

6040 SUNSET

— LOS ANGELES / CA



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LOCATION

- 6040 Sunset Boulevard Los Angeles, CA 90028
- Positioned in the center of Hollywood
- Behind the gates at Sunset Gower Studios
- Access to sound stages, amenities and concierge-style service

BUILDING

- ±114,958 SF of Class A space
- 6-Floor single or multi tenant opportunity
- Available building top signage facing Sunset Blvd
- Elegant lobby & entry
- 3 Theaters on 1st floor
- 3 Theaters on 5th floor
- Highly efficient building and lighting systems to optimize energy use
- Floor plates floors 3-6: ± 22,000 SF

AMENITIES

- 24-Hour on-site security
- Parking behind security gates with EV charging
- Close proximity to several major production studios
- On-site commissary with seasonal fresh menu from on-site vertical gardens
- 16 Electric vehicle charging stations shared with Sunset Gower Studios
- Secure on-site bike storage
- On-site small electronics recycling

CEILING HEIGHTS

- 1st Floor : +11'-6" Concrete Slab / +11'-10" elevator area
- 2nd Floor: +13'-0" Slab / +12'-9" Bottom Slab
- 3rd Floor: +15'-9" Slab / +15'-7" Bottom Slab
- 4th Floor: +14'-2" Slab / +14'-0" Bottom Slab
- 5th Floor: +14'-2" Slab / +14'-0" Bottom Slab
- 6th Floor: +14'-5" Slab / +14'-4" Bottom Slab

TRANSPORTATION

- 3 Blocks to Highway 101
- 4 Blocks to LA Metro train station
- 3 Blocks to Hollywood Blvd

MAIN HVAC SYSTEM

- Cooling tower with 60 ton Mcquay

ELECTRICAL

- Power specs - 480V 30 4 Wire
- Back-up generator:
 - Fuel tank: 884 gallons capacity
 - Run time: 29 hrs.
 - Run rate: 30 gph.

ELEVATORS

- 6 Elevator cars, 350 feet per minute (FPM), 3,500 lb. capacity
- Programmable access for each individual floor (working on ROM for consideration if needed)

SECURITY

- Gated security station on entrance to property lot
- 24/7 Security on-site patrolling the lot