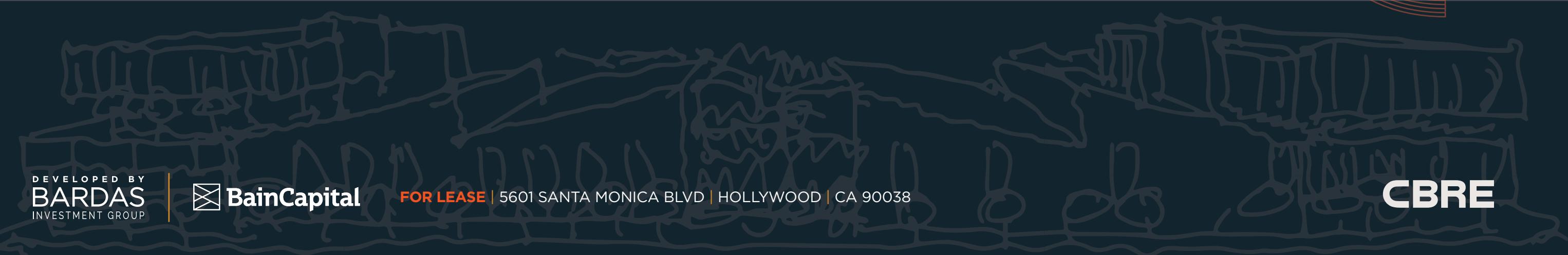




ECHELON™ STUDIOS

HOLLYWOOD



DEVELOPED BY
BARDAS
INVESTMENT GROUP

 **BainCapital**

FOR LEASE | 5601 SANTA MONICA BLVD | HOLLYWOOD | CA 90038

CBRE

DEVELOPED BY
BARDAS
INVESTMENT GROUP

 **BainCapital**

ECHELON

“A new film studio is coming to Hollywood –
and not a moment too soon for eager creators.”

— *Los Angeles Times*

ALSO FEATURED IN:

Hollywood
REPORTER

DEADLINE

LOS ANGELES
BUSINESS JOURNAL

URBANIZE
LOS ANGELES

THE REAL DEAL

COMMERCIAL
OBSERVER

Northeast view of the East Office building, the Sound Stages and the future restaurant



FEATURES

A PLACE MADE UNIQUELY BY CREATORS, FOR CREATORS.

±610,000 SF integrated studio lot combining state-of-the-art soundstage production facilities, ample basecamp, bungalows, creative environments and retail amenities offering a comprehensive service experience



Workplace & Social Core

Thoughtfully designed creative space, seamlessly blending indoor and outdoor environments, offering abundant amenities and a diverse range of social programming.

- 375,000 SF of Workplace and Production Office
- 9,000 SF of Retail
- Average Floor Plates: 25,000-35,000 SF
- Featuring 360-degree wrap around terraces

Bungalows

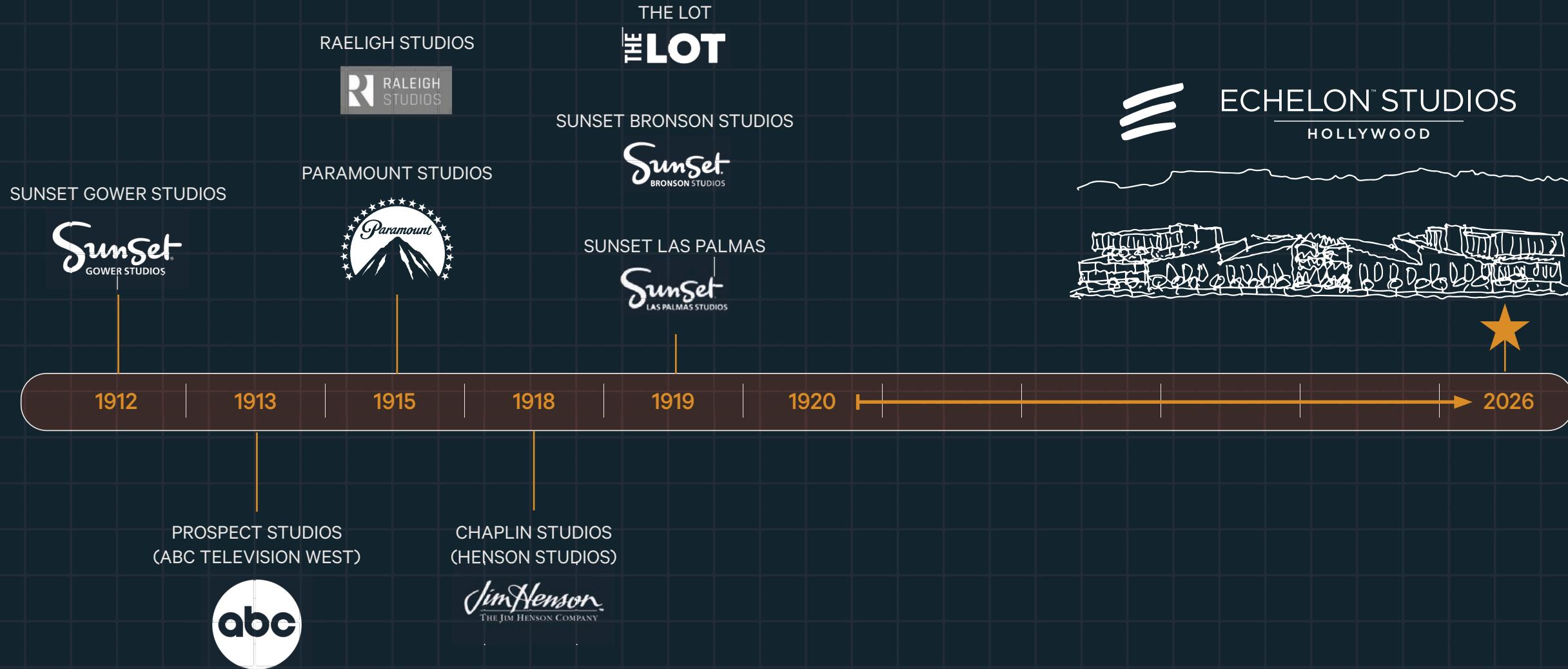
Reimagined studio lot bungalows with sweeping views of the Hollywood Hills.

- Perched atop state-of-the-art media complex
- Premier creative retreats situated with the
- project's courtyard
- Demisable from 1,000 SF to 95,000 SF

Soundstages

State-of-the-art production facilities featuring newly built soundstages, basecamp, mill and support space.

- Four, 18,000 SF Sound Stages with 40' clear height
- One, 14,000 SF Flex Stage with 25' clear height
- 500 lbs uniform live load
- 10,000 SF Mill
- 56,000 SF of Basecamp
- 25,000 SF of Production Support Space



HOLLYWOOD'S FIRST STUDIO LOT IN 100 YEARS

DEVELOPED IN THE HEART OF THE WORLD'S ENTERTAINMENT CAPITAL

For the first time in a century, Hollywood is welcoming a brand-new, state-of-the-art film studio. As Hollywood continues to evolve, this milestone marks a new era of innovation and opportunity for filmmakers, producers, and creatives looking for a cutting-edge production space in the heart of the entertainment capital.

ABOUT THE ART

ART BY MATTHEW BRANDT

Hollywood is the place that I was born and raised, and is the subject of this site-specific installation. Inspired by the movie going experience, it is a theatrical space composed of two main elements, a large screen and accompanying seats.

'Hollywood Rust' is a picture that is in proportion and scale to a cinematic wide-screen. Composed from several photographic points of view at different times of the day, it depicts a Hollywood landscape that is not specific and more like a dream. It is a view of Hollywood where the iconic 'HOLLYWOOD' sign faces itself, overlooking the city, below and in between.

—Matthew Brandt





SOUNDSTAGES

BUILT FOR CREATION

Four soundstages and one flex stage in a state-of-the-art media complex, housed within the iconic Studio District.

Private elevated bungalow space centered around an expansive courtyard delivering unparalleled views.

Two creative environment buildings including production support space and a bespoke amenity core.

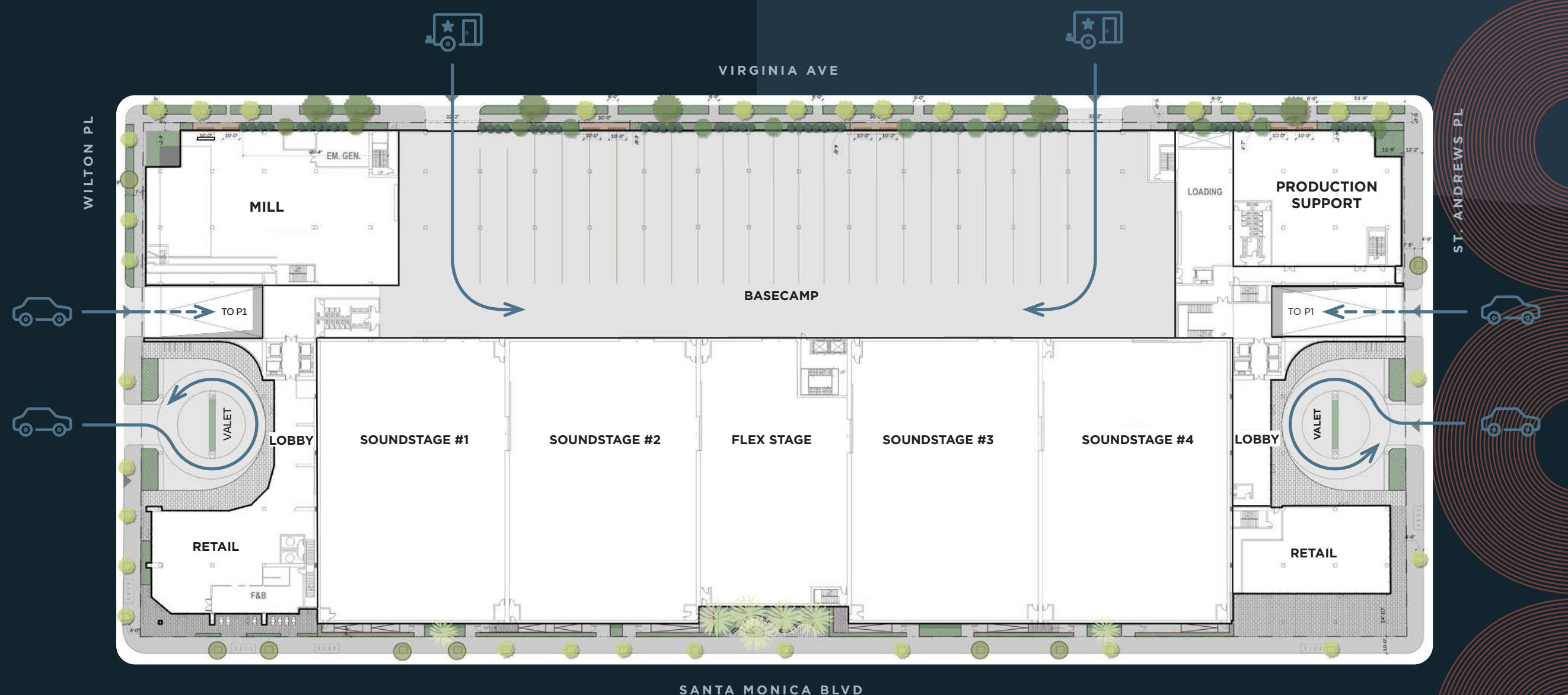
Echelon basecamp and sound stages



FLEXIBILITY

ACCESS POINTS

With the basecamp tucked beneath the bungalows, production will enter off of Virginia Avenue and have immediate access to the stages, additional loading, the mill, and production support space. Additionally, located at this level are both retail locations as well as the office lobbies. Visitors and employees will enter the subterranean garage from either Wilton Place or St. Andrews Place through a guarded and secured entry where they will be met by a valet attendant.



Indoor-outdoor bungalows and basecamp entrance



Indoor-outdoor bungalow spaces



Echelon bungalow courtyard



THE COURTYARD

Elevated above the basecamp on the third level with views of the Hollywood sign, The Courtyard is thoughtfully designed to bring all of the pieces of the studio lot together. Incorporating large tree canopies, a water feature, custom wood benching and a private food and beverage amenity, The Courtyard will act as the heartbeat of the studio lot, providing a serene escape from the hustle and bustle of Hollywood.



Beautiful and inspiring workplaces with Hollywood sign views



Naturally bright office spaces with clear views of the city



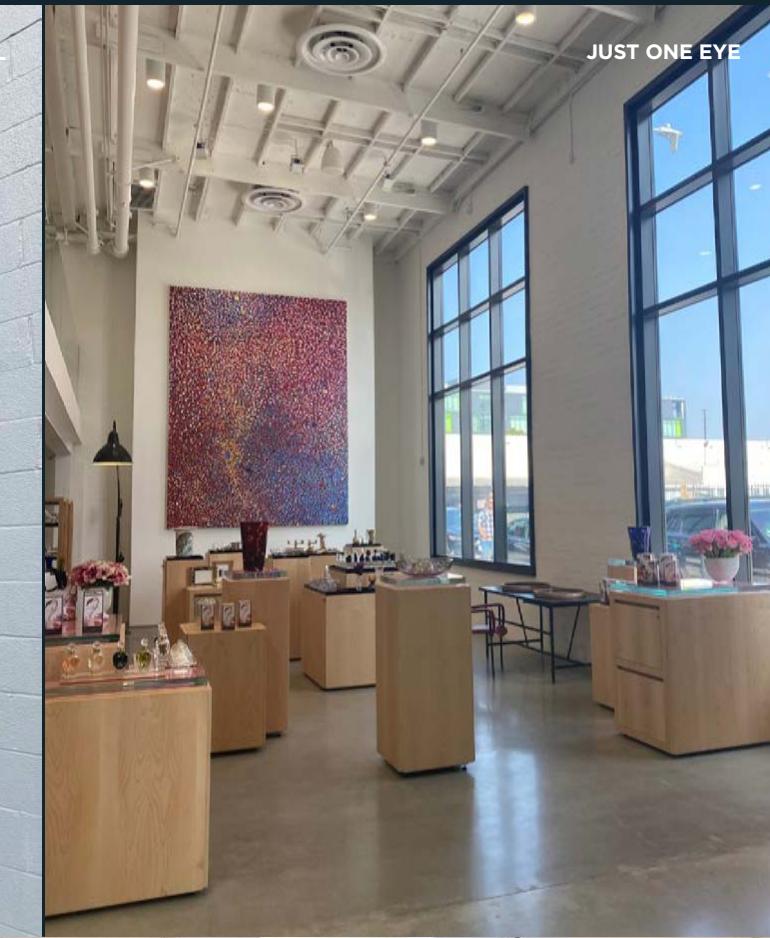
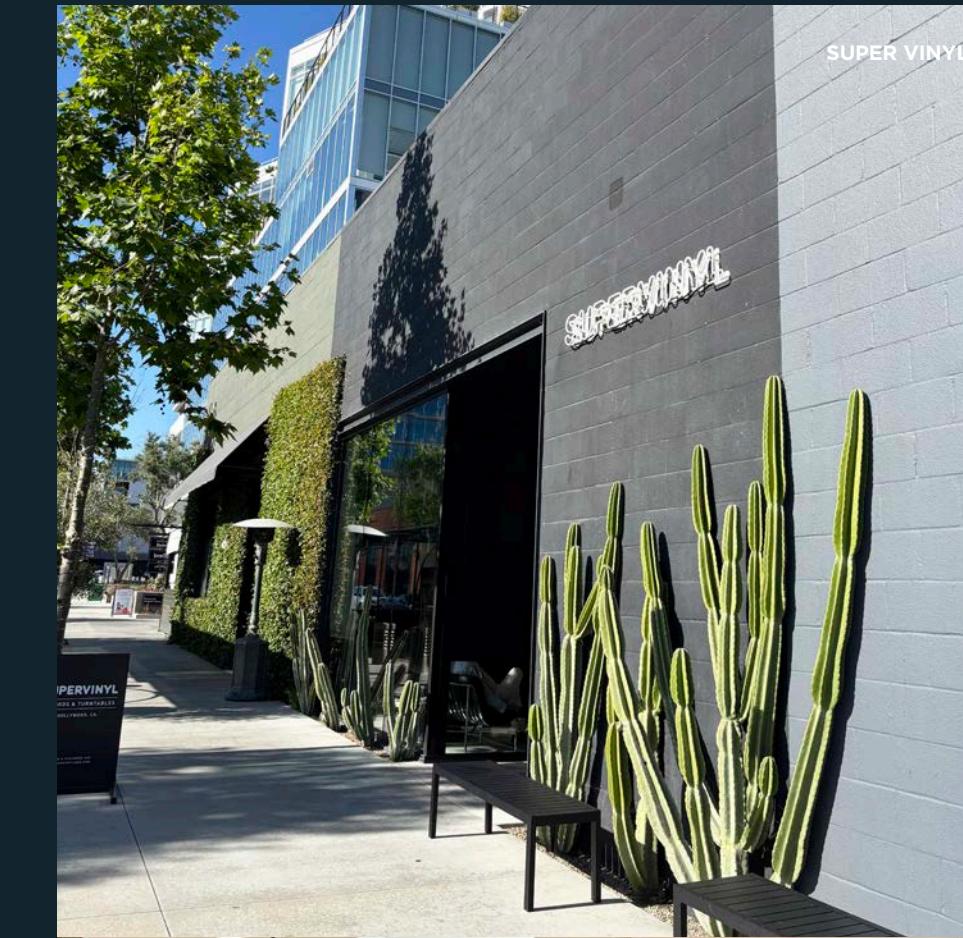
Lush terraces for collaboration and events



NEARBY AMENITIES

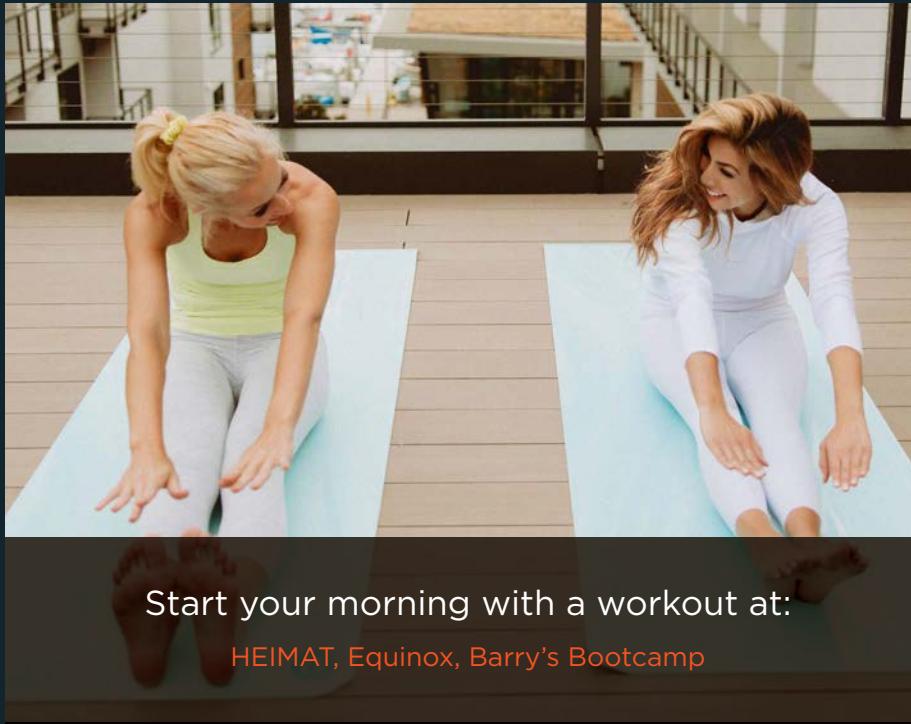
HOLLYWOOD IS MORE THAN A WORLDWIDE LEADER IN ENTERTAINMENT AND TOURISM.

It is also a culinary, art & design, and retail destination with restaurants and cafes such as Sightglass Coffee, Tartine, Osteria Mozza, and Rao's. Some of the galleries include Jeffrey Deitch and Regen Projects, and retail ranging from Just One Eye to SuperVinyl.



EXPLORE AROUND ECHELON STUDIOS:

LOCAL HOTSPOTS



Start your morning with a workout at:

HEIMAT, Equinox, Barry's Bootcamp



Indulge in a cup of coffee or a bite to eat at one of the area's local eateries:

Sightglass, Dayglow, Stereoscope Coffee, Tartine, Courage Bagels, Sqirl



Take a break and enjoy lunch at one of these nearby cafes:

Tre Lune, Superba, Everytable, Sweetgreen



Cap off the day with dinner at one of the area's top-rated restaurants:

L'Antica Pizzeria da Michele, Gwen, The Benjamin, Saffy's, Found Oyster



Visit a couple of local art galleries to experience the area's artistic scene:

Jeffrey Deitch, Lisson Gallery, Regen Projects



Enjoy shopping at the charming nearby boutiques:

Nili Lotan, Jacques Marie Mage, Bode, Ralph Pucci, Apparatus

NEARBY ECHELON PROPERTIES

KEEPING HOLLYWOOD IN HOLLYWOOD





ECHELON STUDIOS

HOLLYWOOD

ECHELON is the Branded Design expression of BARDAS Investment Group. Through its exclusive ECHELON Management Group, BARDAS delivers a fully realized development beyond the scope of many of its peers. ECHELON properties are uniquely designed, programmed, and managed from concept through delivery. ECHELON Management Group strives to deliver the highest tenant satisfaction and most engaging programming in the industry.

DEVELOPED BY
BARDAS
INVESTMENT GROUP

 **BainCapital**

For more information contact:

JEFF PION
jeff.pion@cbre.com
310 550 2537
Lic. #00840278

MICHELLE ESQUIVEL-HALL
michelle.esquivel@cbre.com
310 550 2525
Lic. #01290582

ROB WALLER
rob.waller@cbre.com
310 550 2536
Lic. #00874585

PATRICK AMOS
patrick.amos@cbre.com
310 903 6904
Lic. #01886581

NICOLE MIHALKA
nicole.mihalka@cbre.com
323 788 3969
Lic. #01322414

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

DEVELOPED BY
BARDAS
INVESTMENT GROUP

 **BainCapital**

FOR LEASE | 5601 SANTA MONICA BLVD | HOLLYWOOD | CA 90038

CBRE