

# 6040 SUNSET

— LOS ANGELES / CA



SUNSET GOWER STUDIOS

6040

6040 SUNSET BLVD  
LOS ANGELES, CALIFORNIA

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# MODERN OFFICE AT THE CENTER OF CINEMA



## FEATURES AND AMENITIES

**HOLLYWOOD CENTER**  
PRODUCTION-POSITIONED

**±114,958**  
SQUARE FEET

**ON-LOT LOCATION**  
SUNSET GOWER STUDIOS

- + Behind the gates at Sunset Gower Studios with access to sound stages, amenities and concierge-style service
- + 6-Floor single or multi-tenant opportunity
- + Available building top signage facing Sunset Blvd
- + Expansive ±22,000 SF floorplates (levels 3-6)
- + Elegant lobby & entry
- + 6 Screening room theaters across 2 floors
- + Outdoor collaboration spaces
- + MERV-13 air filters, drinking stations, and plenty of natural light
- + Highly efficient building and lighting systems to optimize energy use
- + 24-Hour on-site security
- + 16 EV charging stations shared with Sunset Gower Studios
- + Secure bike storage

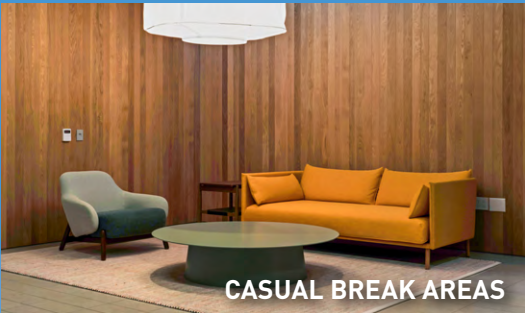
# NEWLY RENOVATED SPACES



**LOBBY ENTRY ON SECURE LOT**



**SLEEK FURNISHINGS**



**CASUAL BREAK AREAS**



**GROUND LEVEL LOUNGE**

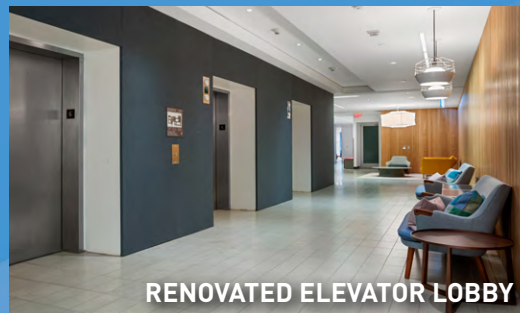
# READY FOR ACTION



STUNNING HOLLYWOOD VIEWS



CENTRALLY LOCATED KITCHEN



RENOVATED ELEVATOR LOBBY



KITCHEN INTEGRATED IN CONF. ROOM

# PROPOSED BUILD-OUT RENDERINGS



OPEN OFFICE SPACE

# PROPOSED BUILD-OUT RENDERINGS



PROPOSED OUTDOOR SPACE

# PROPOSED BUILD-OUT RENDERINGS



PROPOSED OUTDOOR SPACE

# EYE-CATCHING SIGNAGE IN A PRIME LOCATION



SUNSET BOULEVARD BUILDING TOP SIGNAGE

# EYE-CATCHING SIGNAGE IN A PRIME LOCATION



ADDITIONAL SIGNAGE FACING STUDIOS

# 1455 GORDON

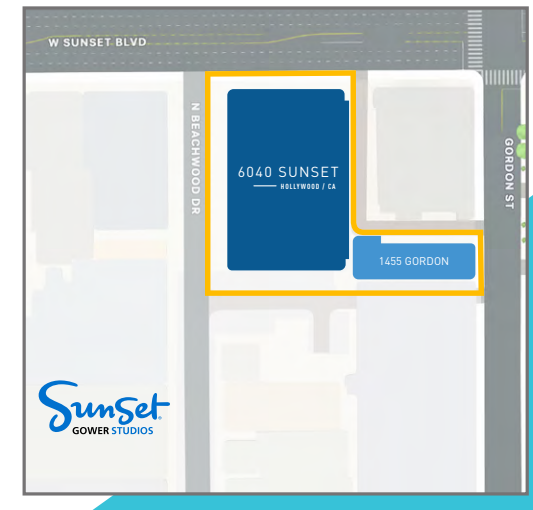
± 5,683 SF

1455 Gordon is a flexible extension to 6040 Sunset. It is a bright, open, turnkey space that complements 6040 Sunset with added flexibility and functionality. Featuring classic red brick and natural light throughout, the stand-alone space offers a versatile environment ideal for meetings, collaboration, shoots, events or day-to-day work.

## FEATURES:

- + Clubhouse suite opportunity
- + Private outdoor patio
- + Well-equipped kitchen

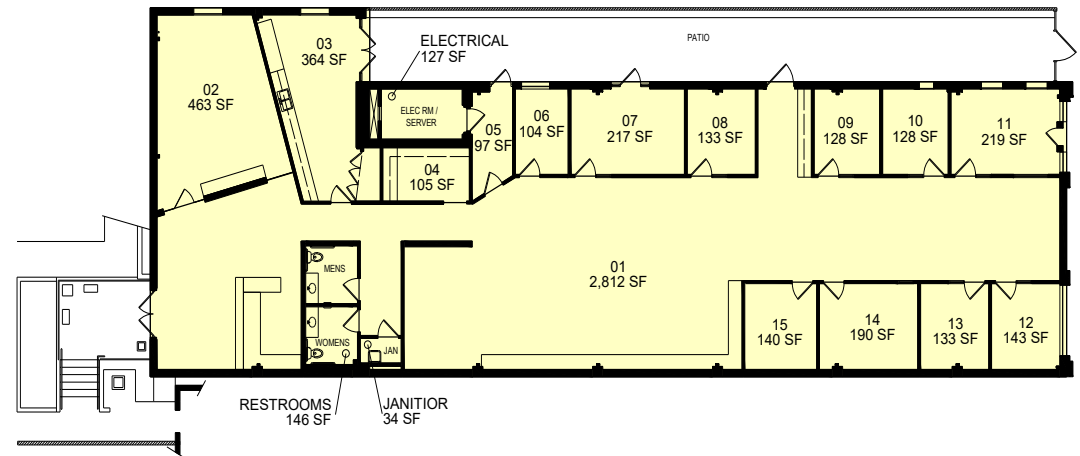
SITE PLAN



## EXTERIOR



FLOORPLAN



# FLEX SPACE GALLERY



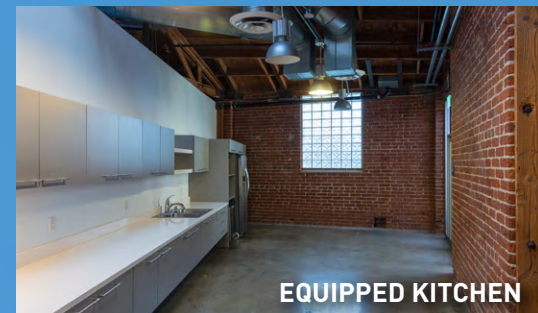
PRIVATE OUTDOOR PATIO



BRIGHT SUNLIT LOBBY



EXPANSIVE OPEN COMMON AREA

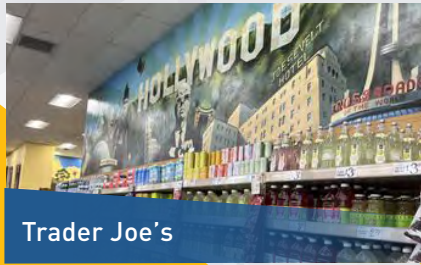


EQUIPPED KITCHEN

LOCATION

# WELCOME TO THE NEIGHBORHOOD

Today's Hollywood is a vibrant hub of creative energy with easy access to top talent, premier amenities, and a thriving mix of media, tech, and production companies. This walkable neighborhood offers convenience and connection both during and after the workday.



Trader Joe's



Starbucks



Roscoe's Chicken & Waffles



Prince St. Pizza









Equinox Hollywood



SUGARFISH by sushi nozawa



-  Retail
-  Eateries
-  Lodging
-  Health & Fitness
-  Attractions
-  Parking

# REIMAGINING NOW. TO CREATE WHAT'S NEXT.

FOR MORE INFORMATION CONTACT: 11601 WILSHIRE BLVD, SUITE 900 LOS ANGELES, CA 90025 | 310 445 5700

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We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties everything is possible.



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