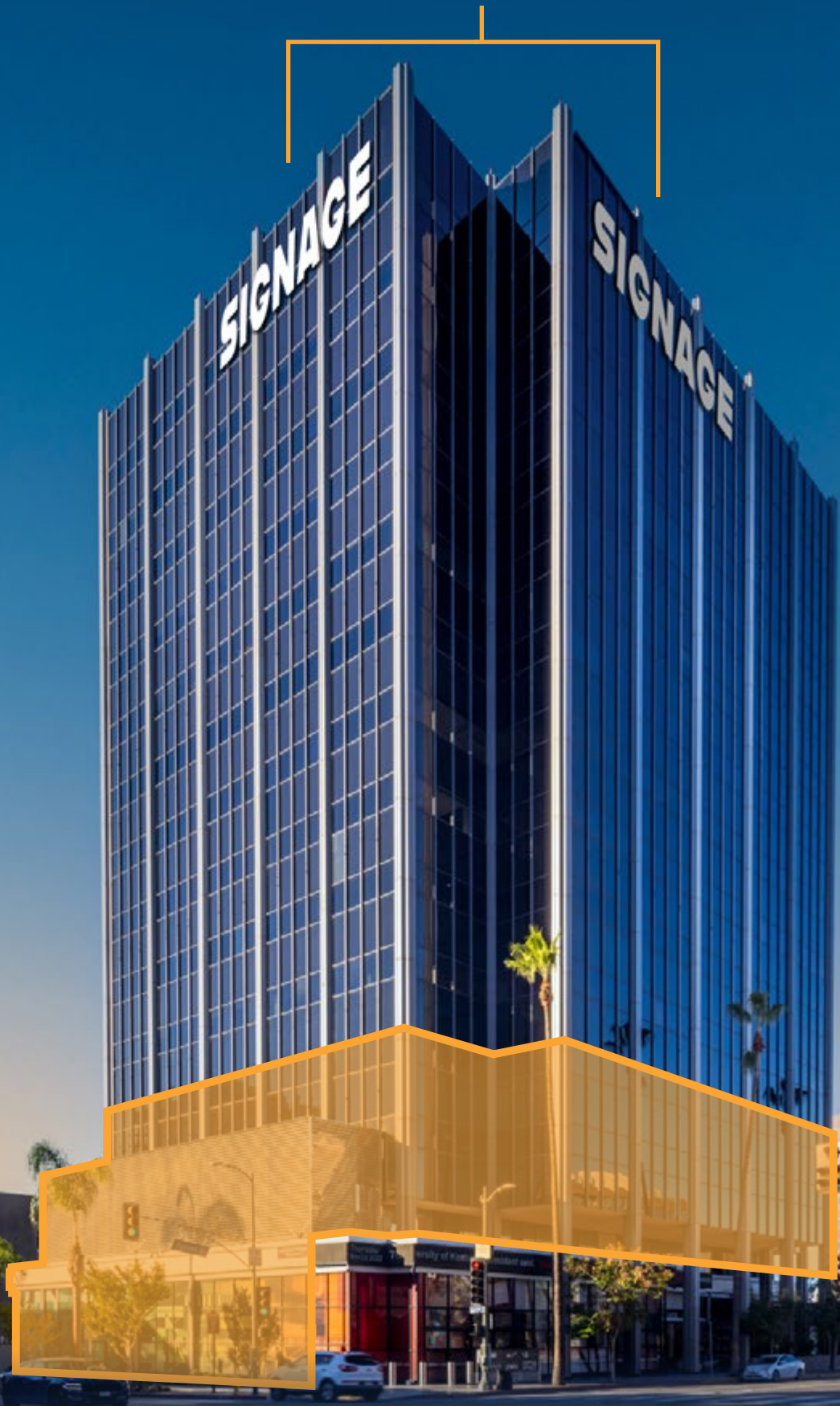


BE A PART OF THE FAMOUS HOLLYWOOD SKYLINE

# 6430 Sunset

HOLLYWOOD, CALIFORNIA



**RARE BUILDING TOP SIGNAGE OPPORTUNITY**

±35,000 SF AVAILABLE WITH LIVE PRODUCTION INFRASTRUCTURE



TISHMAN SPEYER





## FIND YOUR NEXT STUDIO AT 6430 SUNSET



On-site generator and fuel tank  
(Caterpillar generator and 3,000 gallon diesel storage tank)



Loading dock



Secured entry with dedicated security desk and security camera infrastructure throughout



Dedicated mechanical and electrical systems



\*Signage is subject to approval by all governmental authorities and/or required 3rd parties

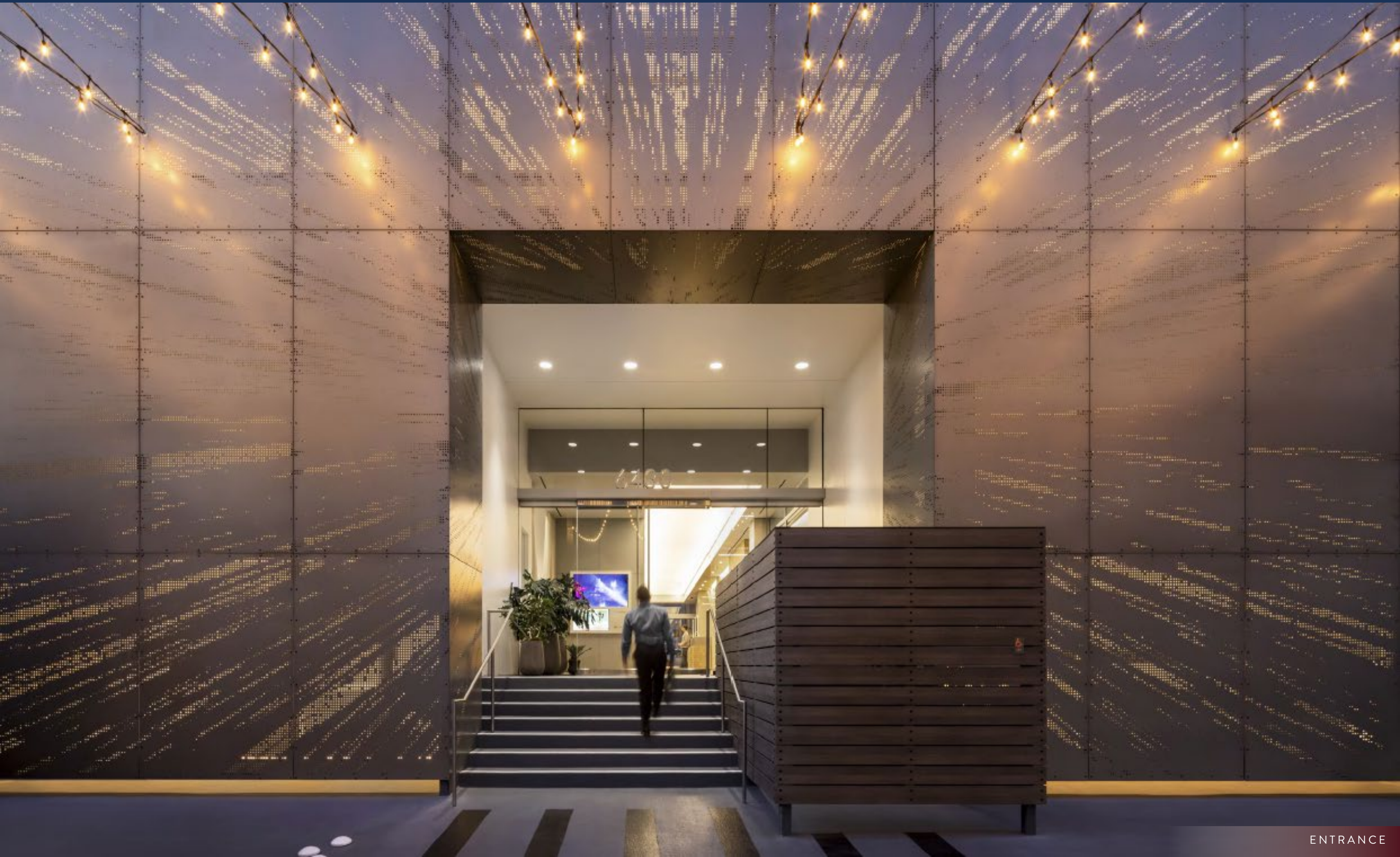


Sunset Boulevard is where creatives, eateries, entertainment, shopping and more all come together to paint one of the most iconic places in the world, Hollywood. Enjoy impeccable 360 views from DTLA to the Westside and experience the newly renovated and highly amenitized spaces at 6430 Sunset, a trophy asset on the famous Sunset strip.

## FIND YOUR NEXT SPACE AT 6430 SUNSET.

## BUILDING OVERVIEW

|                |                                                 |
|----------------|-------------------------------------------------|
| ADDRESS:       | 6430 Sunset Boulevard,<br>Los Angeles, CA 90028 |
| NEIGHBORHOOD:  | Hollywood                                       |
| TOTAL SF:      | 205,401 RSF                                     |
| OWNER:         | Tishman Speyer                                  |
| STORIES:       | 15 Stories                                      |
| CLASS:         | A                                               |
| CEILINGS:      | 12' 6"                                          |
| TYPICAL FLOOR: | 14,935 SF                                       |



# NEED IT? WE HAVE IT.

**At 6430 Sunset, work makes life easier.** Powered by ZO, Tishman Speyer's global amenity network, we provide tenants with access to our world-class spaces, services and experiences both on-site and globally to reimagine the role of the workplace.



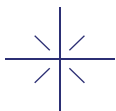
### RESTORE

F45 training, on-site yoga classes and meditation



### ARRANGE

Car wash & detail, bicycle storage and EV charging stations



### STYLE

24/7 Dry cleaning, alterations & tailoring, shoe shining & repair on-site, laundry via Washbox



### NOURISH

Free delivery from Sweetgreen, Philz Coffee Discounts, Caviar



### GATHER

Networking events, development & learning programs, shared interest groups



### CARE

Flu shot clinic, doctors in office, discounted rates at Healthy Spot for dog grooming and doggie daycare services, online fire/life safety training



**The ZO app has all your workplace needs in one easy-to-use platform.**

From programming and access to an on-site ZO Lounge, to building and neighborhood updates, to countless lunch options and convenient services, ZO provides 24/7 access to world-class amenities, experiences and events designed to improve your life.

## EXPAND HOW YOUR WORKDAY COMES TO LIFE.

Learn more at [www.tishmanspeyer.com/zo](http://www.tishmanspeyer.com/zo).







OFFICE SUITE



# BUILDING AVAILABILITIES

Tishman Speyer recently completed a multi-million dollar renovation to the main lobby, ground level, elevator cabs, multitenant corridors and restrooms. Led by architect Joe Shimoda, 6430 Sunset has been refreshed to feel intuitive and contemporary.

## PROJECT SIZE

±205,401 RSF

## RENTAL RATE

Negotiable

## LEASE TERM

6 Months - 10 Years

## PARKING

2.5/1,000 SF

\$170 Single Unreserved

\$180 Tandem Reserved

\$254 Single Reserved

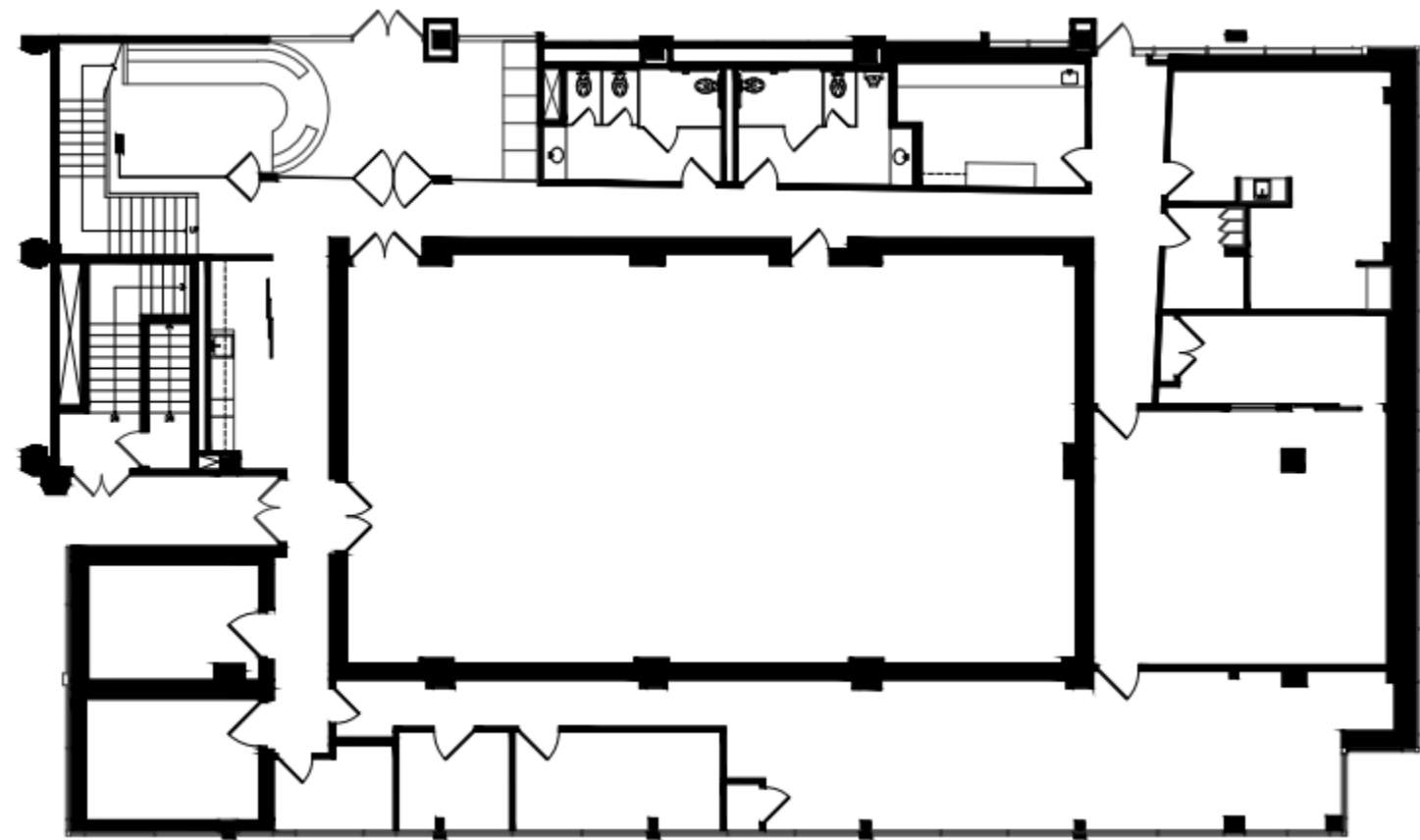


| SUITE | RSF    | DESCRIPTION                                                                                                                                                                                        |      |
|-------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 100   | 8,133  | Direct entrance from the lobby, interconnecting stair to the 2nd floor. Existing live production broadcast infrastructure. Can be combined with 2nd, 3rd, 4th, and 5th floor for up to 65,000 RSF. |      |
| 200   | 11,223 | <b>Full floor opportunity</b> , interconnecting stair to the 1st floor, Suite 100. Can be combined with 1st, 3rd, 4th, and 5th floor for up to 65,000 RSF.                                         |      |
| 300   | 15,309 | <b>Full floor opportunity</b> , can be combined with 1st, 2nd, 4th, and 5th floor for up to 65,000 RSF.                                                                                            |      |
| 400   | 5,030  | Studio private spec suite, built out with six offices, conference room, open kitchen, open space, server room and northeast view                                                                   | 360° |
| 425   | 3,206  | 2nd generation build with seven offices, conference room kitchen, IT/storage, and open work area.                                                                                                  |      |
| 450   | 2,993  | 2nd generation build with two window line conference rooms, two interior offices, kitchen, storage/IT, and large open area.                                                                        |      |
| 455   | 1,392  | Newer build with three window offices and open area, exposed ceiling and polished concrete.                                                                                                        |      |
| 460   | 1,221  | Creative build with window line conference room, two offices, kitchen and storage/IT.                                                                                                              |      |
| 500   | 7,382  | Fully built out, ready for tenant improvements.                                                                                                                                                    |      |
| 502   | 2,640  | Great 2nd generation build with two offices, conference room, kitchen, and west-facing view.                                                                                                       |      |
| 504   | 3,194  | Fully built out with six private offices, conference room. Southeastern views.                                                                                                                     |      |
| 505   | 2,105  | 2nd generation build with two conference rooms, private office, kitchen, and open area.                                                                                                            |      |
| 702   | 1,642  | Studio private spec suite built with two offices, kitchenette, and oopen area. Southeastern views.                                                                                                 | 360° |
| 704   | 1,389  | Great condition fully built with one private office, conference room, kitchen and south-facing view. Contiguous with Suite 707.                                                                    |      |
| 707   | 1,568  | Creative build with two offices, conference room, kitchen, and open work area. Contiguous with Suite 704.                                                                                          |      |
| 1000  | 8,047  | Fully furnished, studio private spec suite built out with board room, three conference / meeting rooms, eight offices, kitchenette, and open area. Northwest views. Contiguous with Suite 1050.    | 360° |
| 1050  | 1,968  | Built out with four offices, conference room, kitchen, IT/storage, and open work area. Views of the Hollywood hills. Contiguous with Suite 1000.                                                   |      |
| 1100  | 15,319 | <b>Full floor opportunity</b> , in shell condition.                                                                                                                                                |      |
| 1205  | 2,487  | Spec suite built with conference room, two offices, kitchen, and storage.                                                                                                                          |      |
| 1450  | 6,416  | Studio private spec suite built with ten offices, large conference room, kitchen, IT/storage room, and open work area. Views from the Hollywood hills to the ocean.                                | 360° |
| 1500  | 6,638  | Spec suite fully built out with three window line offices, two window line conference rooms, two interior offices, kitchen, open work area, IT/storage room. View of the Hollywood hills.          |      |
| 1550  | 2,125  | Creative build out with four window offices, one conference room, an open kitchen, and IT/storage room. Contiguous with Suite 1575.                                                                | 360° |
| 1575  | 1,567  | Creative build with two large offices / conference rooms, kitchen, storage and open work area. Contiguous with Suite 1550.                                                                         |      |

FLOOR PLAN

# SUITE 100

7,597 USF  
8,133 RSF



FLOOR PLAN

# SUITE 200

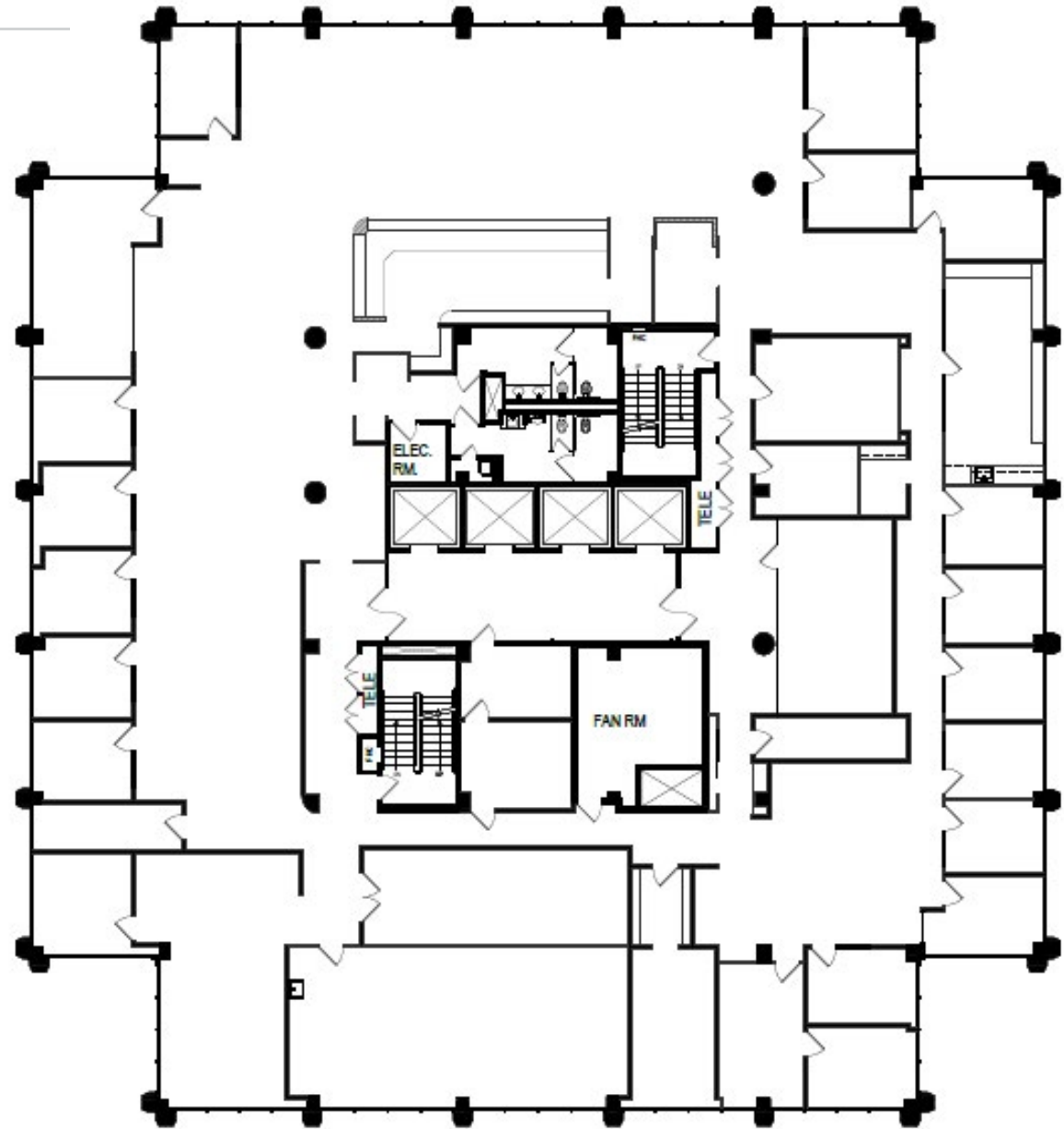
9,235 USF  
11,223 RSF



FLOOR PLAN

SUITE 300

13,506 USF  
15,309 RSF



FLOOR PLAN

SUITE 400

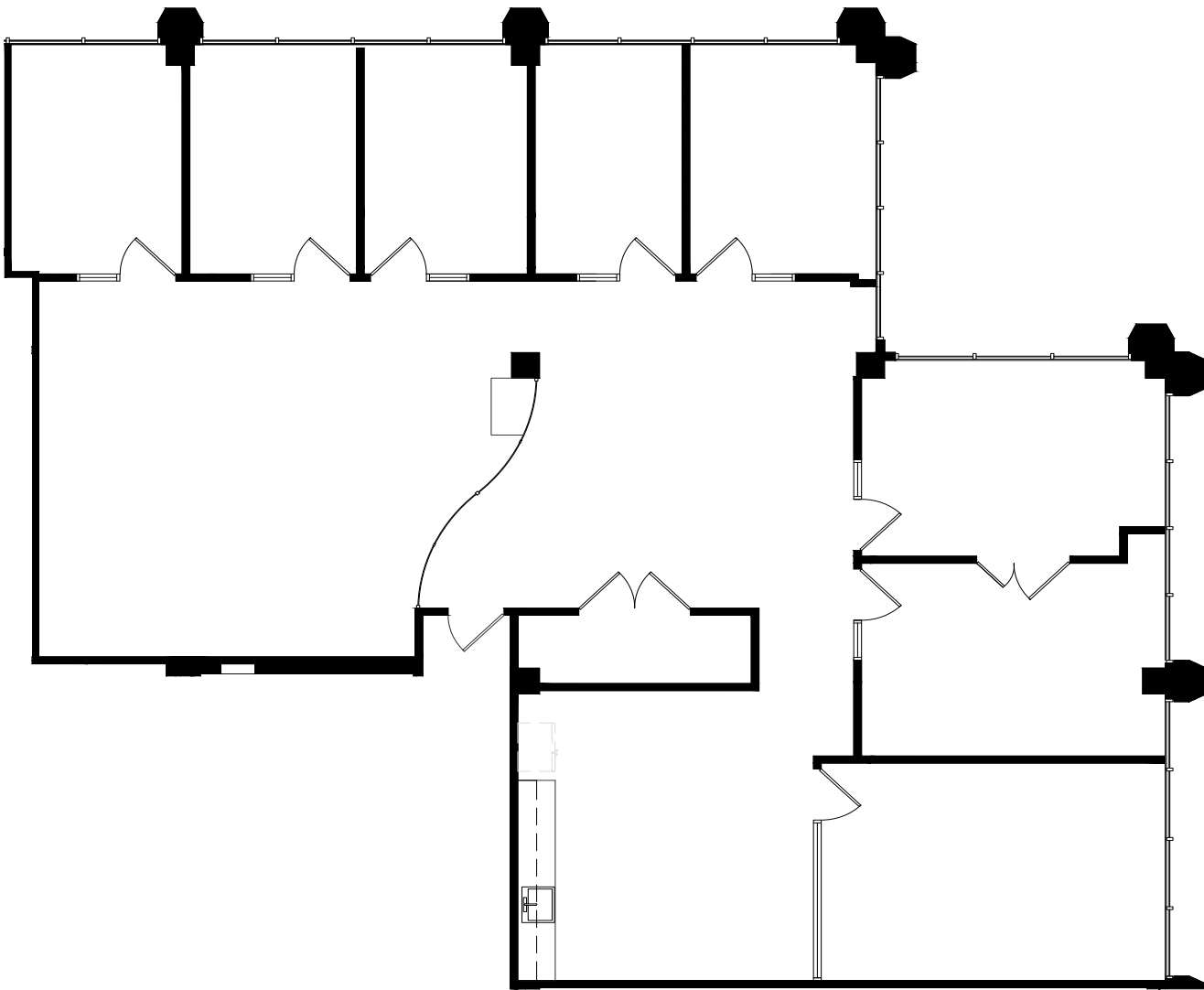
4,076 USF  
5,030 RSF



FLOOR PLAN

SUITE 425

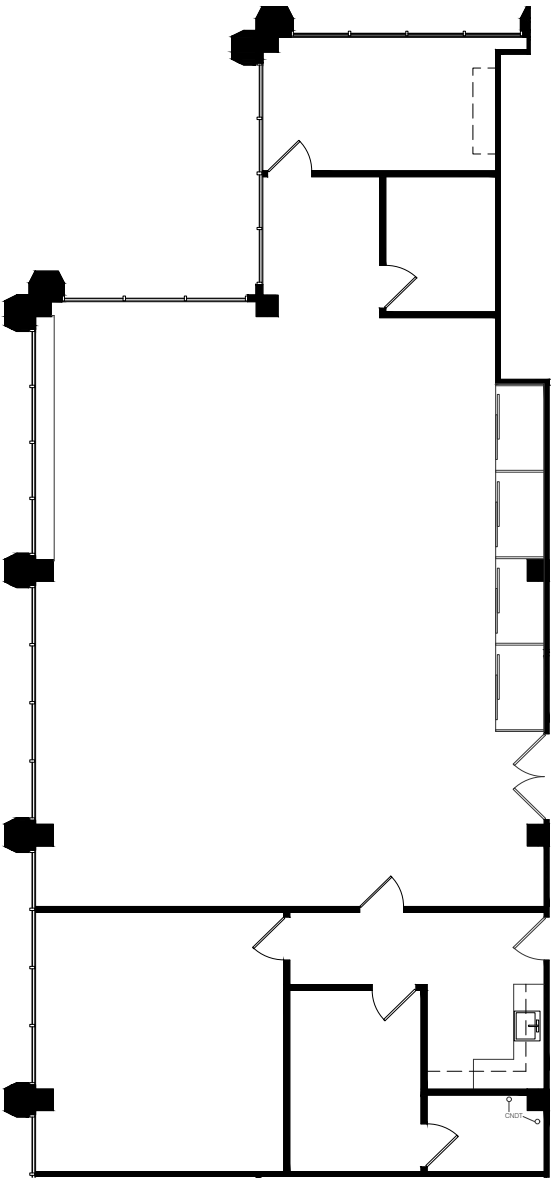
2,598 USF  
3,206 RSF



FLOOR PLAN

SUITE 450

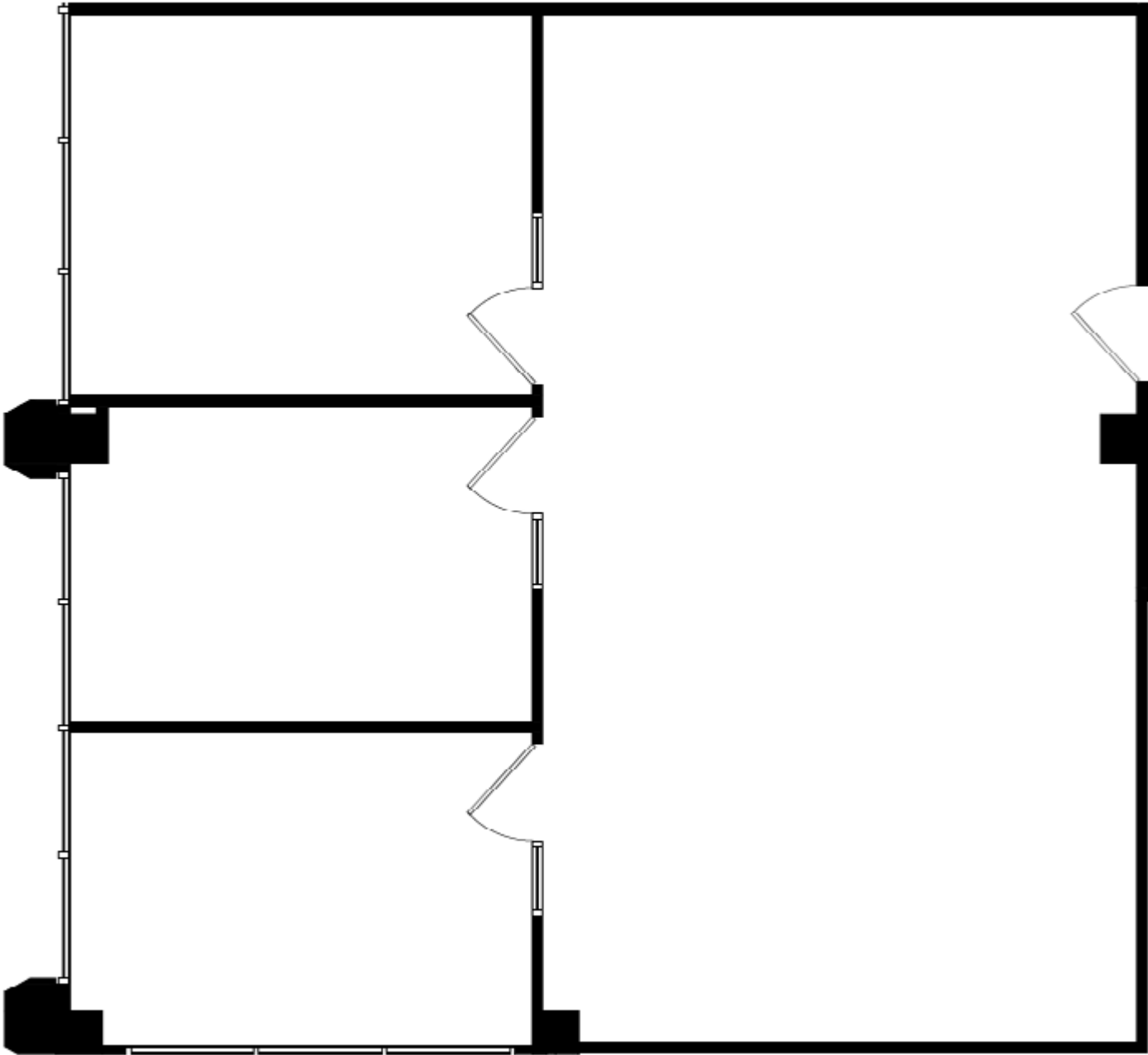
2,426 USF  
2,993 RSF



FLOOR PLAN

SUITE 455

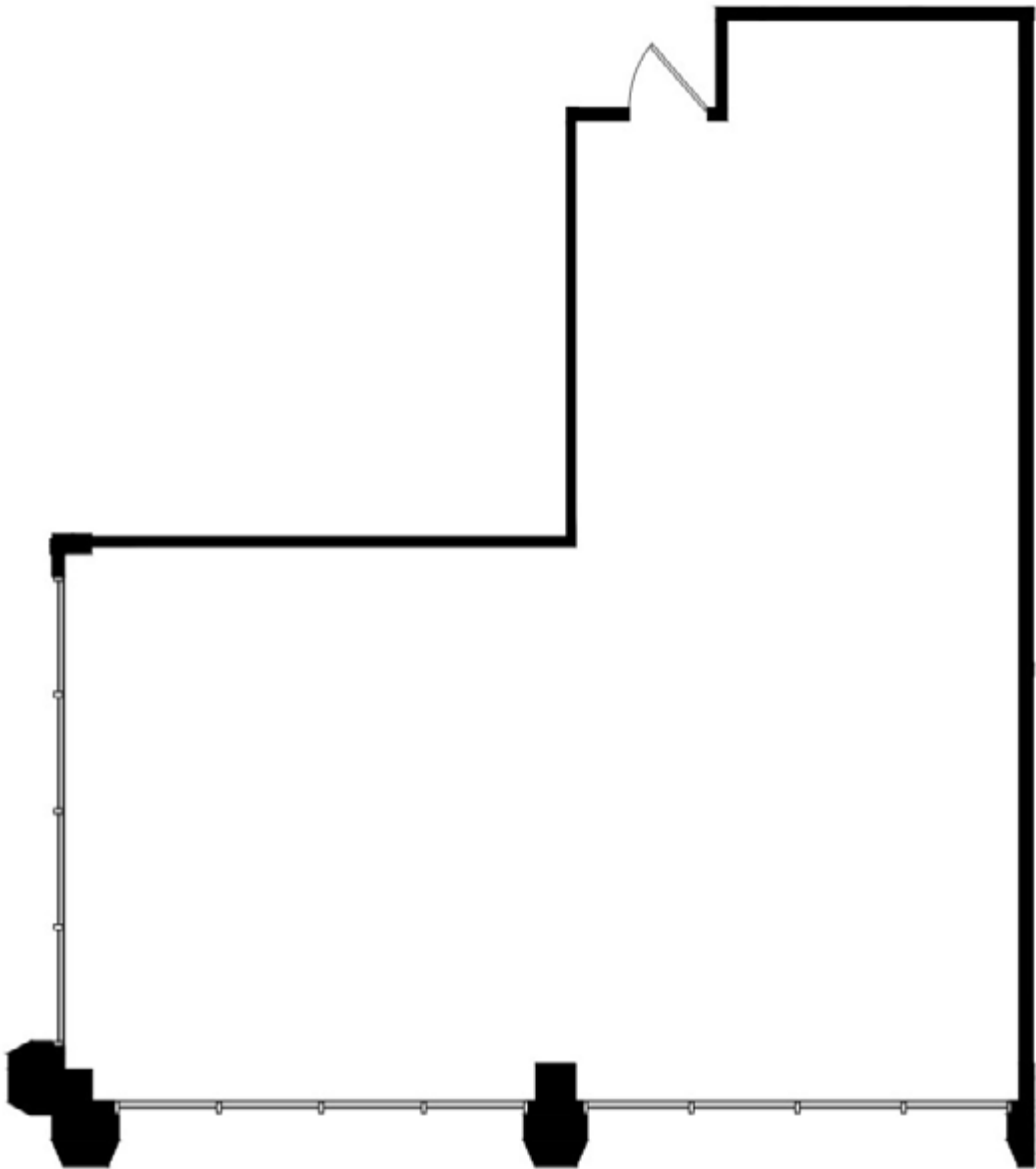
1,128 USF  
1,392 RSF



FLOOR PLAN

SUITE 460

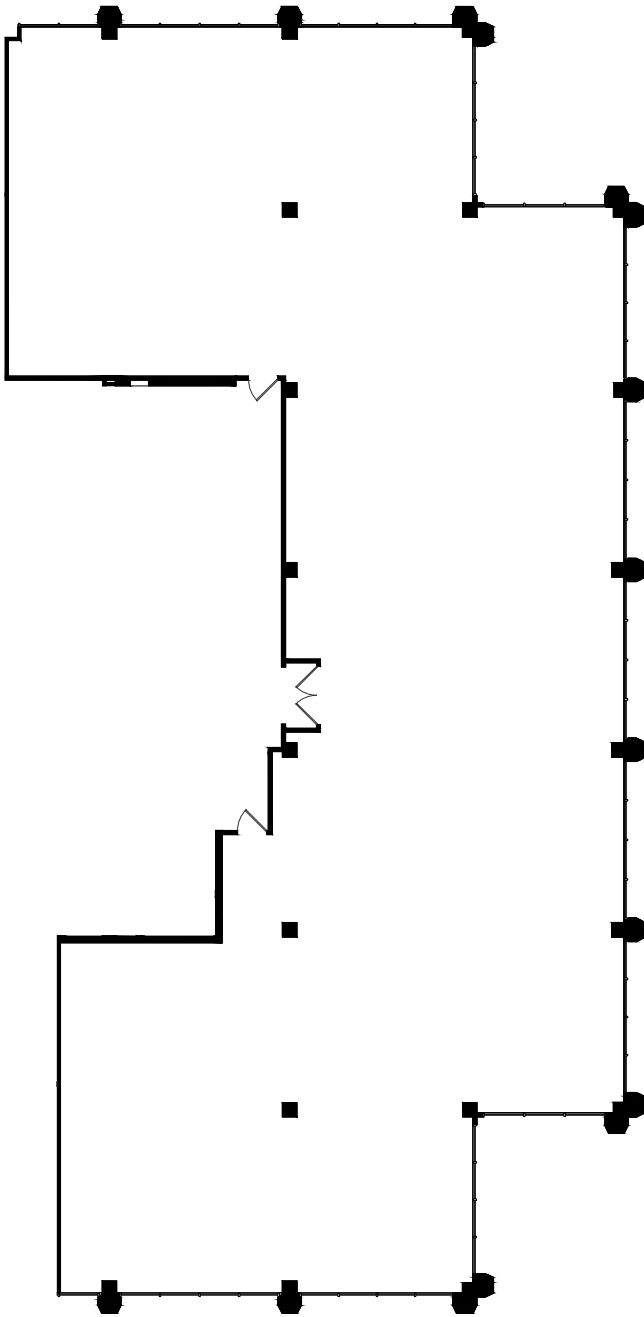
989 USF  
1,221 RSF



FLOOR PLAN

SUITE 500

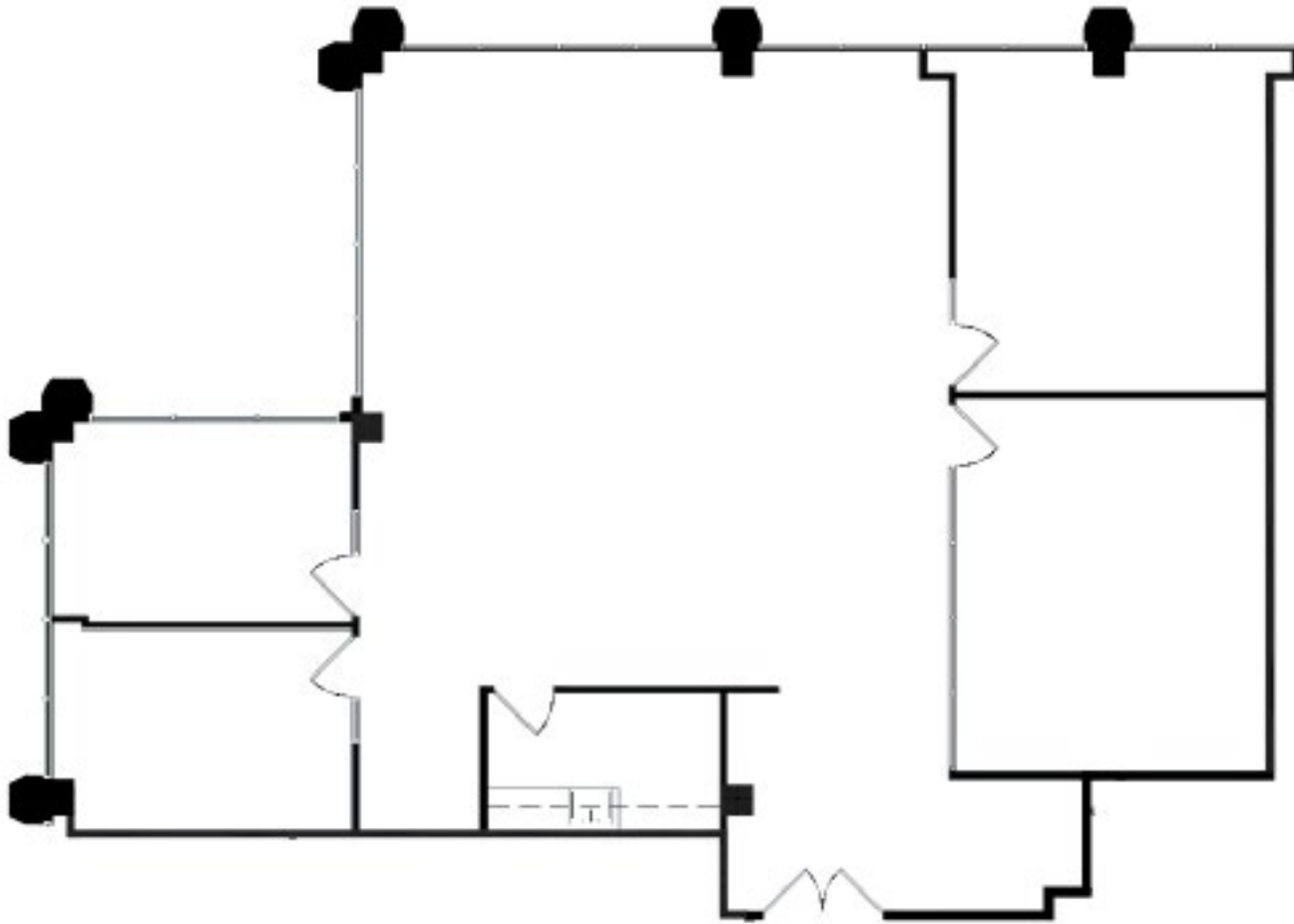
5,984 USF  
7,382 RSF



FLOOR PLAN

SUITE 502

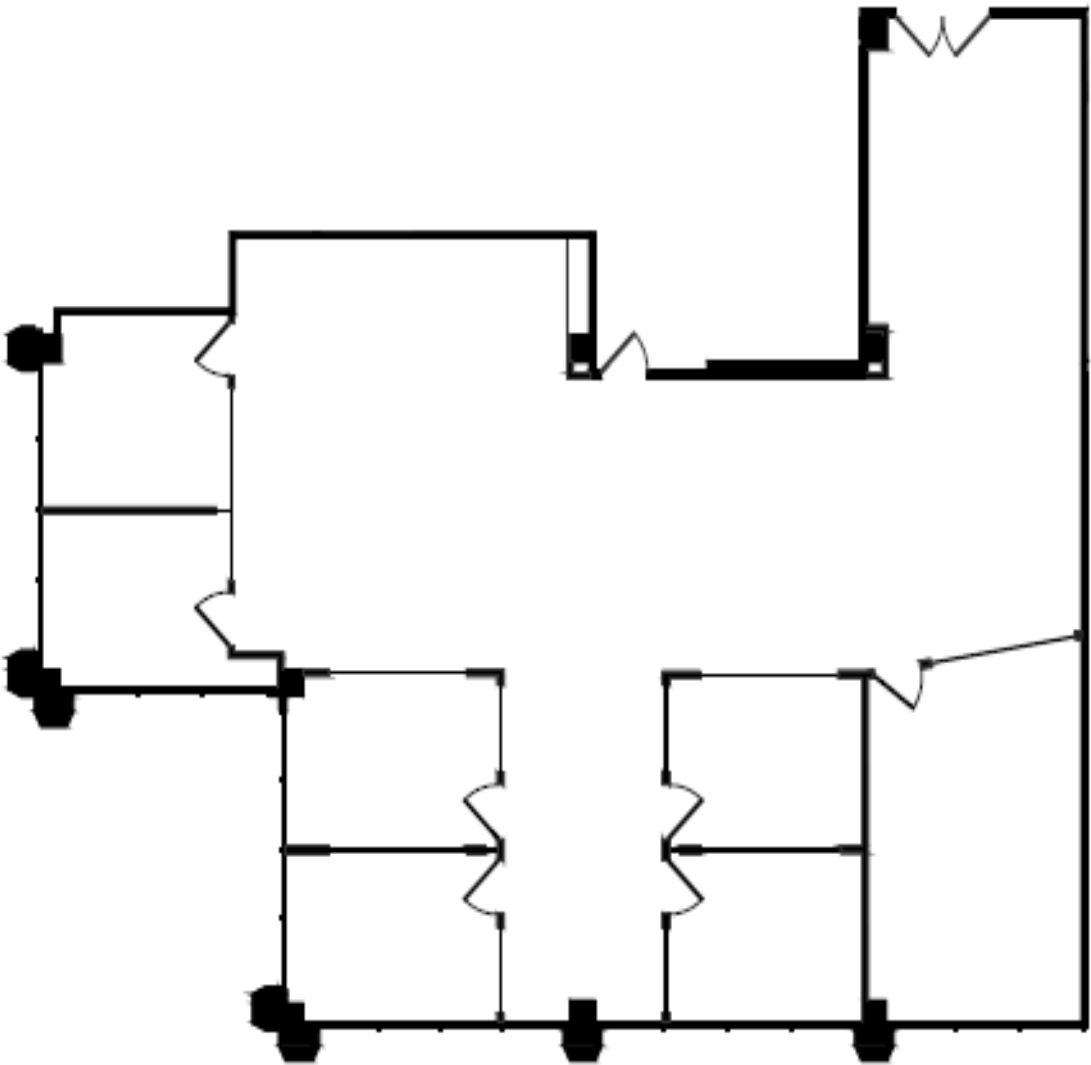
2,140 USF  
2,640 RSF



FLOOR PLAN

SUITE 504

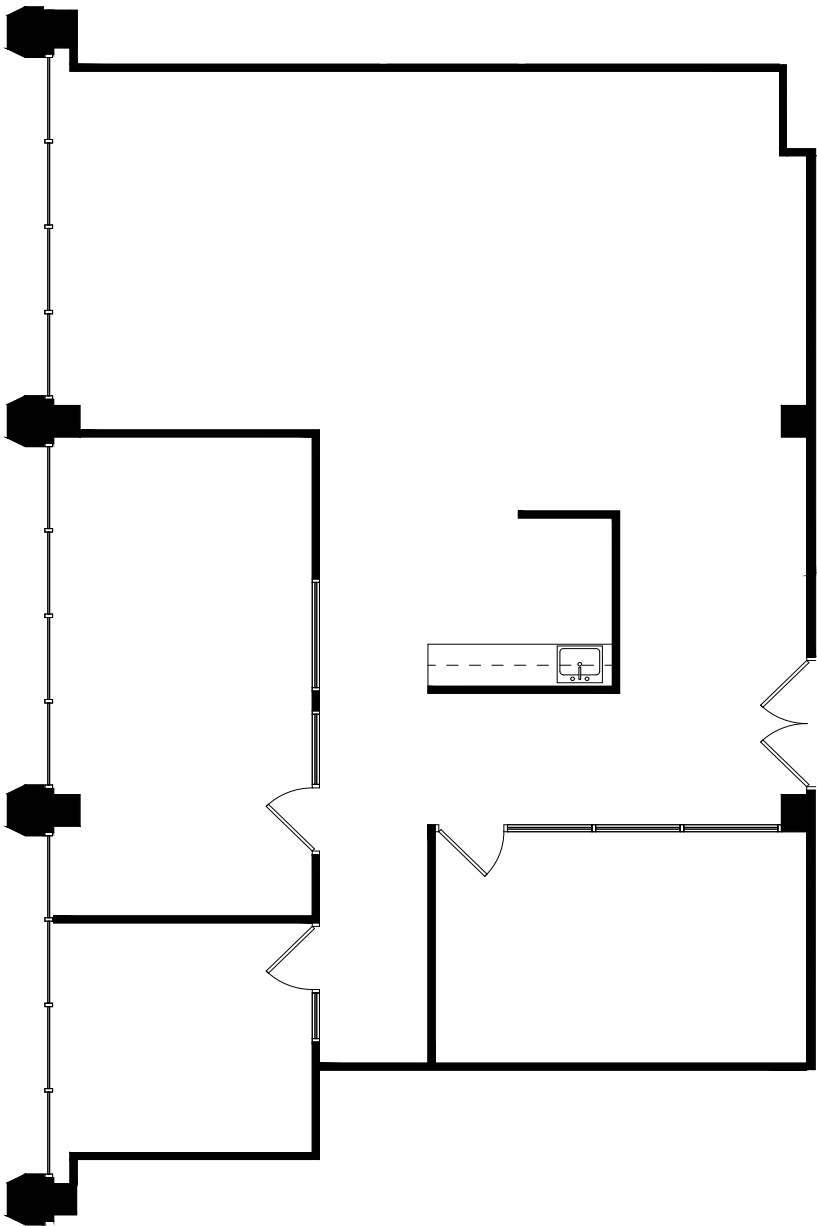
2,589 USF  
3,194 RSF



FLOOR PLAN

SUITE 505

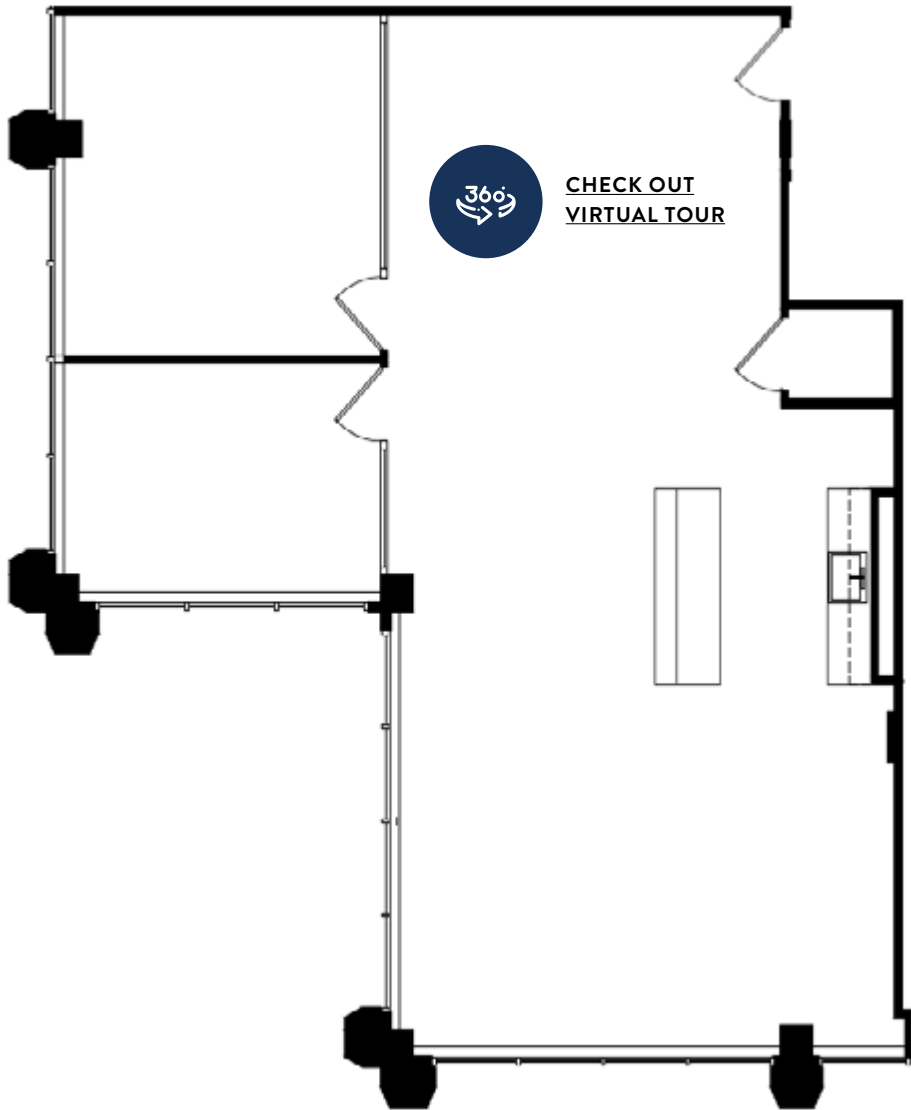
1,706 USF  
2,105 RSF



FLOOR PLAN

SUITE 702

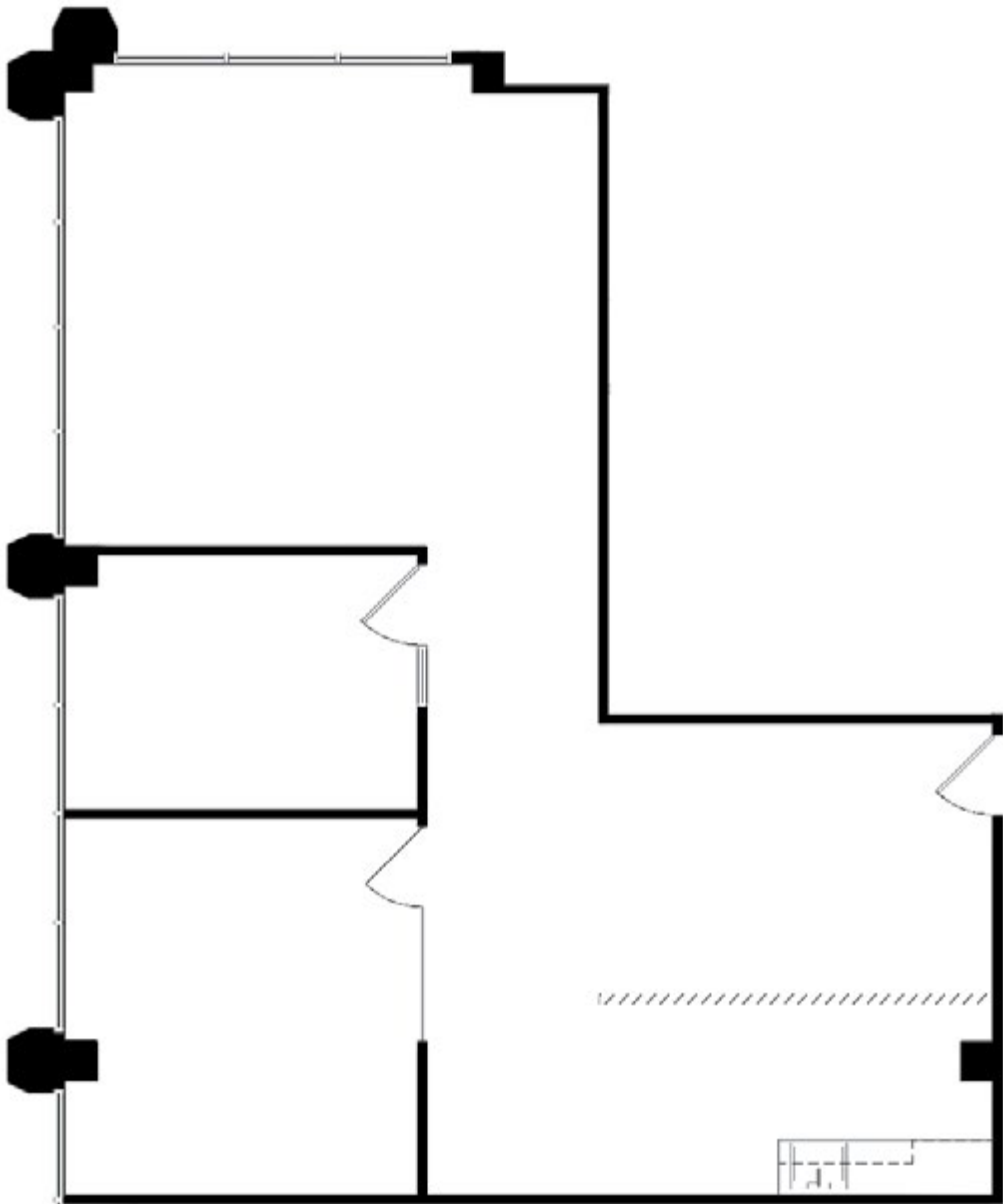
1,331 USF  
1,642 RSF



FLOOR PLAN

SUITE 704

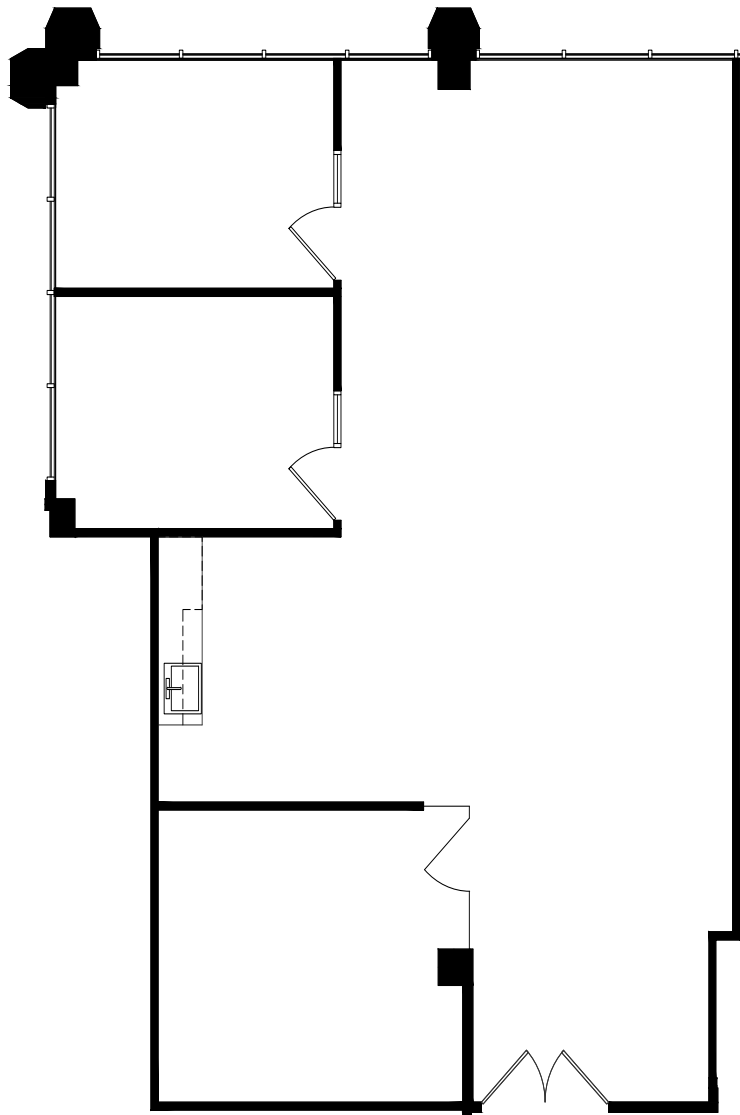
1,126 USF  
1,389 RSF



FLOOR PLAN

SUITE 707

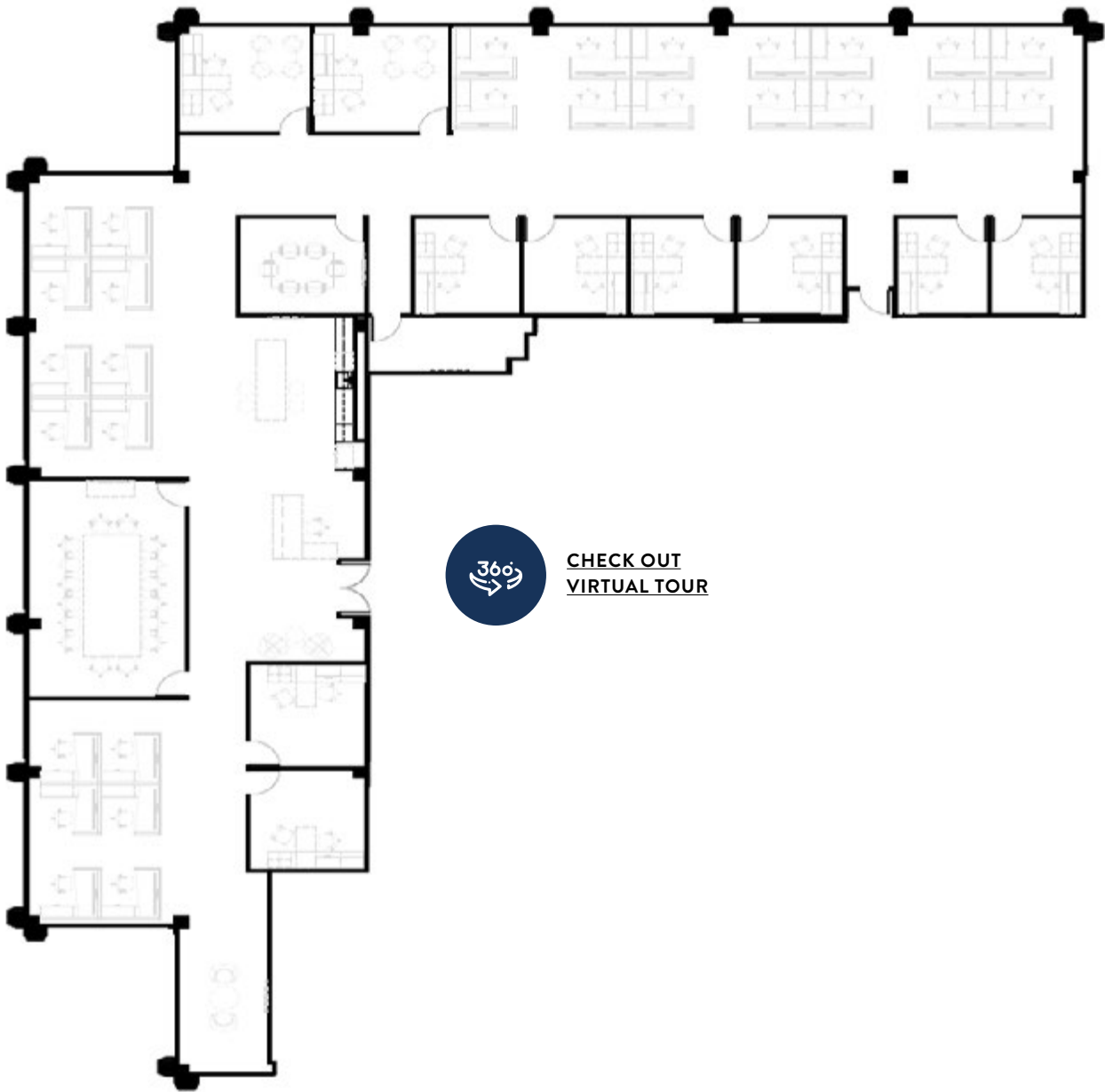
1,271 USF  
1,568 RSF



FLOOR PLAN

SUITE 1000

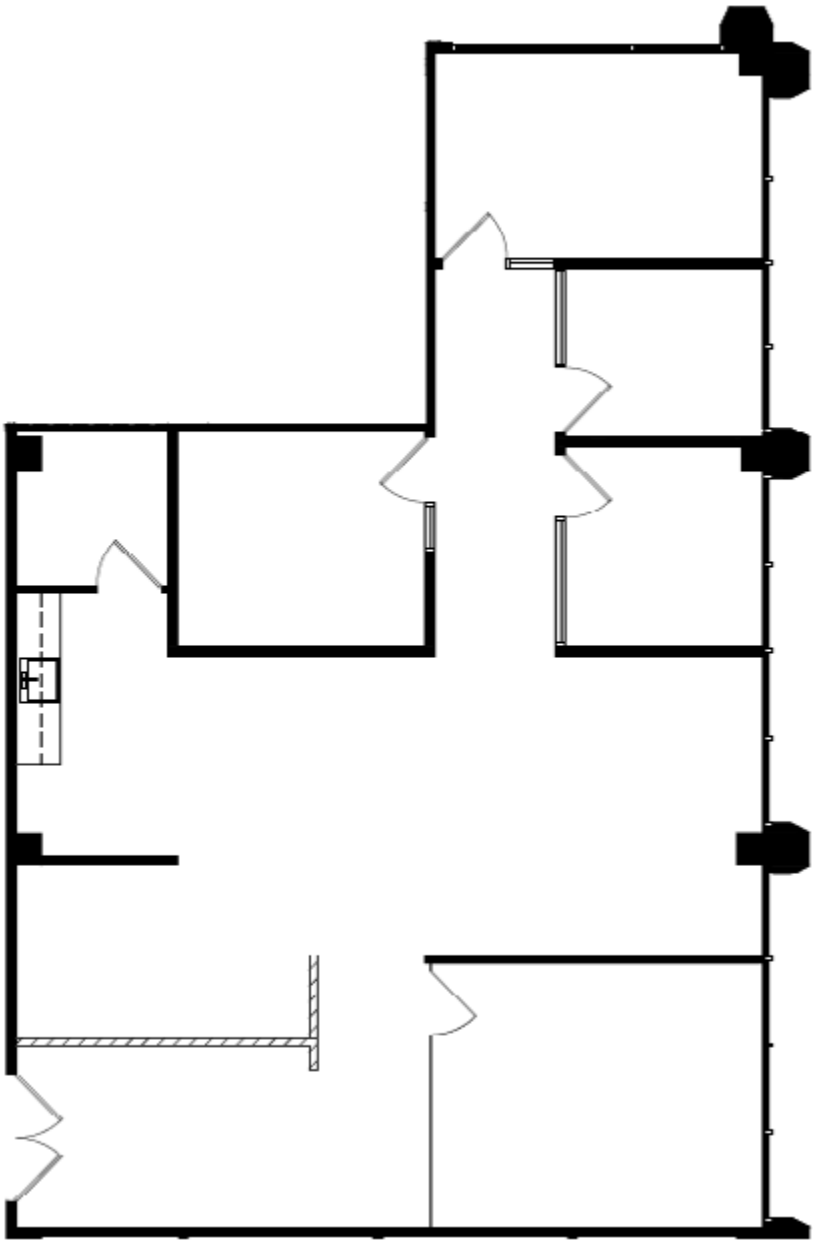
6,524 USF  
8,047 RSF



FLOOR PLAN

SUITE 1050

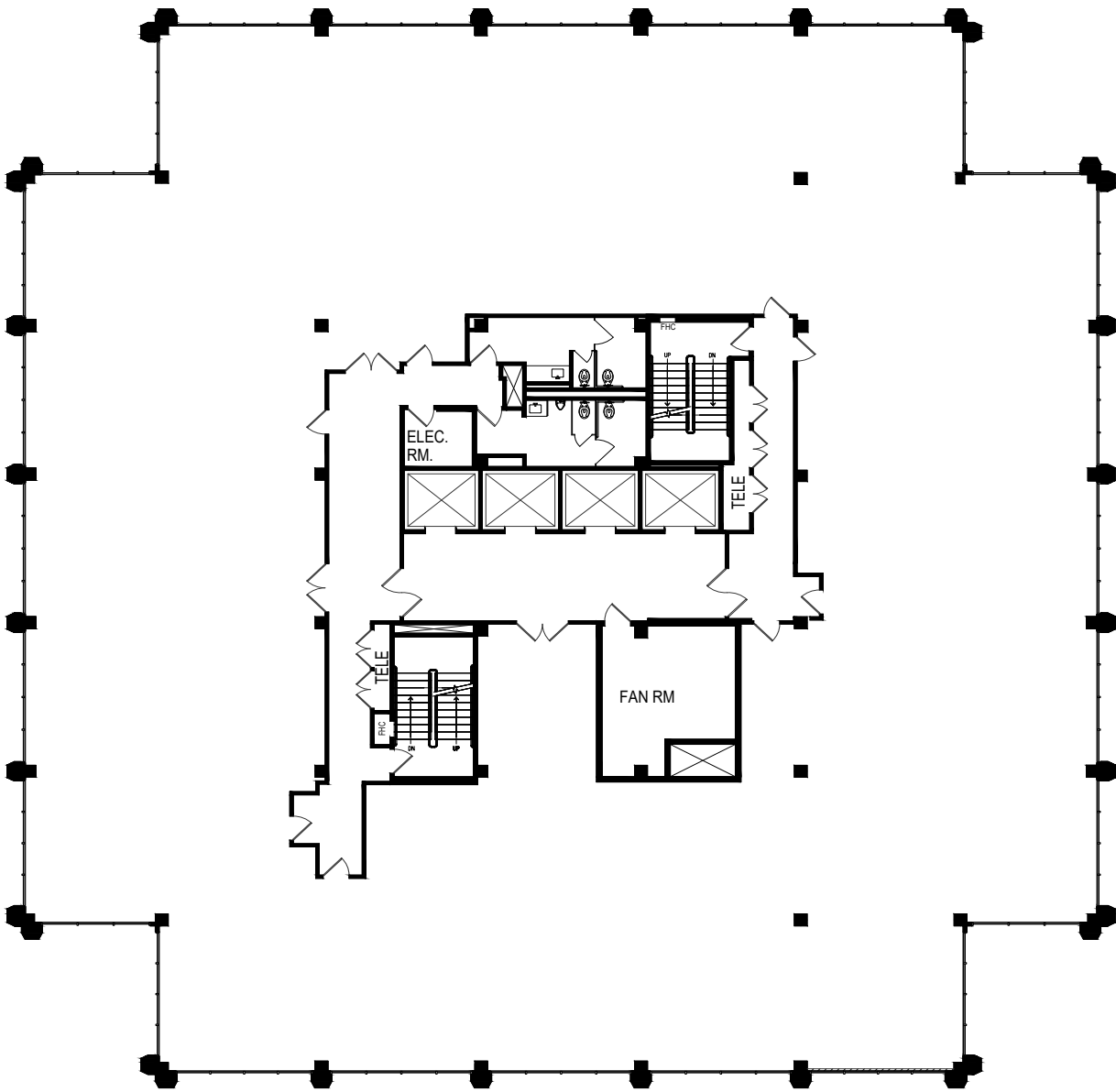
1,596 USF  
1,968 RSF



FLOOR PLAN

SUITE 1100

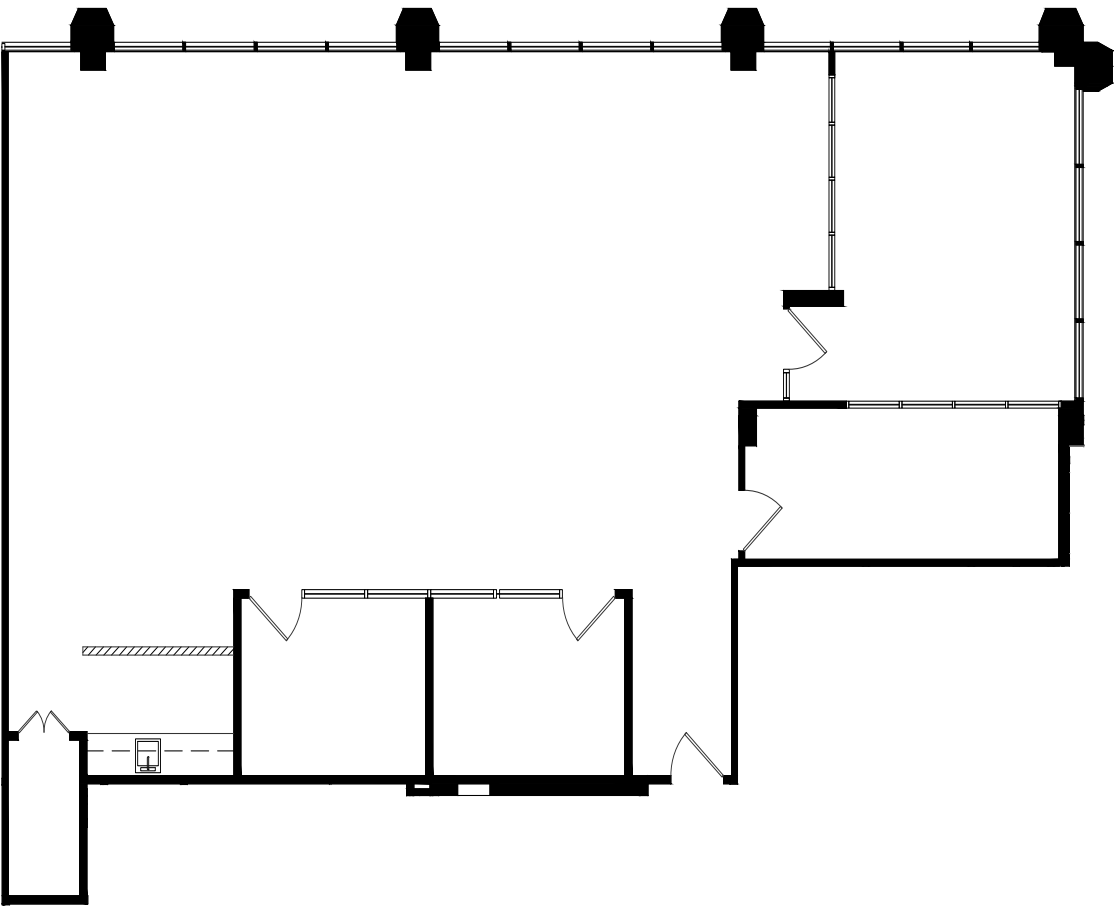
12,414 USF  
15,319 RSF



FLOOR PLAN

SUITE 1205

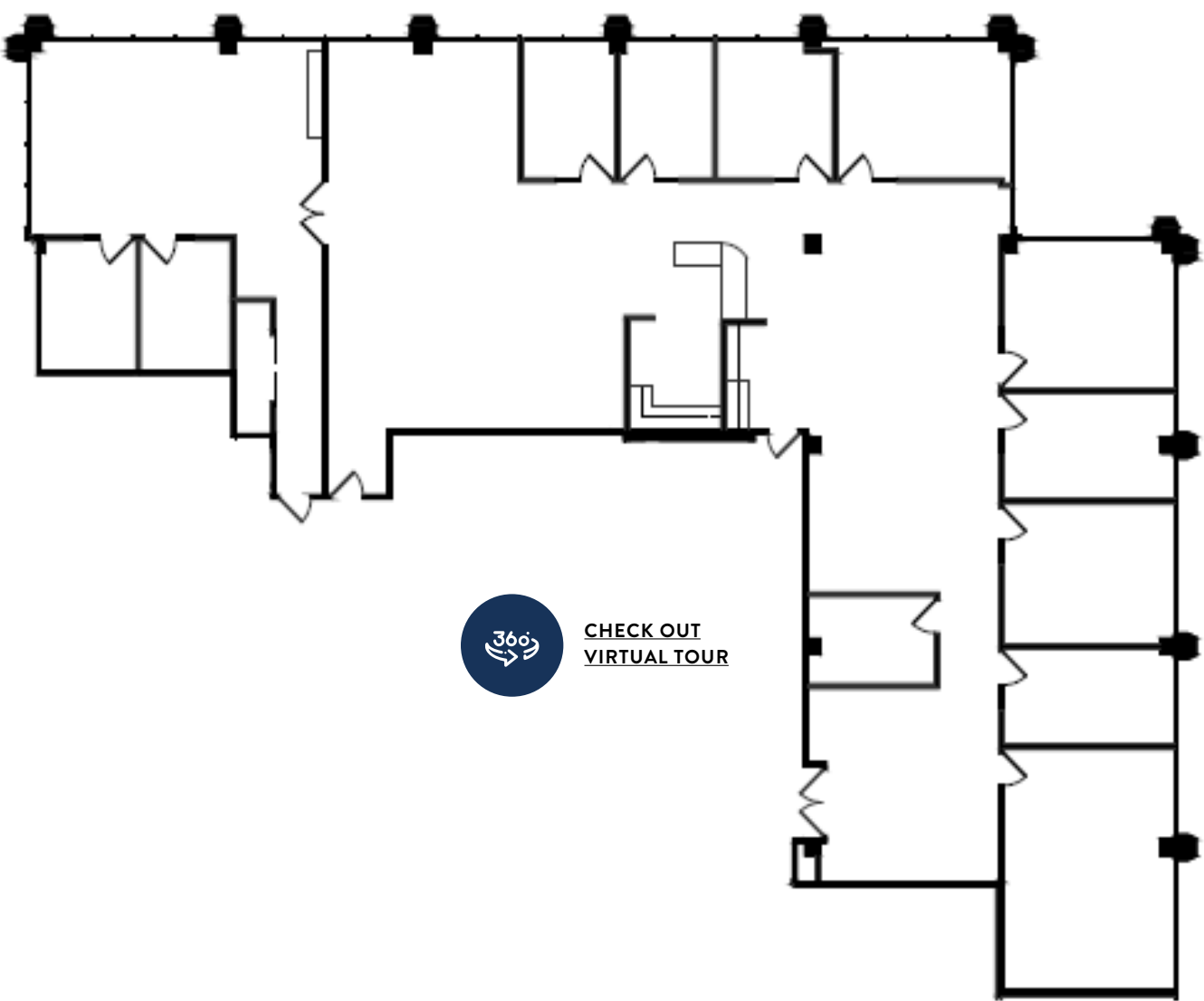
2,016 USF  
2,487 RSF



FLOOR PLAN

SUITE 1450

5,227 USF  
6,416 RSF

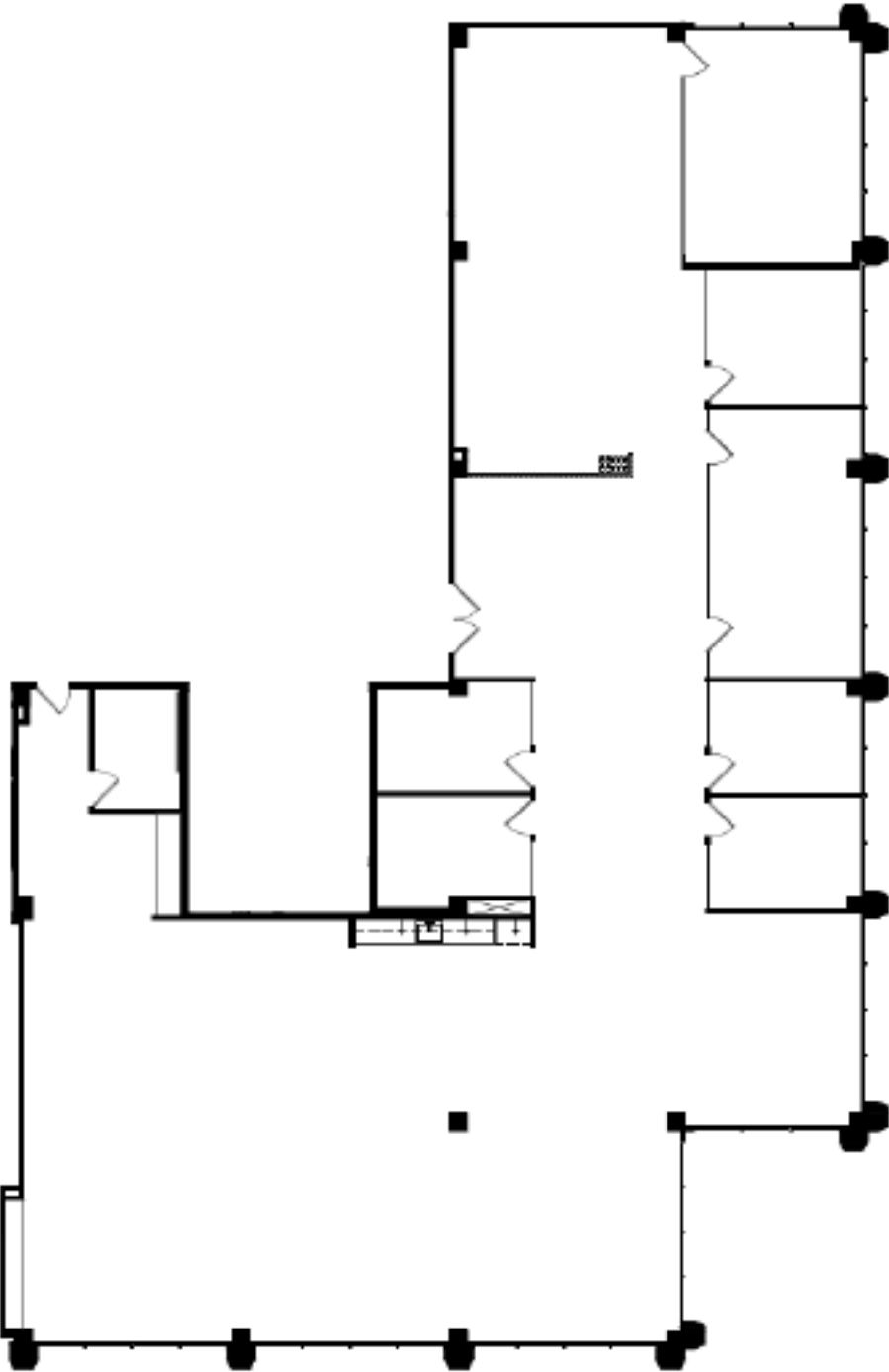


CHECK OUT  
VIRTUAL TOUR

FLOOR PLAN

SUITE 1500

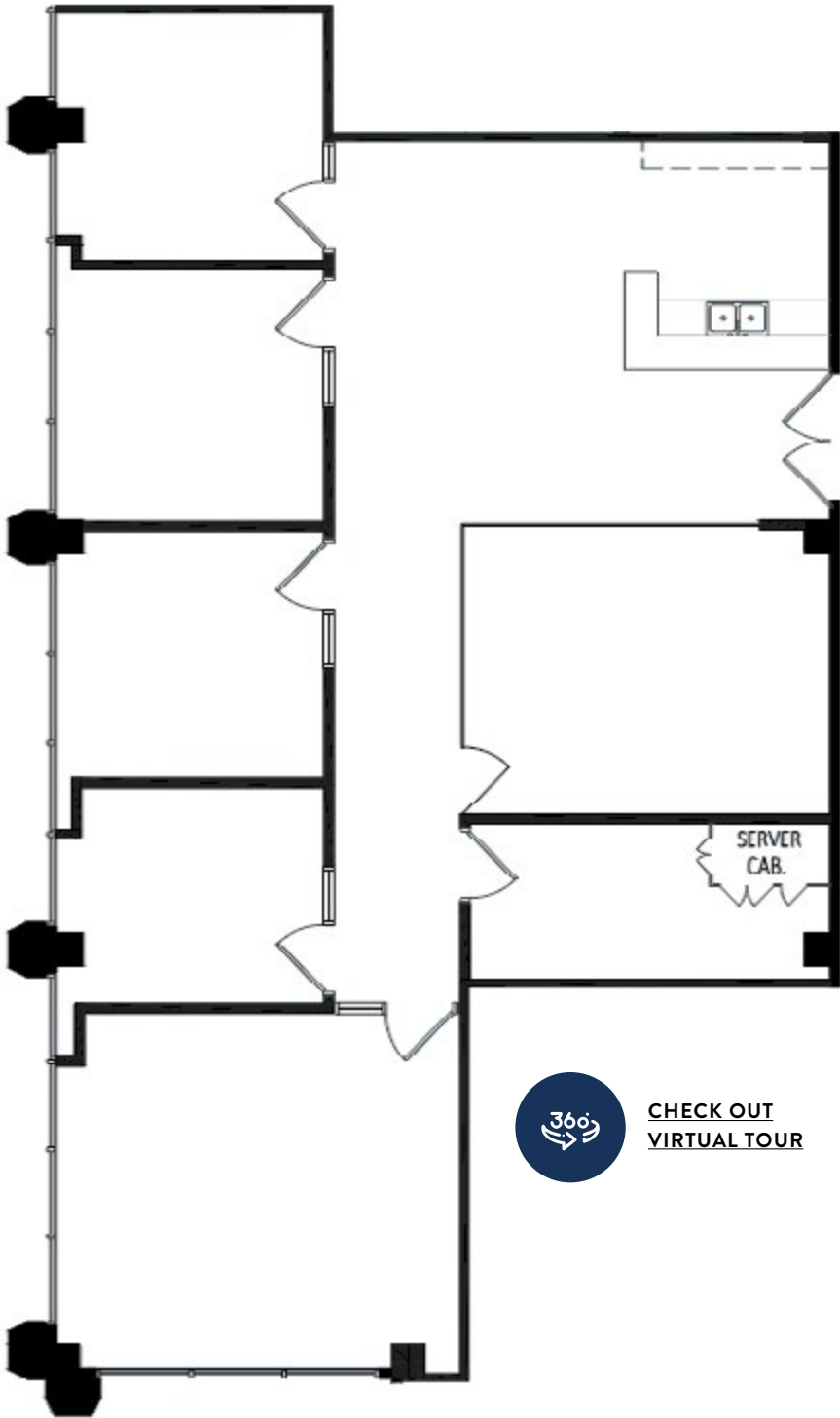
5,375 USF  
6,638 RSF



FLOOR PLAN

SUITE 1550

1,721 USF  
2,125 RSFF

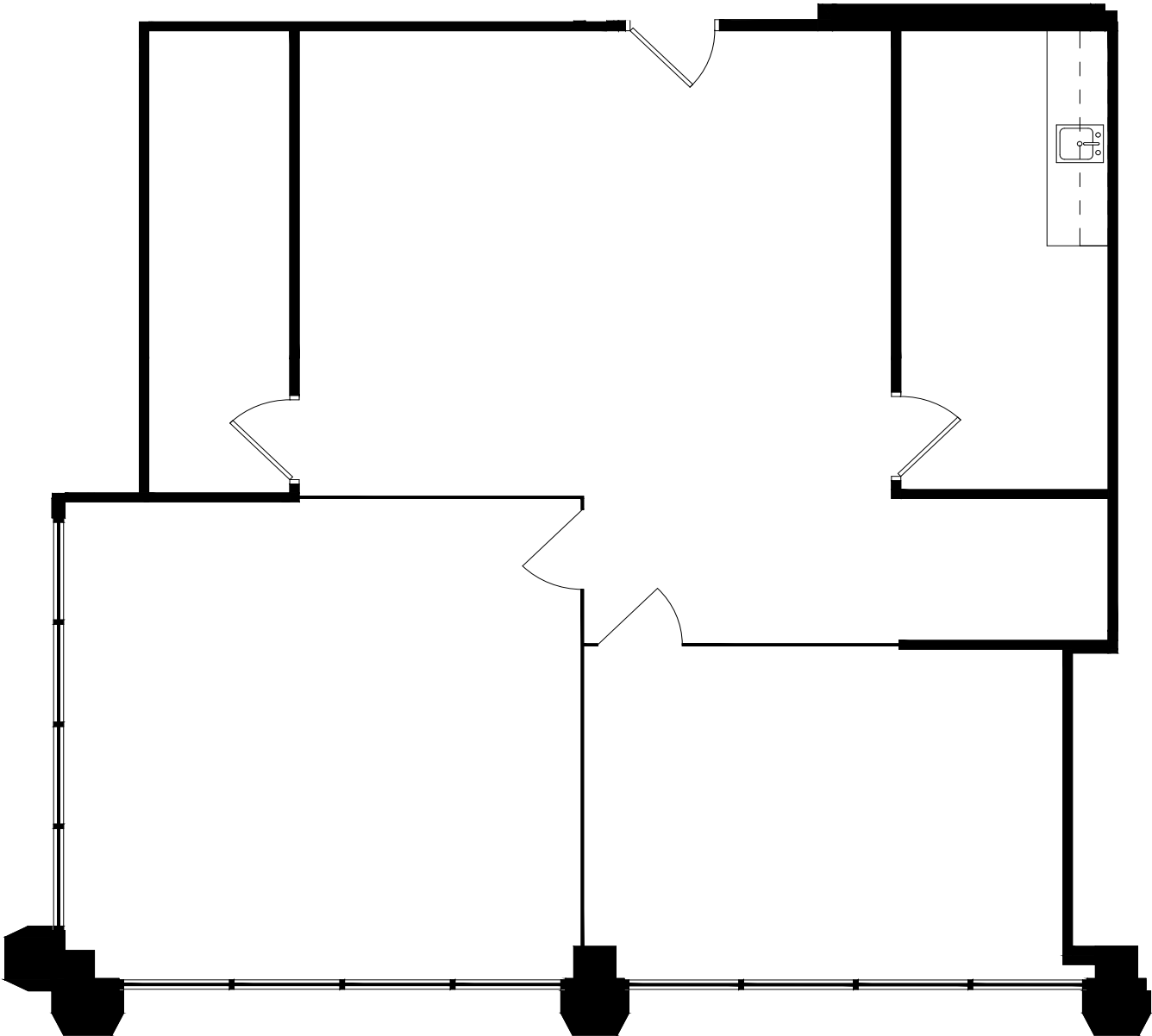


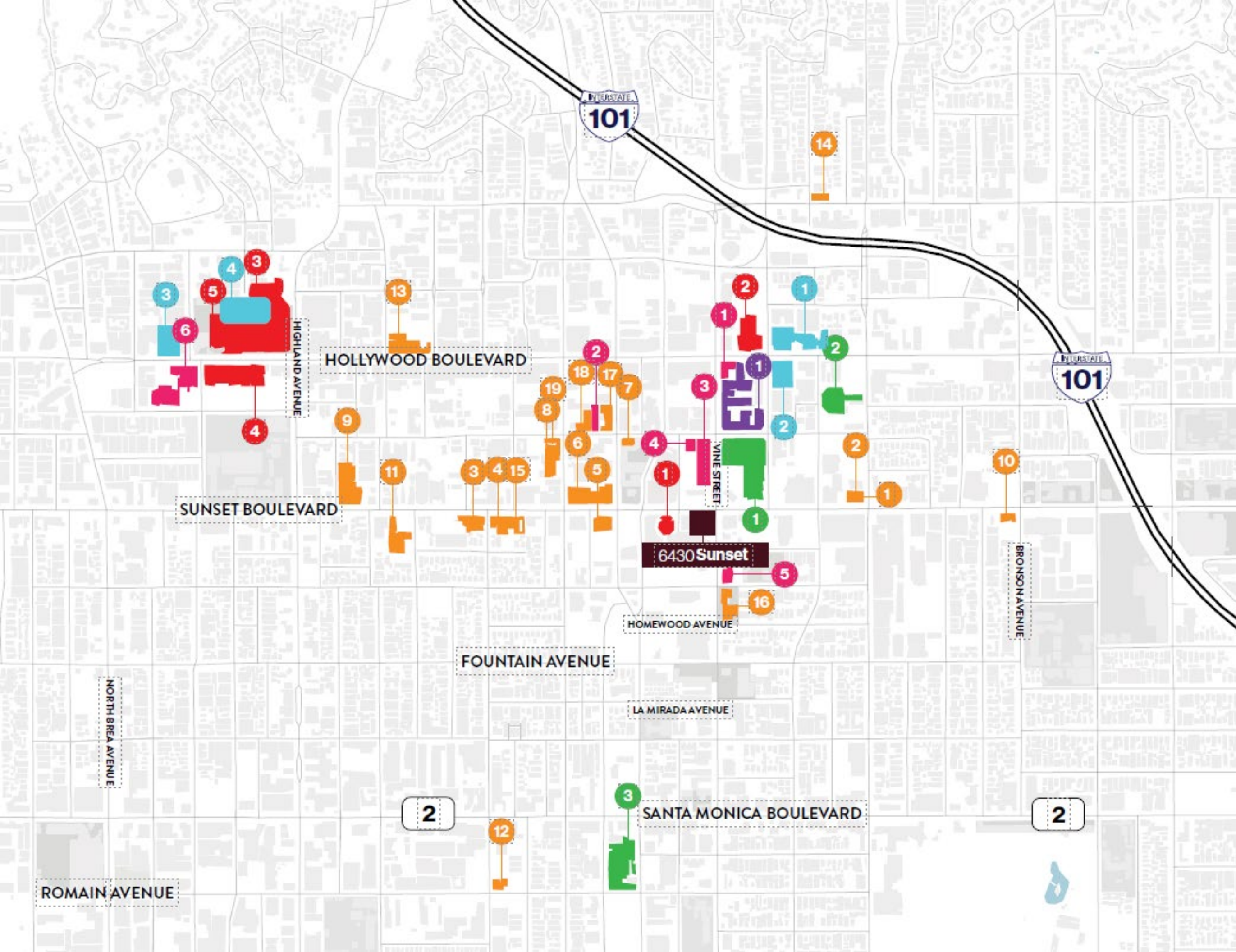
CHECK OUT  
VIRTUAL TOUR

FLOOR PLAN

# SUITE 1575

1,269 USF  
1,567 RSF





**Popular Restaurants**

- 1 Sweetgreen
- 2 Sugarfish
- 3 Gwen
- 4 Tocaya
- 5 Philz
- 6 Groundwork
- 7 Trejo's
- 8 Mother Wolf
- 9 L'Antica Pizzeria da Michele
- 10 Ixlb Dimsum Eats
- 11 Luv2Eat Thai Bistro
- 12 Rao's
- 13 Musso and Frank
- 14 Clark Street Diner
- 15 Superba
- 16 Los Balcones
- 17 Beauty and Essex
- 18 Tao
- 19 Mama Shelter

**Entertainment**

- 1 The Cineramadome
- 2 The Pantages
- 3 Hollywood/Highland (and the key retailers)
- 4 El Capitan Theatre
- 5 The Chinese Theatre

**Retail**

- 1 Funko
- 2 Amoeba
- 3 Target
- 4 Ovation Hollywood

**Fitness**

- 1 Equinox
- 2 LAFitness
- 3 Gold's

**Hotels**

- 1 The W
- 2 The Dream
- 3 Mama Shelter
- 4 Tommie
- 5 Godfrey
- 6 The Roosevelt

**Grocers**

- 1 Trader Joes

# 6430 Sunset

HOLLYWOOD, CALIFORNIA

For leasing information, **contact our team at:**

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TISHMANSPEYER

Those at Tishman Speyer are innovators and big thinkers. In the business since 1978, they have collaborated with hundreds of companies to acquire, develop and operate nearly \$89 billion of property value, including over 170 million square feet of office, retail and residential space in key cities around the world.



JLL is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities.

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