

THE  
KROENKE  
GROUP

WILSON  
MEANY

CBRE



**GAME ON**





# A CITY WITHIN A CITY

Once in a generation, an innovative opportunity emerges that is distinct amongst its peers. Meet Hollywood Park: a city within a city designed to evoke a strong personal connection between people, place and community.

Here, a day at the office isn't confined to typical brick-and-mortar. Your workplace permeates beyond the walls; expanding into the outdoors, connecting you to custom state-of-the-art amenities, transit, entertainment and people.

The evolutionary convergence of work and life has already begun, and it's in the heart of Los Angeles.

# BE CUSTOM

This urban village—a community of mavericks—is yours to design. No more, “Wouldn’t it be great if we had...?”

With its immense scope, Hollywood Park presents endless possibilities.



ROOM  
HOTEL(S)

300 Rooms



PARKS & RECREATIONAL  
AMENITIES

25 Acres



RESIDENTIAL  
UNITS

2,500 Units



PERFORMANCE  
VENUE

6,000 Seats



MASTER-PLANNED  
COMMUNITY

300 Acres



RETAIL

550,000 SF



OFFICE  
SPACE

890,000 SF



NFL  
STADIUM

70,000 Seats

**DOWNTOWN LA**

Stadium

OFFICE

OFFICE

Residential

Hotel

Retail

◀ 405 FWY

◀ LAX Airport



# BE EXPERIENTIAL

Imagine your employees stepping outside into a world where the Olympic Games, world-class concerts, and NFL Football are a part of the norm. Hollywood Park will deliver an experience that sets the new standard for all other live-work-stay-play destinations to come.





Hollywood Park is a coordinated fusion of people and place—a vibrant creation of community, enriched by sought-after amenities.

- + Chef driven restaurants
- + Miles of walking and bike paths
- + Distinctly LA retailers
- + Luxury hotel on site
- + Ultra-fast WiFi campus wide
- + Next great retail destination in LA

# BE THE EPICENTER OF LA

The best and brightest firms on the West Coast and beyond are looking to Hollywood Park for a reason: location.

With area job growth projected at 36% over the next 10 years—combined with tech and media migration into Silicon Beach and the workforce's desire for a reduced commute and easy access to the airport, freeways, mass transit, the beach and restaurants—Hollywood Park is the perfect destination for world-class employers.





Beverly Hills

10 MILES

Westwood

Los Angeles

Brentwood

Santa Monica

Culver City

5 MILES

Venice

Marina Del Rey

Playa Vista

HOLLY WOOD PARK

LAX

El Segundo

Manhattan Beach

Param

**M Metro**

**HOLLY WOOD PARK**

- Existing Heavy Rail
- Existing Light Rail
- Existing Streetcar
- Existing Metrolink
- Existing Busway
- Light Rail Under Construction
- Busway Under Construction
- Proposed Heavy Rail
- Proposed Light Rail
- Proposed Streetcar
- Proposed Busway
- Proposed Airport Express
- Proposed Airport



**Rail Station**  
**Transfer Station**  
 Busway Street Service  
 UNDER CONSTRUCTION

**Metro Rail**

- Red Line**  
North Hollywood to Union Station
- Purple Line**  
Wilshire/Western to Union Station
- Blue Line**  
Downtown LA to Long Beach
- Expo Line**  
Downtown LA to Santa Monica
- Green Line**  
Redondo Beach to Norwalk
- Gold Line**  
East Los Angeles to Azusa

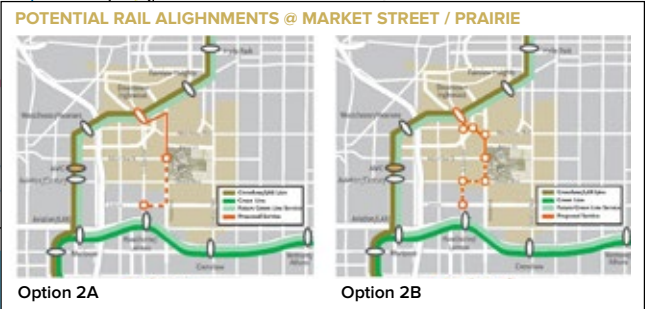
**Metro Busway**

- Orange Line**  
Chatsworth to North Hollywood
- Silver Line**  
San Pedro to El Monte  
Street Service in Downtown LA and San Pedro

**Regional Rail**

- Amtrak**  
amtrak.com
- Metrolink**  
metrolinktrains.com
- Airport Shuttle**
- LAX FlyAway**  
lax.org/flyaway
- LAX Shuttle (free)**  
laxa.org

**OCT 2016**



With the area's integrated transit system,  
access from the 405 Freeway and a strong  
parking ratio, reaching Hollywood Park is easy.







# BE THE DEFINING MOMENT

Hollywood Park is custom, experiential,  
and the epicenter of opportunity.

Imagine an innovative community that connects the  
greatest companies in media, sports, entertainment  
and technology in one place.

Now imagine being in the center of it all.

**YOU HAVE ARRIVED AT HOLLYWOOD PARK.**



BE THE

PLACE TO BE

FOR MORE INFORMATION:

---

**TODD DONEY**

Vice Chairman  
todd.doney@cbre.com  
+1 213 593 1360  
Lic. 00852254

**ROB WALLER**

Executive Vice President  
rob.waller@cbre.com  
+1 310 550 2536  
Lic. 00874585

**BOB HEALEY**

Senior Vice President  
bob.healey@cbre.com  
+1 310 363 4970  
Lic. 01021735

**PATRICK AMOS**

First Vice President  
patrick.amos@cbre.com  
+1 310 550 2594  
Lic. 01886581

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.