



# 6725

## SUNSET BOULEVARD

**PROMINENT BUILDING TOP SIGNAGE OPPORTUNITY**  
**CREATIVE OFFICE & RETAIL FOR LEASE**

 **VTS** | **VIEW BUILDING**



6725 SUNSET BOULEVARD

## HOLLYWOOD

# YOUR PREMIER LOFT OFFICE AWAITS

**6725 Sunset Boulevard** has established a reputation as one of the finest multi-tenant, truly creative office buildings in the Hollywood market.

A recent multi-million-dollar investment upgraded the lobby, courtyard, outdoor meeting spaces, and common areas. This five-story vertical loft boasts polished concrete floors, exposed brick walls, high open ceilings, and tremendous natural light.

With an abundance of walkable amenities at your doorstep, 6725 Sunset is a prime location with neighboring major entertainment companies including Netflix, HBO, Showtime, and SiriusXM.



## AVAILABILITY

QUICK  
FACTS

## RATES

Retail: Inquire for Details

Office: \$4.00 - \$4.50 FSG

## PARKING

3.6/1,000 SF

Reserved: \$250/month

Unreserved: \$175/month

## TERM

Six (6) months - Ten (10) years

Flexible, furnished short-term office space available with limited term commitment (subject to Landlord's review of tenant's credit)

■ Suites 230 and 250 are contiguous for combined 8,857 RSF

■ Suites 320 and 380 are contiguous for combined 7,283 RSF

■ Entire 4th and 5th floors available for a contiguous block of 31,666 RSF

SUITE	RSF	DESCRIPTION	VTS SPACE LISTING
<b>230</b> ■	4,876	New creative spec suite with exposed ceiling, concrete floors, exposed brick, extensive use of glass, 7 offices, large conference room, open workspace and designer kitchen. Available furnished by request.	<a href="#">VIEW SPACE</a>
<b>250</b> ■	3,981	Creative office with exposed ceiling, concrete floors, 6 offices, 2 conference rooms, open workspace, kitchen.	<a href="#">VIEW SPACE</a>
<b>280</b>	3,668	New creative spec suite with exposed ceiling, concrete floors, exposed brick, extensive use of glass, 2 offices, conference room, open workspace and designer kitchen. Available furnished by request	<a href="#">VIEW SPACE</a>
<b>320</b> ■	2,973	Creative office with exposed ceiling, concrete floors, exposed brick, 6 offices, 1 conference room, open workspace, kitchen.	<a href="#">VIEW SPACE</a>
<b>380</b> ■	4,310	Ideal post production space with 10 offices/ editing rooms, 2 larger rooms/ conference rooms, open workspace and kitchen. Features beautiful exposed brick.	<a href="#">VIEW SPACE</a>
<b>420</b> ■	5,661	Creative office with exposed ceiling, concrete floors, exposed brick, 8 offices, 2 conference rooms, open workspace, kitchen, IT/ storage room.	<a href="#">VIEW SPACE</a>
<b>450</b> ■	5,575	Creative office with exposed ceiling, concrete floors, 6 offices, 2 conference rooms, open workspace, open kitchen, IT/ storage room.	<a href="#">VIEW SPACE</a>
<b>470</b> ■	4,949	New creative spec suite with exposed ceiling, concrete floors, exposed brick, extensive use of glass, 4 offices, conference room, open workspace and designer kitchen. Available furnished by request.	<a href="#">VIEW SPACE</a>
<b>500</b> ■	15,481	Top full floor opportunity. Prominent building signage available. Inquire for further details.	<a href="#">VIEW SPACE</a>







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## WHAT'S INSIDE

# BUILDING HIGHLIGHTS

Vanborton Group has recently completed multiple high-end creative office spec suites and feature:

- Polished concrete floors
- Clean, painted open ceilings
- Exposed brick walls
- Modern and stylish kitchen
- Brand new I-beam lighting
- On-site courtesy patrol & concierge
- High-quality Bentley carpet in conference rooms / offices
- Open format, highly-configurable space
- Views overlook the new courtyard
- Furniture available

**JAVISTA**  
COFFEE & CO.

*New Javista Coffee Bar  
Now Open!*









## ● Restaurants

- |                              |   |
|------------------------------|---|
| 1 Catalina Jazz Club         | 17 Pink Pepper                          |
| 2 Javista                    | 18 Musso & Frank Gril                   |
| 3 Beetle House LA            | 19 Tiago Coffee Bar + Kitchen           |
| 4 Buffalo Wild Wings         | 20 Tacos Gavilan                        |
| 5 25 Degrees                 | 21 IHOP                                 |
| 6 The Barish                 | 22 WeHo Thai Noodle & Rice              |
| 7 Library Bar                | 23 Starbucks                            |
| 8 The Coffee Bean & Tea Leaf | 24 Open Source Organics                 |
| 9 Hard Rock Cafe             | 25 WaBa Grill                           |
| 10 Cho- Oishi                | 26 Bossa Nova Brazilian Cuisine         |
| 11 Japan House Los Angeles   | 27 Man vs Fries                         |
| 12 Chado Tea Room            | 28 Qwench Juice Bar & DRNK Coffee + Tea |
| 13 Cabo Bar & Grill          | 29 Hart House                           |
| 14 California Pizza Kitchen  | 30 Abel Tacos                           |
| 15 Johnny Rockets            | 31 Shin                                 |
| 16 Greco's New York Pizzeria | 32 BrisketStop                          |

- 33 Gwen
- 34 Tocaya
- 35 Superba
- 36 La Antica Pizzeria de Michele
- 37 Luv2Eat Thai Bistro
- 38 Iki Nori Sushi
- 39 Chick-fil-a
- 40 Iki Ramen

## ● Attractions

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

## ● Shopping

- 1 Target
- 2 CVS

## ● Hotels

- 1 Hollywood VIP Hotel
- 2 Loews Hollywood Hotel
- 3 The Hollywood Roosevelt

## ● Gyms

- 1 LA Fitness
- 2 CorePower Yoga



## FOR LEASING INFORMATION GET IN TOUCH

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