



7083

HOLLYWOOD BOULEVARD

THE CORNERSTONE

PROMINENT BUILDING TOP SIGNAGE OPPORTUNITY
CREATIVE OFFICE & RETAIL FOR LEASE

7083 HOLLYWOOD BOULEVARD

WELCOME TO YOUR NEW OFFICE AMONG THE STARS

Situated along Hollywood's Walk of Fame, the corner office at **7083 Hollywood Boulevard** offers businesses a world-renowned location and move-in ready spec suites with top quality finishes. A rejuvenated lifestyle environment designed to inspire, 7083 is ideally crafted for creative office users.

A **recent multi-million-dollar investment** upgraded the entrance and common areas, and select suites offer operable windows and private balconies, and all suites are open format and highly configurable based on business needs.

With a Walk Score of 93, commuters will enjoy attached, secured, and covered parking, as well as just a three-block walk to the Metro Red Line Station.



QUICK FACTS

AVAILABILITY

RATES

Retail: Inquire for Details

Office: \$4.00 FSG

PARKING

2.75/1,000 SF

Reserved: \$275/month

Unreserved: \$200/month

Visitor Rates:

\$3.00/15 minutes

\$12.00/hour

\$21.00/daily maximum

TERM

Six (6) months - Ten (10) years

Flexible, furnished short-term office space available with limited term commitment

■ Suites 200, 225, 250 are contiguous for a full floor totaling 14,192 RSF

■ Suite 180 and floors 2, 3, 4, 5 available for ±66,427 RSF

| SUITE | RSF | DESCRIPTION | LINKS |
|-------|--------------|--|--|
| 180 ■ | 8,700 | Ground floor office or retail space with significant frontage on Hollywood Blvd. Featuring 16'+ ceiling height, private restrooms, building lobby, Hollywood Blvd entrance, and a mix of existing improvements for office use or easily customizable for other uses. Call for further details. | FLOOR PLAN PHOTOS VIRTUAL TOUR |
| 200 ■ | 4,497 | Brand new creative spec suite, 5 offices, conference room, storage room, open kitchen, large open workspace. | FLOOR PLAN PHOTOS VIRTUAL TOUR |
| 225 ■ | 1,500-5,701 | Ready for customized buildout. Features 9 offices, conference room, large open workspace. Divisible. | FLOOR PLAN PHOTOS |
| 250 ■ | 3,994 | Brand new creative spec suite, 3 offices, conference room, open kitchen, large open workspace. | FLOOR PLAN PHOTOS VIRTUAL TOUR |
| 300 ■ | 7,000-14,554 | Full floor opportunity ready for customized buildout. Divisible. | FLOOR PLAN PHOTOS VIRTUAL TOUR |
| 602 | 4,265 | Existing professional office design or custom creative buildout opportunity. 5 offices, conference room, kitchen, storage rooms, large open workspace. Features access to a balcony overlooking Hollywood Blvd. | FLOOR PLAN PHOTOS VIRTUAL TOUR |



7083 HOLLYWOOD BOULEVARD

WHAT'S INSIDE BUILDING HIGHLIGHTS

Private, open-air balconies with panoramic views overlooking Hollywood with visibility to DTLA

Operable windows and balconies in select suites

Open format floors, highly configurable spaces

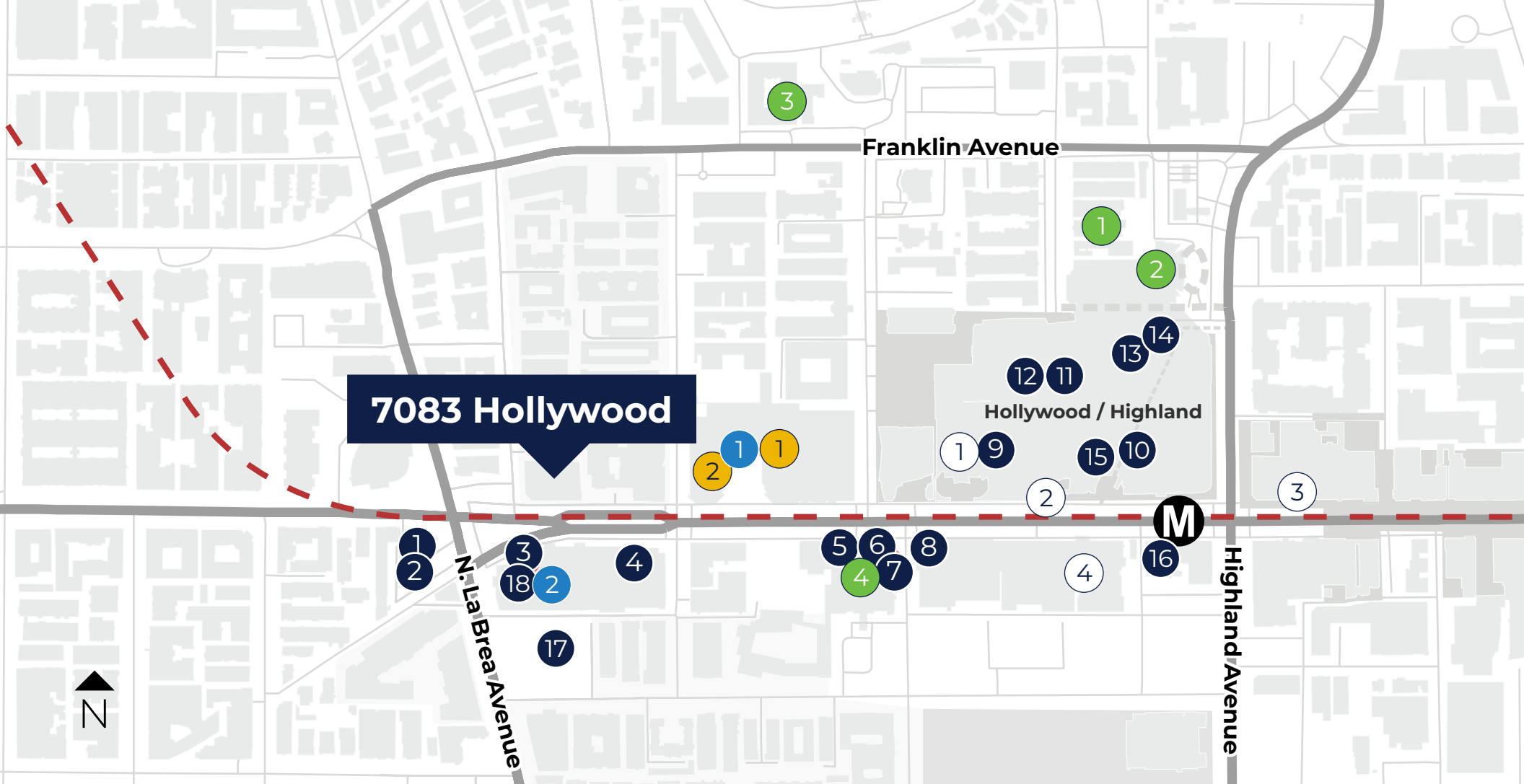
On-site courtesy patrol & concierge

Vanborton Group has recently completed premier turn-key creative office spec suites and will build-to-suit other availabilities to the same standard, featuring:

- Polished concrete floors
- Open ceilings
- High-quality Bentley carpet installed in conference rooms and offices
- Brand new direct/indirect I-beam lighting throughout
- Modern and stylish kitchen
- Glass offices and conference rooms







○ Restaurants

- | | |
|------------------------------|--|
| 1 Shin | 10 Cho- Oishi |
| 2 BrisketStop | 11 Japan House Los Angeles |
| 3 Beetle House LA | 12 Chado Tea Room |
| 4 Buffalo Wild Wings | 13 Cabo Bar & Grill |
| 5 25 Degrees | 14 California Pizza Kitchen at Hollywood |
| 6 The Barish | 15 Johnny Rockets |
| 7 Library Bar | 16 Greco's New York Pizzeria |
| 8 The Coffee Bean & Tea Leaf | 17 Pink Pepper |
| 9 Hard Rock Cafe | 18 Musso & Frank Grill |

● Attractions

- 1 TCL Chinese Theatre
- 2 Walk Of Fame
- 3 Hollywood Wax Museum
- 4 El Capitan Theatre

● Gyms

- 1 LA Fitness
- 2 CorePower Yoga

● Shopping

- 1 Target
- 2 CVS

● Hotels

- 1 Hollywood VIP Hotel
- 2 Loews Hollywood Hotel
- 3 Magic Castle Hotel
- 4 The Hollywood Roosevelt



FOR LEASING INFORMATION GET IN TOUCH

Brian Niehaus

+1 310 595 3824

brian.niehaus@jll.com

Lic. #01836528

Ben Silver

+1 310 595 3840

ben.silver@jll.com

Lic. #01818061

Will Kircher

+1 310 595 3842

will.kircher@jll.com

Lic. #02173718



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.