

5000

W Sunset Blvd
Los Angeles

Redefine Your Workspace
on Sunset Blvd.

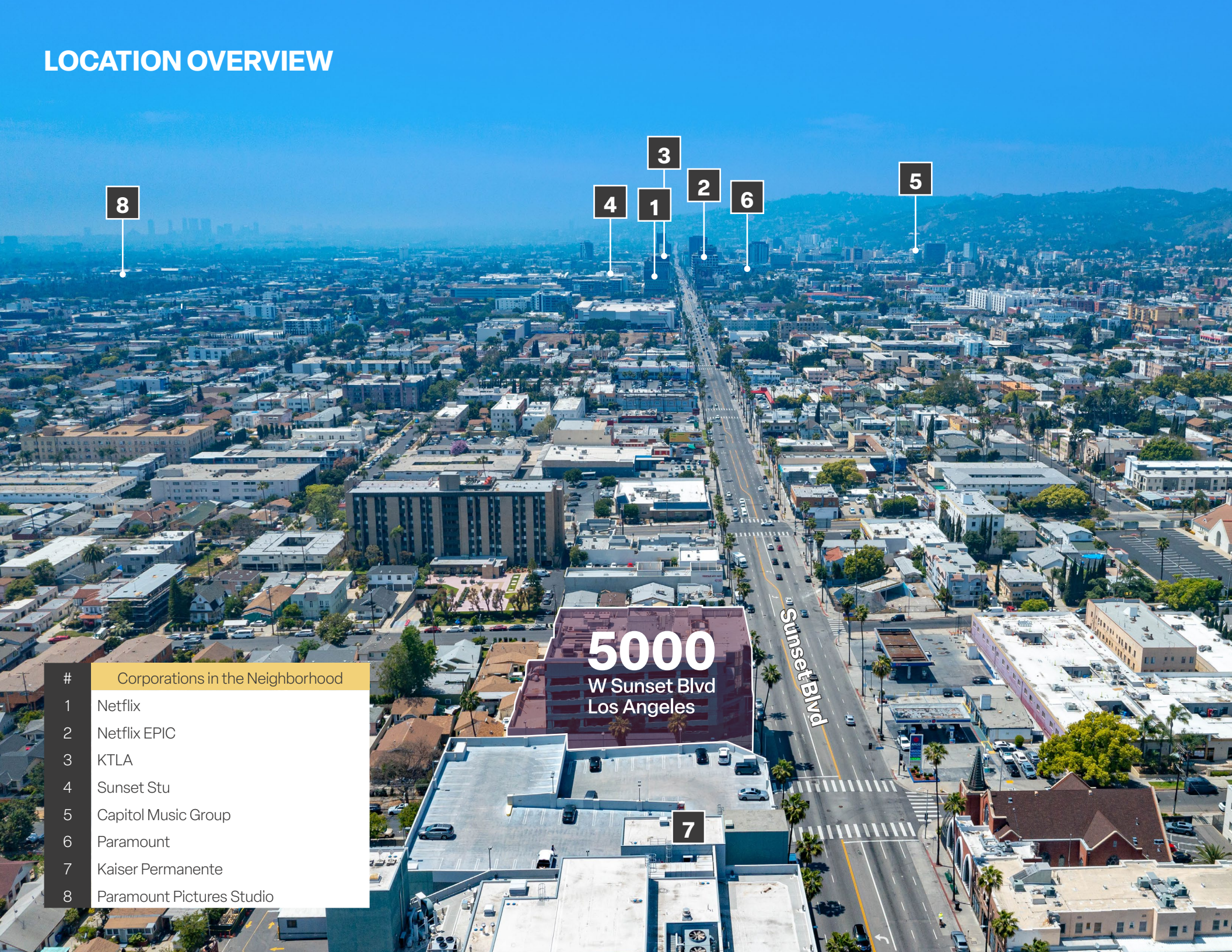
FOR LEASE

Exterior & Lobby Renovations in Progress



AVISON
YOUNG

LOCATION OVERVIEW



#

Corporations in the Neighborhood

- 1 Netflix
- 2 Netflix EPIC
- 3 KTLA
- 4 Sunset Stu
- 5 Capitol Music Group
- 6 Paramount
- 7 Kaiser Permanente
- 8 Paramount Pictures Studio

Desired hub for office with gorgeous views

Hollywood sign

Griffith Observatory

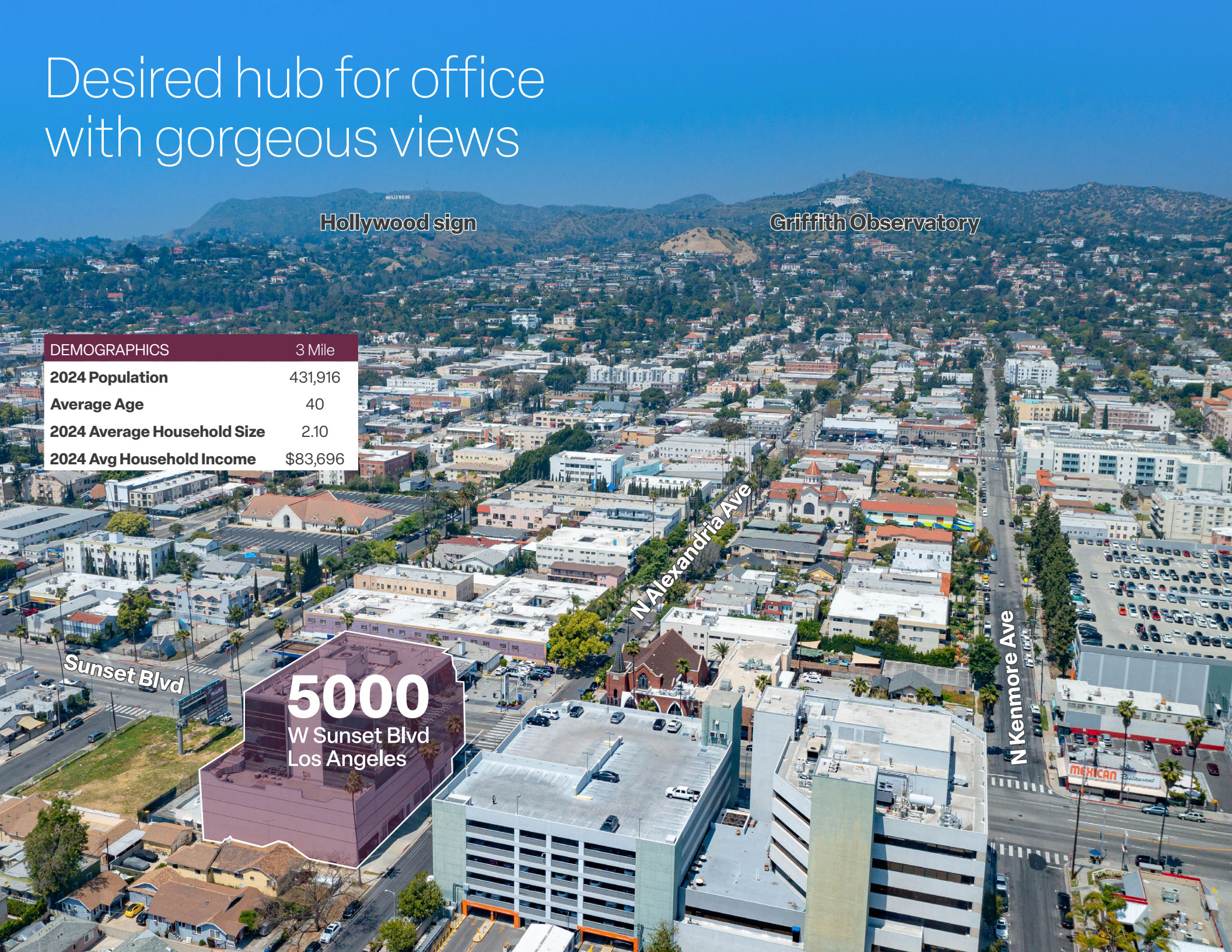
DEMOGRAPHICS	3 Mile
2024 Population	431,916
Average Age	40
2024 Average Household Size	2.10
2024 Avg Household Income	\$83,696

Sunset Blvd

5000
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Los Angeles

N Alexandria Ave

N Kenmore Ave



PROPERTY OVERVIEW

Avison Young - Southern Ca – LTD has been exclusively retained to offer 5000 West Sunset Blvd for lease. This unique property is located in heart of the major medical hub of Los Angeles. Children's Hospital of Los Angeles (CHLA), Kaiser Hospital Los Angeles and Hollywood Presbyterian Medical Center are all within walking distance to 5000 West Sunset. These world class medical centers employ over +_1,500 physicians, ±1400 hospital beds and thousands of skilled healthcare employees.

5000 West Sunset has the infrastructure available that will pave the way for a customized medical or general office conversion. There is an open outdoor patio for social connection with beautiful views of the Hollywood hills. With over 10,000 square feet available and vacant, 5000 West Sunset offers a once in a lifetime opportunity to place your medical service line or specialty office care center in the main hub and spoke of the Los Angeles Medical market. Plant your flag today in this mega medical market.

POSITIONED IN A
MAJOR
CULTURAL HUB
IN LOS ANGELES



PROPERTY OVERVIEW

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Los Angeles

Address

5000 W Sunset Blvd
Los Angeles, CA 90027

Total SF

60,741

Typical Floorplate SF

8,677

Year Built

1987

Stories

7

Elevators

2 elevators

Parking Ratio

4/1000 - can be increased with valet.
Subterranean parking

- Option for purchase entire building
- Located in an opportunity zone
- Banking on site
- Major signage identification available
- Opportunity to customize full floors
- Beautiful views of the famous Hollywood sign
- Optionality for owner users





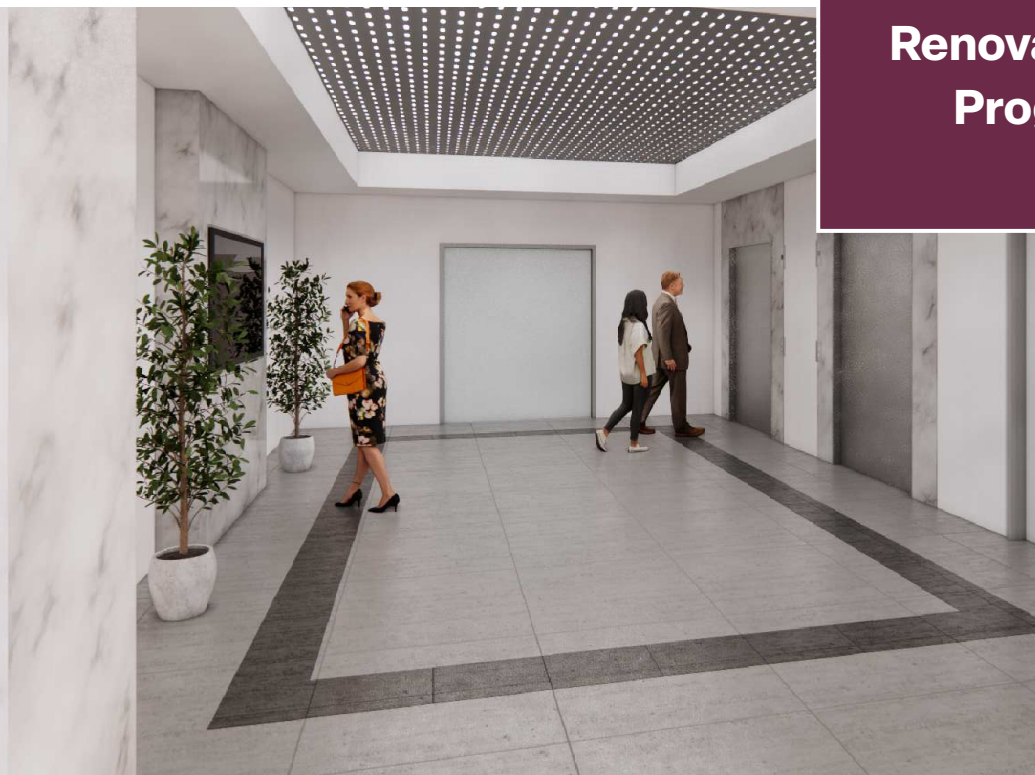
Conceptual floorplan





**Discover a
new leasing
opportunity with
office and medical
space available.**





**Exterior & Lobby
Renovations In
Progress**



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**AVISON
YOUNG**

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