

# 5000

W Sunset Blvd  
Los Angeles

Redefine Your Medical  
Workspace on Sunset Blvd.

## FOR LEASE

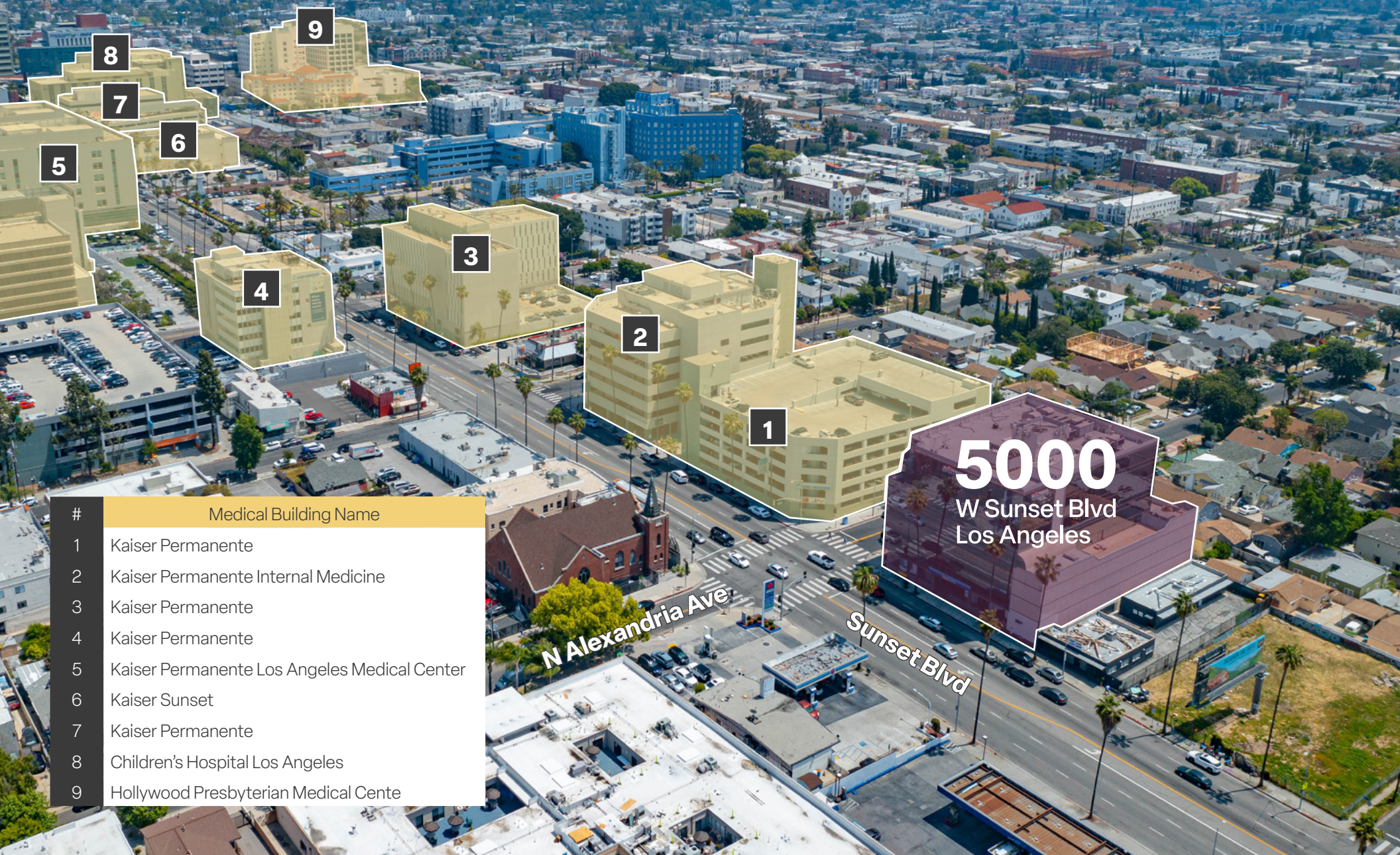
Option for purchase entire building



AVISON  
YOUNG

# LOCATION OVERVIEW

Downtown Los Angeles



#	Medical Building Name
1	Kaiser Permanente
2	Kaiser Permanente Internal Medicine
3	Kaiser Permanente
4	Kaiser Permanente
5	Kaiser Permanente Los Angeles Medical Center
6	Kaiser Sunset
7	Kaiser Permanente
8	Children's Hospital Los Angeles
9	Hollywood Presbyterian Medical Centre

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N Alexandria Ave

Sunset Blvd

# Desired hub for medical office with gorgeous views

Hollywood sign

Griffith Observatory

DEMOGRAPHICS	3 Mile
2022 Population	460,778
Average Age	39.60
2022 Average Household Size	2.30
2022 Avg Household Income	\$83,696

Sunset Blvd

**5000**  
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N Alexandria Ave

N Kenmore Ave



## MEDICAL OFFICE 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. Childrens 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 medical infrastructure available that will pave the way for a customized medical conversion. There is an open outdoor patio for social connection with beautiful views of the Hollywood hills. With over 60,000 square feet available and vacant, 5000 West Sunset offers a once in a lifetime opportunity to place your medical service line or speciality 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 MEDICAL  
CORRIDOR



# PROPERTY OVERVIEW

# 5000

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## 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

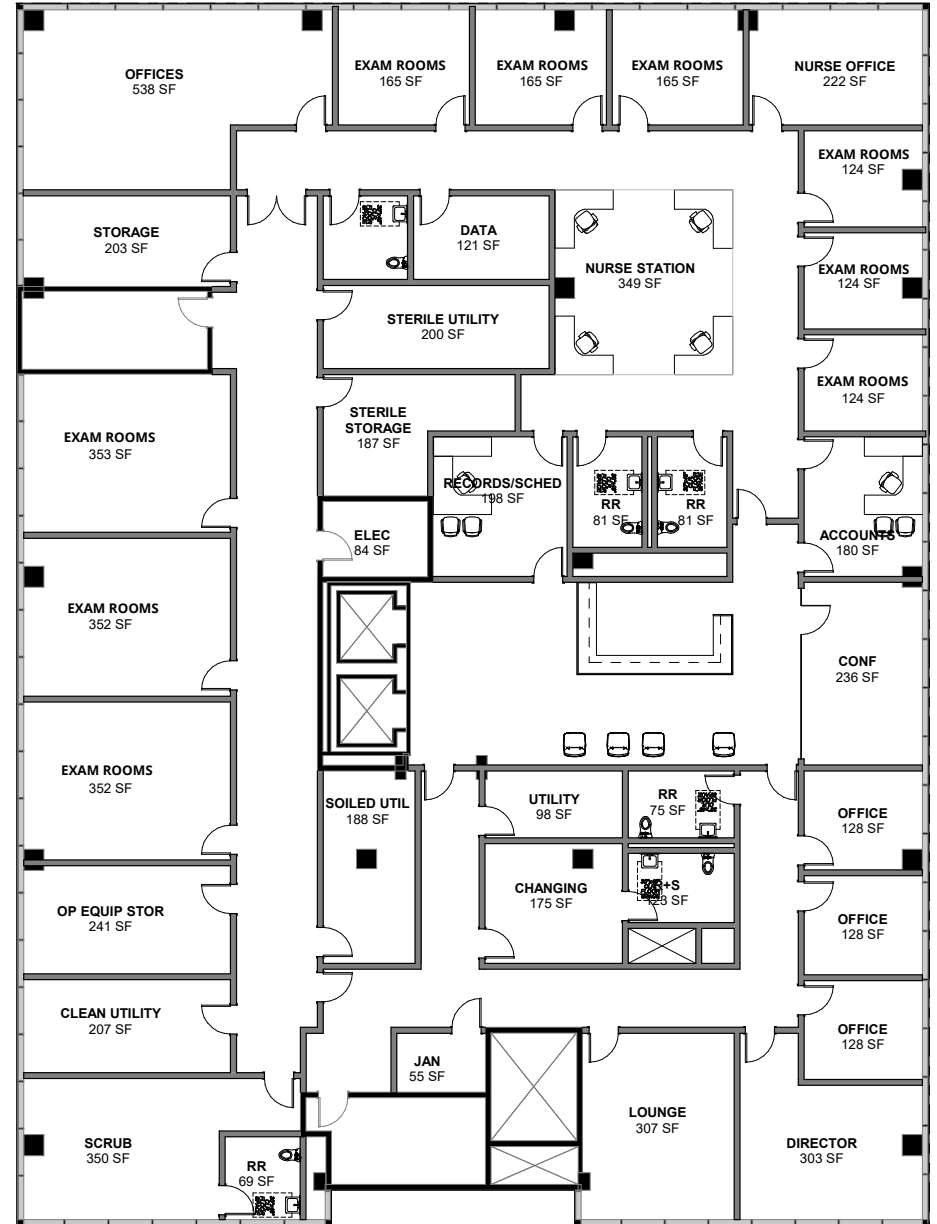
4/1000 - can be increased with valet.  
Subterranean parking

- 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





## Conceptual floorplan





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





**Exterior & Lobby  
Renovation  
Summer 2023**





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