



HOLLYWOOD

THE HEIGHT OF CREATIVITY

Sunset & Wilcox

SUSTAINABILITY IN HOLLYWOOD

Sunset & Wilcox

THE FUTURE IS VERTICAL

Sunset & Wilcox is an iconic new office building in the heart of historic Hollywood. An elevated oasis, Sunset & Wilcox boasts one of the most expansive outdoor terraces of any high-rise in Southern California. It's a next-generation, environmentally sustainable pioneer, even for California. And it takes wellness standards of the modern post-COVID workplace to the next level.

The building and its open-air design creates a true vertical campus, with outdoor space on every floor. Drawing inspiration from the historic courtyards synonymous with old Hollywood, Sunset & Wilcox is designed to attract the LA creatives, tech gurus, and visionaries who will shape Hollywood's future. It's flexible. Green. Healthy. *Unprecedented.*

| ADDRESS | BUILDING HEIGHT | RENTABLE OUTDOOR SPACE | GROUND-LEVEL SPACE | SLAB TO SLAB CEILING HEIGHT | TOTAL RENTABLE SF | PARKING RATIO |
|------------------|------------------|------------------------|--------------------|---|-------------------|---------------|
| 6450 Sunset Blvd | 15 stories, 255' | 57,826 SF | 20,045 SF | 6th and 7th Floors: 16'9" 8th Floor: 15'6" 9th - 14th Floors: 14'3" 15th Floor: 15'6" 16th Floor Penthouse: 20'0" | 545,325 RSF | 3.2/1,000 |



FLEXIBLE FLOORPLANS
AND INTERIOR/
EXTERIOR STAIRWELLS
TO ACCOMMODATE
ANY TENANT

ARRIVAL EXPERIENCE
INCLUDES VALET
SERVICE AND A
DEDICATED RIDE SHARE
DROPOFF AREA

SIGNIFICANT
SIGNAGE &
BRANDING
OPPORTUNITIES

SUSTAINABLE MASS
TIMBER-TOPPED
PENTHOUSE
LEVELS

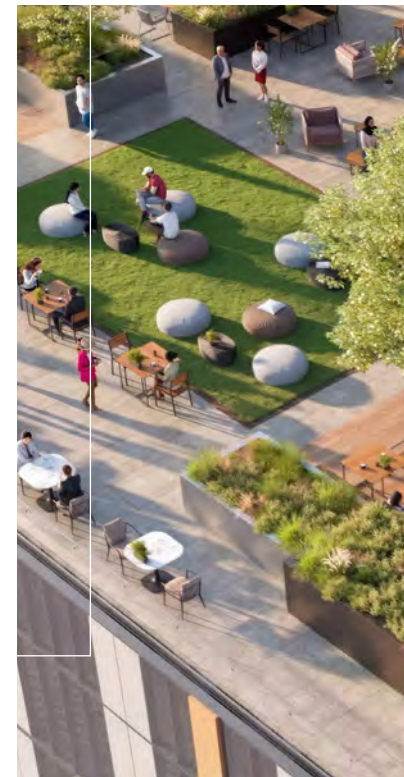
SPRAWLING
OUTDOOR TERRACES
ON EVERY OFFICE
FLOOR

FLOOR-TO-CEILING
WINDOWS & CEILING
HEIGHTS WITH MINIMAL
INTERIOR COLUMNS

Sunset & Views INTEGRATED WITH THE SKY

The heavily amenitized 15-story building's centerpiece is a 20,000 SF landscaped outdoor Campus Commons on the 8th floor, soaring 100 feet above Sunset Boulevard with dazzling views of the Hollywood sign, Downtown, and the Westside.

This campus in the sky is adjacent to a state-of-the-art common-area fitness center and community gathering space. Truly an unparalleled amenity package high above the bustle of Hollywood below.



SOLAR PANELS PROVIDE 5% OF OVERALL ELECTRICAL USE WITH BATTERY STORAGE FOR PEAK LOAD OFFSETS

ROOF ENGINEERED WITH MASS TIMBER

57,000 SF OF LANDSCAPED TERRACES CAPTURE STORMWATER FOR IRRIGATION REUSE

LOW-CARBON MATERIALS MINIMIZING ENVIRONMENTAL IMPACT

FLOOR-TO-CEILING OFFICE WINDOWS MAXIMIZE DAYLIGHT

Sunset Sustainability ECO-FORWARD & EARTH-FRIENDLY

Sunset & Wilcox is the first all-electric office building of scale in the city of Los Angeles. And it is more than just one of the most sustainable, it was designed to make an indelibly positive impact on the health of the local environment and our planet. To align and even exceed its tenants' core sustainability values. Key features include:

ALL ELECTRIC, NO FOSSIL FUELS

LEED GOLD AND PURSUING WELL CERTIFICATION

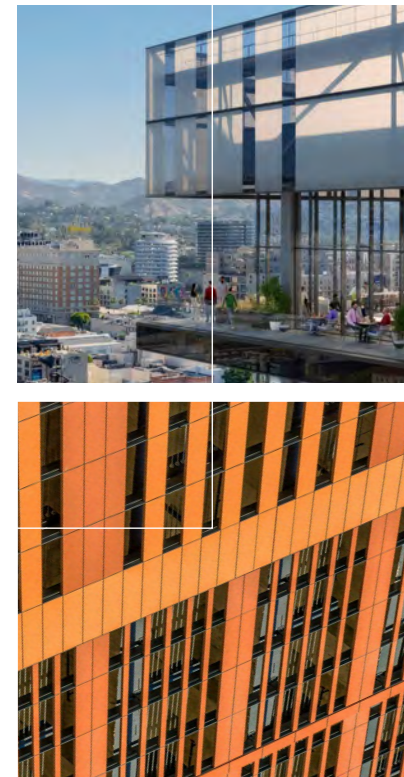
220 EV CHARGING STALLS UPON OPENING (110 MORE TO COME)

606,025 GALLONS OF WATER SAVED ANNUALLY, COMPARED TO CALIFORNIA BASELINE

HIGH-PERFORMANCE GLAZING AND ENERGY-EFFICIENT VRF HVAC SYSTEMS

LOW-CARBON BUILDING MATERIALS THROUGHOUT

ZERO CARBON EMISSIONS FROM THE OFFICE



CERTIFICATION



Sunset & Wellness

A HEALTHY HIVE OF WELLNESS & INSPIRATION

Lushly landscaped and artfully appointed to attract the world's top talent, Sunset & Wilcox prioritizes the health and well-being of every occupant. With outdoor space on every level, as well as the expansive 20,000 square-foot outdoor Campus Commons on the 8th floor, tenants and their employees will enjoy a seamless indoor-outdoor experience providing space to extend the workday into the LA sun. Employees will want to come to work. They'll feel valued and respected. This is a workplace designed to keep individuals healthy and teams thriving.

HOSPITAL-GRADE MERV-13 AIR FILTRATION, CONTROLLED HUMIDIFICATION & ONE OF THE FEW LA BUILDING WITH 5 AIR-CHANGE CYCLES PER HOUR

CHARCOAL FILTRATION DURING WILDFIRES ENSURING FRESH AIR INSIDE REGARDLESS OF CONDITIONS OUTSIDE

SWEEPING VIEWS OF THE CITY AND NATURAL SURROUNDINGS

57,000 SF OF FRESH-AIR GREEN SPACE WITH NATIVE AND DROUGHT-TOLERANT SPECIES

360° ACCESS TO DAYLIGHT TO IMPROVE MOOD AND PRODUCTIVITY

WALKABLE OUTDOOR STAIRS CONNECTING WORKSPACES

POSSIBILITY FOR OPERABLE WINDOWS AND NANO WALLS ON EVERY FLOOR

AMPLE BIKE FACILITIES

PURSUING WELL CERTIFICATION

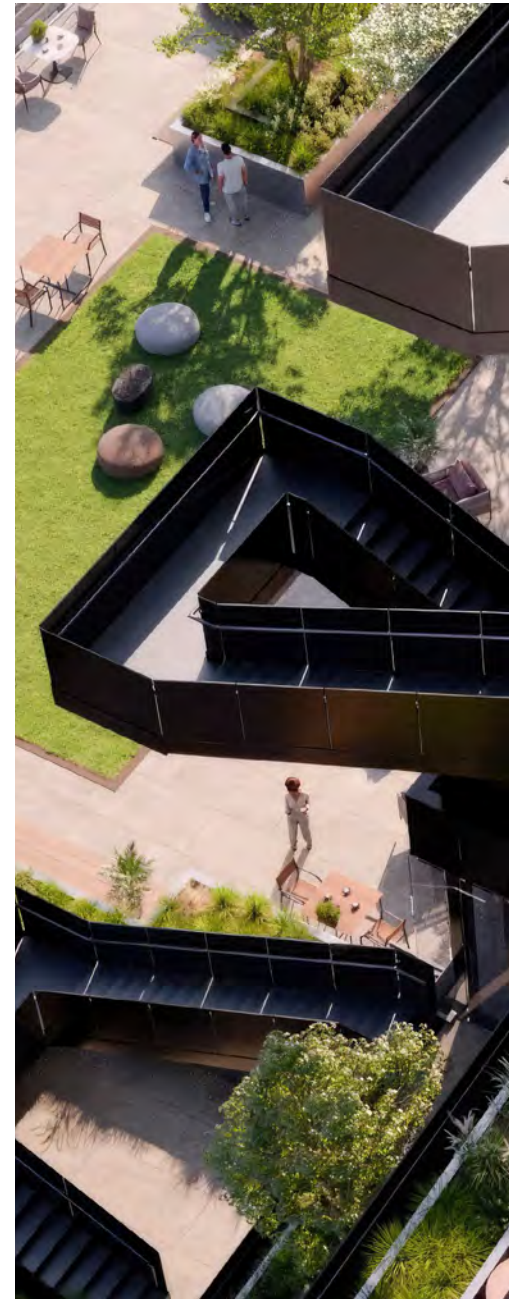
CERTIFICATION



TOUCHLESS FIXTURES

ABUNDANT FRESH AIR

TERRACES LARGE ENOUGH FOR PROGRAMMING



VIP ENTRANCE

LOBBY & LOUNGE

AUDITORIUM, SOUNDSTAGE, OR
SCREENING ROOM FLEXIBILITY

NEARLY UNLIMITED LOCATIONS FOR
EXTERIOR AND INTERIOR STAIRWELLS

Sunset & Flexibility

EMPHASIS ON SPACE & FLEXIBILITY

What do our tenants most need and want? What amenities would most elevate their game? Sunset & Wilcox was designed from the inside out for unparalleled efficiency and flexibility. In addition to multiple locations to accommodate double-height floor-to-ceiling clearances for sound stages, auditoria and screening rooms, the building can include a climate-controlled 22,000 SF Media Village that includes two fully functional stages, a car elevator, green rooms, post-production and editing bays, a digital recording studio, writers' rooms and more. For maximum flexibility, our design team from Gensler is ready to work with tenants on early design input to customize spaces and experiences. This is Hollywood after all. We can stage anything.

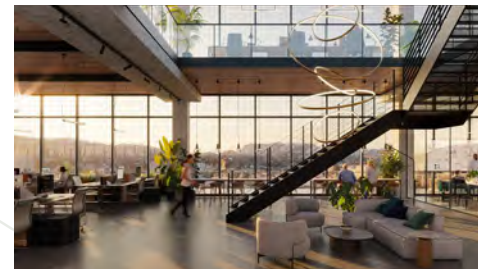


DOUBLE-HEIGHT FLOOR-TO-CEILING CLEARANCES FOR AUDITORIA,
SOUND STAGES, AND/OR PRIVATE SCREENING ROOMS

CONNECTED FLOORS FOR CONVENIENCE AND COLLABORATION

LARGE ASSEMBLY SPACES

SOUNDSTAGES ON GROUND FLOOR AND IN THE PODIUM



Potential for up to
34' ceiling height for
stage, studio, or flex
requirements



**HOLLYWOOD'S
NEXT GENERATION
RISES FROM HERE.**

Ready to get creative? Push limits? Break barriers? Sunset & Wilcox is the new way to work in the heart of Hollywood.

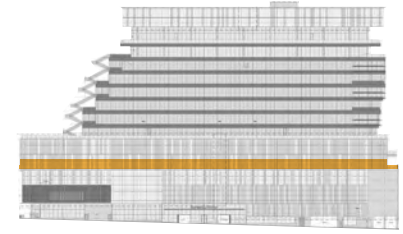
FLOORPLANS →

Sunset & Wilcox

OFFICE SPACE*
67,554 SF

OUTDOOR SPACE
2,540 SF

CEILING HEIGHT
16'-9"

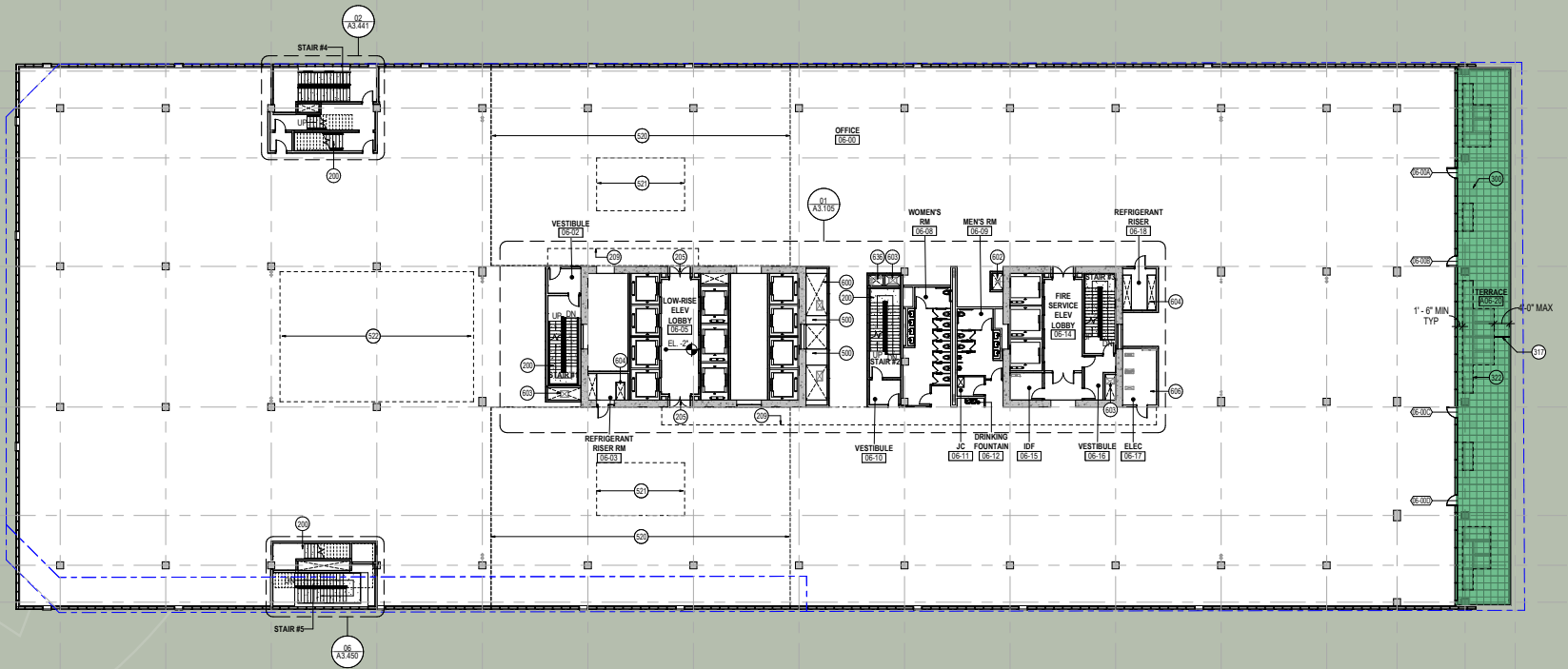


LEVEL 06 & 07 70,094 SF*



ENJOY ULTIMATE FLEXIBILITY

If it's flexibility tenants are looking for, floors 06 and 07 offer an office layout with options to customize the space and experience.



KNOCK OUT PANELS PROVIDE THE OPPORTUNITY TO ADD A SCREENING ROOM, CONFERENCE CENTER OR STUDIO

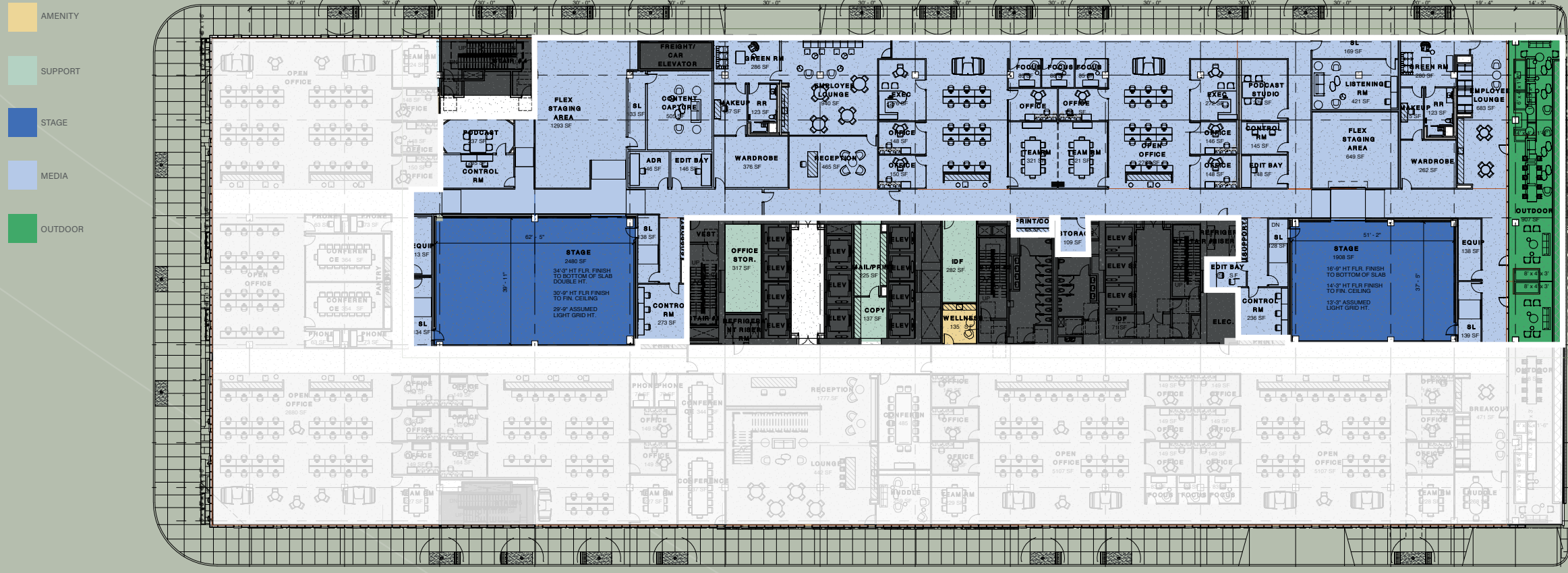
900 SF OF PRIVATE OUTDOOR SPACE PER FLOOR

ROOM TO EXPAND

OPTION TO CREATE A COMPLETE MEDIA VILLAGE DETAILED ON THE FOLLOWING PAGE



* BASED ON CURRENT ARCHITECTURAL DRAWINGS



Sunset & Wilcox presents the unique opportunity to create a one stop Media Village located within our creative office campus. **The Media Village** can include a full-service film, audio, and photography production studio that includes:

FULLY CUSTOMIZABLE PRODUCTION STUDIOS FOR ALL PRODUCTION AND POST-PRODUCTION DEPARTMENT NEEDS

WARDROBE, PROPS, SET DRESSING AND STORAGE FACILITIES

STAGES THAT CAN ACCOMMODATE CYCLORAMAS IN 180 AND 270 DEGREE OPTIONS

EASY ACCESS TO A CAR ELEVATOR FOR VR CAR PROCESS WORK OR OTHER HEAVY EQUIPMENT FOR SHOOTS

CREATIVE OFFICES, PRODUCTION OFFICES, BULLPEN SPACE AND CONFERENCE ROOMS

PODCAST ROOMS AND ADR ROOMS

GREEN ROOMS, DRESSING ROOMS, AND HAIR AND MAKEUP ROOMS

LOUNGE WITH OUTDOOR ACCESS

PRIVATE RESTROOMS FOR TALENT

FULL KITCHENETTES FOR FOOD PREP AND CATERING

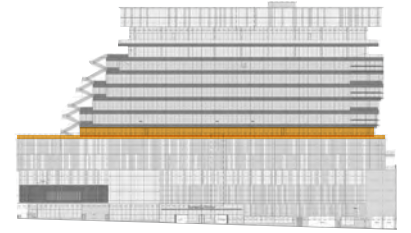
**Hypothetical concept plan.*

Sunset & Wilcox

OFFICE SPACE*
45,552 SF

OUTDOOR SPACE
20,000 SF

CEILING HEIGHT
15'6"

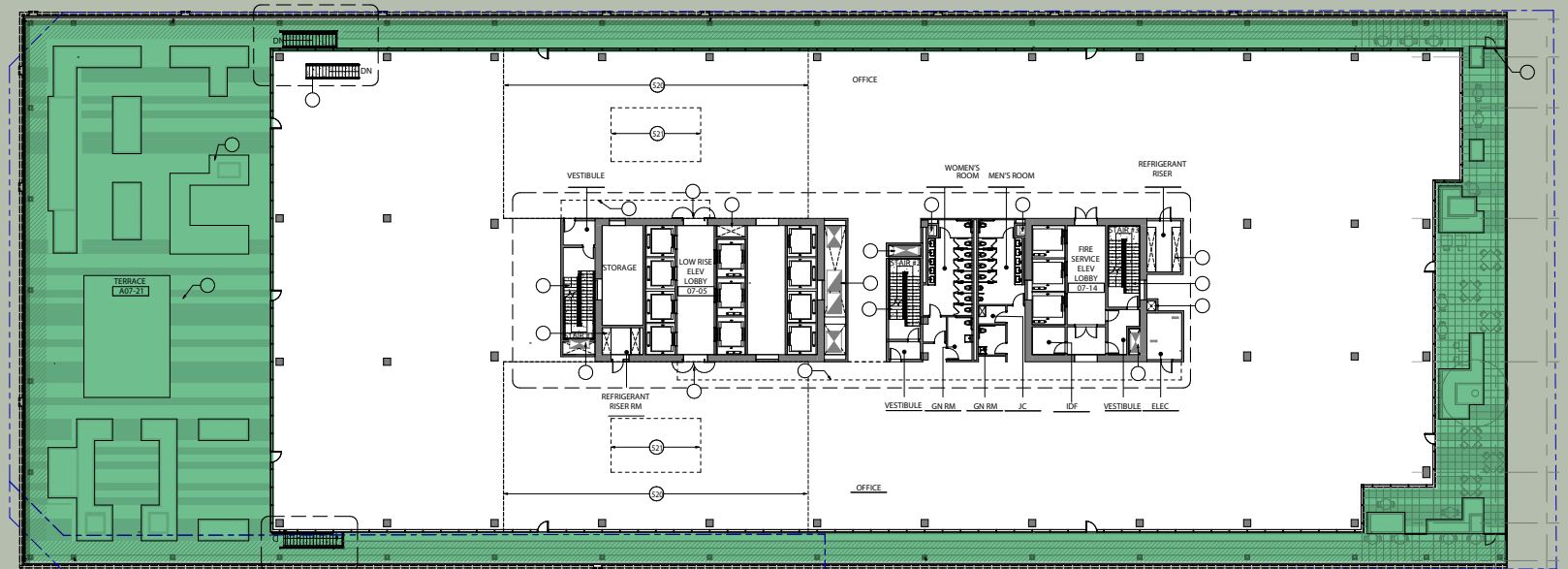


LEVEL 08 67,552 SF*



20,000 SF
OUTDOOR SPACE

With a large North-facing garden terrace – a one of a kind space overlooking Sunset Blvd with spectacular views out to the Hollywood Hills.



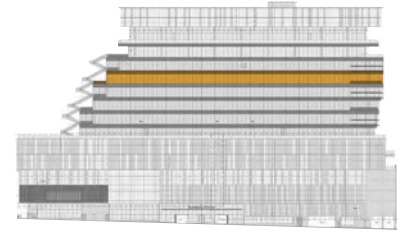
* BASED ON CURRENT ARCHITECTURAL DRAWINGS

Sunset & Wilcox

OFFICE SPACE*
41,566 SF

OUTDOOR SPACE
996 SF

CEILING HEIGHT
14'-3"



LEVEL 12

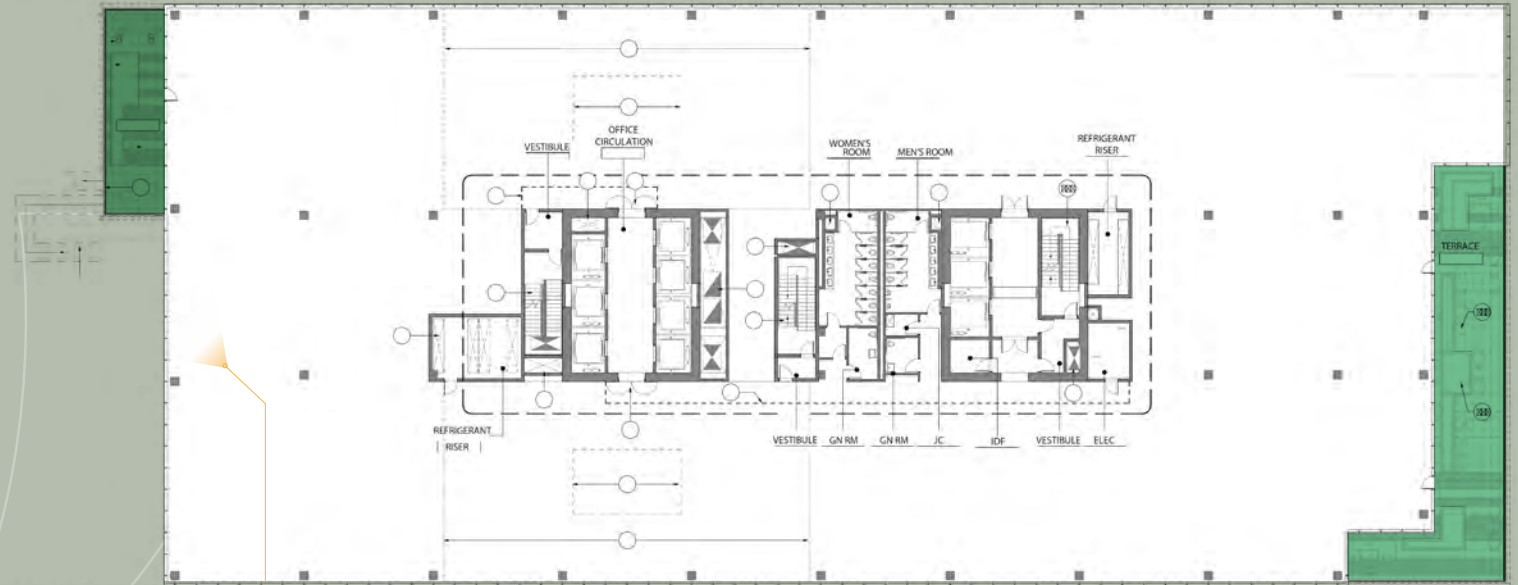
TYPICAL TOWER
FLOORPLATE

47,702 SF*



FLEXIBLE STAIRWELLS

Both interior and exterior
to accommodate tenants'
specific needs



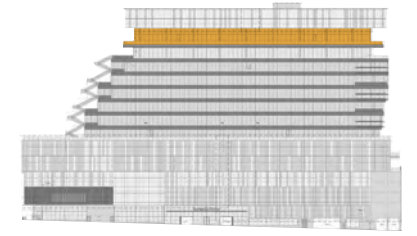
* BASED ON CURRENT ARCHITECTURAL DRAWINGS

Sunset & Wilcox

OFFICE SPACE*
36,150 SF

OUTDOOR SPACE
11,552 SF

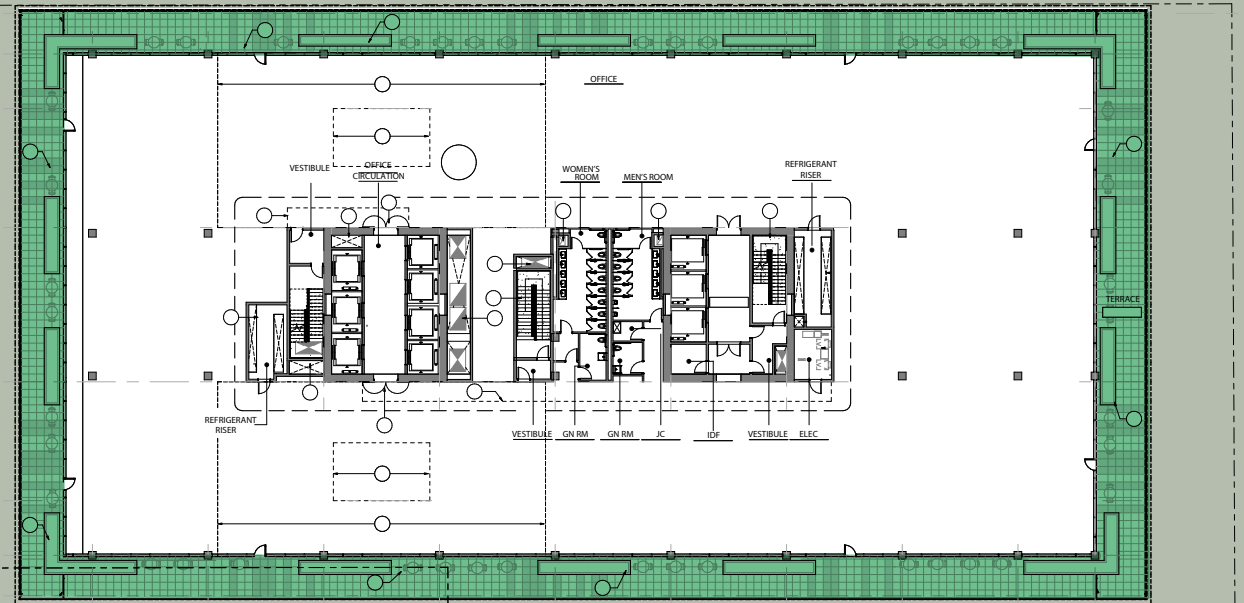
CEILING HEIGHT
20'0"



LEVEL 16
67,552 SF*



360 DEGREES
OF BREATHTAKING
VIEWS



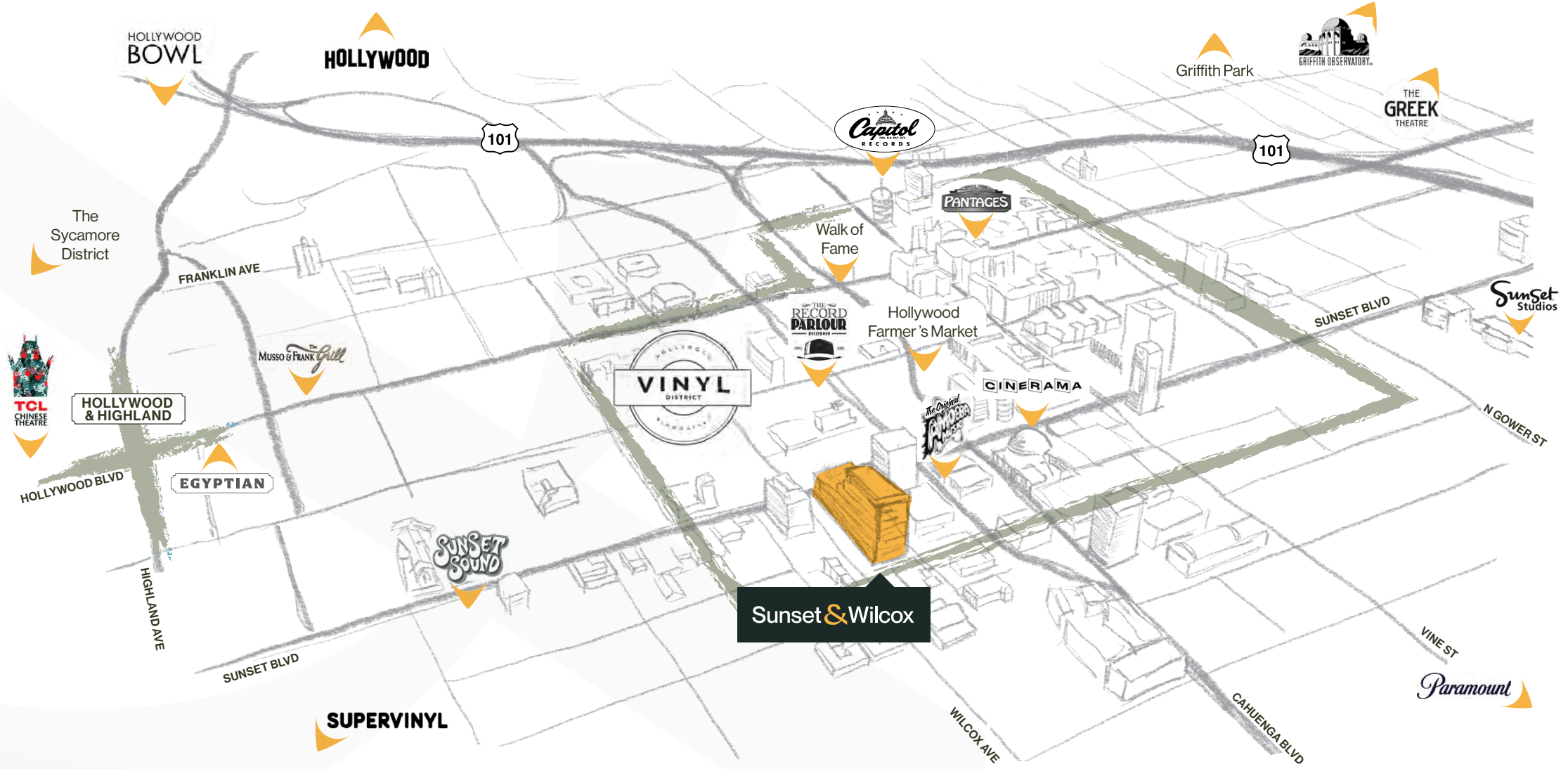
Mass Timber ceiling

* BASED ON CURRENT ARCHITECTURAL DRAWINGS

- 01 EGYPTIAN THEATER
- 02 GRIFFITH OBSERVATORY
- 03 GRIFFITH PARK
- 04 GREEK THEATER
- 05 HOLLYWOOD & HIGHLAND
- 06 HOLLYWOOD FARMER'S MARKET
- 07 MUSSO & FRANK
- 08 SUPERVINYL
- 09 TAFT BUILDING
- 10 TCL CHINESE THEATRE
- 11 THE RECORD PARLOUR
- 12 THE SYCAMORE DISTRICT
- 13 WALK OF FAME

Sunset & Legacy

SUNSET & WILCOX IS NESTLED AMIDST SOME OF THE MOST ICONIC LANDMARKS IN LOS ANGELES AND WITHIN A SHORT DISTANCE TO 60 STUDIOS.



HOTELS

- 1 Thompson Hollywood
- 2 Tommie Hollywood Hotel
- 3 MamaShelter
- 4 Dream Hollywood
- 5 The Godfrey Hotel
- 6 W Hotel Hollywood
- 7 The Aster
- 8 The Hotel Hollywood
- 9 The Kimpton Everly
- 10 The Prospect Hollywood
- 11 Loews Hollywood Hotel
- 12 The Hollywood Roosevelt
- 13 Palihotel Hollywood

RESTAURANTS

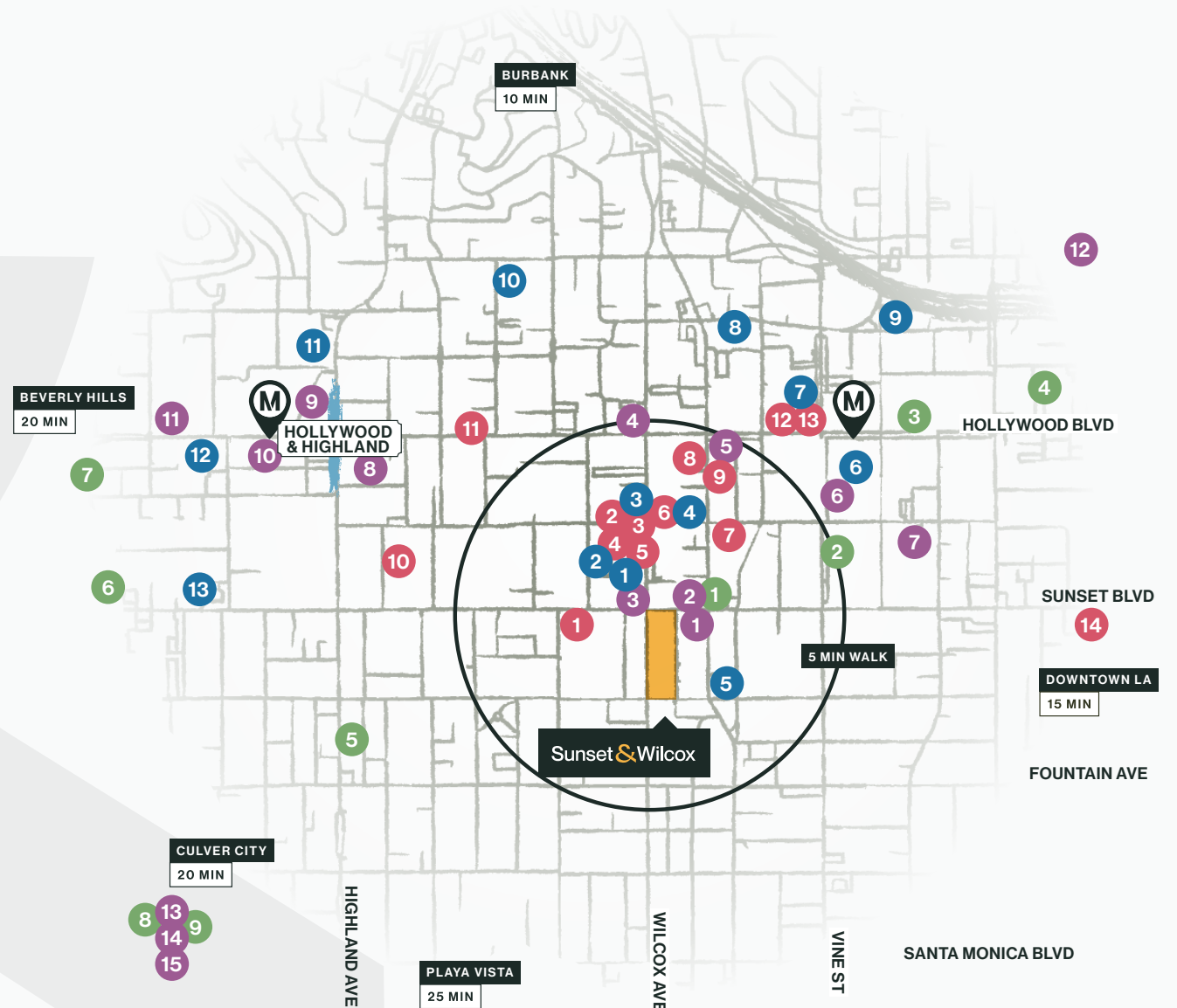
- 1 Gwen
- 2 Ka'teen
- 3 Mother Wolf
- 4 Superba Food + Bread
- 5 Mes Amis
- 6 TAO Asian Bistro
- 7 3rd Base LA
- 8 Hui Tou Xiang
- 9 Running Goose
- 10 L'Antica Pizzeria Da Michele
- 11 Musso & Frank Grill
- 12 Lemon Grove
- 13 Jemma Hollywood
- 14 Sugarfish

RETAIL

- 1 Philz Coffee
- 2 Groundwork Coffee
- 3 Mad Lab Coffee
- 4 Rich & Rotten
- 5 Drip LA
- 6 Trader Joes
- 7 Bristol Farms (coming soon)
- 8 Hot Rock
- 9 Ovation Shopping Center
- 10 Zara
- 11 Target
- 12 The Canyon
- 13 Just One Eye
- 14 Officine Generale
- 15 Nili Lotan

FITNESS

- 1 Sweatheory
- 2 Equinox Hollywood
- 3 Barry's Hollywood
- 4 SoulCycle Hollywood
- 5 Pilates Platinum
- 6 Hollywood Gym & Fitness
- 7 Hot 8 Yoga
- 8 Heimat
- 9 Pause Studio



Sunset & Community

ICONIC HOLLYWOOD NEIGHBORS Iconic Hollywood neighbors



Sunset & Wilcox

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Gensler **CBRE**