

COLUMBIA SQUARE

HISTORY MEETS
NEW HOLLYWOOD



KILROY

Iconic Media Campus

The modern interpretation of a studio lot built on the fabled grounds of CBS Radio, Columbia Square encapsulates all that is glamorous and innovative.

Originally designed by William Lescaze, its state-of-the-art recording studios and theaters cemented Hollywood as the entertainment center of the universe. Columbia Square was the original home of innovative engineering, sound effects, editing, and film.

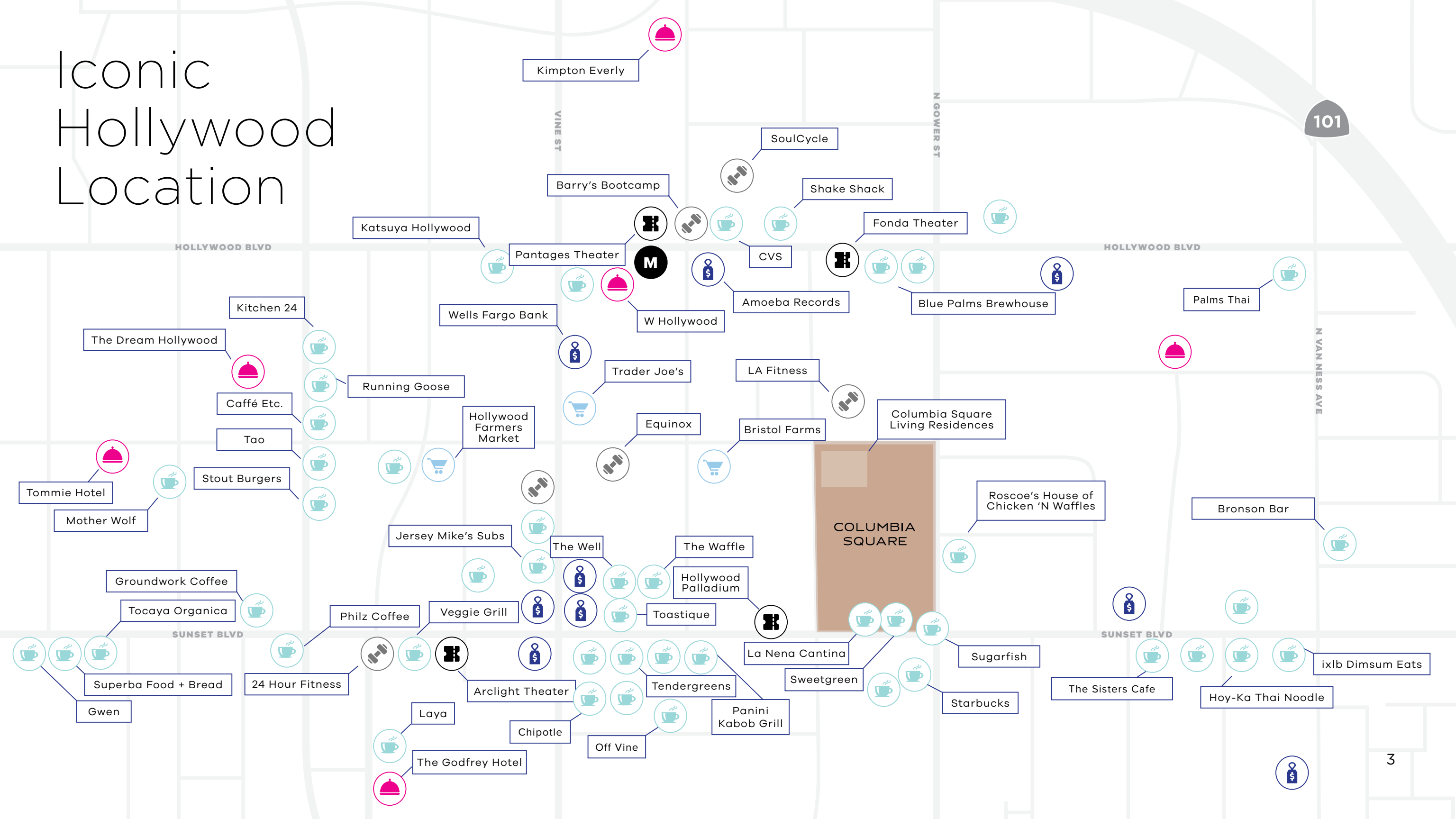
Understanding the property's deep significance and meaning to Hollywood, Kilroy Realty rehabilitated this iconic campus.

With careful investigation, planning, and commitment, Kilroy brought renewed life into the complex through restoration and rehabilitation of exterior and interior spaces, design elements in the ground level courtyard, and the addition of a 200-unit luxury residential tower.

Columbia Square is Kilroy Realty's first mixed-use redevelopment in Hollywood; it blends historical reuse with new construction to create a beautiful, modern environment where people live, work, and play. The upgrade for the Hollywood community was long awaited, and it's now here to stay.



Iconic Hollywood Location



Kimpton Everly

SoulCycle

Barry's Bootcamp

Shake Shack

Katsuya Hollywood

Pantages Theater

Fonda Theater

CVS

Wells Fargo Bank

W Hollywood

Amoeba Records

Blue Palms Brewhouse

Palms Thai

Kitchen 24

The Dream Hollywood

Running Goose

Caffé Etc.

Tao

Stout Burgers

Tommie Hotel

Mother Wolf

Hollywood Farmers Market

Trader Joe's

LA Fitness

Equinox

Bristol Farms

Columbia Square Living Residences

Jersey Mike's Subs

The Well

The Waffle

Hollywood Palladium

Groundwork Coffee

Tocaya Organica

Philz Coffee

Veggie Grill

Toastique

La Nena Cantina

Sugarfish

Superba Food + Bread

24 Hour Fitness

Arclight Theater

Tendergreens

Sweetgreen

Starbucks

The Sisters Cafe

Hoy-Ka Thai Noodle

ixlb Dimsum Eats

Laya

Chipotle

Off Vine

Panini Kabob Grill

The Godfrey Hotel

3

Campus Overview & Available Space

EL CENTRO BUILDING 1500 N El Centro Ave

- Suite 120: ±4,860 RSF
- Suite 400: 18,276 RSF
- Suite 500: 18,170 RSF

BROADCAST BUILDING 6115 W Sunset Blvd

- Suite M100: 5,261 RSF

RADIO BUILDING 6121 W Sunset Blvd

- Fully Leased

GOWER BUILDING 1575 N Gower Street

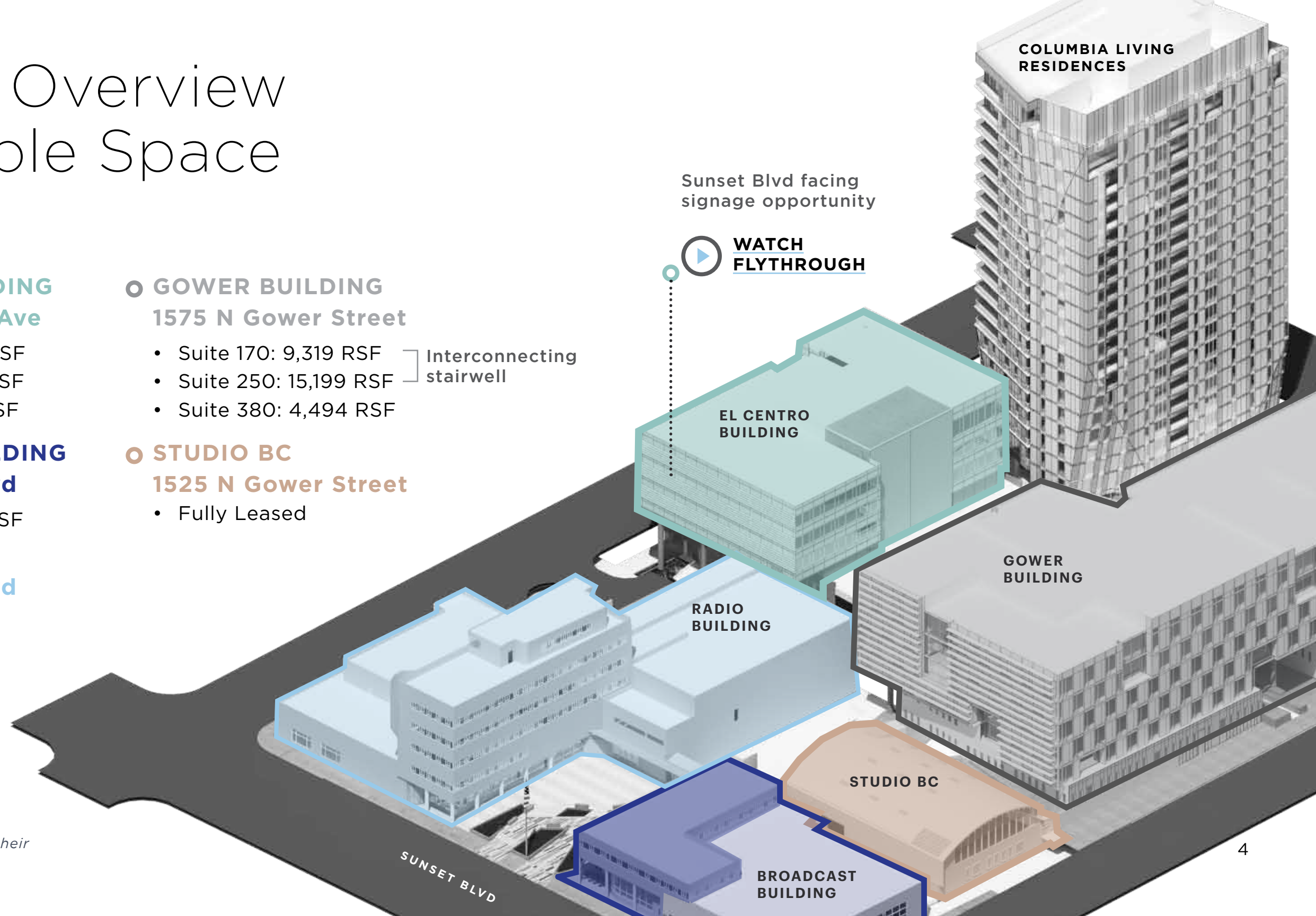
- Suite 170: 9,319 RSF
 - Suite 250: 15,199 RSF
 - Suite 380: 4,494 RSF
- Interconnecting stairwell

STUDIO BC 1525 N Gower Street

- Fully Leased

Sunset Blvd facing signage opportunity

WATCH FLYTHROUGH



**Certain of these buildings are occupied and Kilroy makes no representation as the timing on their immediate or future availability.*

Campus Experience

- Outdoor gathering areas including grand staircase
- Indoor and outdoor event space options
- Notable tenants include Paramount Global, Fender, Fulwell Entertainment/ SpringHill Company, LAIKA Studios, PortalOne and Miraculous Corp.
- On-site amenities include several restaurants, 24-hr security, secure parking with valet
- Dedicated loading and staging area with paparazzi-proof private entrances



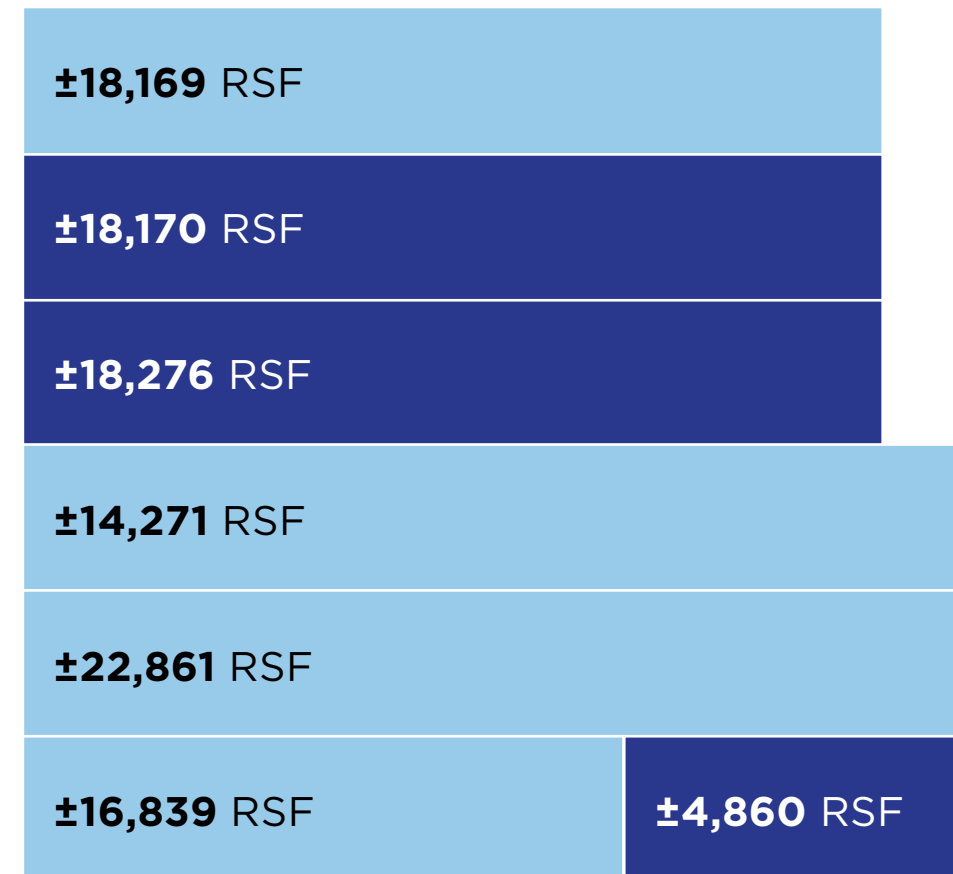


Available Space

UP TO ±41K RSF AVAILABLE



[KILROYREALTY.COM/
TOUR/1500_ELCENTRO](https://www.kilroyrealty.com/tour/1500_elcentro)



■ AVAILABLE
■ LEASED



El Centro Property Overview



±113,000 RSF

Property RBA



±20,000 RSF

Average floor plates



LEED GOLD

Efficient energy
management system



6

Floors



13'-16'

Slab to slab



PARKING

2.75/1,000



2016

Building developed



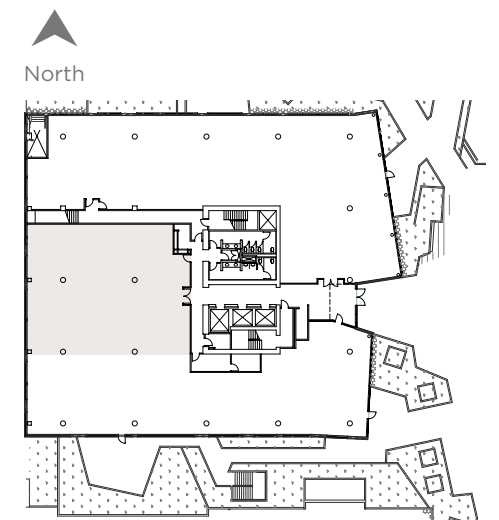
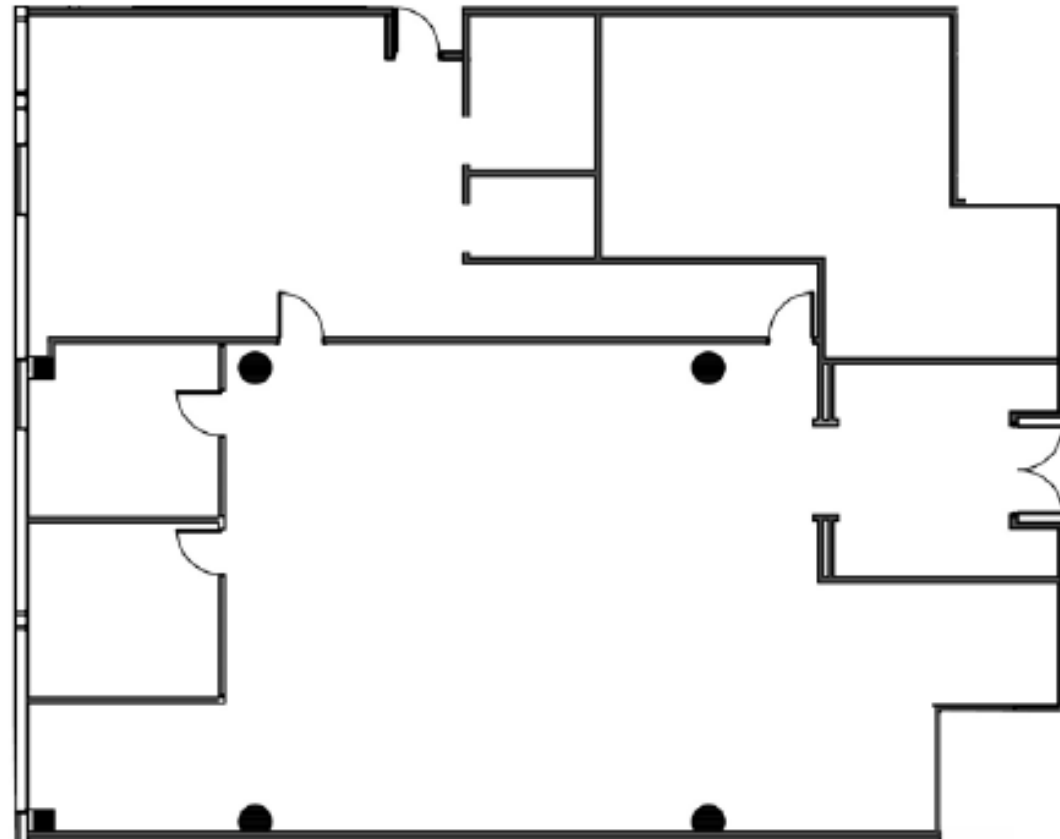
30' X 30'

Column spacing

1500 N EL CENTRO AVE

Ste 120

±4,860 RSF

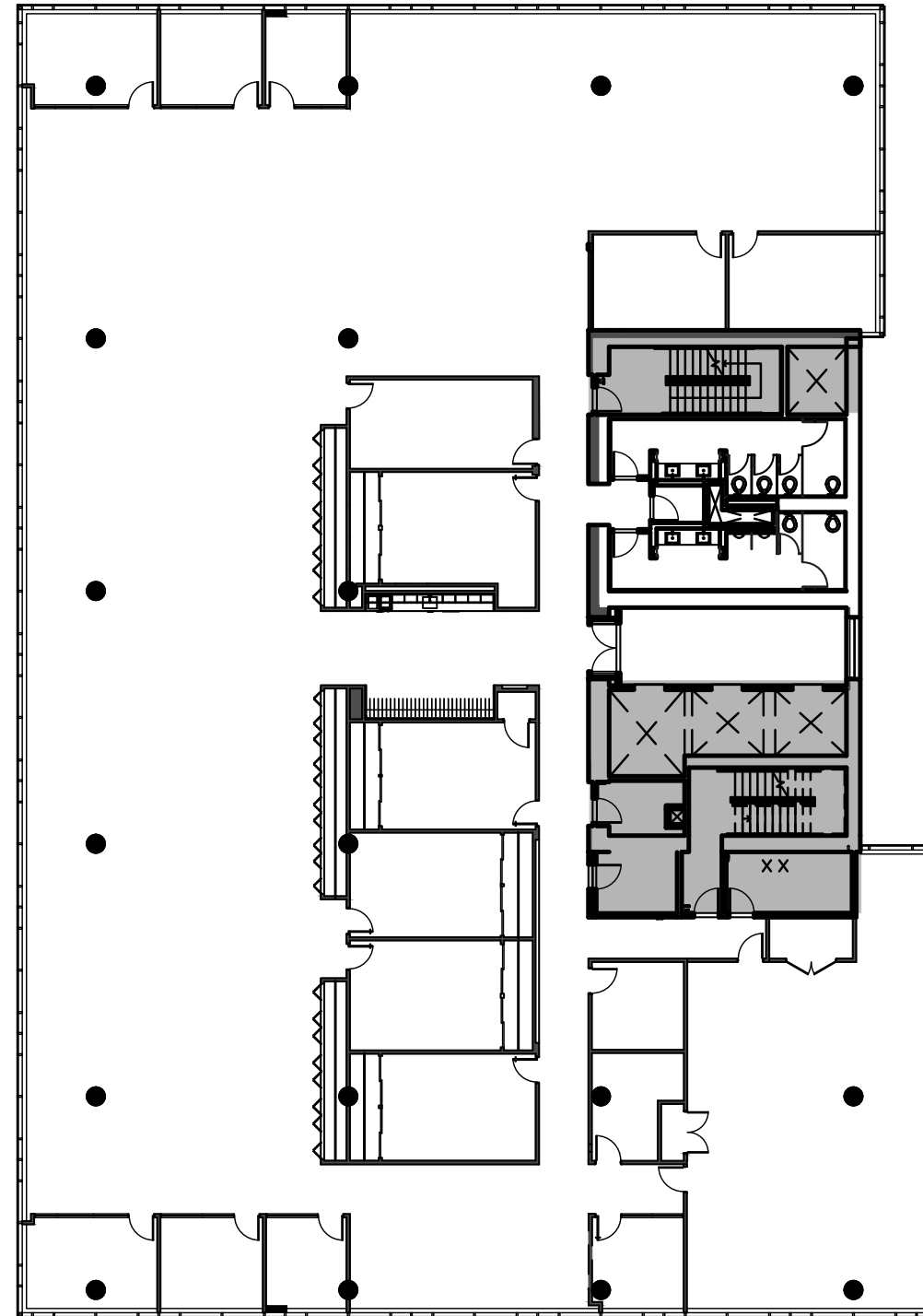
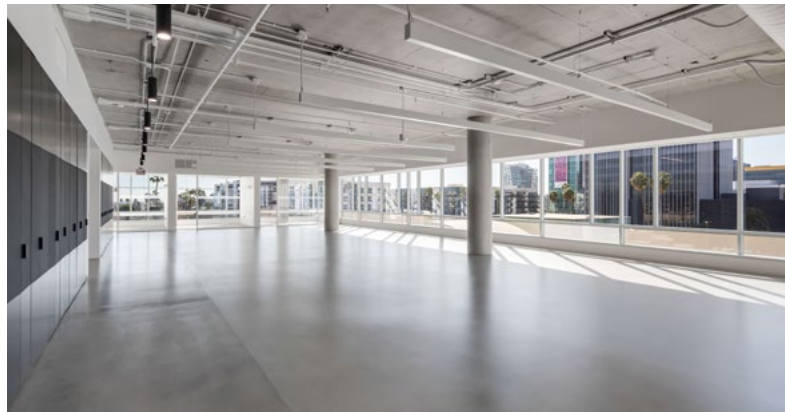


SUNSET BLVD

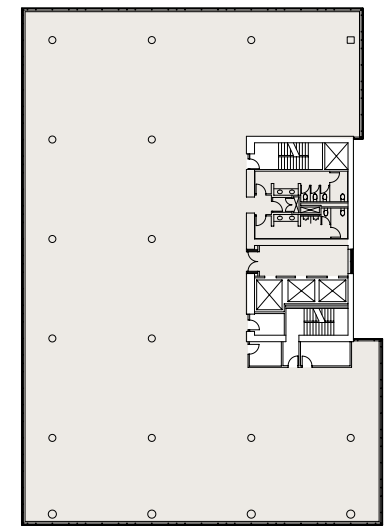
1500 N EL CENTRO AVE

Ste 400

±18,276 RSF



North

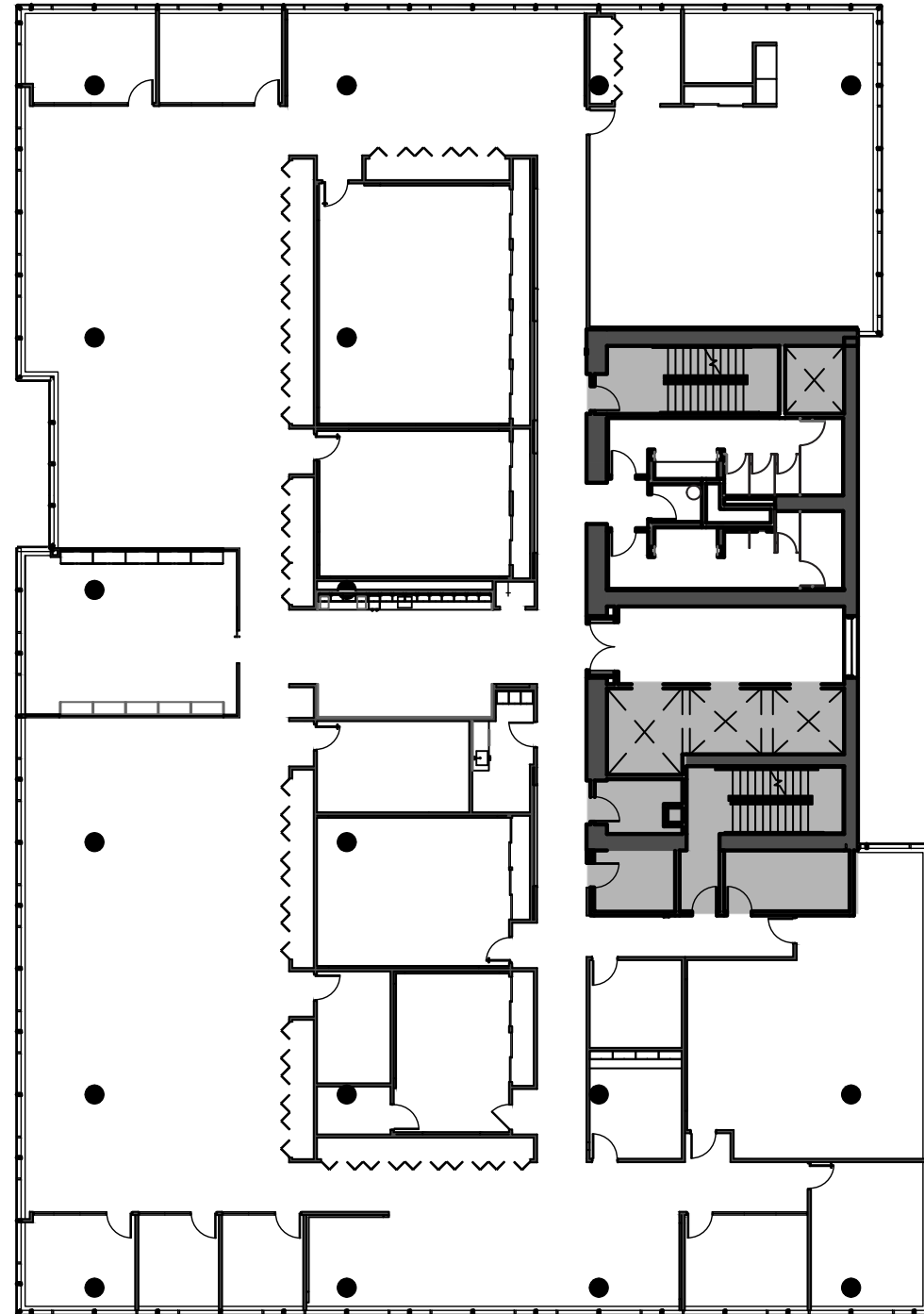
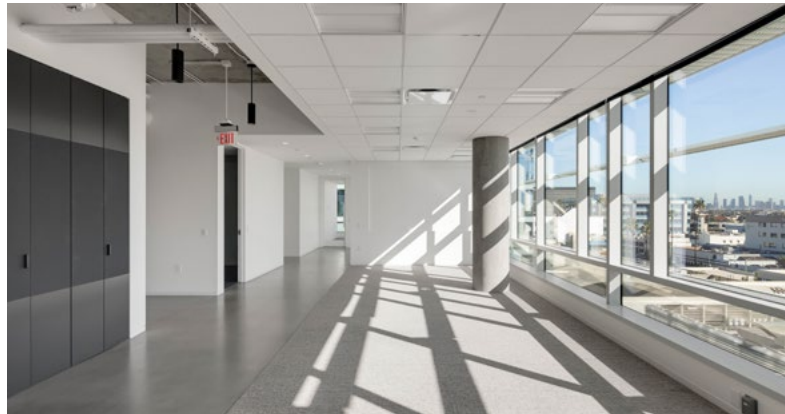


SUNSET BLVD

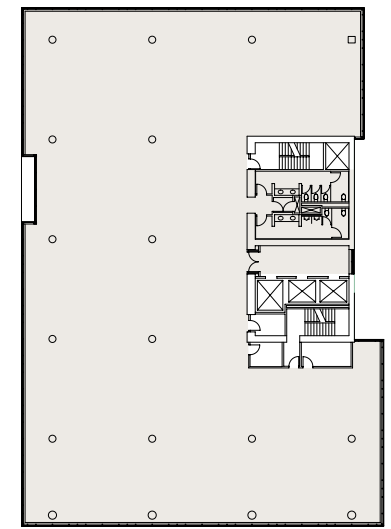
1500 N EL CENTRO AVE

Ste 500

±18,170 RSF



North



SUNSET BLVD

Broadcast Building

6115 W. SUNSET

- ±5,261 RSF of private floor available
- Onsite amenities:

LA NENA
CANTINA

sweetgreen



SUGARFISH
BY SUSHI NOZAWA





Broadcast Building Property Overview



±26,238 RSF
Building RBA



PRIVATE ENTRANCE
Exclusive to tenants



±5,261 RSF
Space available



3
Floors



PARKING
2.75/1,000

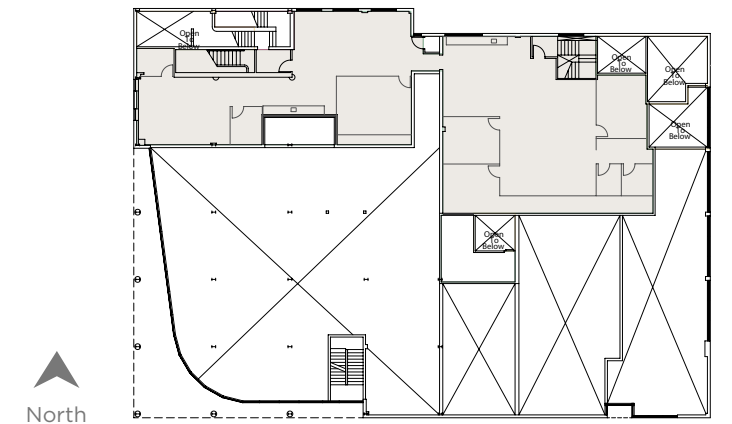
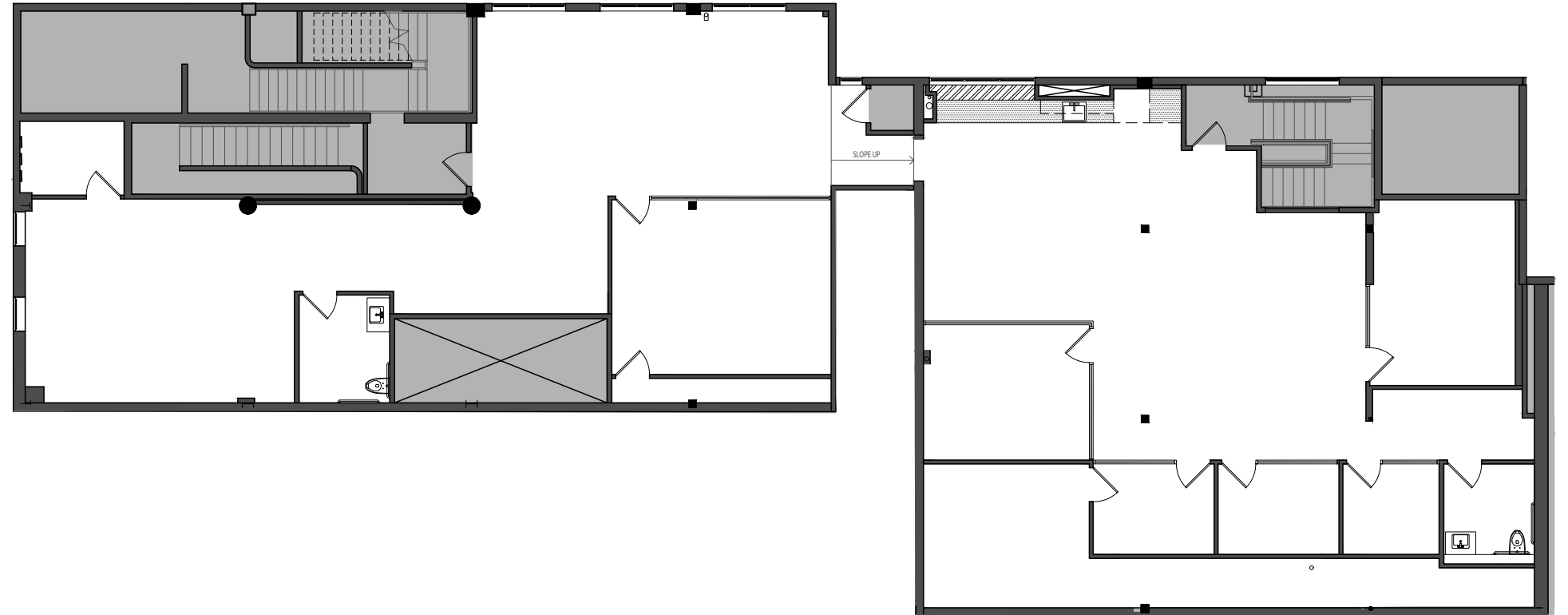


2015
Year renovated

6115 W SUNSET BLVD

Ste M100

±5,261 RSF



SUNSET BLVD

Gower Building

1575 N. GOWER

- Suite 170: 9,319 RSF
 - Suite 250: 15,199 RSF
 - Suite 380: 4,494 RSF
- Interconnecting stairwell





Gower Building Property Overview



±264,430 RSF
Building RBA



DEDICATED LOBBY
Restricted access



±29,012 RSF
Contiguous available



6
Floors



PARKING
2.75/1,000



2015
Year developed

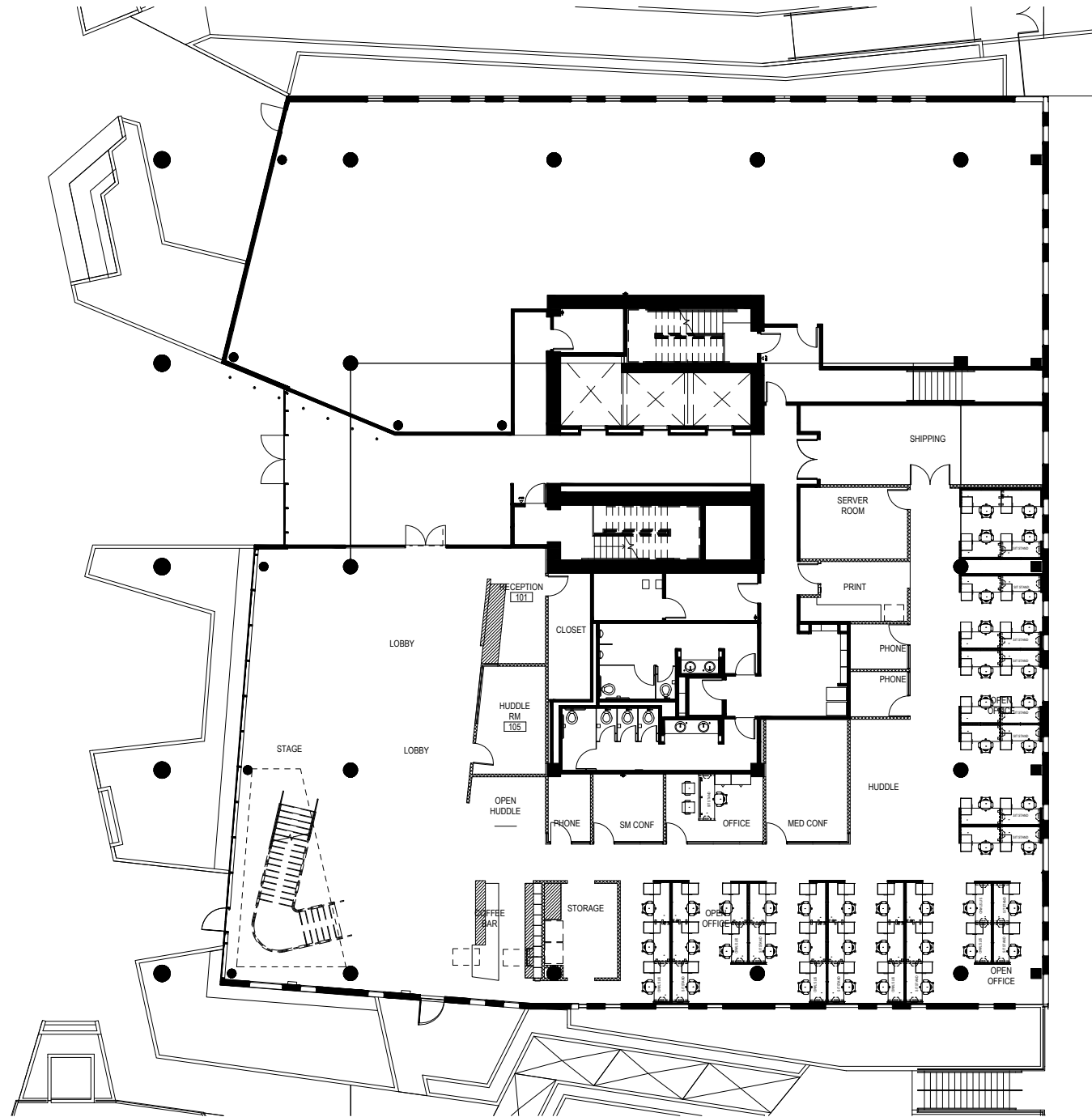
1575 N GOWER ST

Ste 170*

±9,319 RSF



*FF&E POTENTIALLY AVAILABLE



North

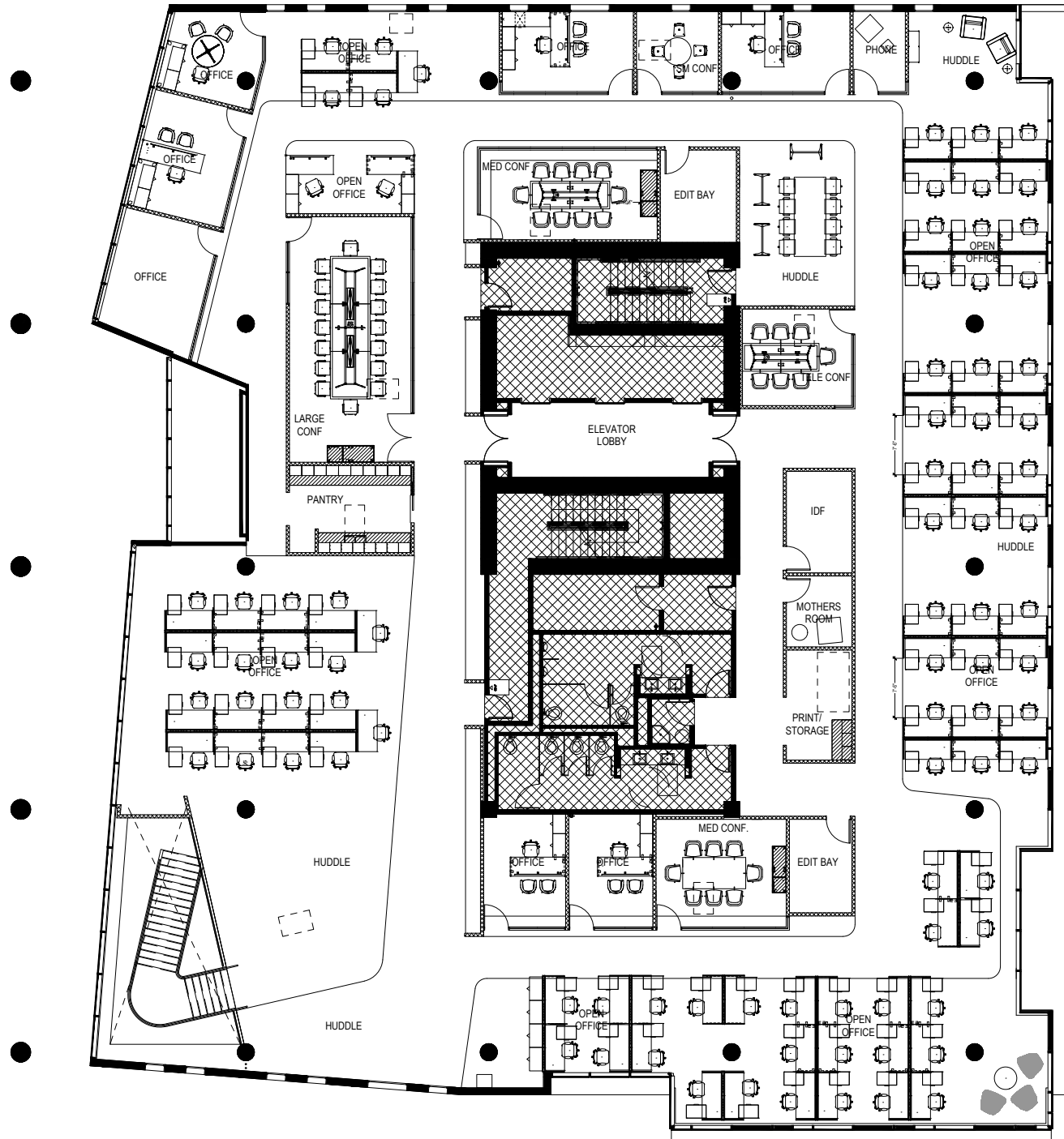
1575 N GOWER ST

Ste 250*

±15,199 RSF



*FF&E POTENTIALLY AVAILABLE

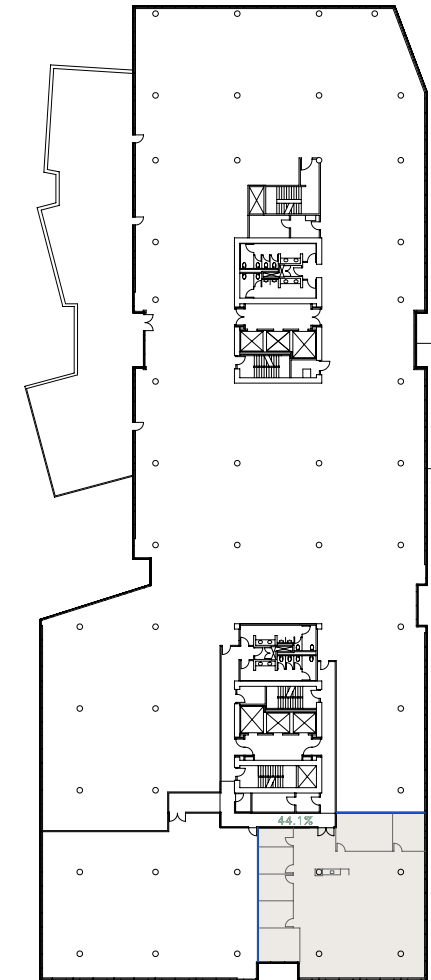
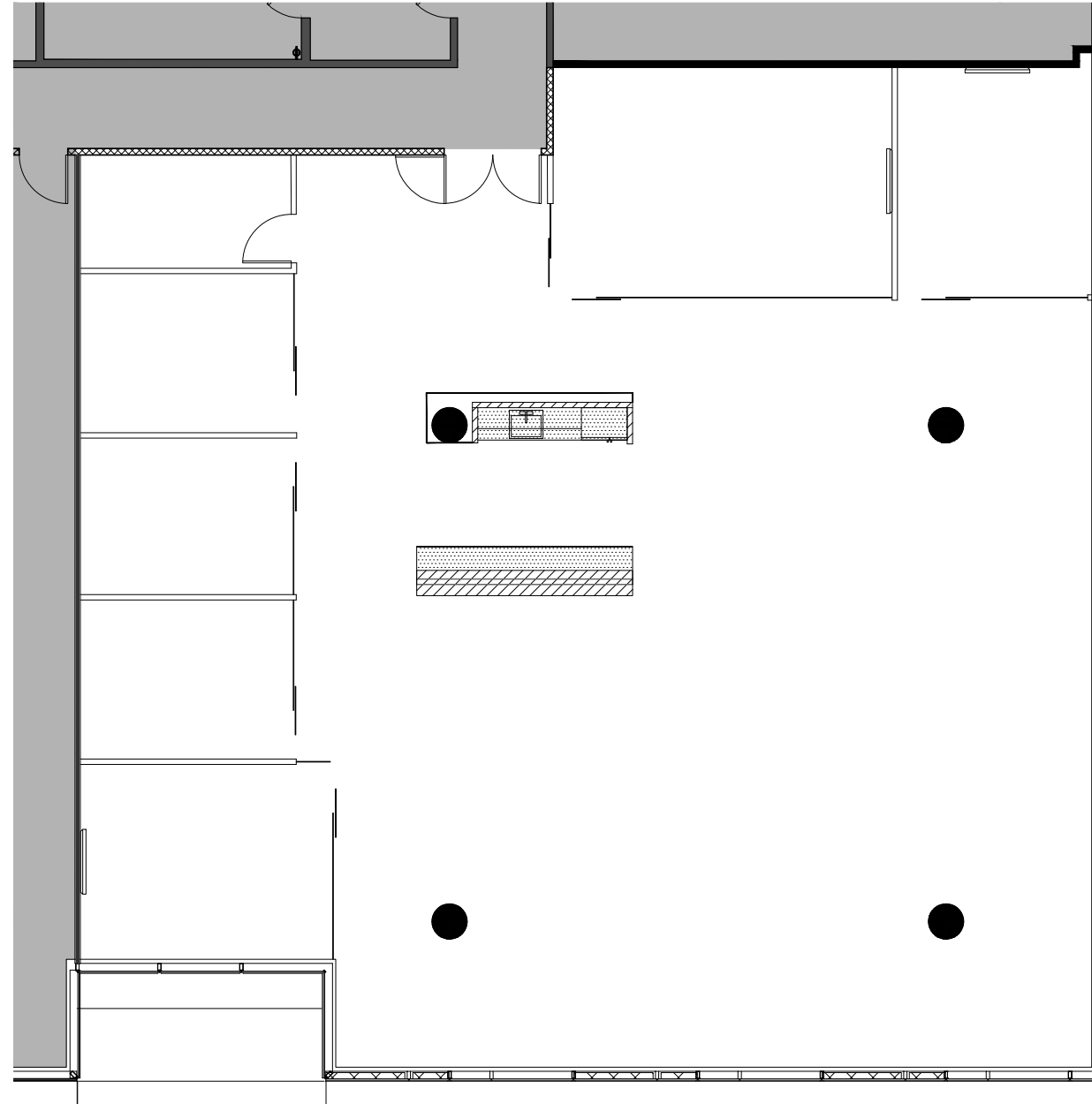


North

1575 N GOWER ST

Ste 380

±4,494 RSF



North

Studio BC

1525 N. GOWER

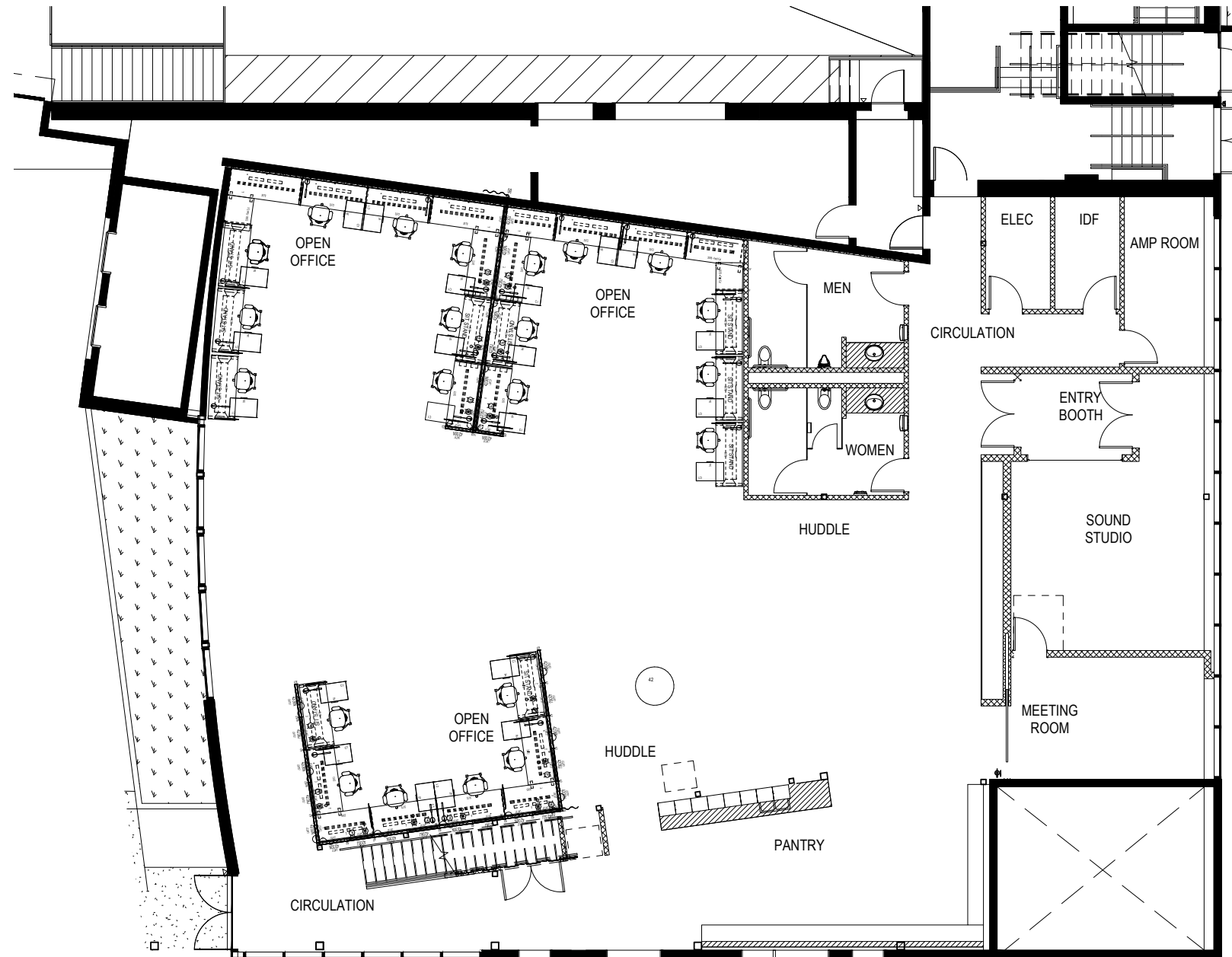
- 10,182 RSF - Full Building Availability
- 2,928 RSF column-free with 20'7" clear span to the bottom of the bow truss ceiling
- Additional 11'4" from bottom of bow truss to apex



1525 N GOWER ST

Ground floor*

±7,160 RSF



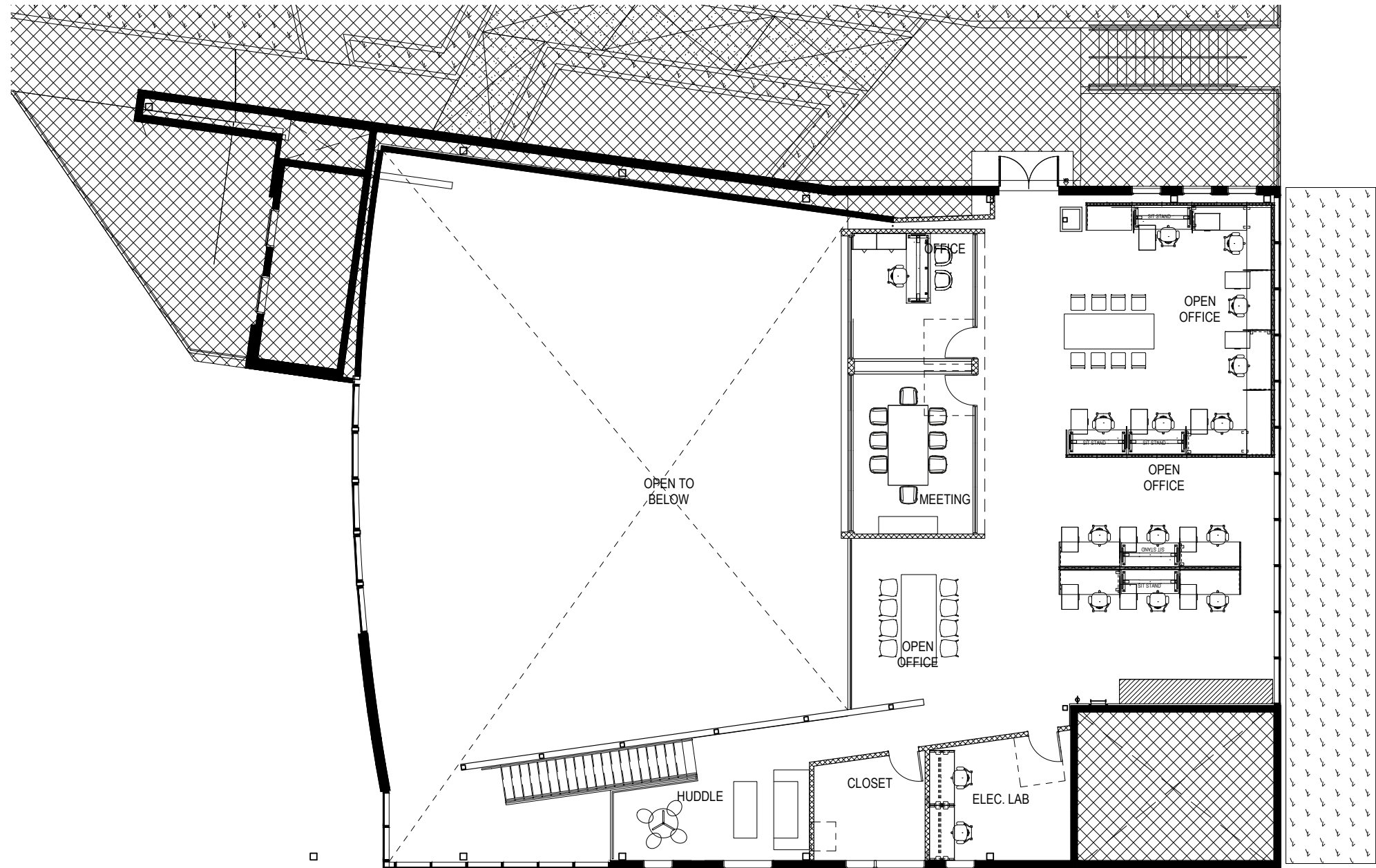
*FF&E POTENTIALLY AVAILABLE



1525 N GOWER ST

Mezzanine*

±3,022 RSF



*FF&E POTENTIALLY AVAILABLE



1525 N GOWER ST

Photos of Studio BC



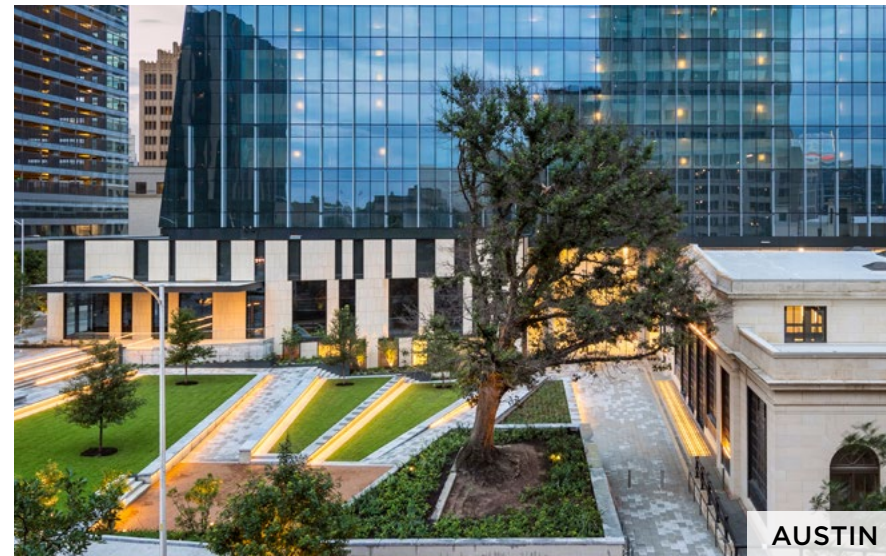
Kilroy is Where Innovation Works

- ±16.8 sq. ft. in our operating portfolio and development pipeline* (workplace and retail)
- We deliver properties in innovative hubs, designed and purpose-built for people with a focus on access, amenities, and wellness
- Leader in sustainable design and operations, with a deep commitment to our environment and communities

kilroyrealty.com



SAN FRANCISCO BAY AREA



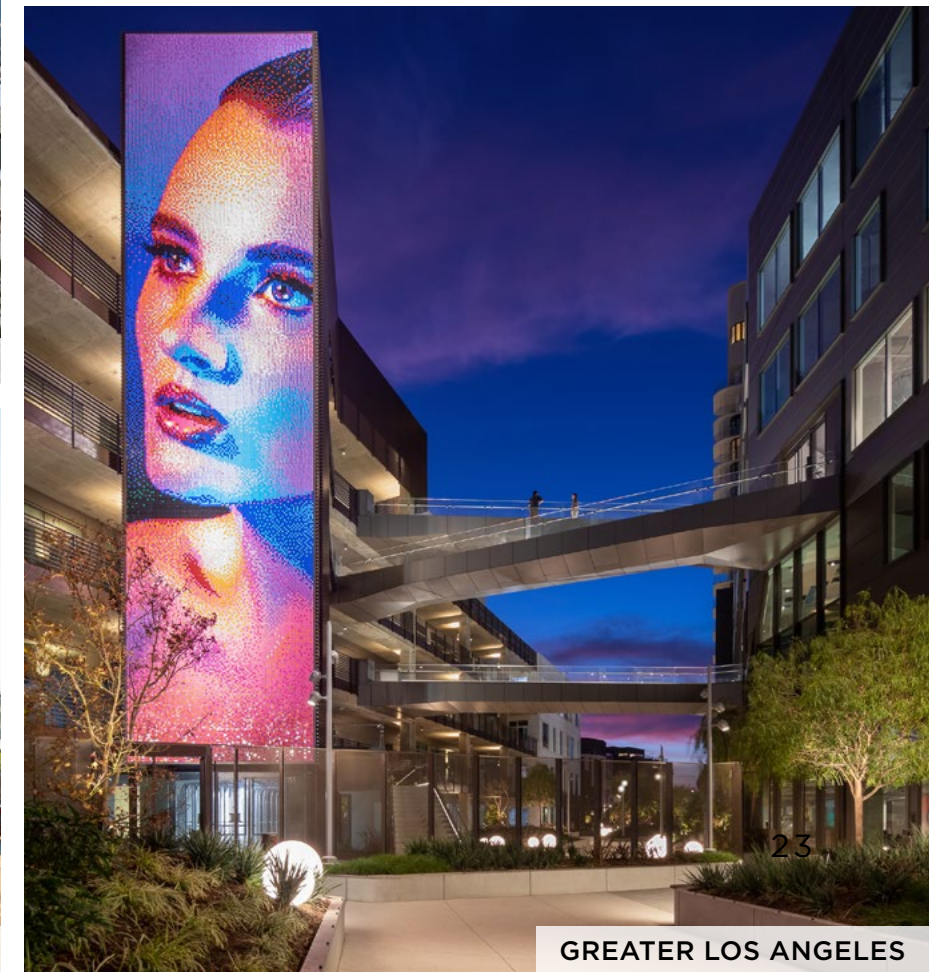
AUSTIN



PACIFIC NORTHWEST



SAN DIEGO



GREATER LOS ANGELES

*Square footages sourced from the Kilroy 1Q22 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline properties.



Peter Hajimihalis

lic. 01994663

+1 213 239 6399

peter.hajimihalis@jll.com

Hayley Blockley

lic. 01781682

+1 213 239 6054

hayley.blockley@jll.com

COLUMBIASQUARE.COM

Jones Lang LaSalle Brokerage, Inc. License #01856260. 515 South Flower Street, Suite 1300, Los Angeles, CA 90071

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