

**\$2.00 / SF FSG INTRO TEASER RATE**

**UNBEATABLE RATE IN HOLLYWOOD**

**CALL FOR DETAILS**



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**THE PREMIERE**

6922 HOLLYWOOD BLVD

HOLLYWOOD, CA

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Working in the heart of Hollywood is an experience like no other. Surrounded by the energy and creativity of the entertainment industry, it's easy to feel inspired and motivated to bring your best work to the table. The streets are lined with studios, production companies, and talent agencies, and it's not uncommon to run into industry professionals while grabbing a cup of coffee or lunch. From writers and directors to actors and producers, the people you encounter are passionate about their craft and dedicated to creating quality content. Being in this environment can be both exhilarating and challenging, as the competition is fierce, but the opportunity to learn from and collaborate with such talented individuals makes it all worth it.



# A Revamped Style

Harbor Associates has completed a lavish exterior and skin renovation, showcasing premium finishes and state-of-the-art systems, resulting in an elegant and sustainable building.





## Sophisticated Features

The Premiere in Hollywood boasts 360-degree views of iconic landmarks, upgraded lobbies, upscale restaurants and retail stores, and a vibrant atmosphere perfect for work and play.

- ±172,000 SF Class A Office Building with ±34,000 SF of Ground-Floor Retail
- ±15,000 SF Floor Plates
- Exposed Ceilings & Abundant Natural Light
- 360 Degree Views
- Upgraded Lobby with Security Desk and 24/7 Physical Presence
- 24 Hour Security On Site
- Amenity Lounge, Fitness Center, and Large Conference Rooms Under Construction
- 70 VIP Subterranean Parking Spaces & Adjacent 420-Space Parking Garage
- Walking Distance to LA Metro Red Line Stop
- Less Than 1 Mile to 101 Freeway
- Our Spec Suites Feature an Open Layout Designed to Provide Maximum Flexibility and Efficiency for Modern Businesses

## Ready for Occupancy

| <u>Floor</u>                             | <u>Rentable SF</u> |
|--|--------------------|
| <b>2nd Floor</b>                         |                    |
| Spec Suite 1 (Planned)                   | 1,846 SF           |
| Spec Suite 2 (Planned)                   | 1,581 SF           |
| White Box Suite (Planned)                | 5,047 SF           |
| <b>3rd Floor</b>                         |                    |
| Total Contiguous Available               | 15,293 SF          |
| Suite 300                                | 3,949 SF           |
| Suite 302 (Spec Suite)                   | 3,980 SF           |
| Suite 304 (Spec Suite)                   | 3,849 SF           |
| Suite 314 (Management Office/Spec Suite) | 3,515 SF           |
| <b>4th Floor</b>                         |                    |
| Suite 400 (Full Floor)                   | 15,297 SF          |
| <b>5th Floor</b>                         |                    |
| Suite 501                                | 6,547 SF           |
| <b>6th Floor</b>                         |                    |
| Suite 600 (Full Floor)                   | 15,297 SF          |
| <b>7th Floor</b>                         |                    |
| Suite 700 (Full Floor)                   | 15,188 SF          |
| <b>8th Floor</b>                         |                    |
| Suite 800 (Full Floor)                   | 15,300 SF          |
| <b>9th Floor</b>                         |                    |
| Total Contiguous Available               | 7,408 SF           |
| Suite 900 (Spec Suite)                   | 3,872 SF           |
| Suite 950 (Spec Suite)                   | 3,536 SF           |

# Immersed In Iconic Surroundings

Our balcony, under renovation, offers stunning views of the iconic Chinese Theatre in Hollywood.



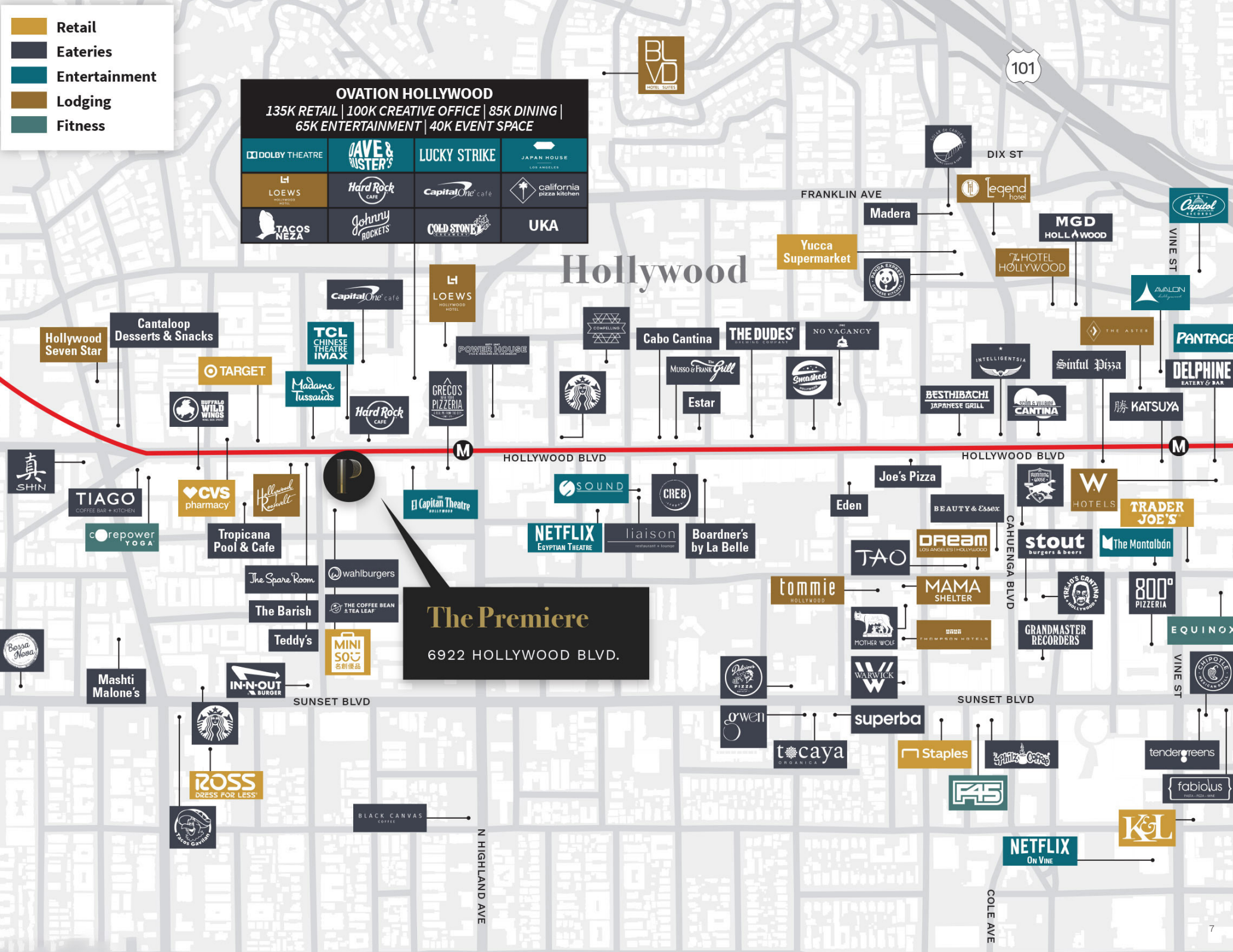
- Retail
- Eateries
- Entertainment
- Lodging
- Fitness

**OVATION HOLLYWOOD**  
 135K RETAIL | 100K CREATIVE OFFICE | 85K DINING |  
 65K ENTERTAINMENT | 40K EVENT SPACE

|                          |                   |                                     |                             |
|--------------------------|-------------------|-------------------------------------|-----------------------------|
| DOLBY THEATRE            | DAVE & BUSTER'S   | LUCKY STRIKE                        | JAPAN HOUSE<br>LOS ANGELES  |
| LOEWS<br>HOLLYWOOD HOTEL | Hard Rock<br>CAFE | Capital One <sup>®</sup> cafe       | california<br>pizza kitchen |
| TACOS<br>NEZA            | Johnny<br>ROCKETS | COLD STONE <sup>®</sup><br>CREAMERY | UKA                         |

# Hollywood

**The Premiere**  
 6922 HOLLYWOOD BLVD.







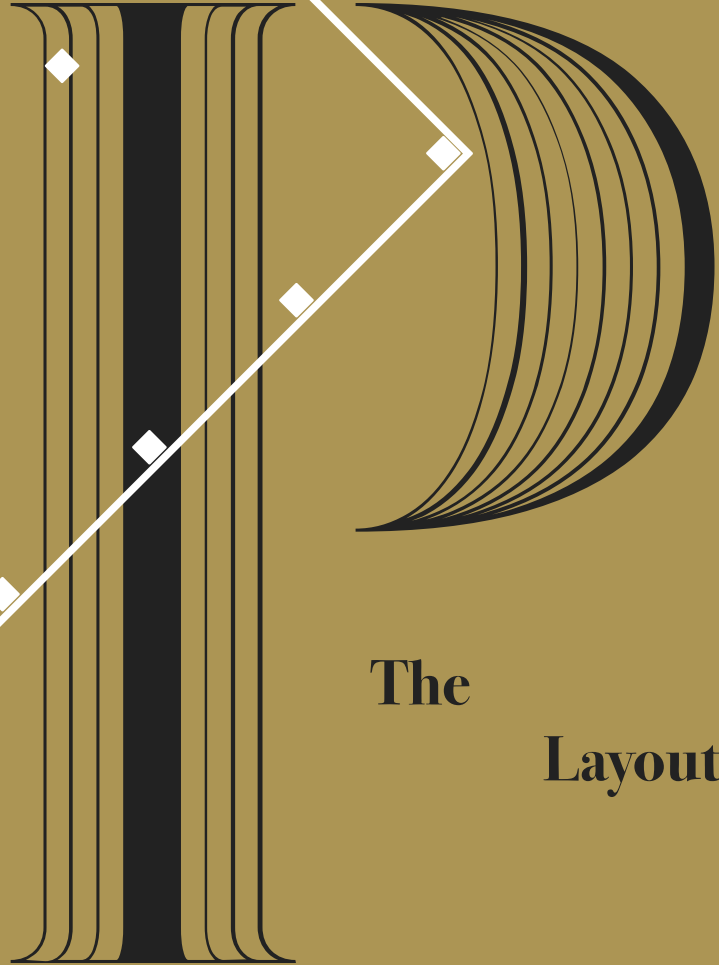
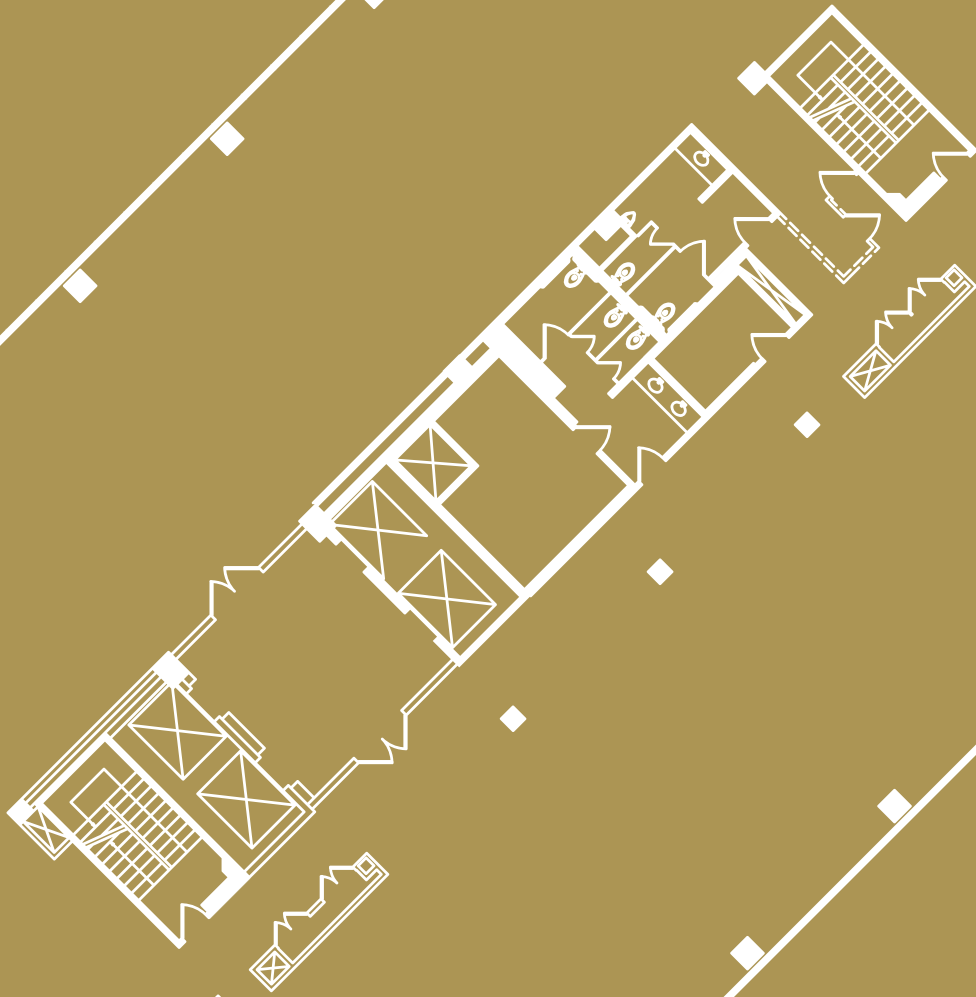


Planned Amenities Include:

- Fitness Center with Locker Rooms
- 3 Spec Suites
- 67 Seat Conference Center
- Outdoor Space
- Lounge





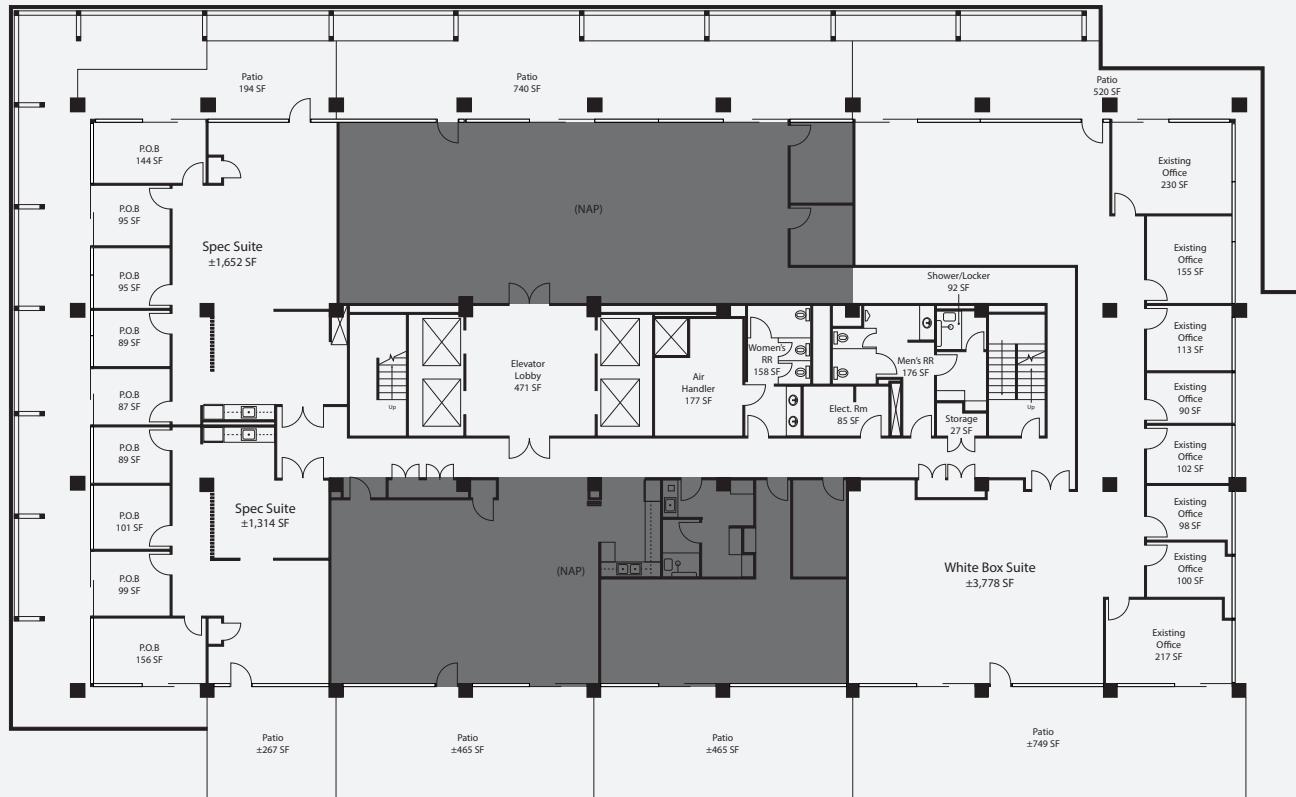


**The  
Layout**

PLANNED  
SPEC SUITE 1

PLANNED  
SPEC SUITE 2

PLANNED  
WHITE BOX SUITE



PLANNED SPEC SUITE 1 - 1,846 SF  
PLANNED SPEC SUITE 2 - 1,581 SF  
PLANNED WHITE BOX SUITE - 5,047 SF

# 3<sup>RD</sup> FLOOR

± 15,293 SF

6922 HOLLYWOOD BLVD

HOLLYWOOD, CA

TOTAL CONTIGUOUS AVAILABLE: 15,293 SF



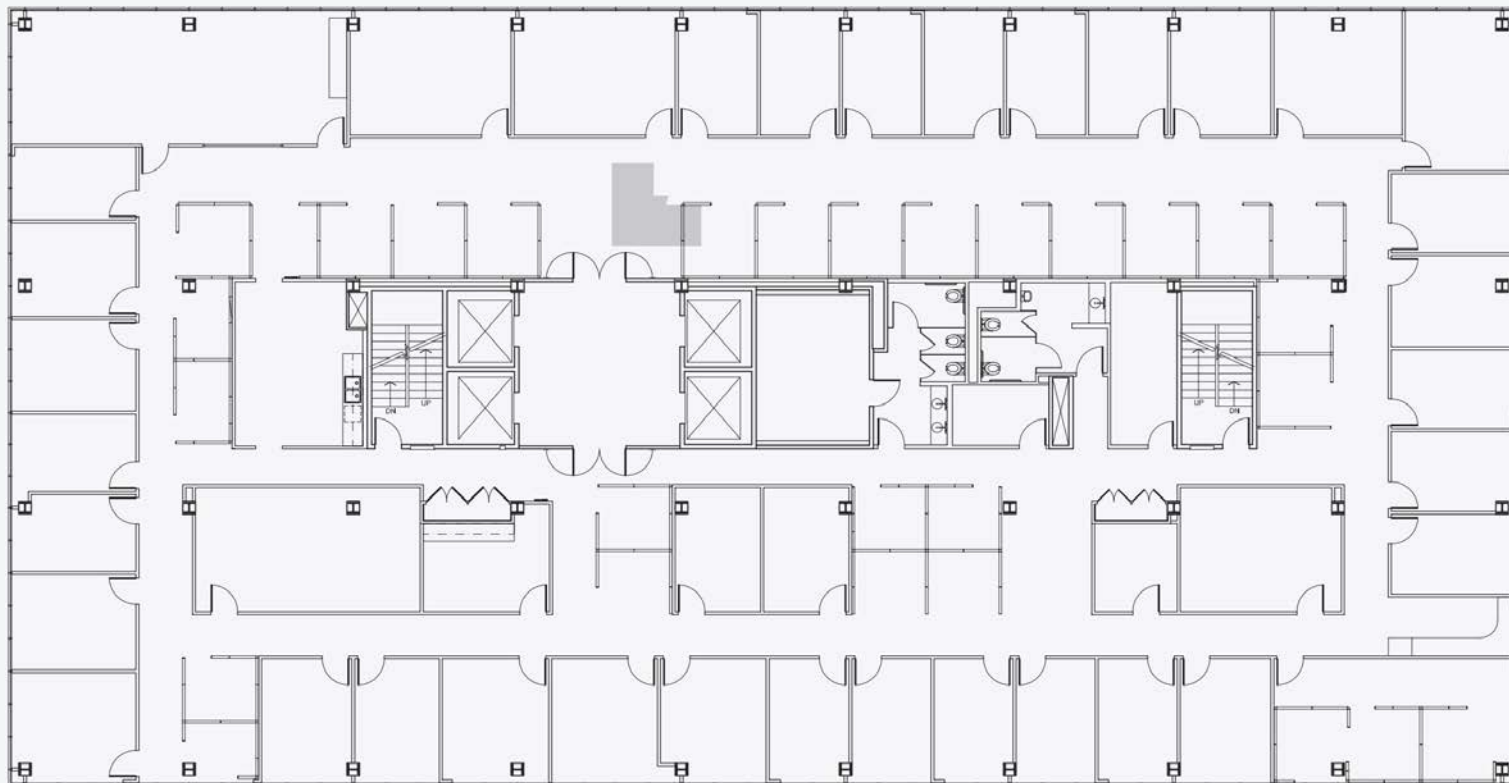
- SUITE 300 - 3,949 SF
- SUITE 302 (SPEC SUITE) - 3,980 SF
- SUITE 304 (SPEC SUITE) - 3,849 SF
- SUITE 314 (MANAGEMENT OFFICE/SPEC SUITE) - 3,515 SF

# 4<sup>TH</sup> FLOOR

± 15,297 SF

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# 5<sup>TH</sup> FLOOR

± 15,303 SF

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HOLLYWOOD, CA



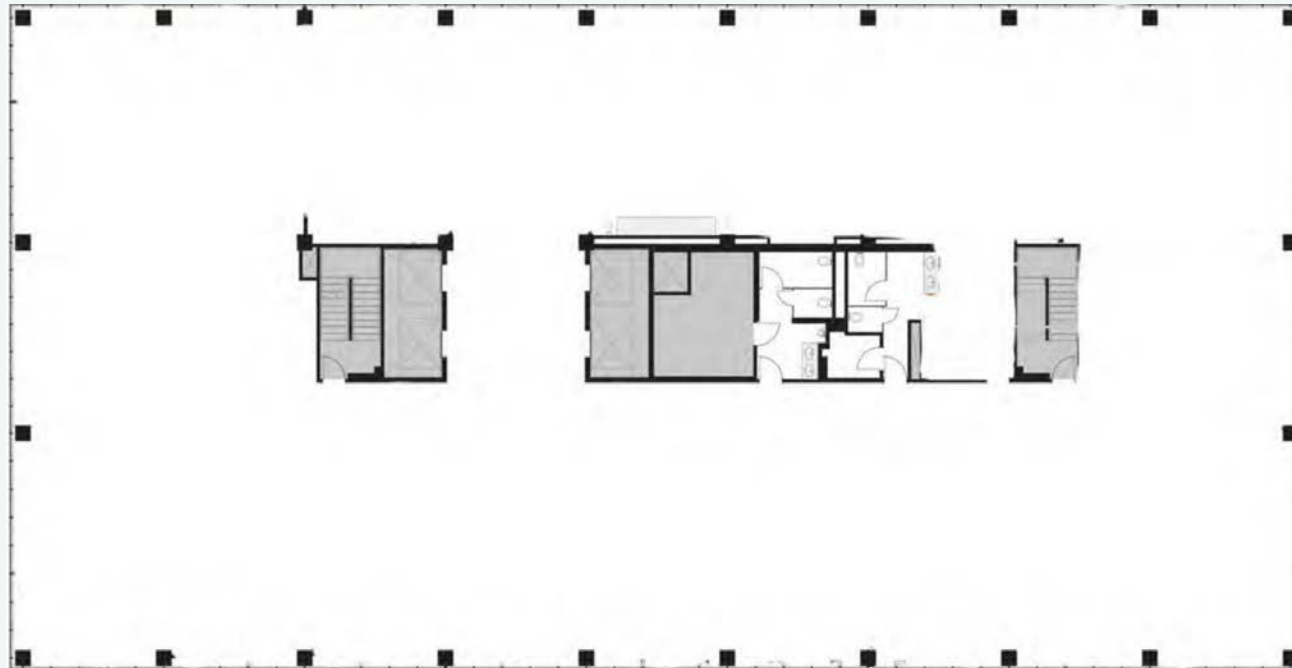
SUITE 501 - 6,547 SF

6<sup>TH</sup> FLOOR

± 15,297 SF

6922 HOLLYWOOD BLVD

HOLLYWOOD, CA

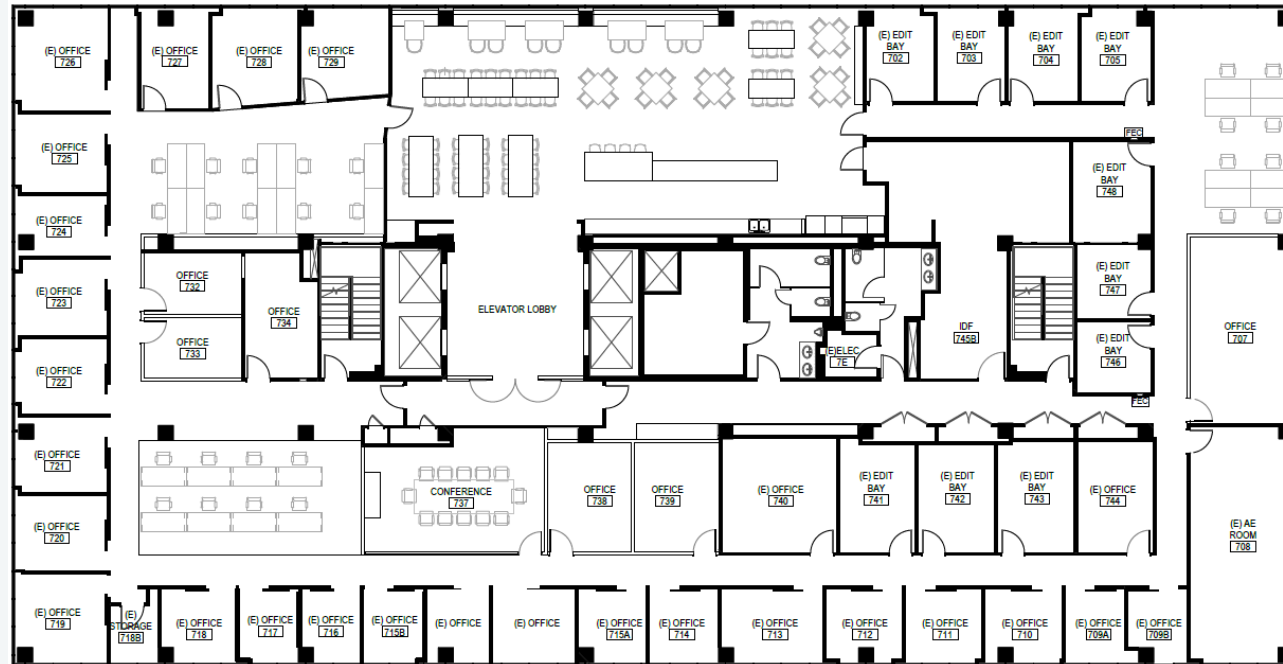


# 7<sup>TH</sup> FLOOR

± 15,188 SF

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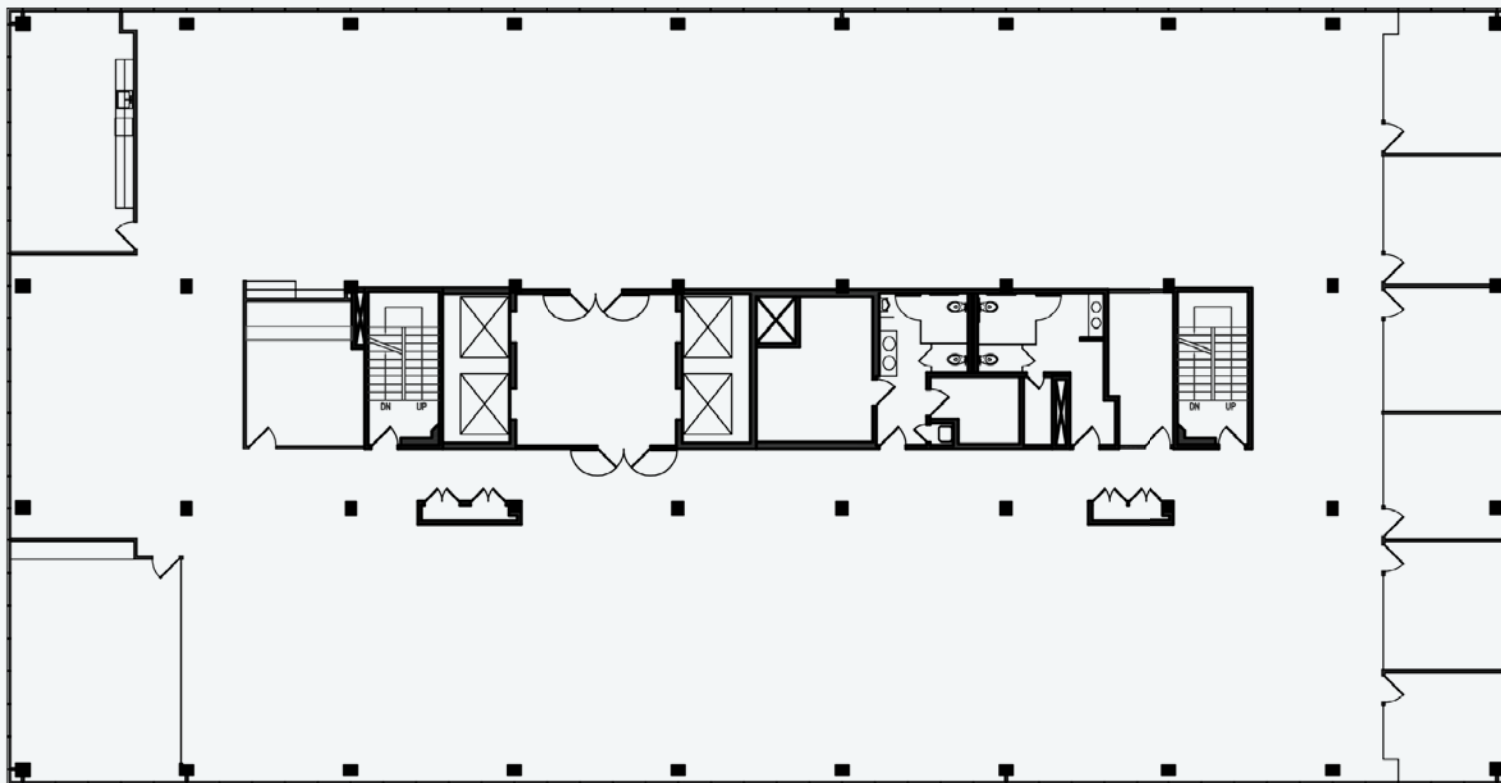


**8<sup>TH</sup> FLOOR**

**± 15,300 SF**

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HOLLYWOOD, CA



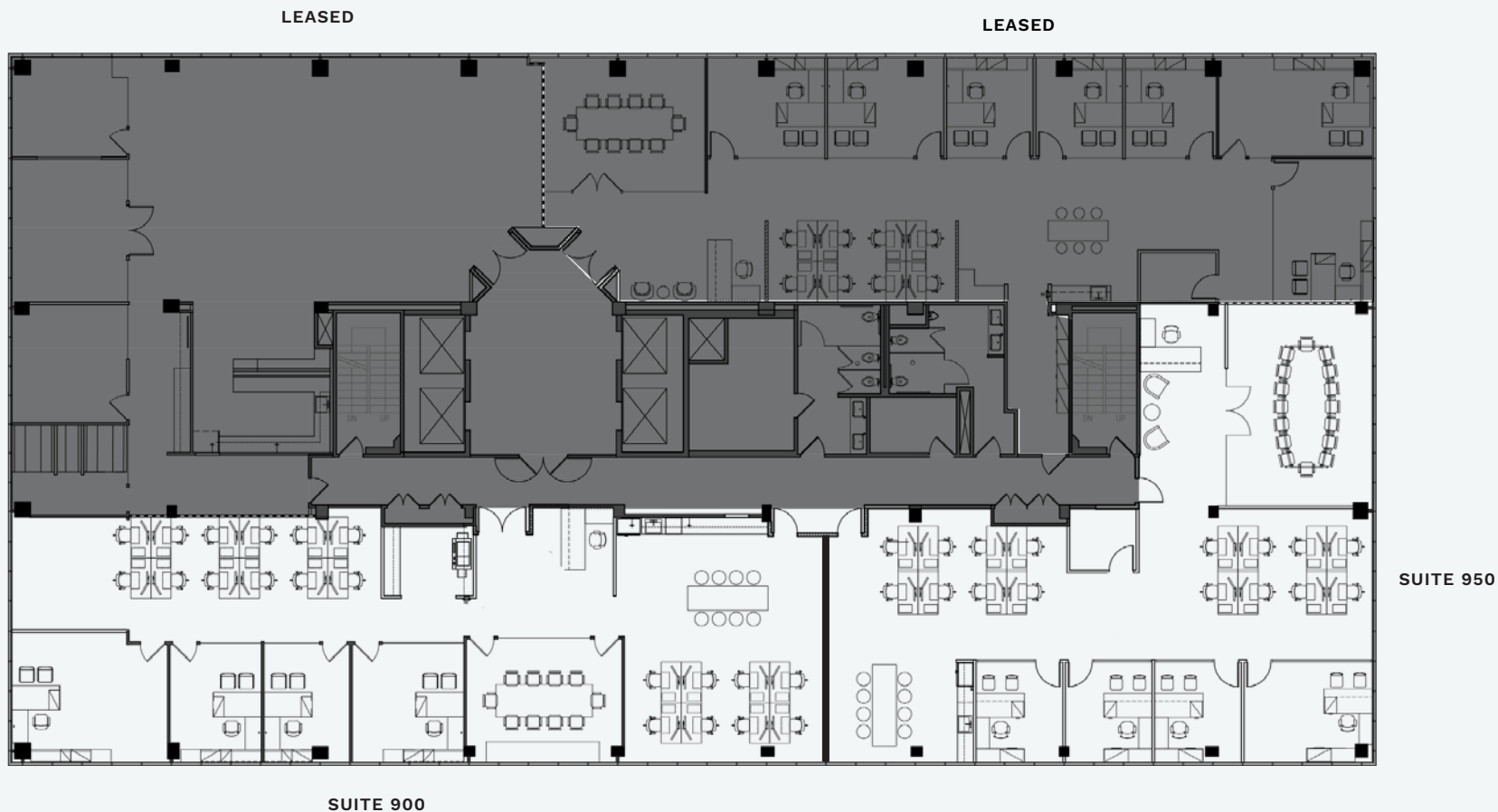
# 9<sup>TH</sup> FLOOR

± 14,772 SF

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HOLLYWOOD, CA

TOTAL CONTIGUOUS AVAILABLE: 7,408 SF



SUITE 900 (SPEC SUITE) - 3,872 SF  
SUITE 950 (SPEC SUITE) - 3,536 SF



6  
9  
2  
2



## Contact

Us

Begin your lifestyle journey in our premium commercial building. Enjoy modern amenities, flexible floor plans, and a prime location with dedicated support from our team to help grow your business. Start today.

**ERIC KRAUTER**

First Vice President  
Lic. 01862589  
+1 310 800 5901  
[eric.krauter@cbre.com](mailto:eric.krauter@cbre.com)

**DYLAN HANSETH**

Senior Associate  
Lic. 01965770  
+1 310 550 2578  
[dylan.hanseth@cbre.com](mailto:dylan.hanseth@cbre.com)

**PATRICK AMOS**

Senior Vice President  
Lic. 01886581  
+1 310 550 2594  
[patrick.amos@cbre.com](mailto:patrick.amos@cbre.com)

**AVERY KAY**

Client Services Coordinator  
Lic. 02155758  
+1 858 999 4241  
[avery.kay@cbre.com](mailto:avery.kay@cbre.com)

**JOON CHOI**

Principal  
Harbor Associates  
+1 562 436 6688  
[joon@harborassociates.com](mailto:joon@harborassociates.com)

**CBRE**

**HARBOR**  
ASSOCIATES