

7060

HOLLYWOOD BLVD
FOR SUBLEASE

65,693 SF Plug-N-Play Sublease Opportunity THROUGH 7/31/2025

- **Four (4)** Contiguous Floors
- **Creative Space** with (3) Outdoor Decks
- **Plug-N-Play** (Furnished, Wired)
- **Potential Private Building Lobby**
- **Delivery** 11/1/2020
- **Long-Term Deal Available**
(Up to 165,000 SF Block)

NEWMARK

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CREATIVE OFFICE SPACE

OUTDOOR DECKS

PRIVATE BUILDING ACCESS

PLUG-N-PLAY

ASKING RATE:
\$3.95 FSG

TERM:
7/31/2025

PARKING:
4.0/1,000 SF

DELIVERY:
11/1/2020 (Possibly sooner)

BUILDING SIZE:
178,502 SF

AVAILABILITY:
1st Floor: 17,361 SF
2nd Floor: 22,276 SF
3rd Floor: 13,028 SF
4th Floor: 13,028 SF
Total: 65,693 SF

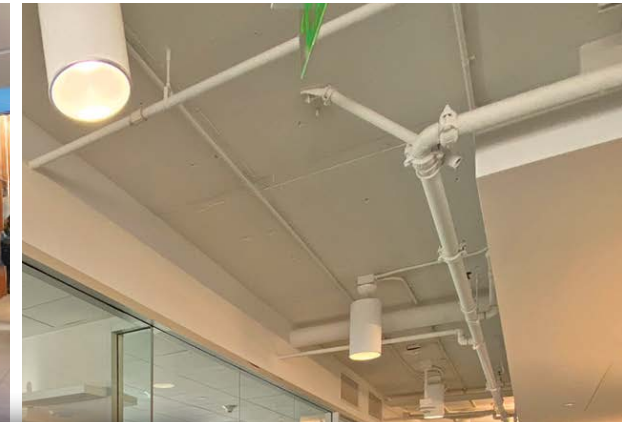
TOTAL EXISTING COUNT:
331 WORKSTATIONS
60 OFFICES

15
MEETING ROOMS/AREAS

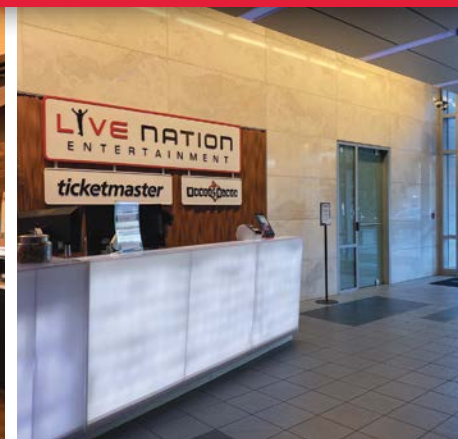
1
LARGE BREAK AREA & KITCHEN

4
KITCHENS

3
COVERED DECKS



GET INSPIRED... CREATIVITY STARTS HERE!



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1ST FLOOR | ±17,361 RSF

CONFIGURED TO:

92

WORKSTATIONS

8

OFFICES

4

CONFERENCE ROOMS

1

ALL HANDS MEETING AREA
(STADIUM STYLE)

1

COLLABORATION AREA

1

KITCHEN

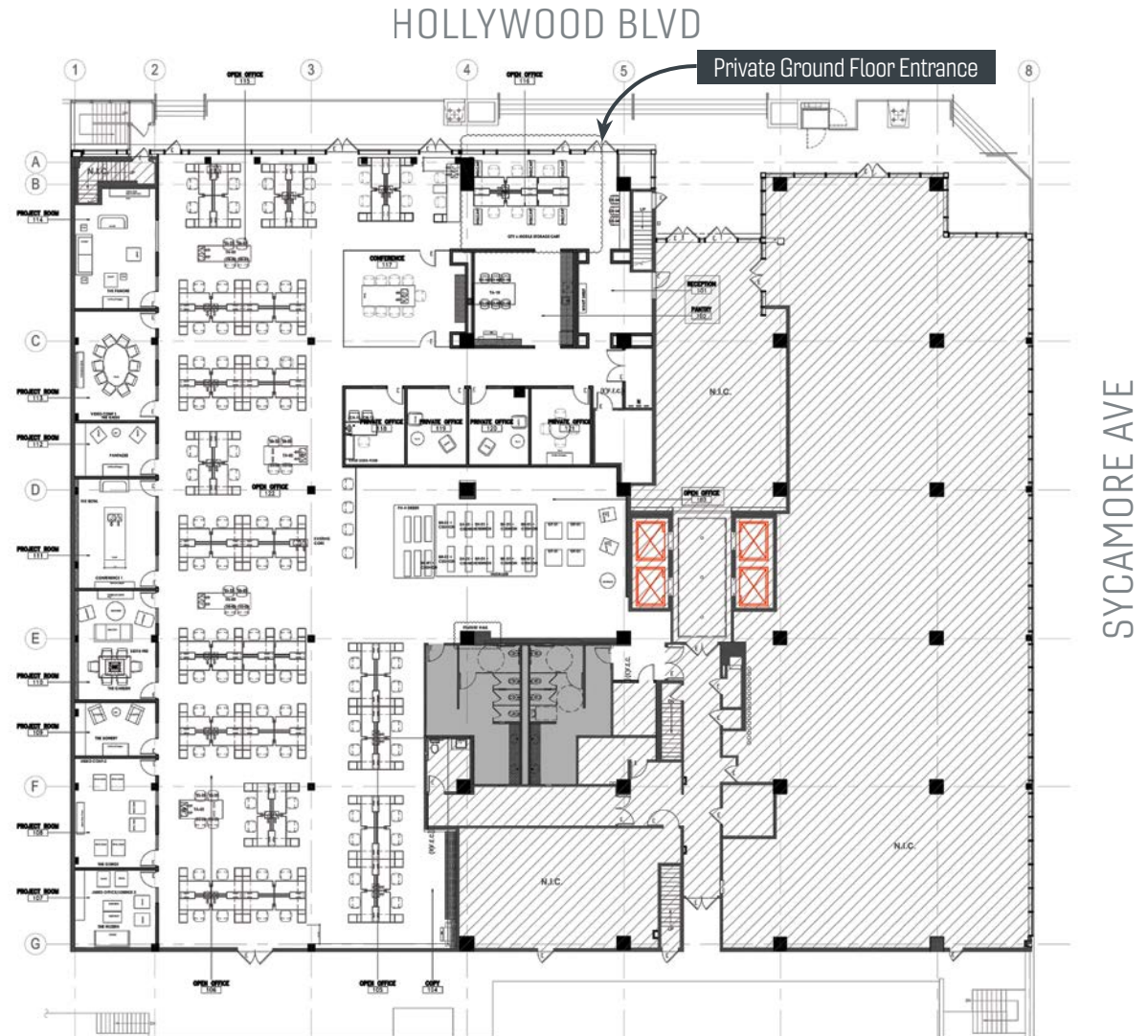
1

SERVER ROOM

2

RESTROOMS

FLOORPLANS

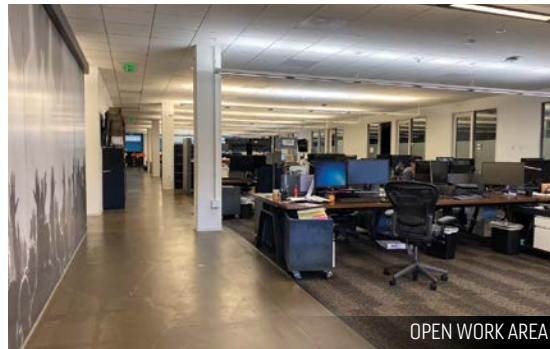
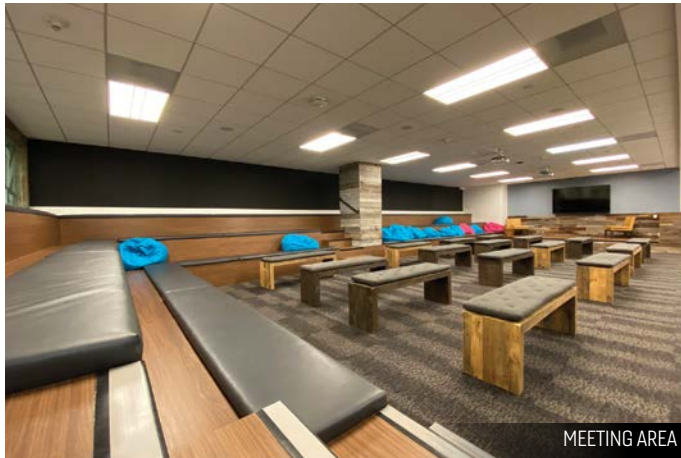


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1ST FLOOR IMAGES



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HOLLYWOOD BLVD

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2ND FLOOR | ±22,276 RSF

CONFIGURED TO:

128

WORKSTATIONS

13

OFFICES

5

CONFERENCE ROOMS

2

KITCHENS

1

EMPLOYEE LOUNGE

3

OUTDOOR DECKS

6

RESTROOMS

1

SERVER ROOM

1

MAIL ROOM

FLOORPLANS

HOLLYWOOD BLVD



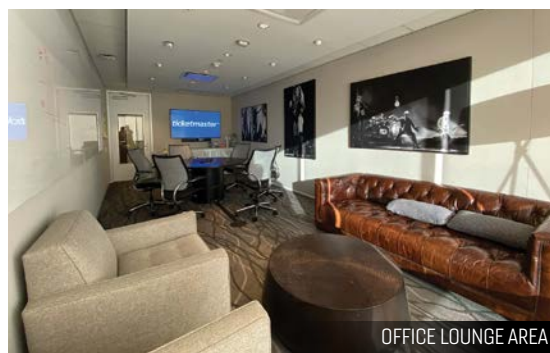
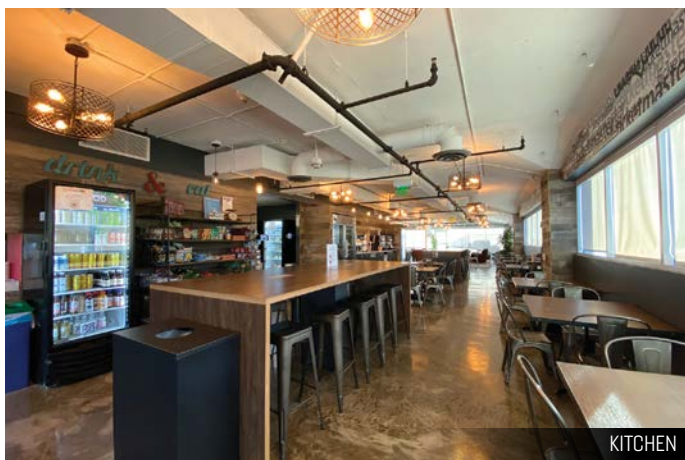
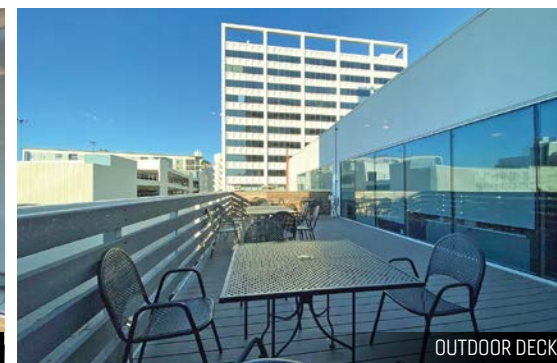
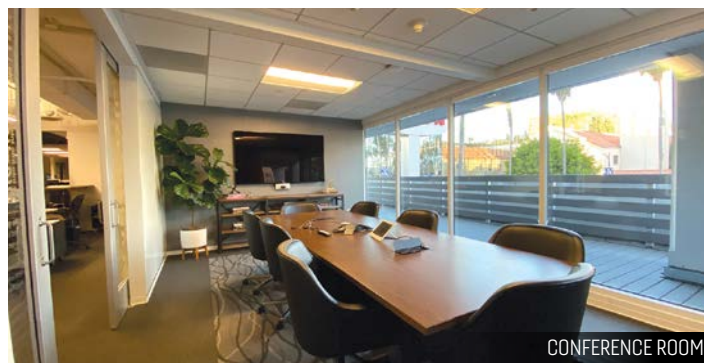
SYCAMORE AVE

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2ND FLOOR IMAGES



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FLOORPLANS

3RD FLOOR | ±13,028 RSF

CONFIGURED TO:

65

WORKSTATIONS

17

OFFICES

1

CONFERENCE ROOM

1

KITCHEN

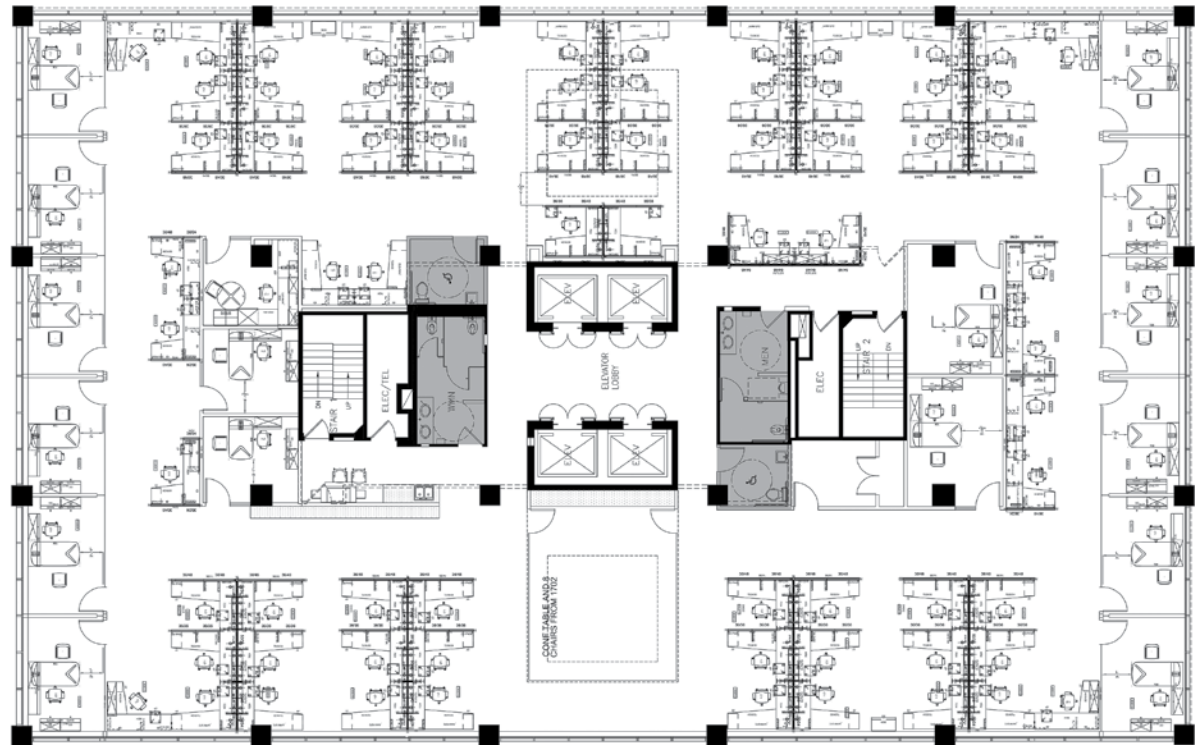
1

SERVER ROOM

4

REST ROOMS

HOLLYWOOD BLVD



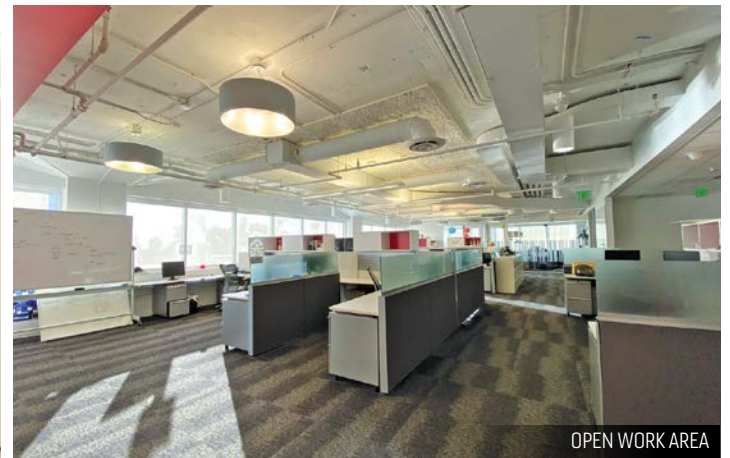
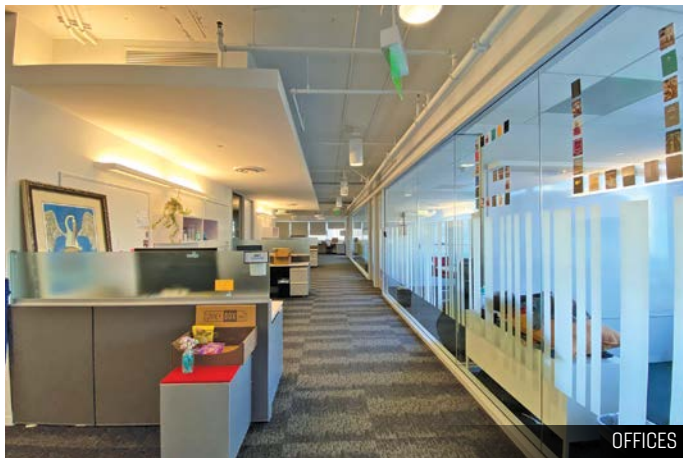
SYCAMORE AVE

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HOLLYWOOD BLVD

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3RD FLOOR IMAGES



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HOLLYWOOD BLVD

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FLOORPLANS

4TH FLOOR | ±13,028 RSF

CONFIGURED TO:

46

WORKSTATIONS

22

OFFICES

1

CONFERENCE ROOM

1

KITCHEN

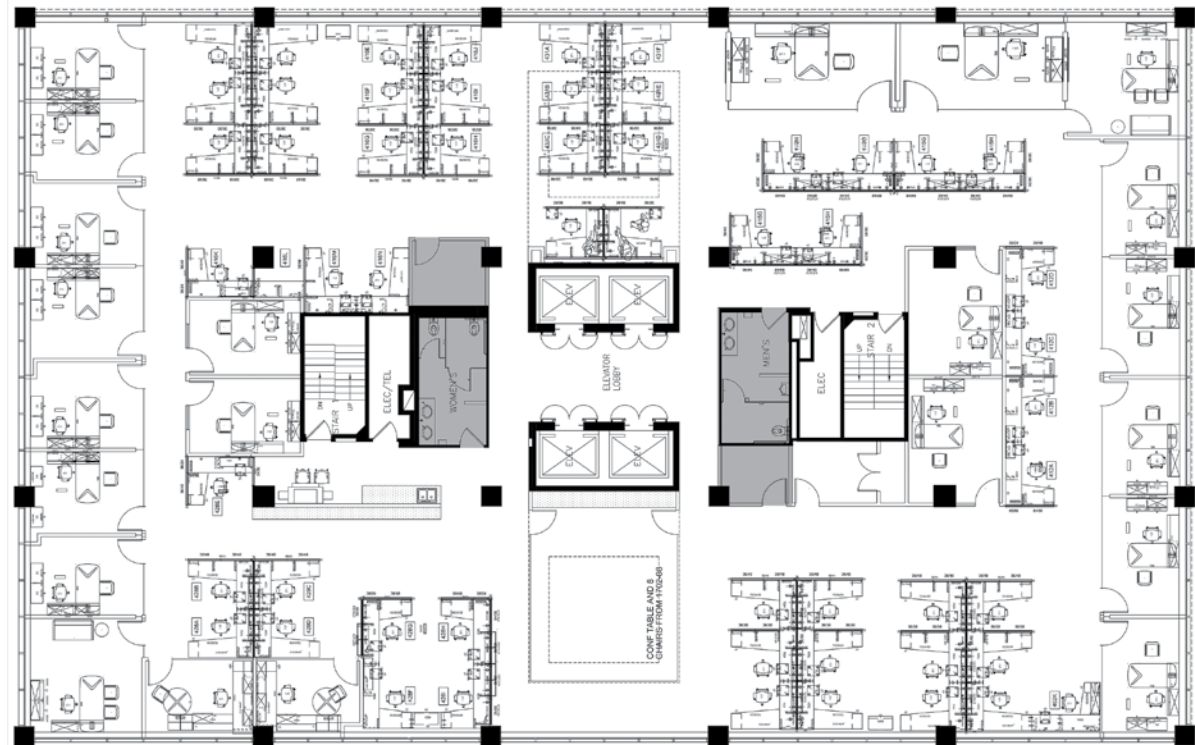
1

SERVER ROOM

4

REST ROOMS

HOLLYWOOD BLVD



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4TH FLOOR IMAGES



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AMENITIES MAP

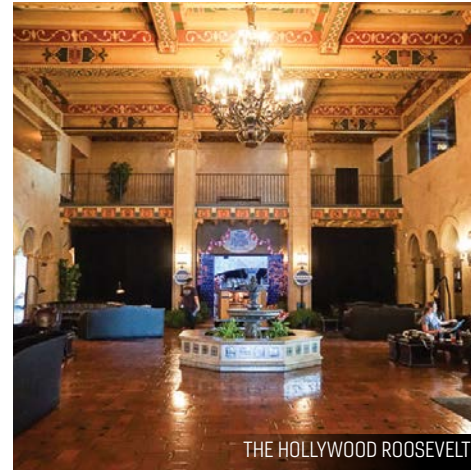


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SELECTED NEIGHBORS



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.