

# THE CORNERSTONE

7083 HOLLYWOOD BOULEVARD

CREATIVE OFFICE | FOR LEASE



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PROPERTY VIDEO



NEWMARK

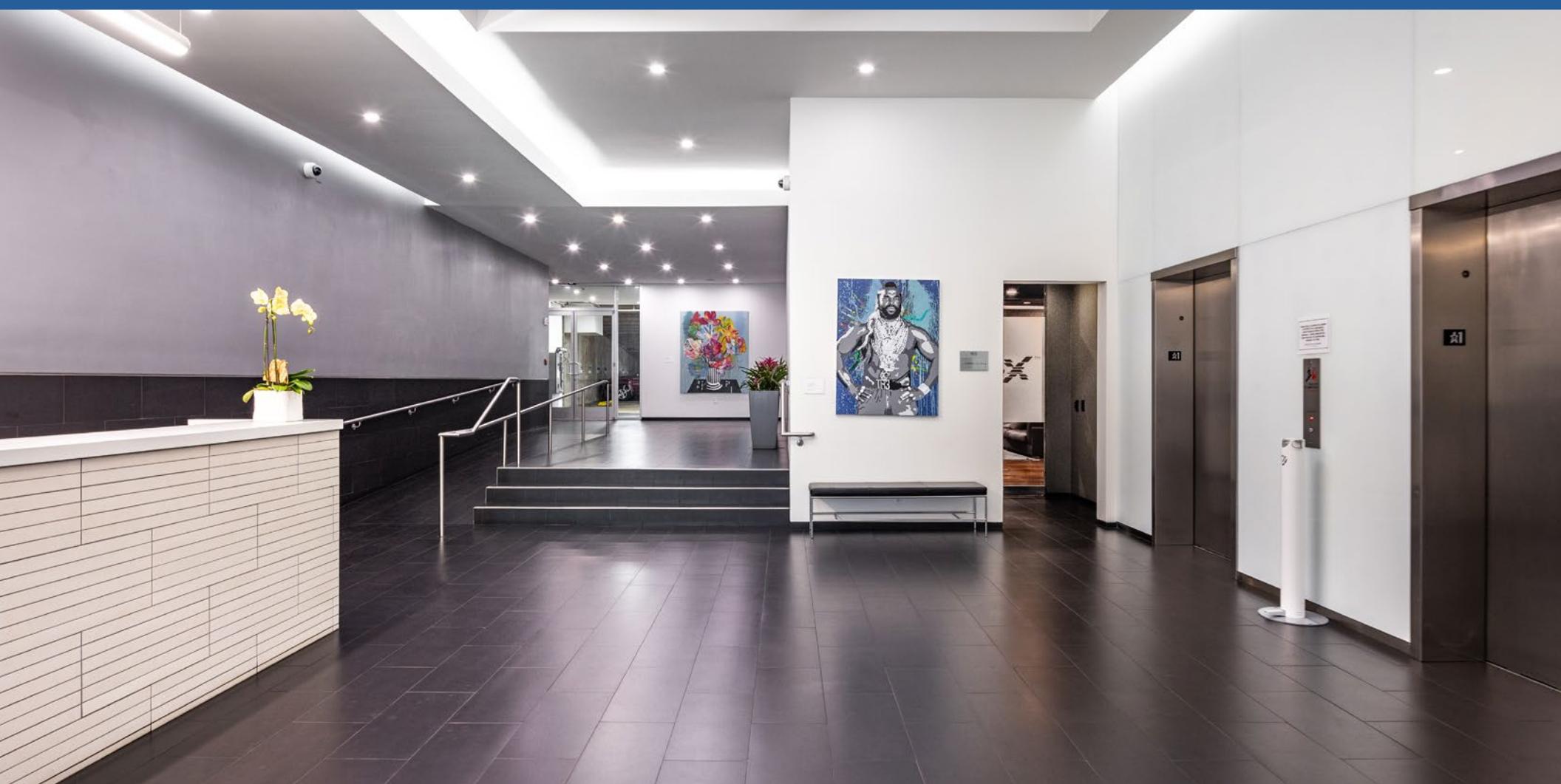
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- Multi-million dollar building improvement projects recently completed, including a refurbished lobby, upgraded entrance, and improved common areas
- 7083 Hollywood has enforced significant cleaning protocols & safety measures to safeguard tenants and visitors
- Attached, secured and covered parking structure
- Three blocks from the Metro station at Hollywood & Highland
- Close proximity to the 101 Freeway
- Prime Hollywood location, with Walk Score of 93, a "Walker's Paradise"



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## AVAILABLE SPACE

SUITE	VIDEO/TOURS	SIZE
Suite 180:	ǚ	±8,670 RSF
Suite 200:**		±4,497 RSF
Suite 225:	ǚ	±5,701 RSF
Suite 250:**	ǚ	±3,994 RSF
Suite 300:*	REC	±2,800-14,554 RSF (divisible)
Suite 602:*		±4,265 RSF

\*Raw space

\*\*Move-in ready spec suite

## ASKING RENT

Retail:	\$3.50-\$3.95 NNN
Office:	\$4.75-\$4.95 FSG

## TERM

Six (6) months - Ten (10) years

Flexible, furnished short-term office space available with limited term commitment

## AVAILABILITY

Immediately

## PARKING

2.4/1,000 SF  
Reserved: \$275.00/month  
Unreserved: \$200.00/month

Visitor Rates:  
\$3.00/15 minutes  
\$12.00/hour  
\$21.00/daily maximum



# BUILDING FEATURES

- Rare, private, open-air balconies with panoramic views overlooking Hollywood with visibility to DTLA
- Operable windows and balconies (select suites)
- Open format, highly configurable spaces
- Suite 180 is fully built-out as a creative suite previously used for co-working
- Vanbarton Group has recently completed premier turn-key creative office spec suites and will build-to-suit other availabilities to the same standard, featuring:
  - Polished concrete floors
  - Open ceilings
  - High-quality Bentley carpet installed in conference rooms and offices
  - Modern and stylish galley kitchen
  - Brand new direct/indirect I-beam lighting throughout
  - Glass offices/conference rooms



# AMENITY MAP



# AREA NEIGHBORS



Hollywood Bowl



Yamashiro



Musso & Frank Grill



Tiago



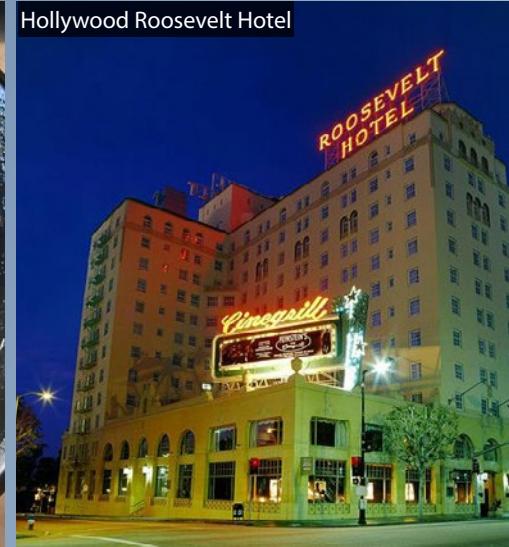
Hollywood & Highland



TCL Chinese Theatre



Shin Ramen Hollywood



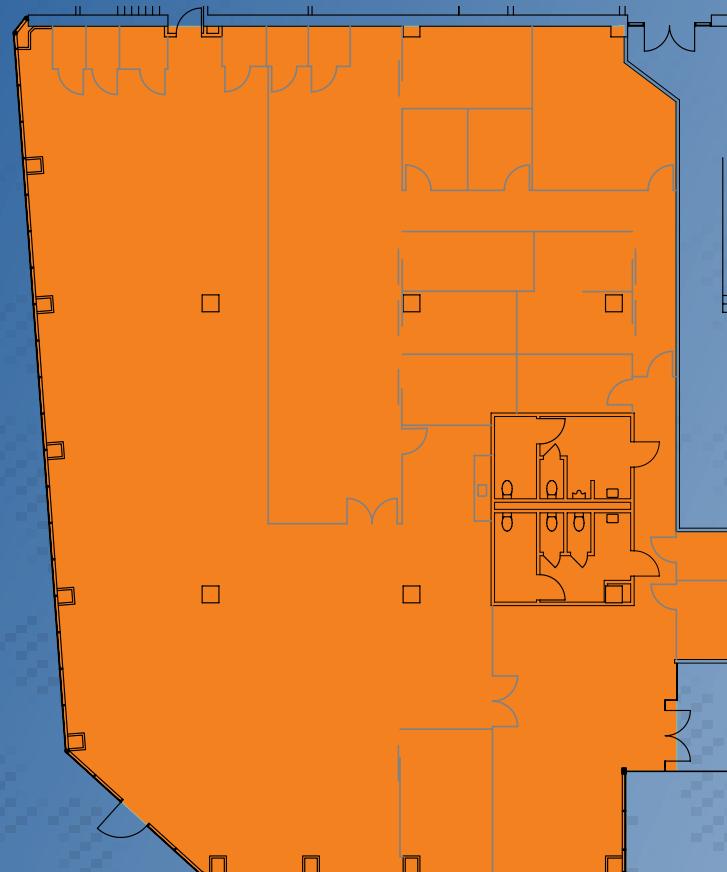
Hollywood Roosevelt Hotel

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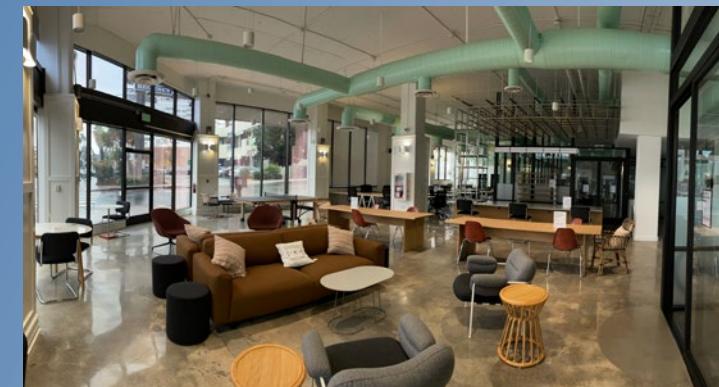
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## SUITE INFORMATION

- Fully remodeled in 2020
- Suite is fully built-out and previously used for co-working
- Units available from  $\pm 50$  RSF
- Two (2) direct entrances from Hollywood Blvd. and building lobby
- Private restrooms



**SUITE 180:  $\pm 8,670$  RSF**



**CLICK TO VIEW  
VIRTUAL TOUR**

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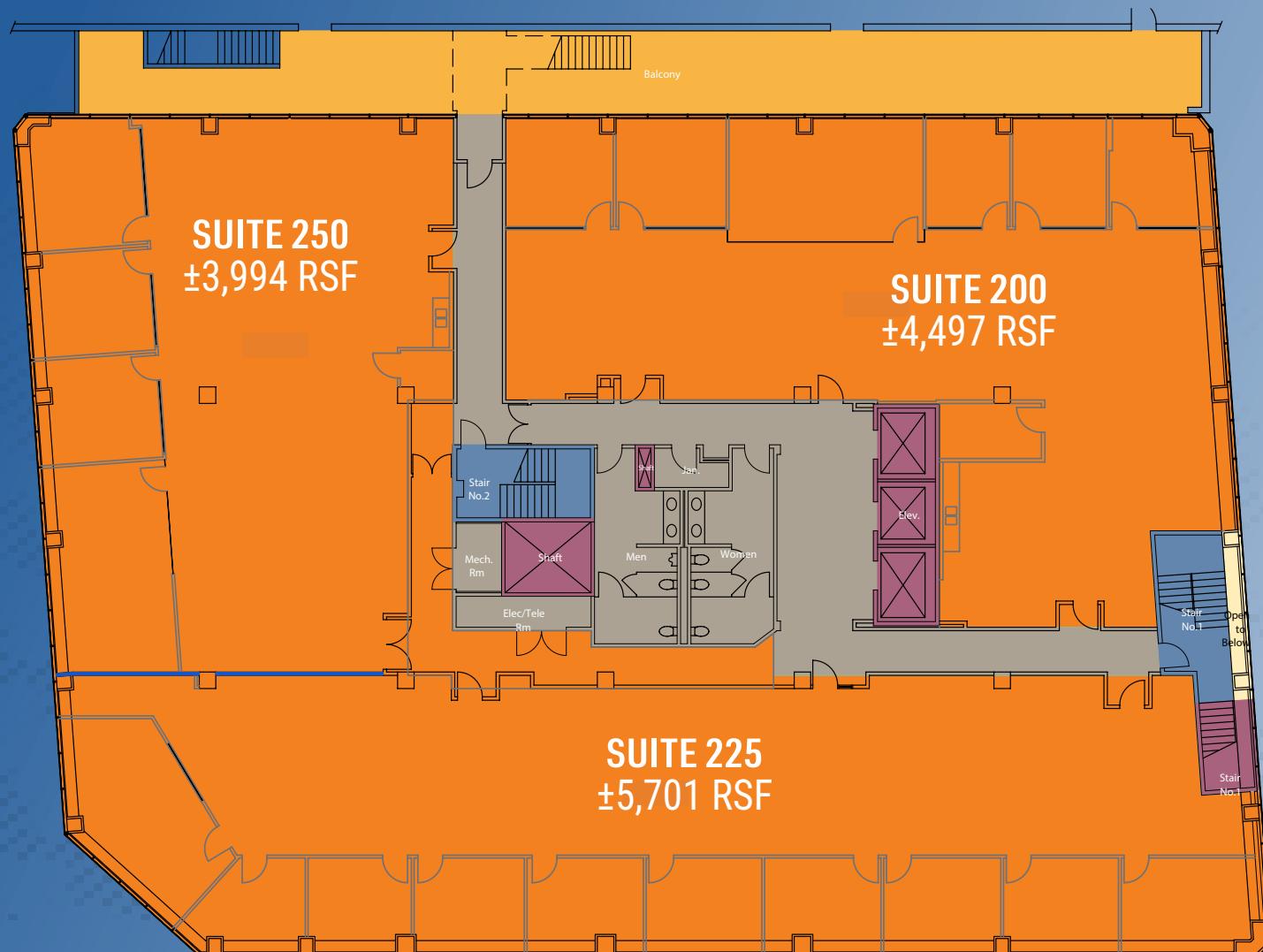
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2ND FLOOR:  $\pm 14,193$  RSF



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## SUITE INFORMATION

- Spec suite
- Five (5) perimeter offices
- One (1) conference room
- Storage room
- Galley kitchen
- Open area
- North & east views



**SUITE 200: ±4,497 RSF**



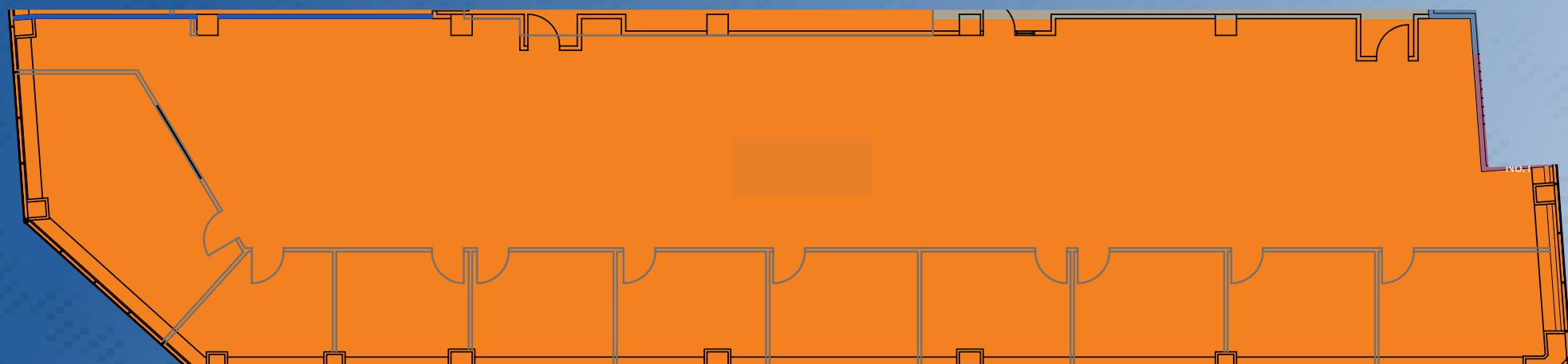
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## SUITE INFORMATION

- 2nd generation suite ready for improvements
- Nine (9) perimeter offices
- One (1) conference room
- South, southwest and southeast views

**SUITE 225: ±5,701 RSF**



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## SUITE INFORMATION

- Spec suite
- Three (3) perimeter offices
- One (1) conference room
- North, northwest views

**SUITE 250: ±3,994 RSF**



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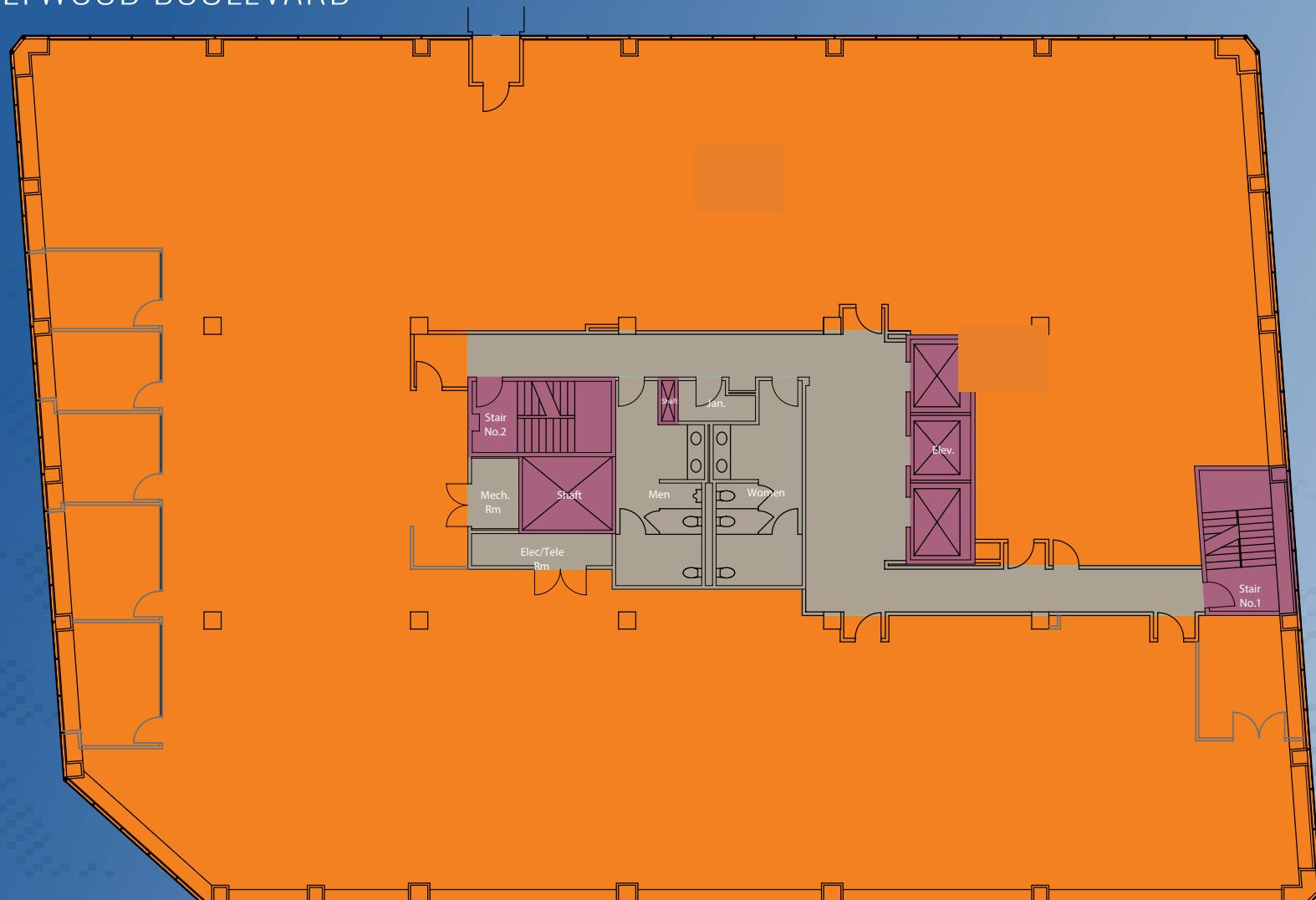
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3RD FLOOR: ±2,800- 14,554 RSF



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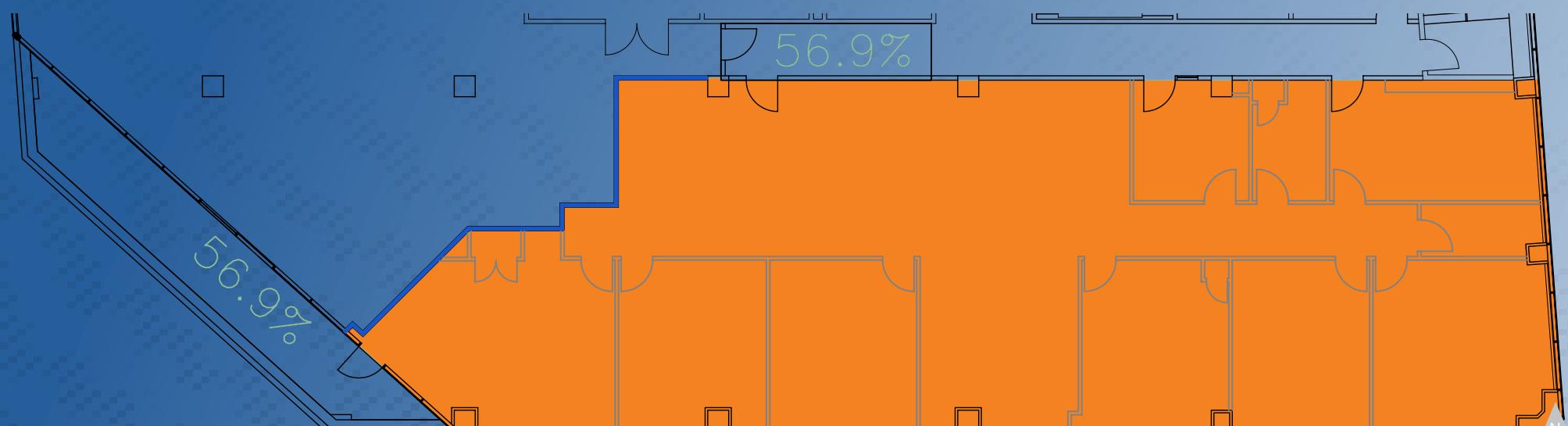
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**SUITE 602: ±4,265 RSF**

## **SUITE INFORMATION**

- Balcony access
- Five (5) private offices
- South facing views overlooking Hollywood Blvd.



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