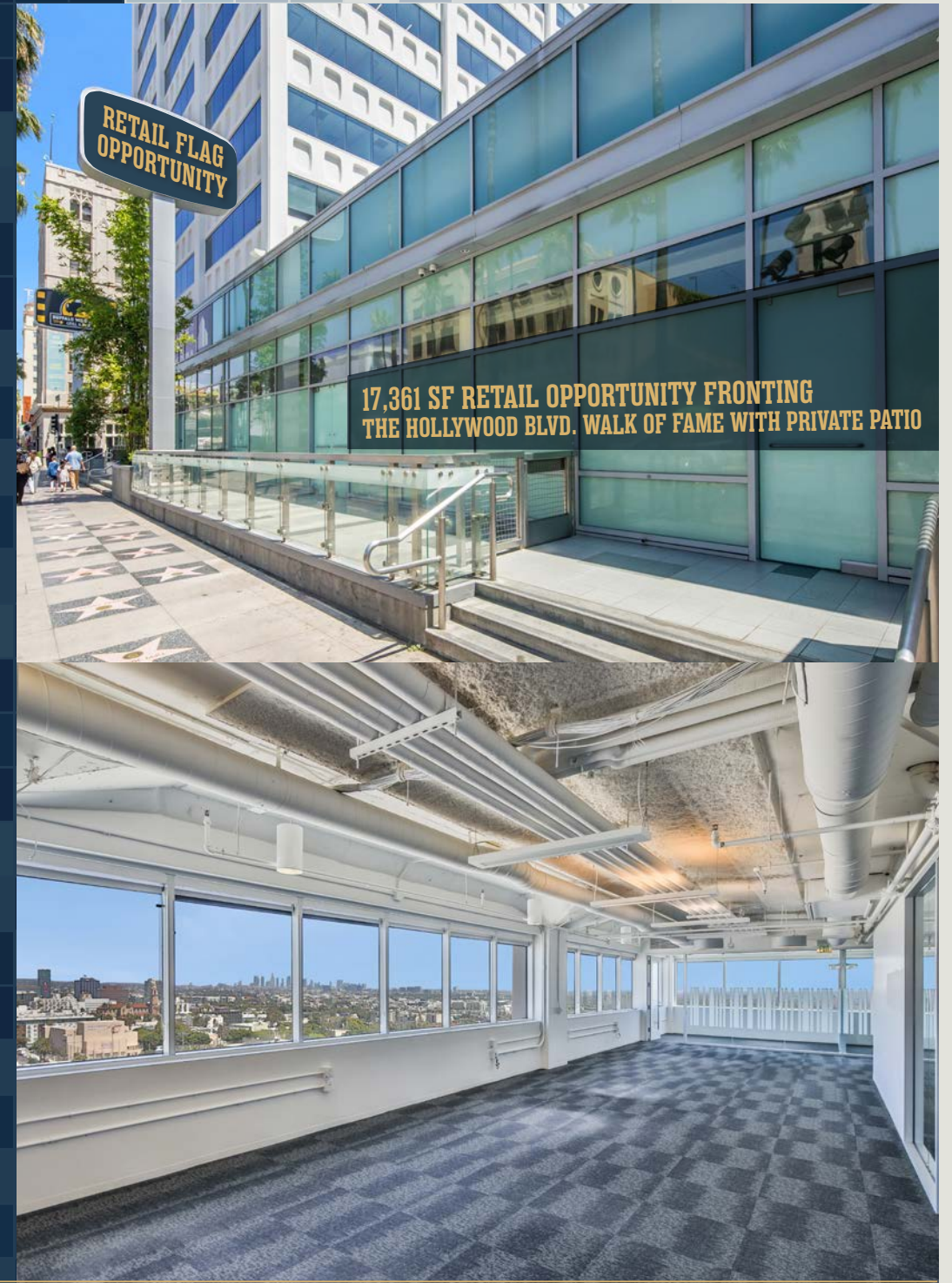
Floors five through seven include built out “spec-suites” ready for immediate occupancy. The suites range from 2,437 square feet to 3,445 square feet. The spec suites were designed to be combinable, providing maximum flexibility.

Prominent Building Top Signage Available Along Hollywood Boulevard

The Property provides a tenant with the opportunity to secure building top signage visible by over 10M annual Hollywood Walk of Fame visitors and nearly 50,000 vehicles per day.

Exclusive Hollywood Ownership and Tenancy

Nearly half of the Hollywood office market is controlled by major institutional owners including Blackstone, Hudson Pacific, Kilroy, and Shorenstein, with world-renowned content creation tenants including Netflix, Paramount, Viacom, and Trailer Park Group bolstering the prestige and quality of the iconic location.



The Property

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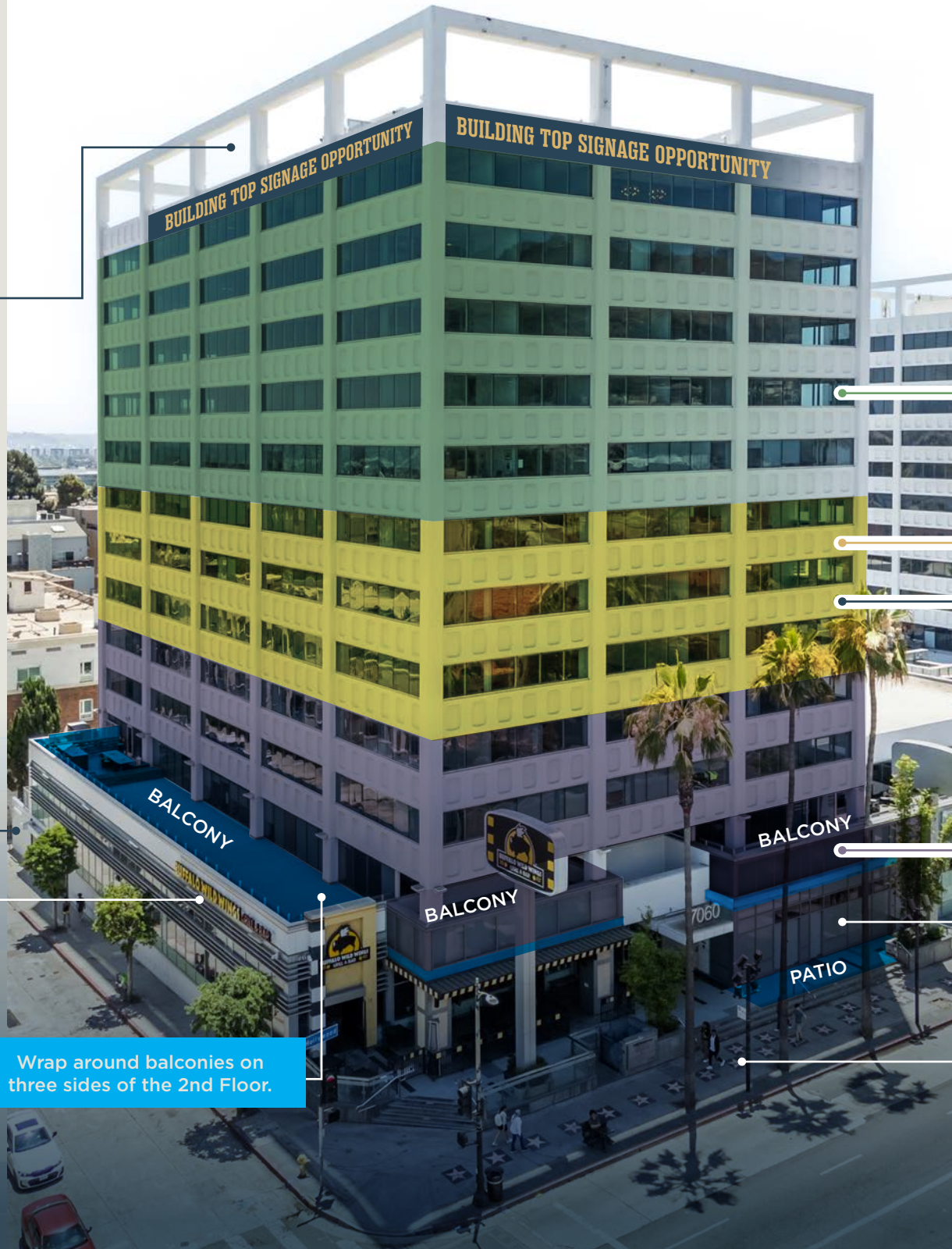
Rooftop deck



Parking with EV Charging Stations



Buffalo Wild Wings



BUILDING TOP SIGNAGE OPPORTUNITY

BUILDING TOP SIGNAGE OPPORTUNITY

BALCONY

BALCONY

BALCONY

PATIO

Wrap around balconies on three sides of the 2nd Floor.

Top five floors contiguous totaling 64,359 SF

Three floors of spec suites ranging from 2,437 to 3,445 SF

Three floors contiguous totaling 50,752 SF + 17,361 of contiguous ground floor retail



Spec suites



Retail opportunity with signage



Hollywood Blvd. Walk of Fame

Nearby Amenities



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Amenity rich, irreplaceable location situated in the heart of the iconic Hollywood Walk of Fame with paralleled access to world class restaurants, entertainment, and unparalleled amenities with a 97 Walk Score and less than 0.5 miles from the Hollywood / Highland Red Line Metro Station.



Property Photos

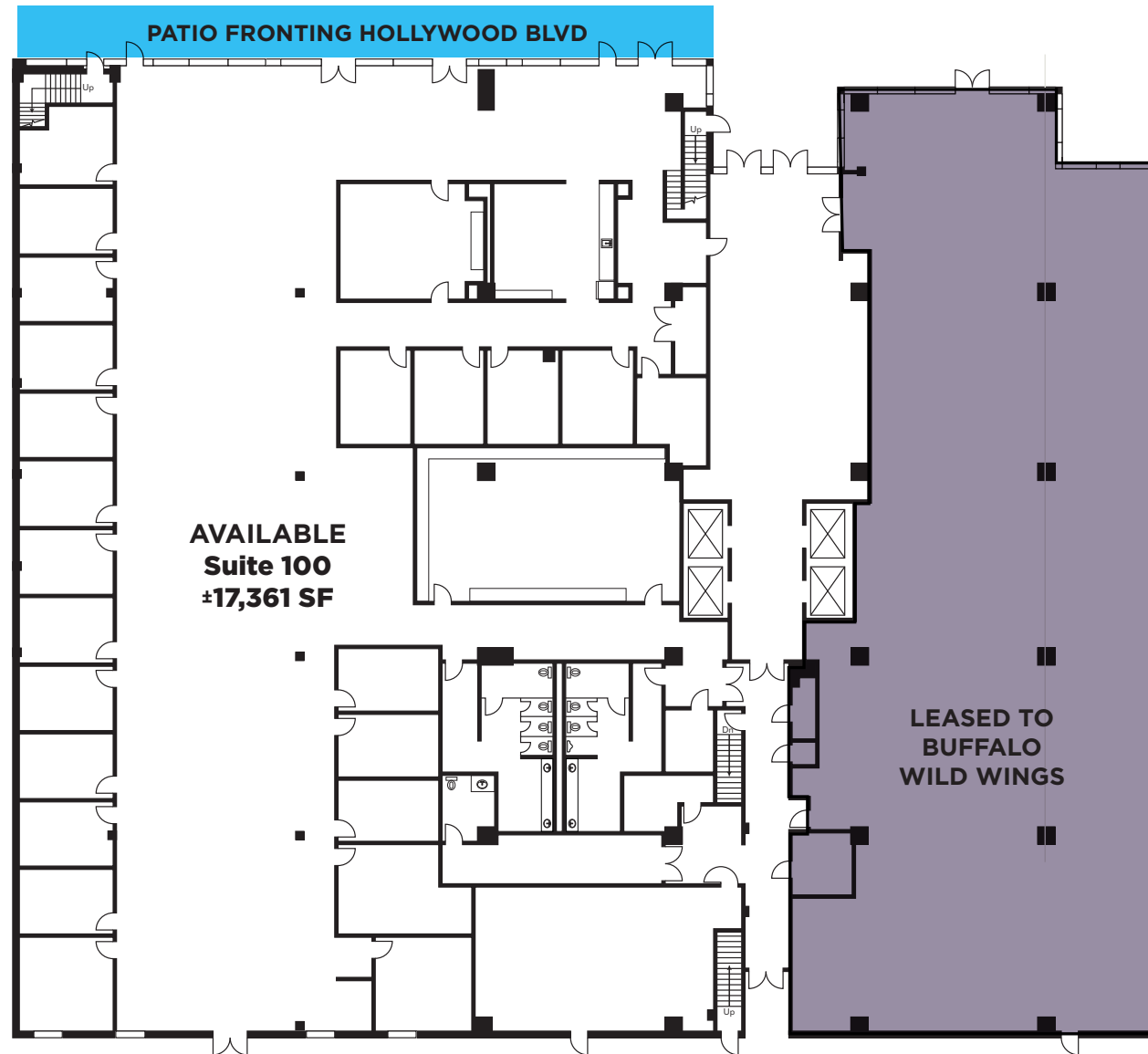


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Floor Plans

1st Floor

Load Factor: ±11%
Ceiling Height: 17'



Floor Plans

2nd Floor ±25,360 SF

Load Factor: +6%

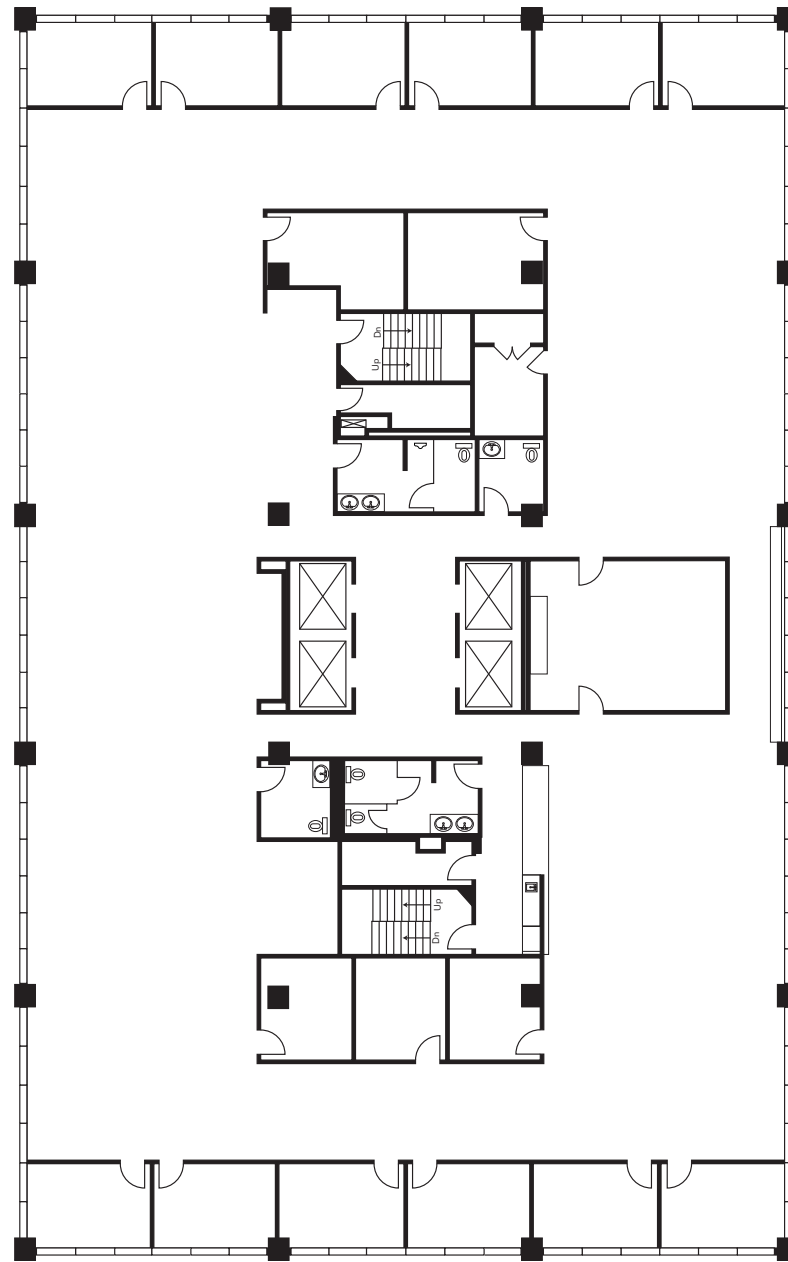
Ceiling Height: 12' 9"



Floor Plans

3rd Floor ±12,696 SF

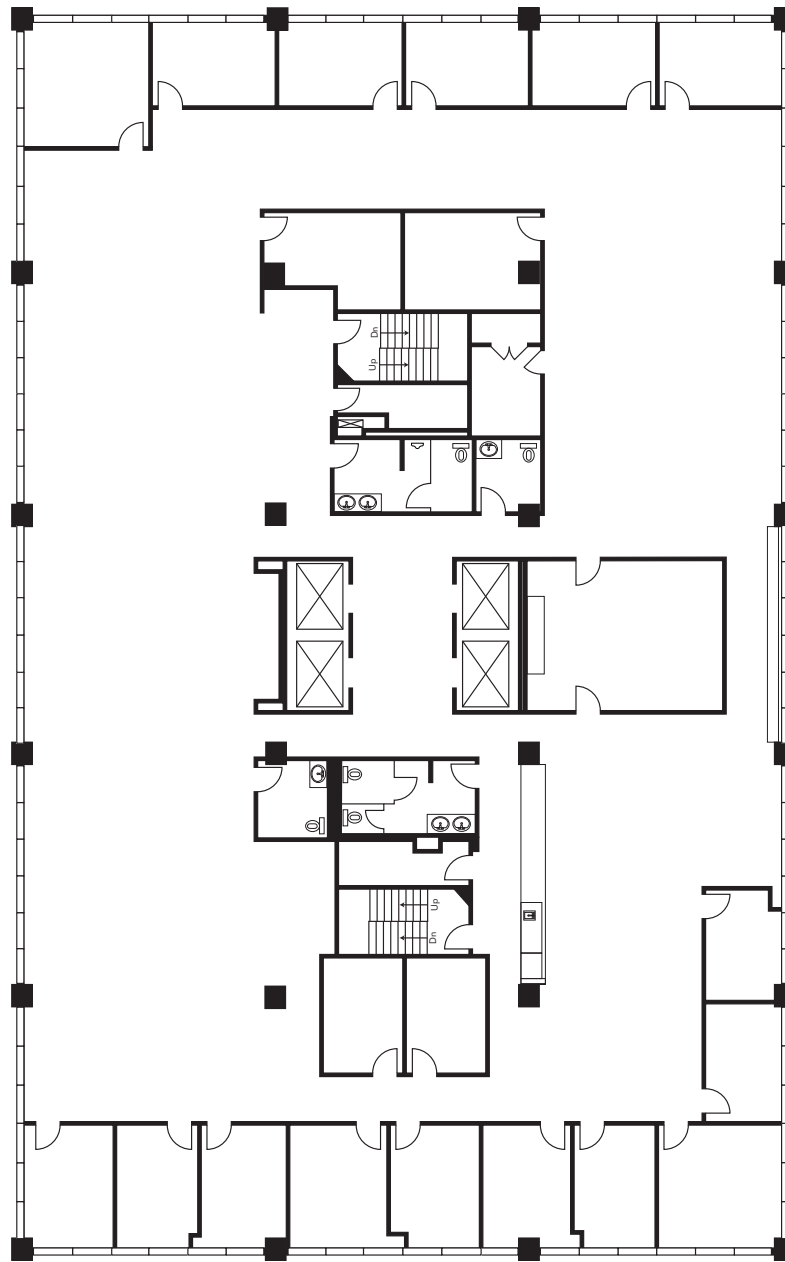
Load Factor: ±8%



Floor Plans

4th Floor ±12,696 SF

Load Factor: ±8%



Floor Plans

As-Builts -5th Floor

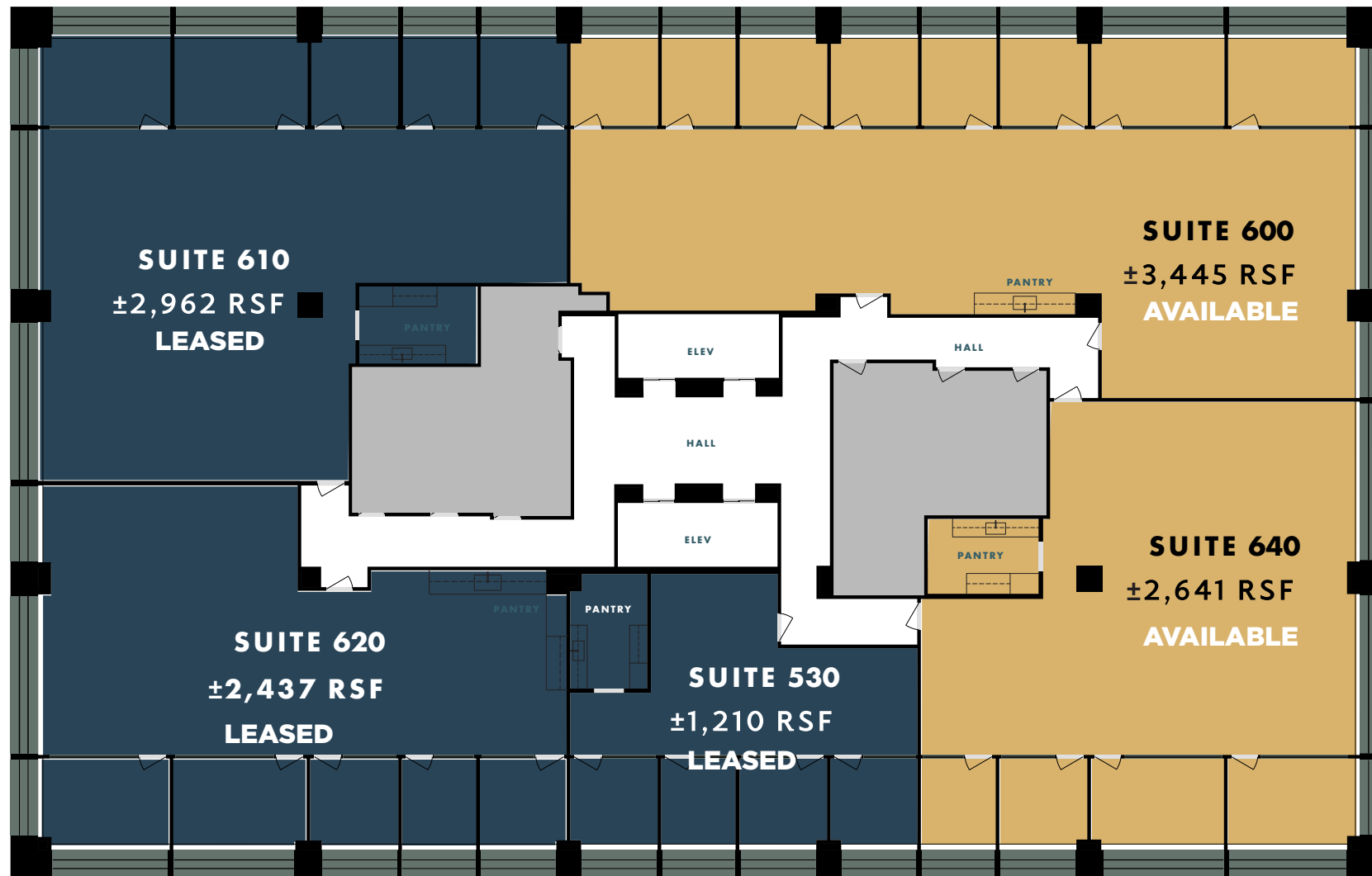
Load Factor: ±15%



Floor Plans

As-Builts -6th Floor

Load Factor: ±15%



Floor Plans

As-Builts -7th Floor

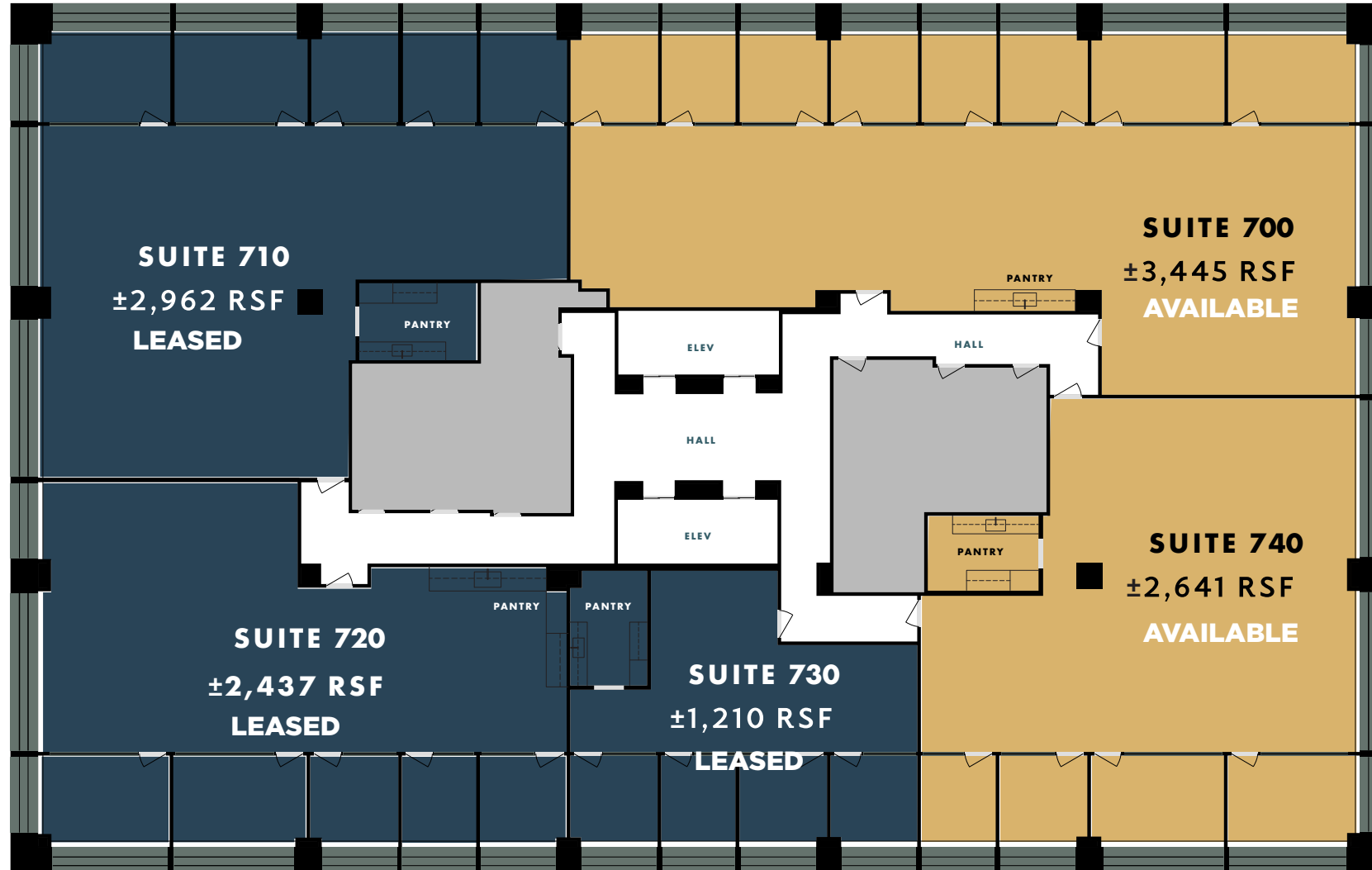
Load Factor: ±15%



Click For Virtual Walkthrough Suite 700



Click For Video Walkthrough Suite 700



Click For Virtual Walkthrough Suite 740

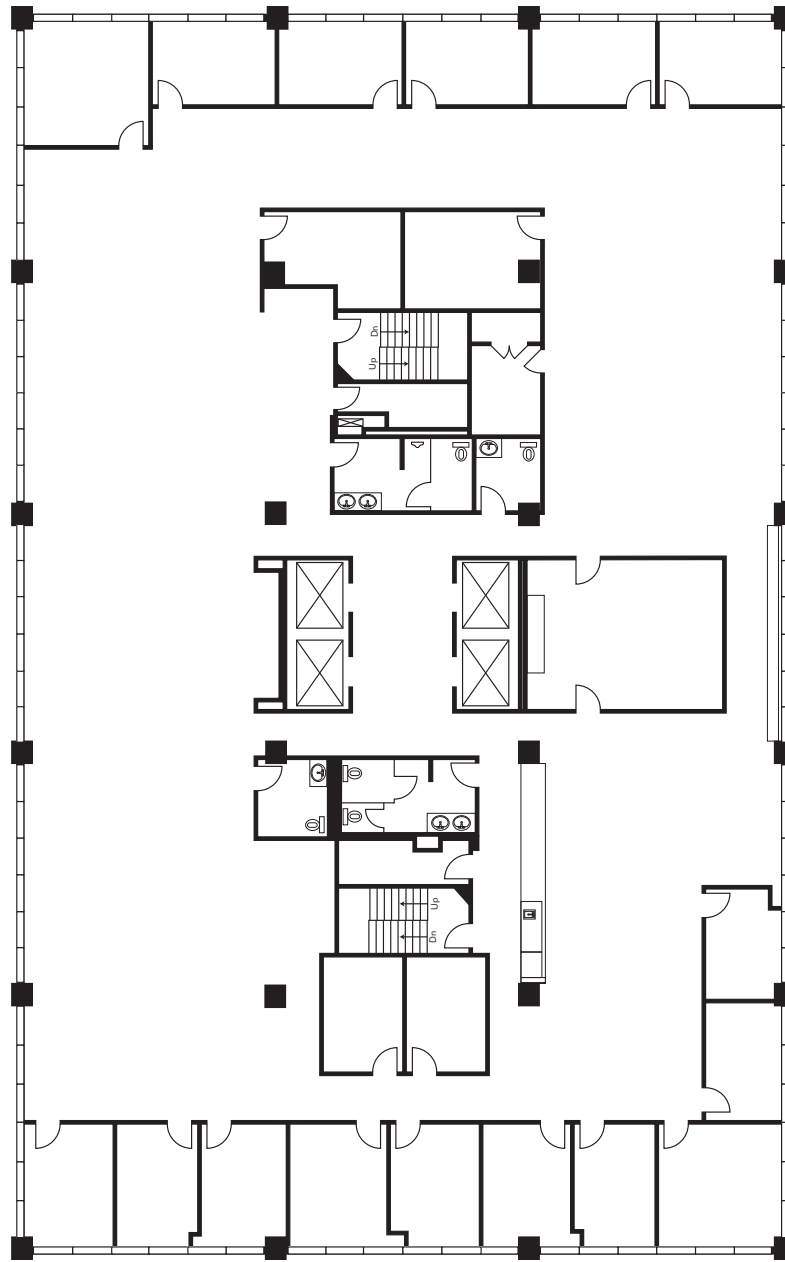


Click For Video Walkthrough Suite 740

Floor Plans

8th Floor ±12,694 SF

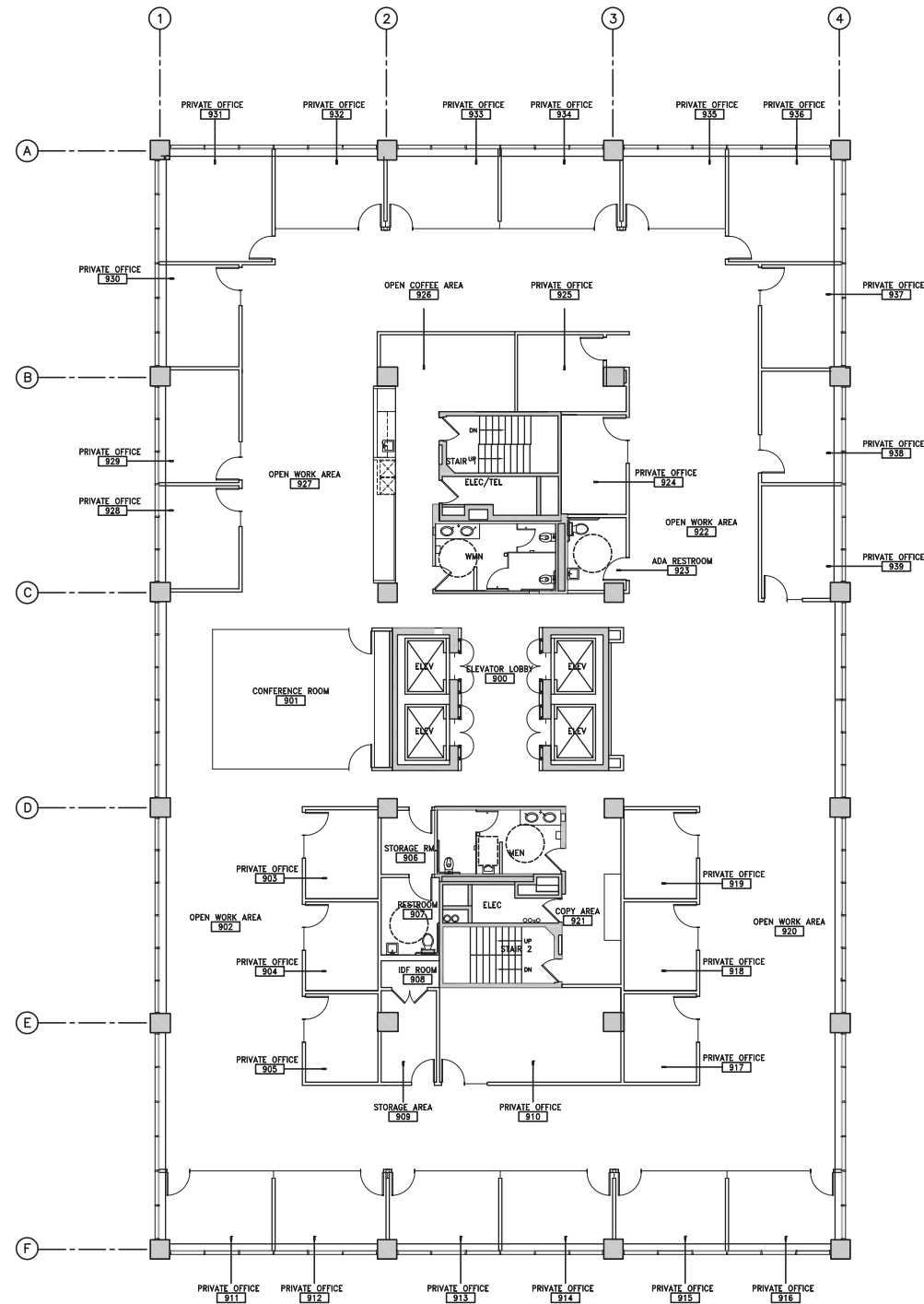
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Floor Plans

As-Built -9th Floor ±12,696 SF

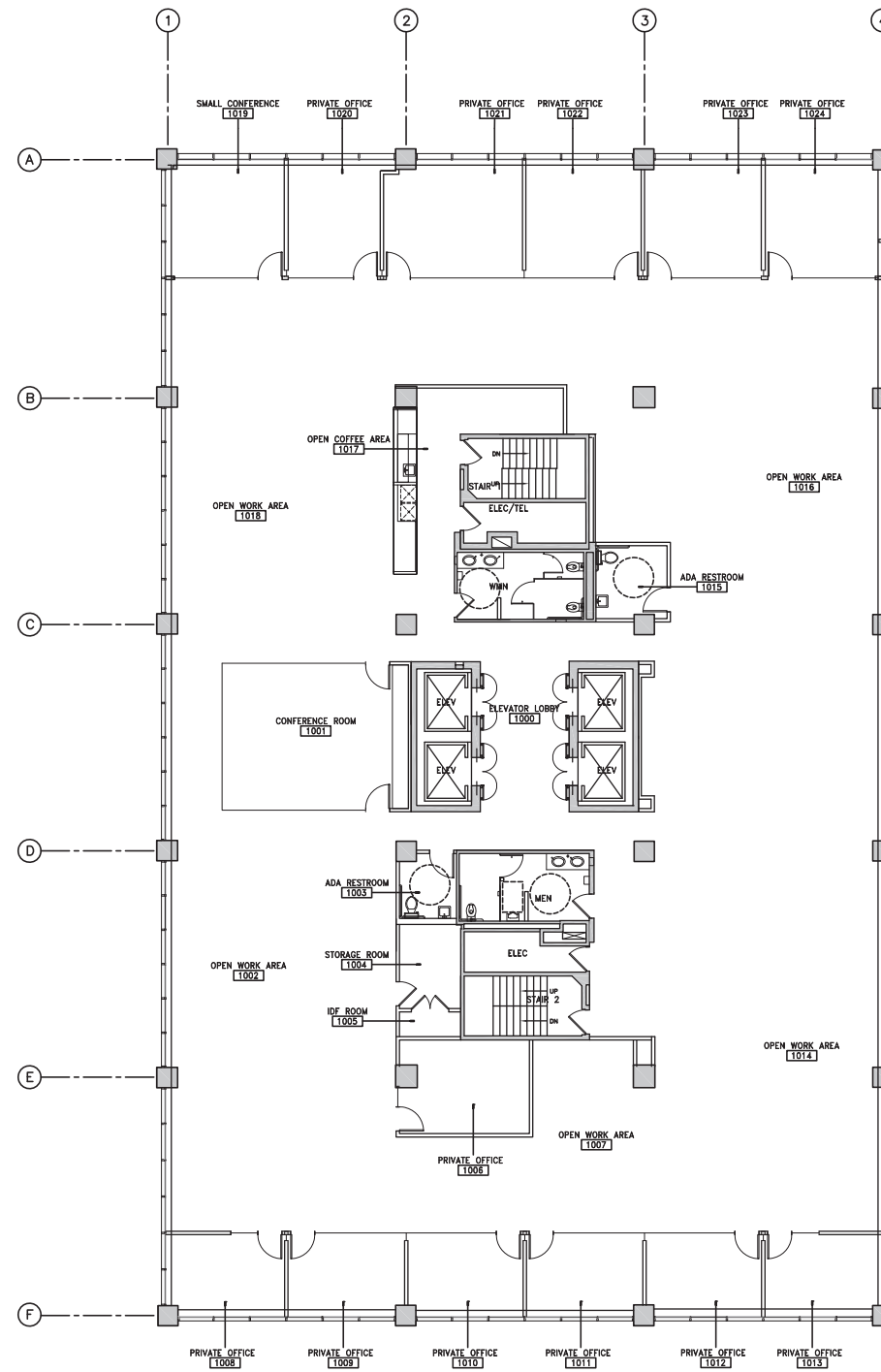
Load Factor: ±8%



Floor Plans

As-Built -10th Floor ±12,694 SF

Load Factor: ±8%



Floor Plans

As-Built -11th Floor ±12,696 SF

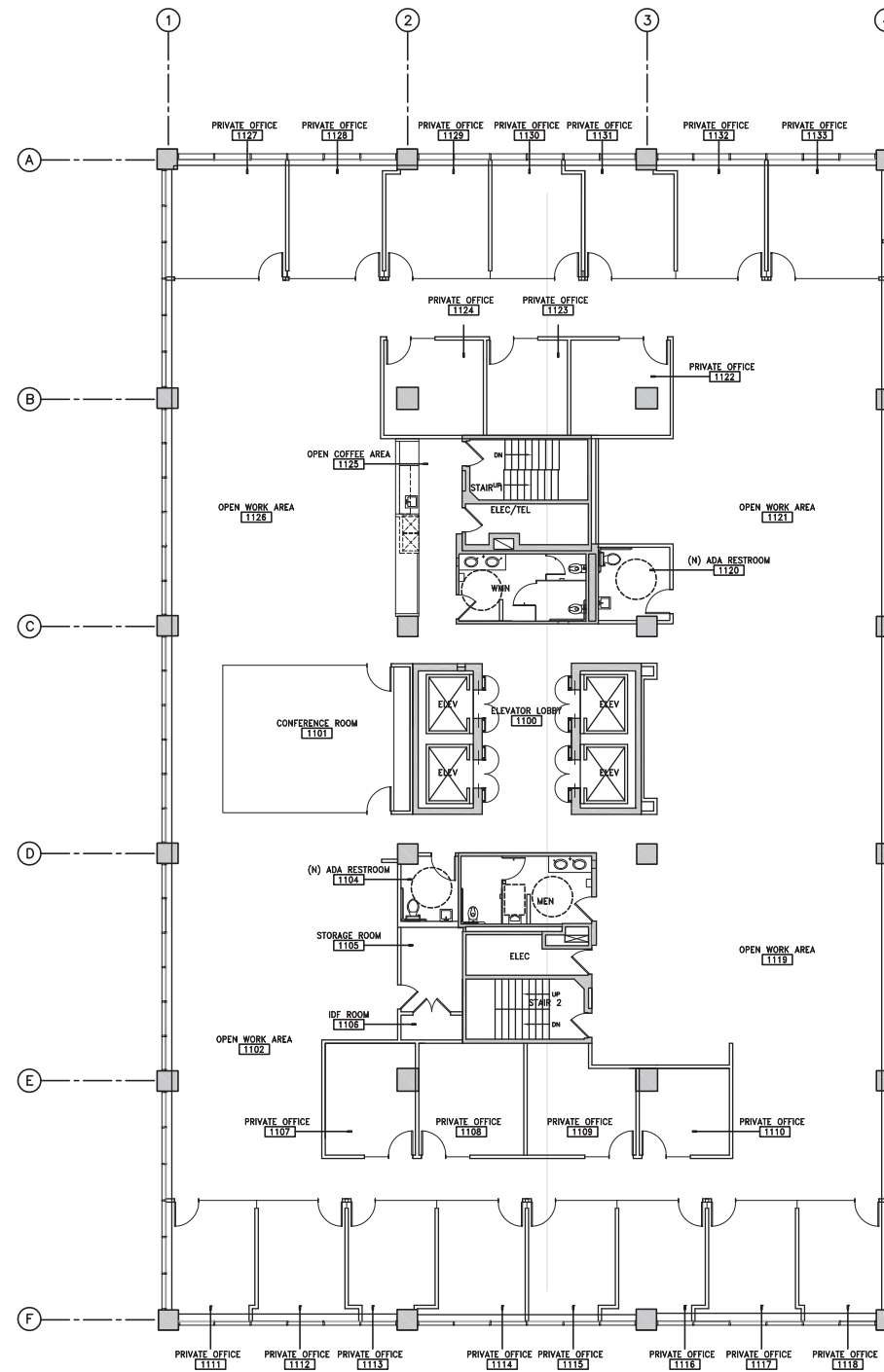
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Click For
Virtual Walkthrough



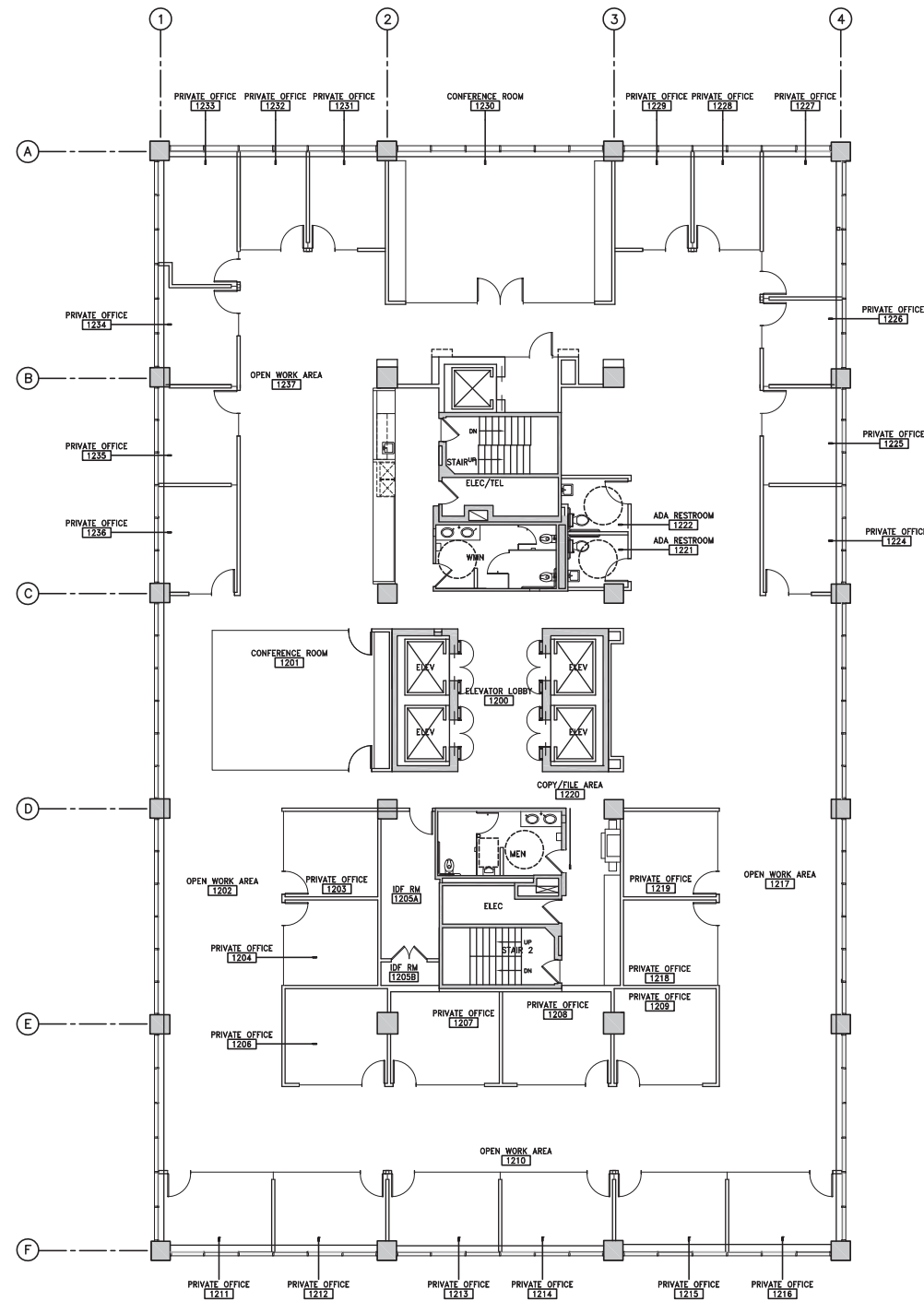
Click For
Video Walkthrough

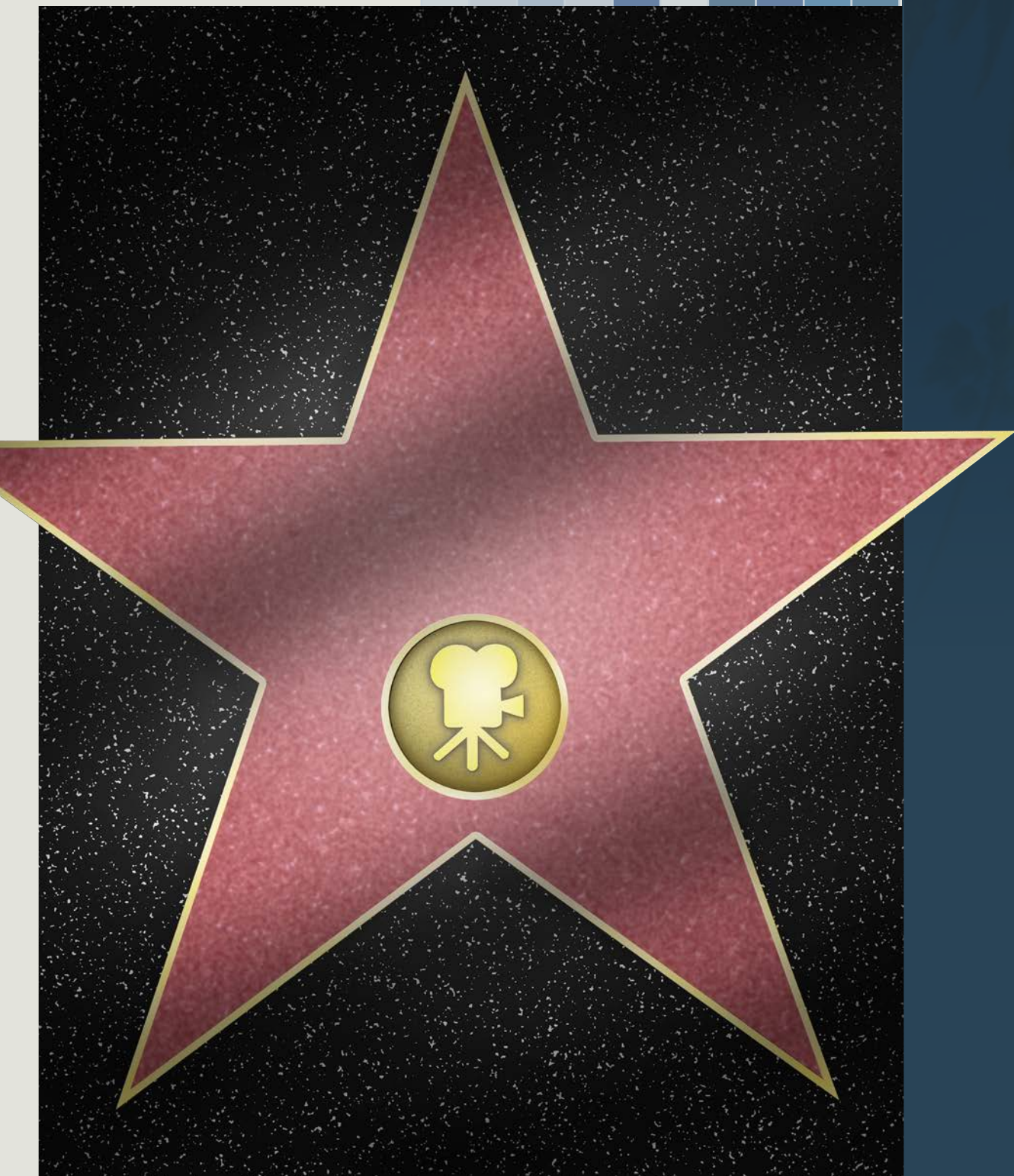


Floor Plans

As-Built -12th Floor ±13,577 SF

Load Factor: ±8%





Hollywood Overview

Hollywood, the iconic birthplace of the modern film industry, has undergone a dazzling transformation into a vibrant hub for creativity and innovation. By day, it's a thriving media and tech capital, attracting the who's who of the industry. By night, it's a trendy residential neighborhood where the city's most stylish and ambitious residents call home. In the last decade, Hollywood has experienced an explosive growth spurt, redefining its skyline and ushering in a new era of glamour and sophistication.



Entertainment capital of the world



#1 visitor destination in Los Angeles



Thriving creative community

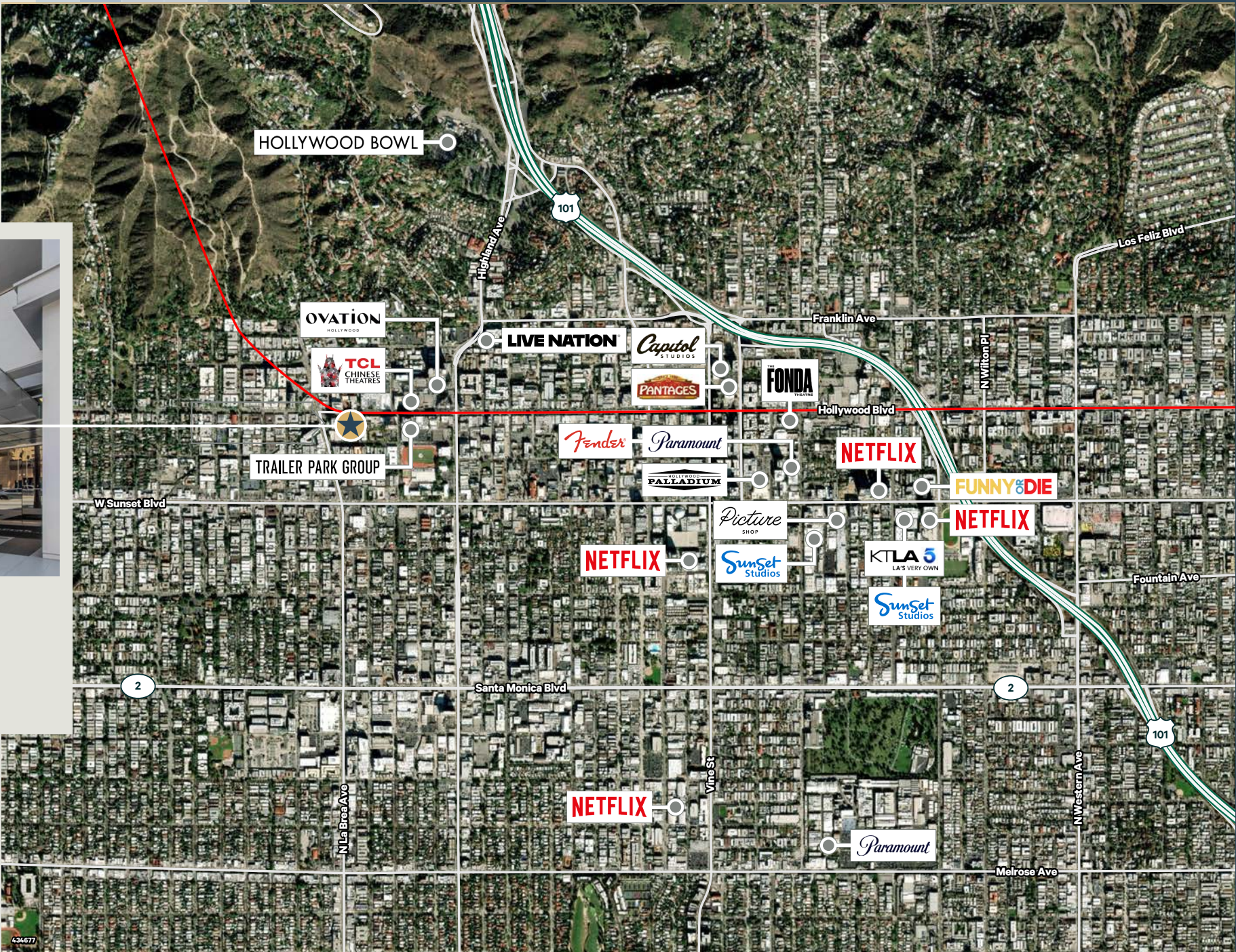


Regional transportation hub

Hollywood's Main & Main



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