

9000

9000
W SUNSET BLVD
WEST HOLLYWOOD



SPECTACULAR SUBLEASE AVAILABLE



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

SUBLEASE SUMMARY

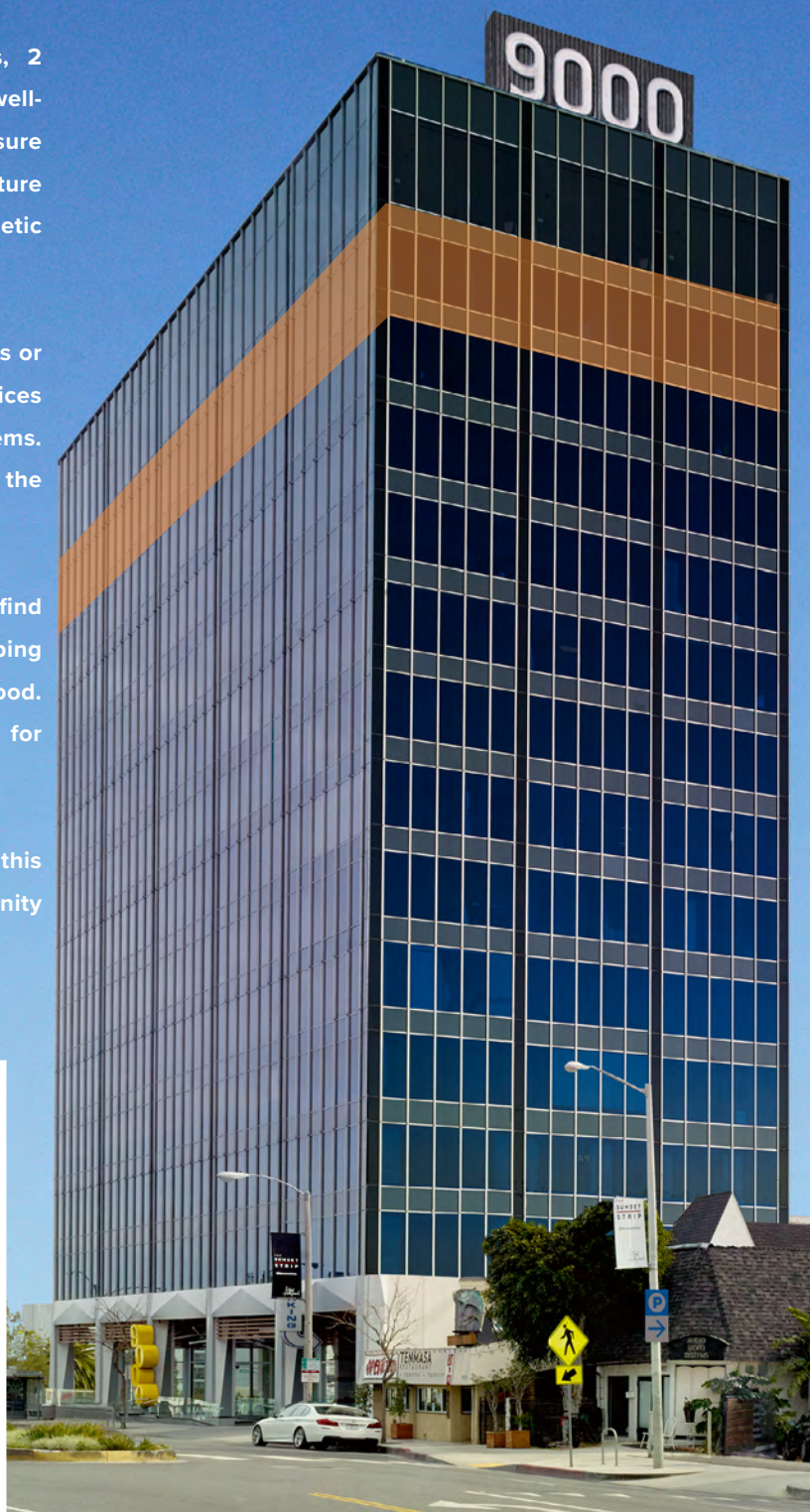
Welcome to a one-of-a-kind office space nestled in the heart of West Hollywood, on the iconic Sunset Boulevard. Spanning a generous 8,300 square feet, this unique space combines minimalistic, modern, and rustic elements to create a work environment that sparks creativity and innovation.

The space boasts 14 diverse offices/media rooms, 2 conference rooms, and relaxing lounge areas. A well-equipped bar/kitchen and a welcoming waiting area ensure your guests feel right at home. The common areas feature stunning exposed ceilings, adding to the unique aesthetic of the office.

Entertain your team and clients with a game of billiards or a round in the Golf Simulator. Or, let your creative juices flow with the help of the production level sound systems. This office isn't just a workspace - it's a playground for the creatively inclined.

Situated on the vivacious Sunset Boulevard, you'll find yourself surrounded by world-class restaurants, shopping destinations, and the vibrant energy of West Hollywood. Parking is no concern, with ample space available for tenants in the building itself.

Experience the synergy of creativity and comfort at this exceptional office space, where every day is an opportunity to create something extraordinary.



SUBLEASE HIGHLIGHTS



Asking Rate:..... Negotiable
Term: Flexible
Size: 8,305 SF
Availability: Immediately



VIRTUAL TOUR

ADDITIONAL HIGHLIGHTS:



> Prestigious Sunset Blvd. address, located across the street from Sunset Strip music clubs, eateries, adjacent to the West Hollywood Edition Hotel, and the Sunset Plaza retail area. Minutes to Beverly Hills.



> Spectacular city views spanning Hollywood Hills, DTLA, Beverly Hills, Hollywood Hills, Century City and west to the Pacific Ocean



> State-of-the-art high-speed internet connectivity availability

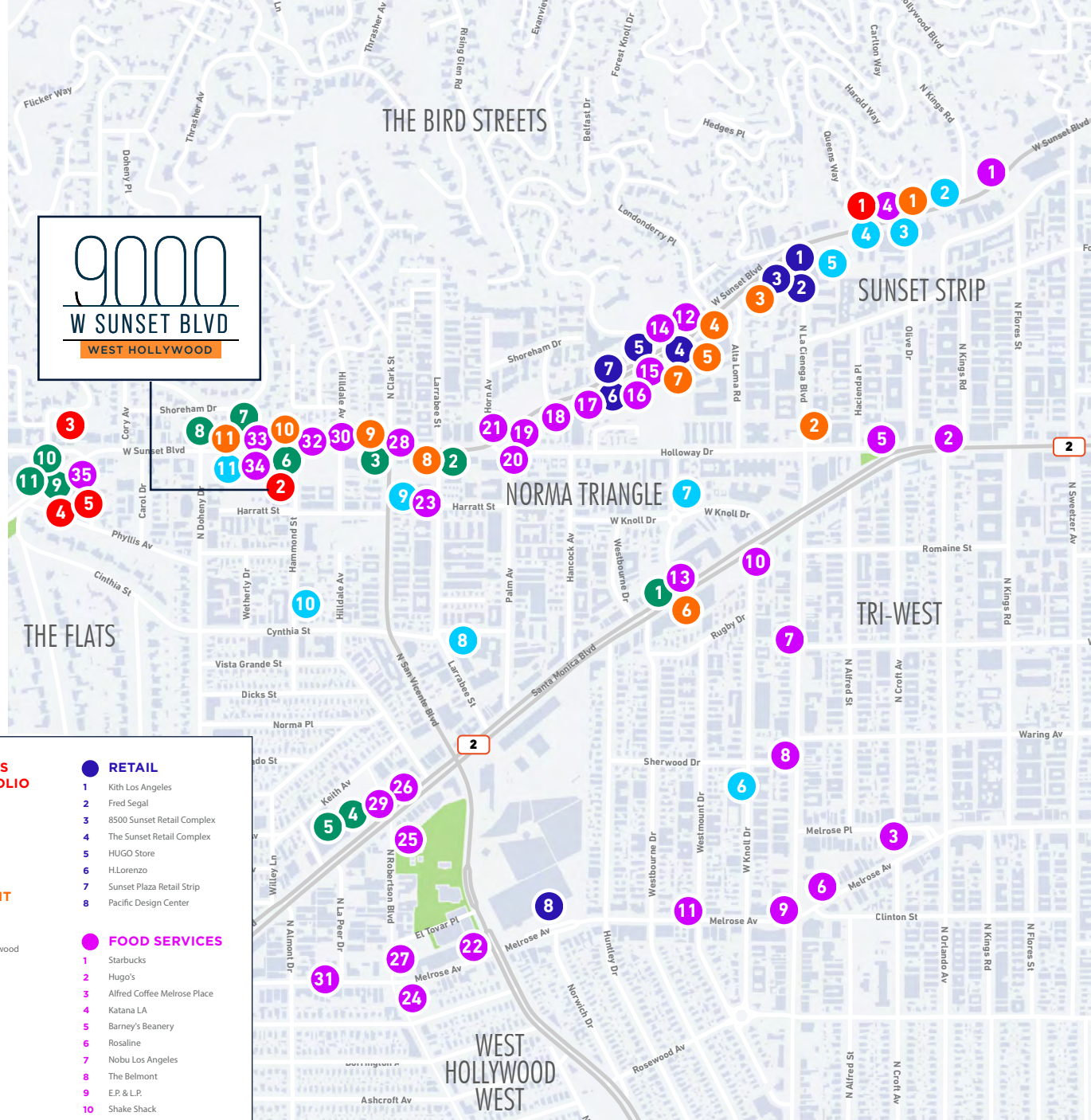


> Secured building with 24/7 on-site concierge desk and tenant access key cards



> On-site cafe/convenience store

LOCAL AMENITIES



MANI BROTHERS OFFICE PORTFOLIO

- 1 8439 Sunset Blvd
- 2 9000 Sunset Blvd
- 3 9201 Sunset Blvd
- 4 9200 Sunset Blvd
- 5 9220 Sunset Blvd

ENTERTAINMENT

- 1 The Comedy Store
- 2 Barry's Weho
- 3 Rumble Boxing - West Hollywood
- 4 SoulCycle West Hollywood
- 5 Equinox West Hollywood
- 6 24 Hour Fitness
- 7 Hot Pilates
- 8 The Viper Room
- 9 Whisky a Go Go
- 10 The Roxy Theatre
- 11 1 OAK

INSTITUTIONS

- 1 Trader Joe's
- 2 Chase Bank
- 3 Sunset Oil
- 4 Chase Bank
- 5 Pavilions
- 6 Wells Fargo Bank
- 7 Bank of America Financial Center
- 8 Citibank
- 9 Comerica Bank
- 10 City National Bank
- 11 First Credit Bank

HOTELS

- 1 Chateau Marmont
- 2 Andaz West Hollywood - a concept by Hyatt
- 3 Mondrian Los Angeles
- 4 Grafton on Sunset
- 5 1 Hotel West Hollywood
- 6 Le Parc Suite Hotel
- 7 Chamberlain West Hollywood Hotel
- 8 Petit Ermitage
- 9 The London West Hollywood at Beverly Hills
- 10 Montrose West Hollywood
- 11 The West Hollywood EDITION

RETAIL

- 1 Kith Los Angeles
- 2 Fred Segal
- 3 8500 Sunset Retail Complex
- 4 The Sunset Retail Complex
- 5 HUGO Store
- 6 H.Lorenzo
- 7 Sunset Plaza Retail Strip
- 8 Pacific Design Center

FOOD SERVICES

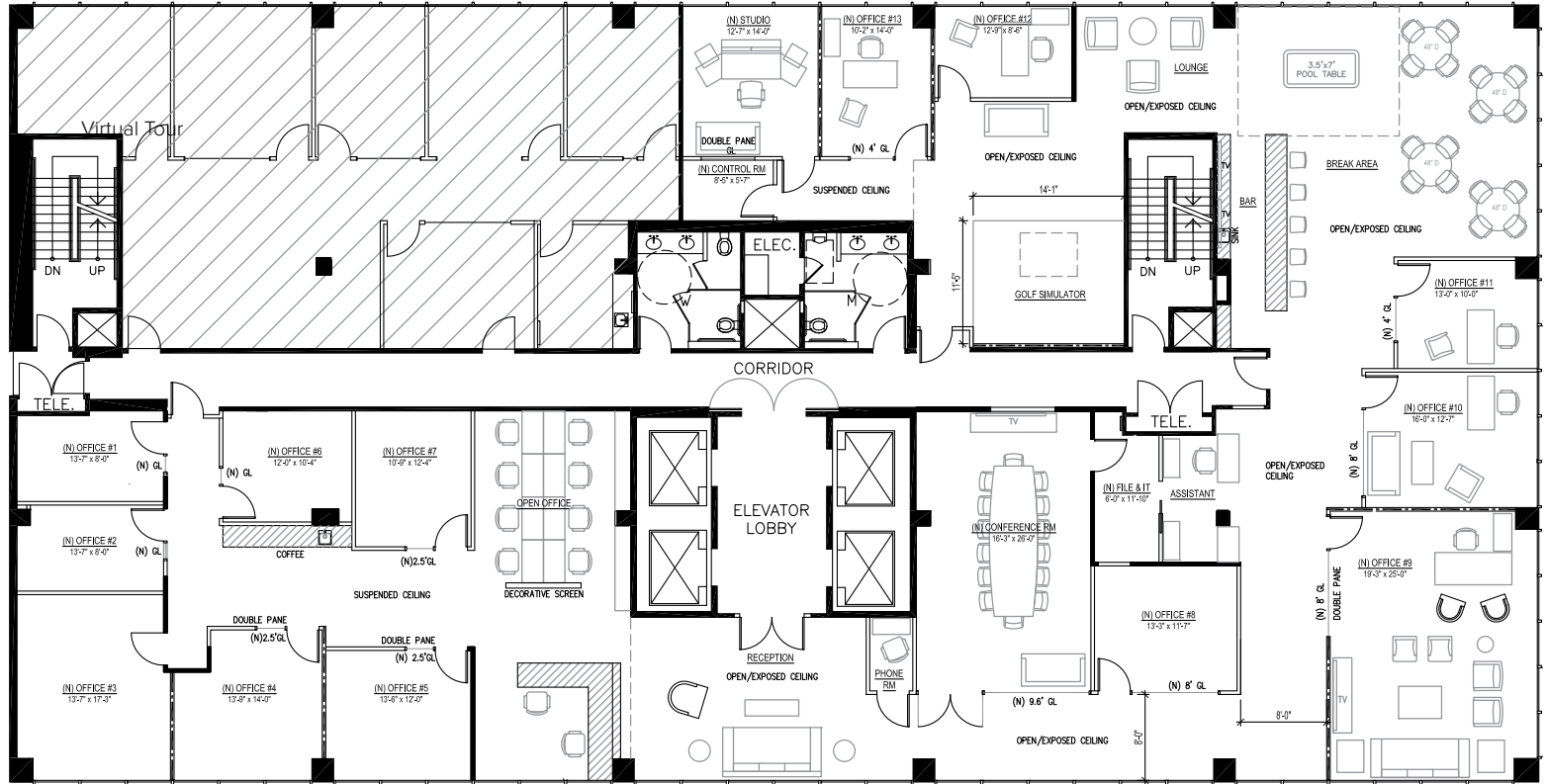
- 1 Starbucks
- 2 Hugo's
- 3 Alfred Coffee Melrose Place
- 4 Katana LA
- 5 Barney's Beanery
- 6 Rosaline
- 7 Nobu Los Angeles
- 8 The Belmont
- 9 E.P. & L.P.
- 10 Shake Shack
- 11 Urth Caffe Melrose
- 12 Mels Drive-In
- 13 Starbucks
- 14 Wahlburgers
- 15 Chin Chin West Hollywood
- 16 Le Petit Four
- 17 Tocaya Organica
- 18 Eveleigh
- 19 State Social House
- 20 Dialog Cafe
- 21 The Coffee Bean & Tea Leaf
- 22 Catch LA
- 23 Boxwood On The Roof
- 24 Cecconi's West Hollywood
- 25 The Abbey Food & Bar
- 26 Guisados
- 27 SUR Restaurant & Lounge
- 28 Daikokuya
- 29 Starbucks
- 30 Dough Pizzeria & Bar
- 31 Gracias Madre West Hollywood
- 32 Sunset Deli
- 33 Rainbow Bar & Grill
- 34 Tenmasa Japanese Restaurant
- 35 BOA Steakhouse





15TH FLOOR
SUITE #: 1500

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