

COLUMBIA SQUARE

HISTORY MEETS
NEW HOLLYWOOD



KILROY

Iconic Media Campus

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

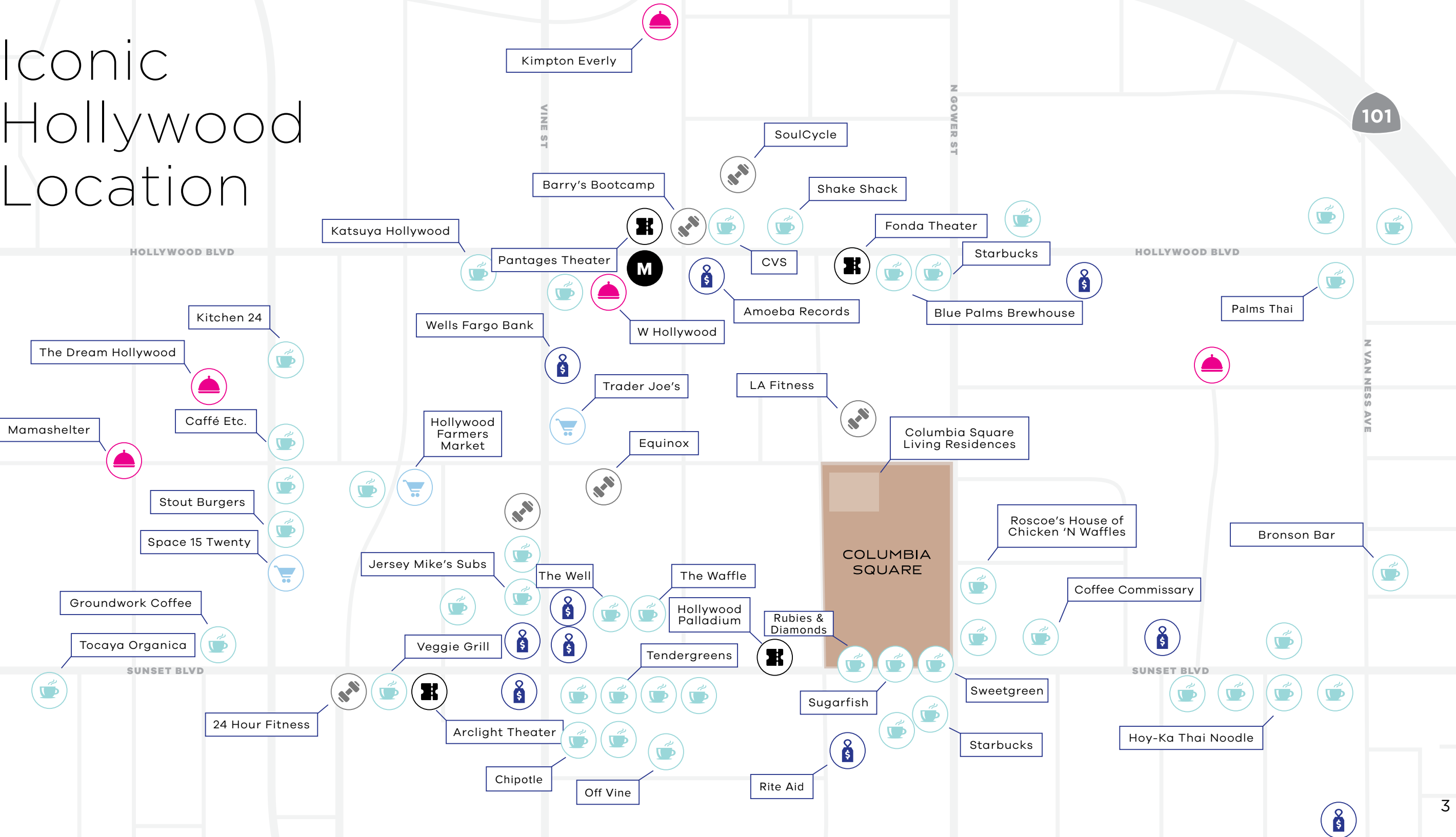
Originally designed by William Lescaze, its state-of-the-art recording studios and theaters cemented Hollywood as the entertainment center of the universe. Columbia Square was the original home of innovative engineering, sound effects, editing, and film.

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



Campus Overview & Available Space

○ EL CENTRO BUILDING

1500 N El Centro Ave

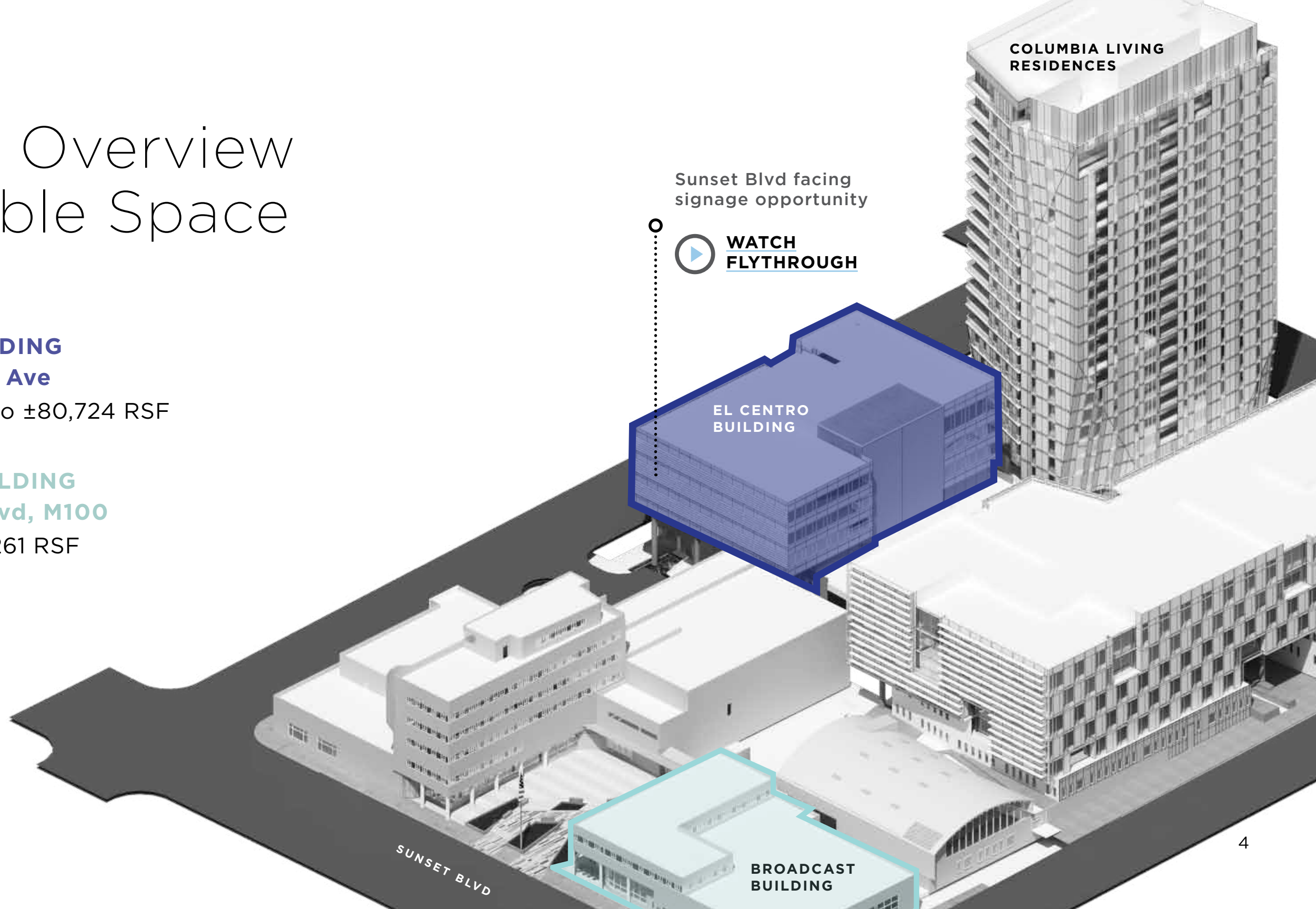
- Availability: up to ±80,724 RSF

○ BROADCAST BUILDING

6115 W Sunset Blvd, M100

- Availability: ±5,261 RSF

**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 - VIACOM, FENDER, NEUEHOUSE**
- **ON-SITE AMENITIES INCLUDE SEVERAL RESTAURANTS, 24-HR SECURITY, SECURE PARKING WITH VALET**



El Centro Virtual Experience

**EXPLORE THE VIEWS AND
HYPOTHETICAL CREATIVE
WORKSPACE BUILD-OUT**

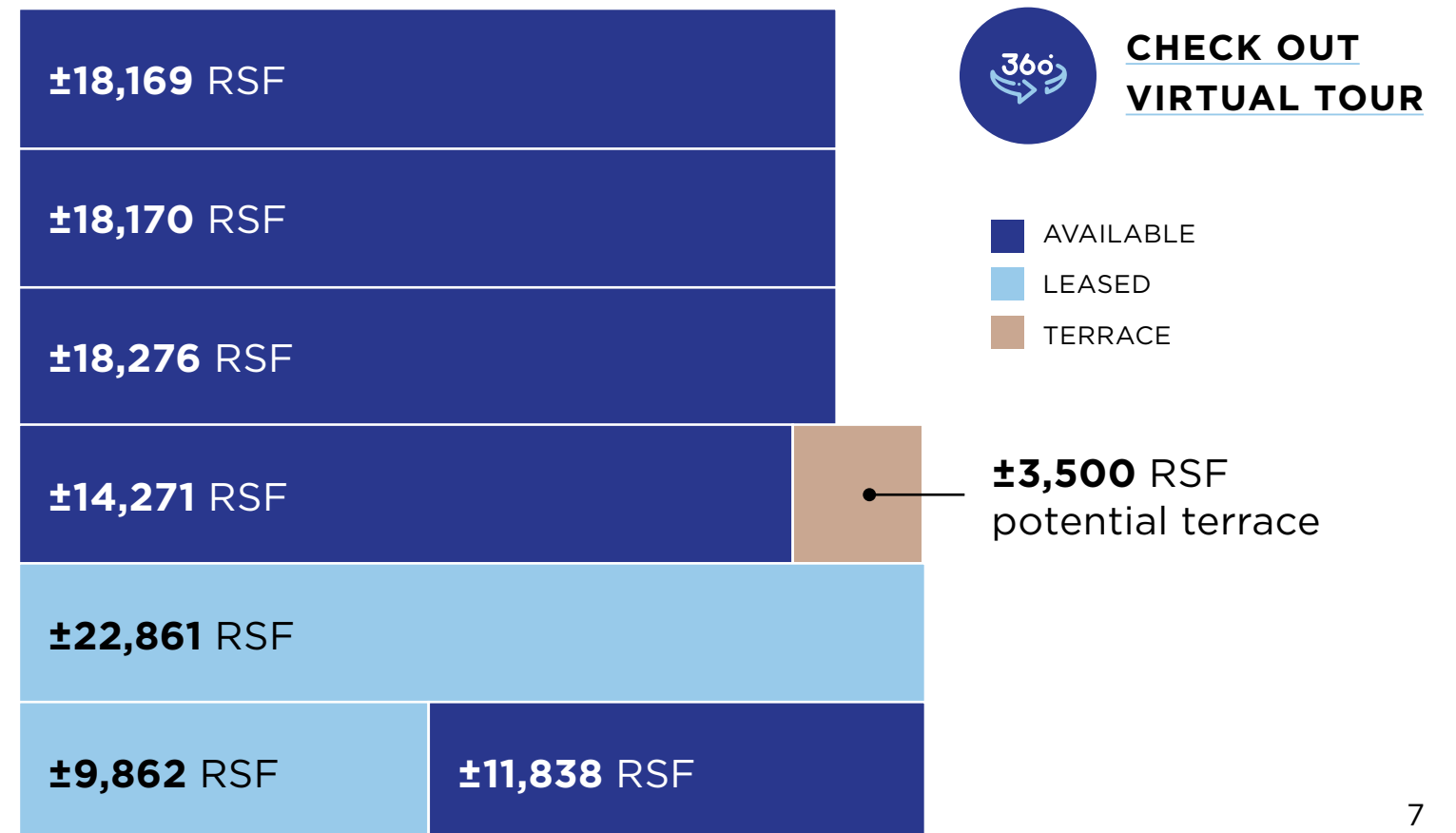
**[KILROYREALTY.COM/
TOUR/1500_ELCENTRO/](https://kilroyrealty.com/tour/1500_elcentro/)**





Available Space

UP TO $\pm 80K$ RSF AVAILABLE





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

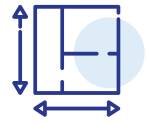
Building developed



30' X 30'

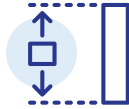
Column spacing

El Centro Property Highlights



SPACIOUS

Variety of spaces including: screening rooms, photo studios, large conference and open office spaces, food service/galley kitchens



CUSTOMIZABLE

Floors 3 and up, potential to increase ceiling heights for studio/production use



HEALTH-CONSCIOUS

New bi-polar ionization system provides cleaner air and greater energy savings



OPEN-AIR

Up to ±5,760 RSF private terrace and private patios



HIGHLY VISIBLE

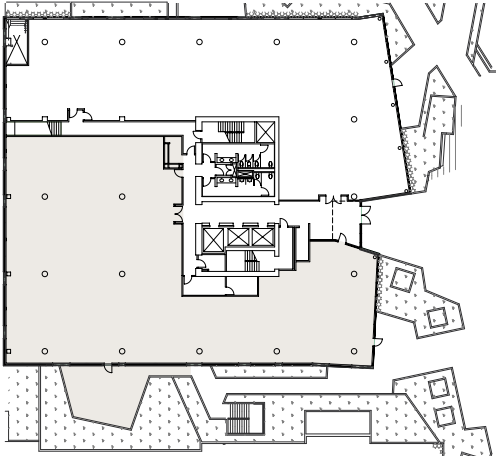
±1,000 SF iconic [signage opportunity](#) with visibility from Sunset Boulevard



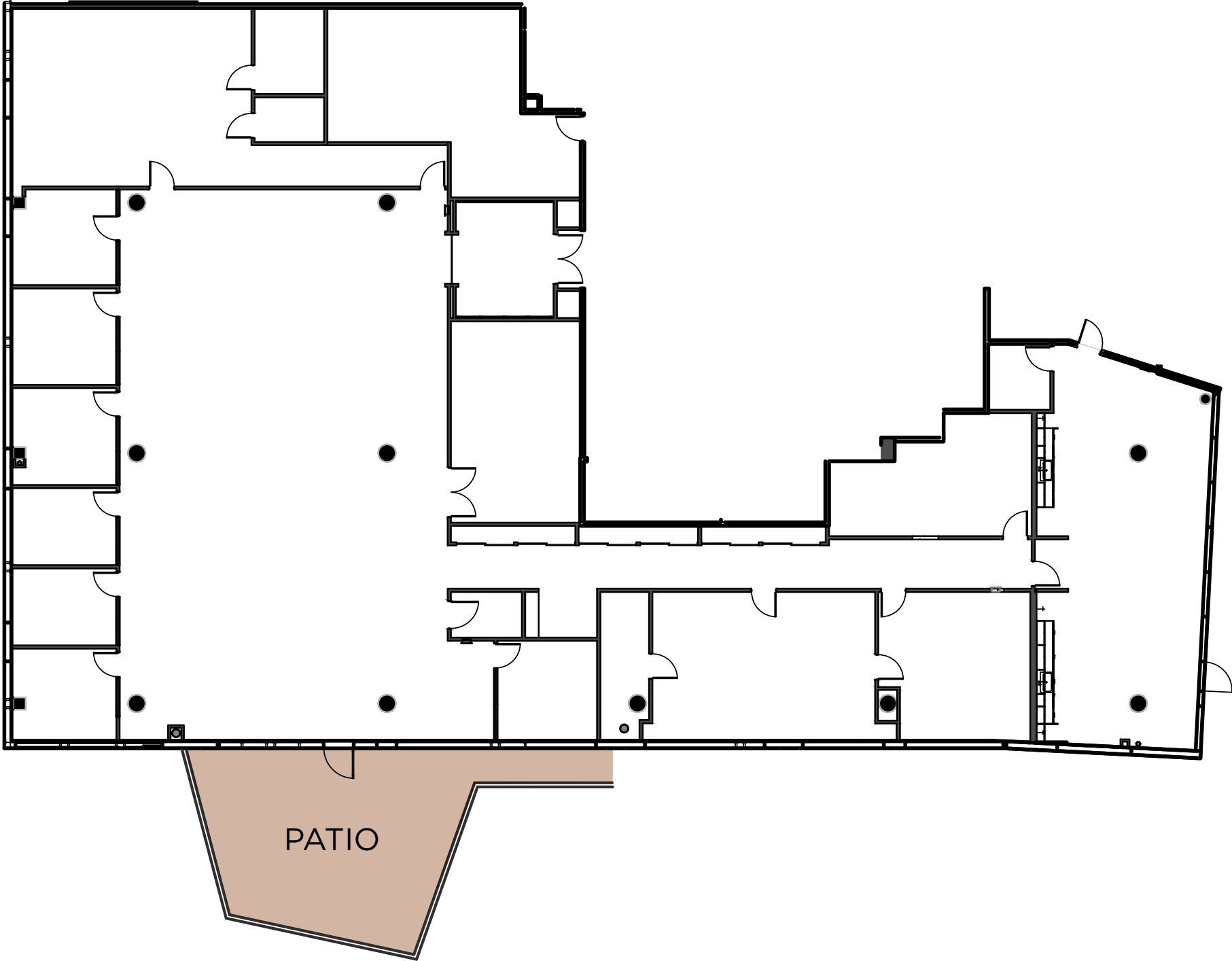
1500 N EL CENTRO AVE

Ste 150

±11,838 RSF



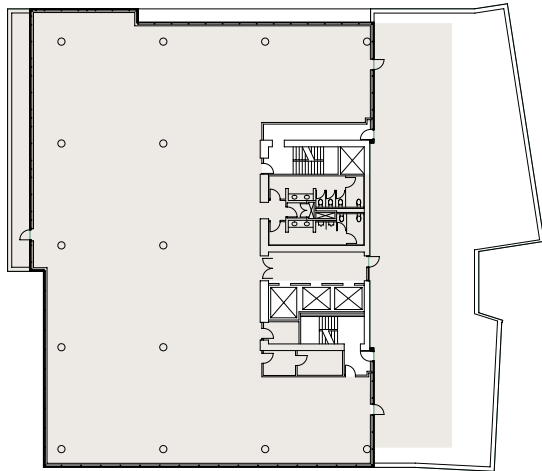
SUNSET BLVD



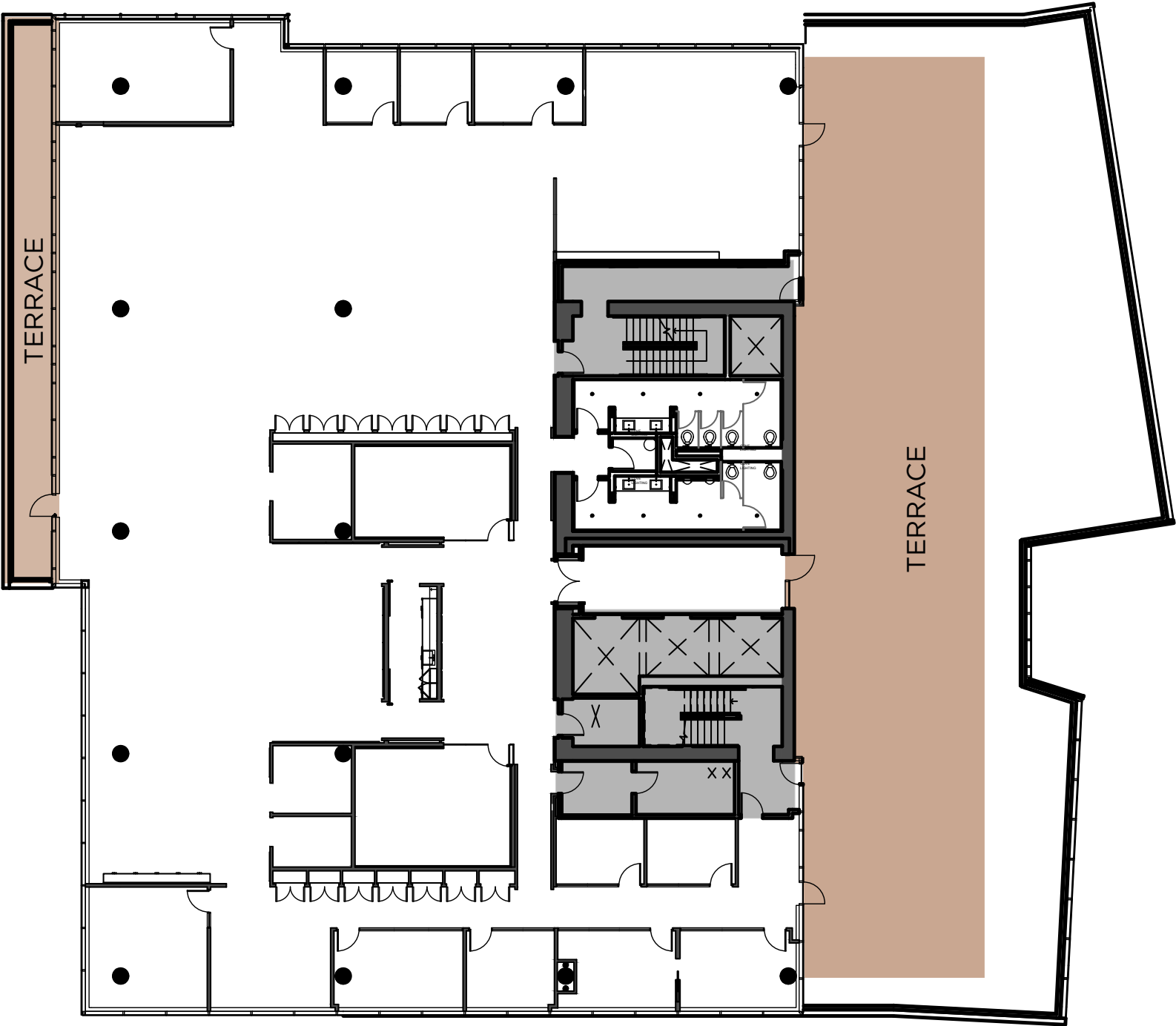
1500 N EL CENTRO AVE

Ste 300

±14,271 RSF
+3,500 RSF of terraces



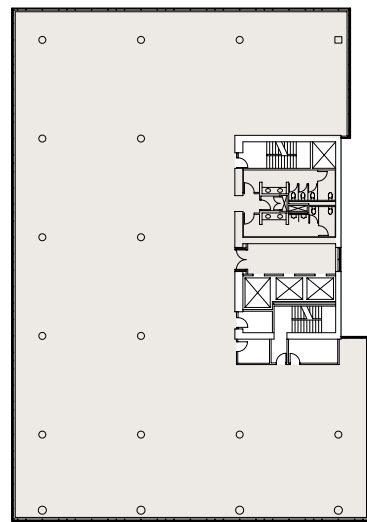
SUNSET BLVD



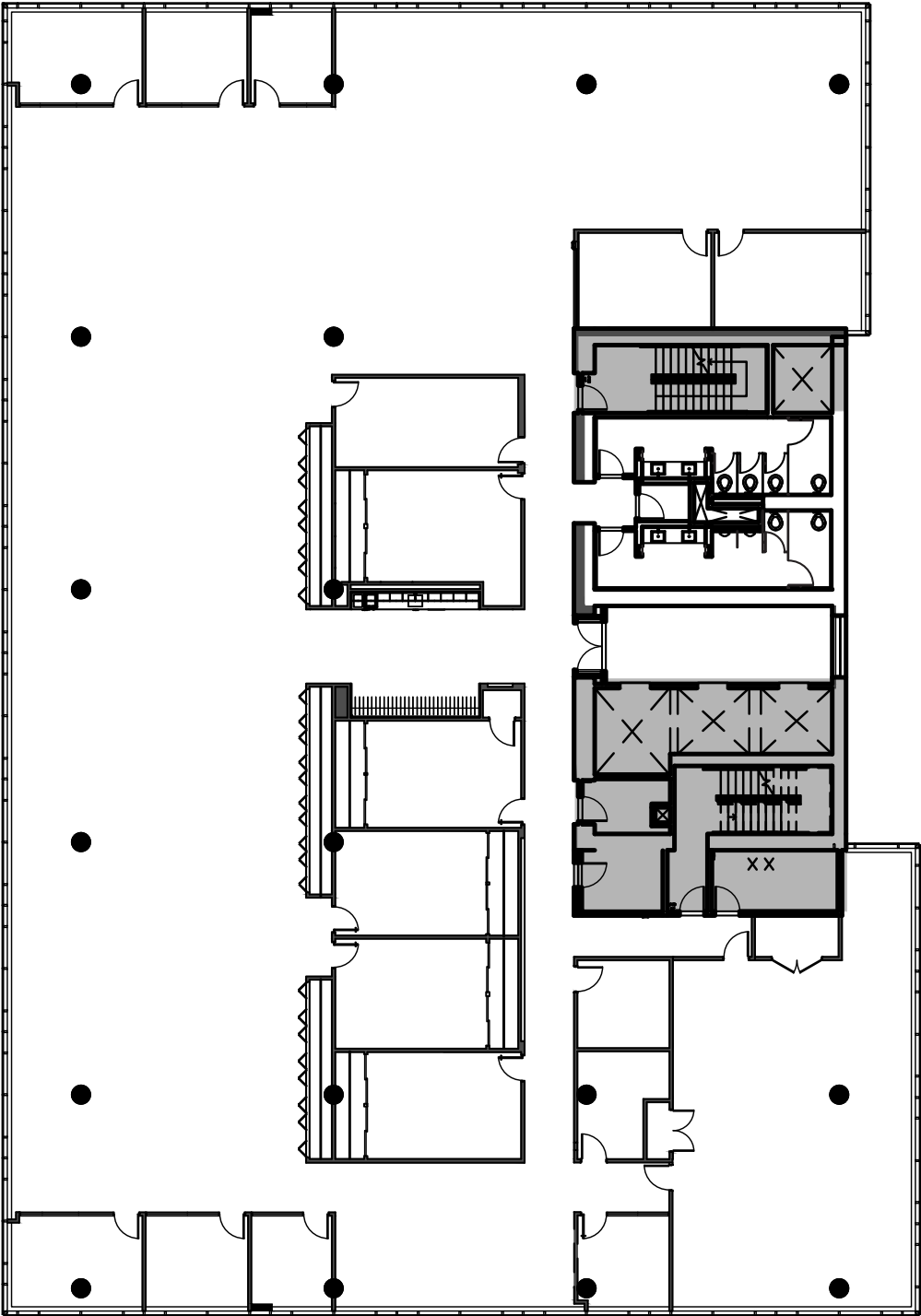
1500 N EL CENTRO AVE

Ste 400

±18,276 RSF



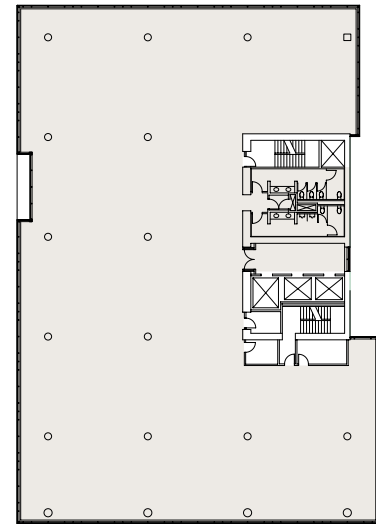
SUNSET BLVD



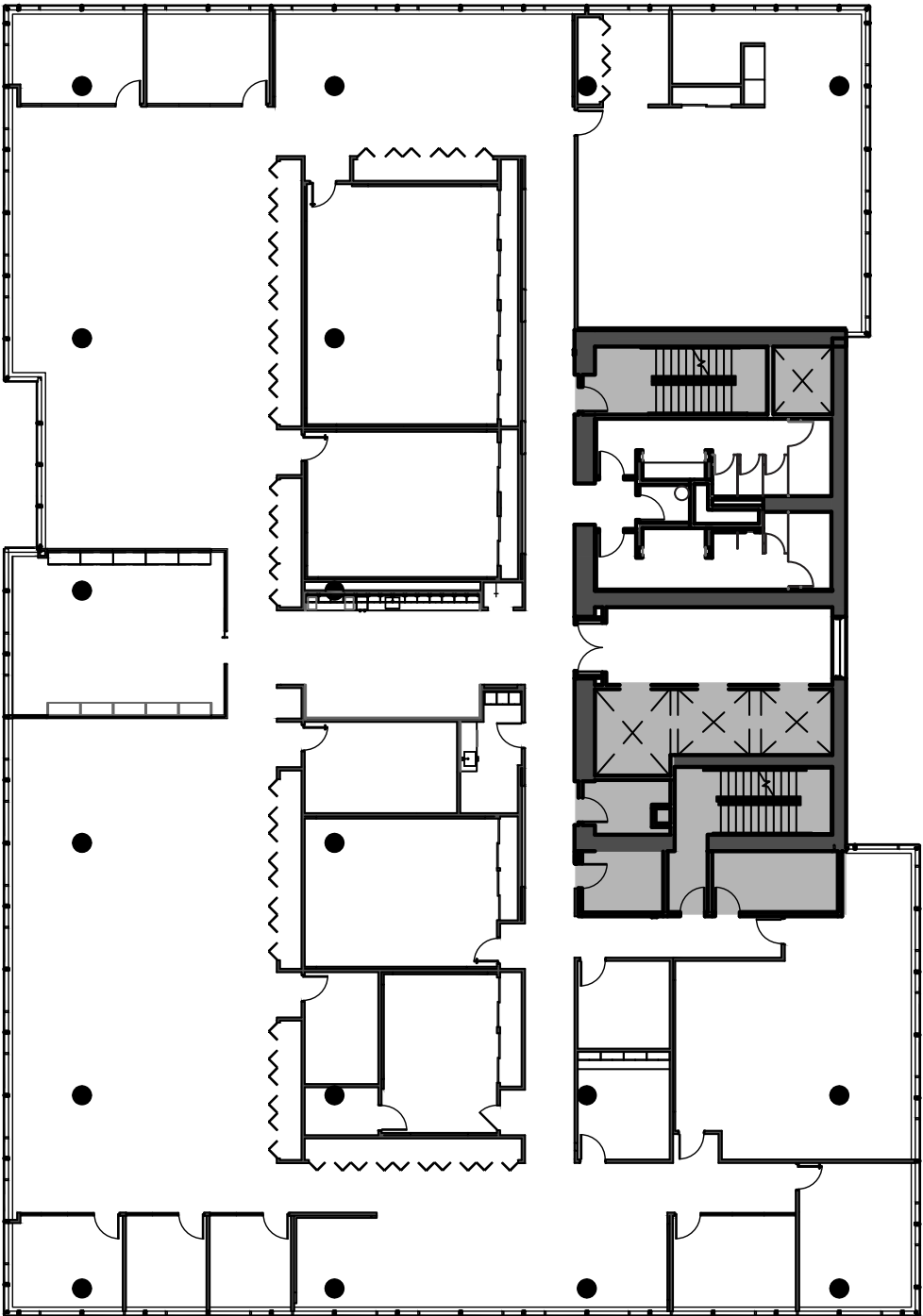
1500 N EL CENTRO AVE

Ste 500

±18,170 RSF



SUNSET BLVD



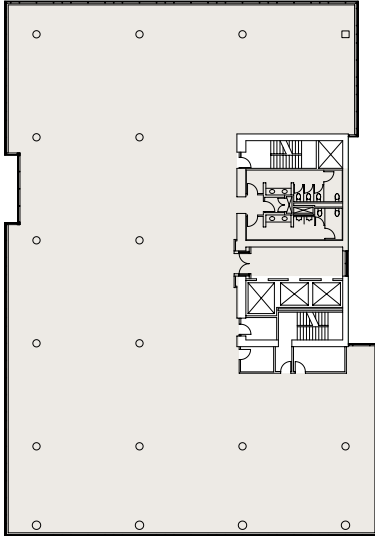
1500 N EL CENTRO AVE

Ste 600

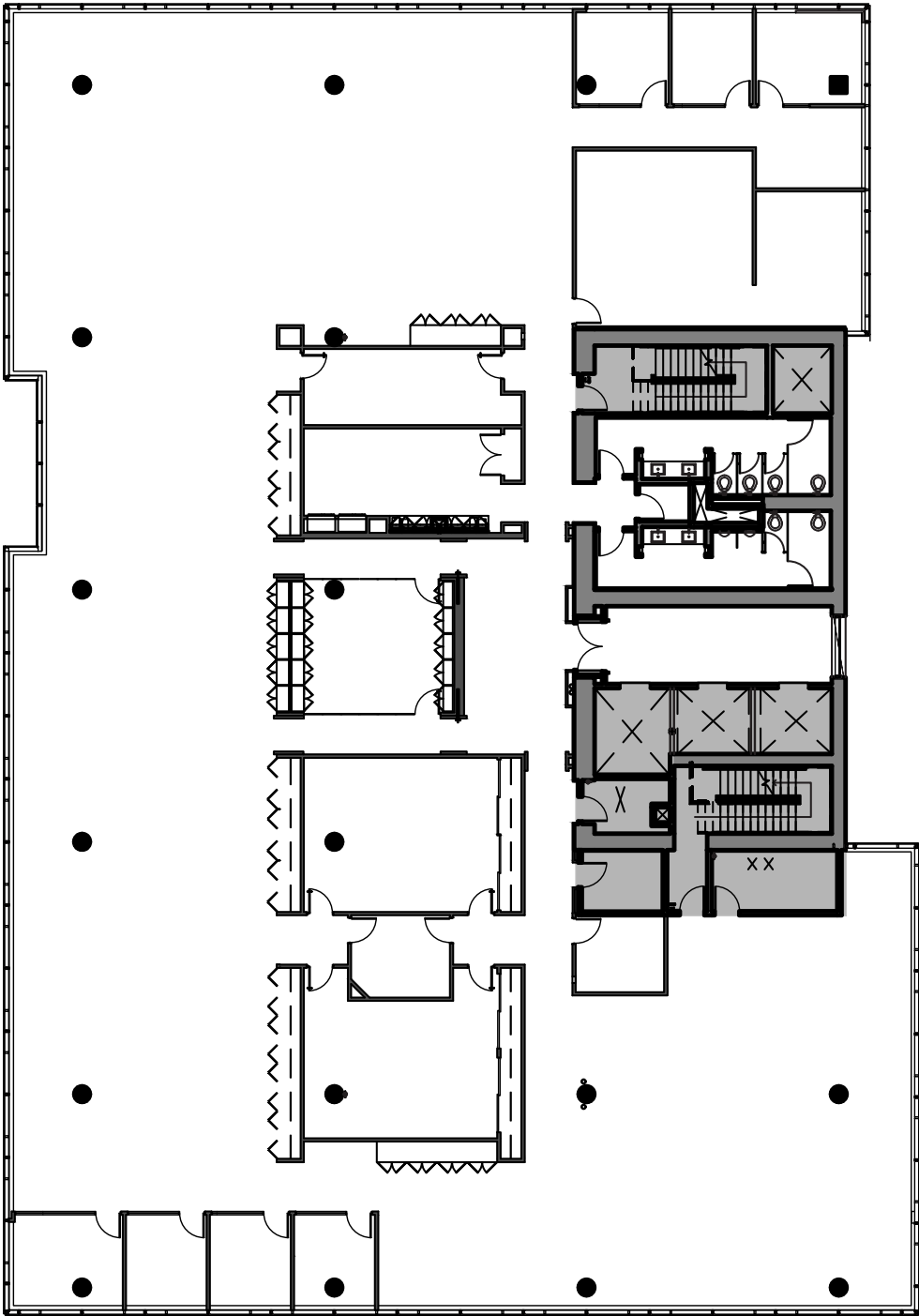
±18,169 RSF



CHECK OUT
VIRTUAL TOUR



SUNSET BLVD



Broadcast Building

**UP TO ±5,261 RSF OF
MEZZANINE SPACE AVAILABLE**





Broadcast Building Property Overview



±26,238 RSF

Building RBA



PRIVATE ENTRANCE

Exclusive to tenants



±5,261 RSF

Mezzanine space
available



3

Floors



PARKING

2.75/1,000



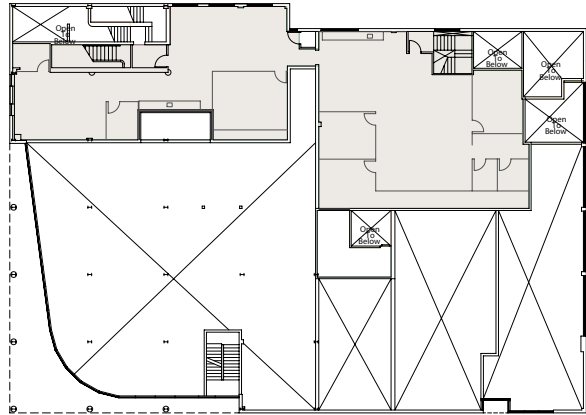
2015

Year renovated

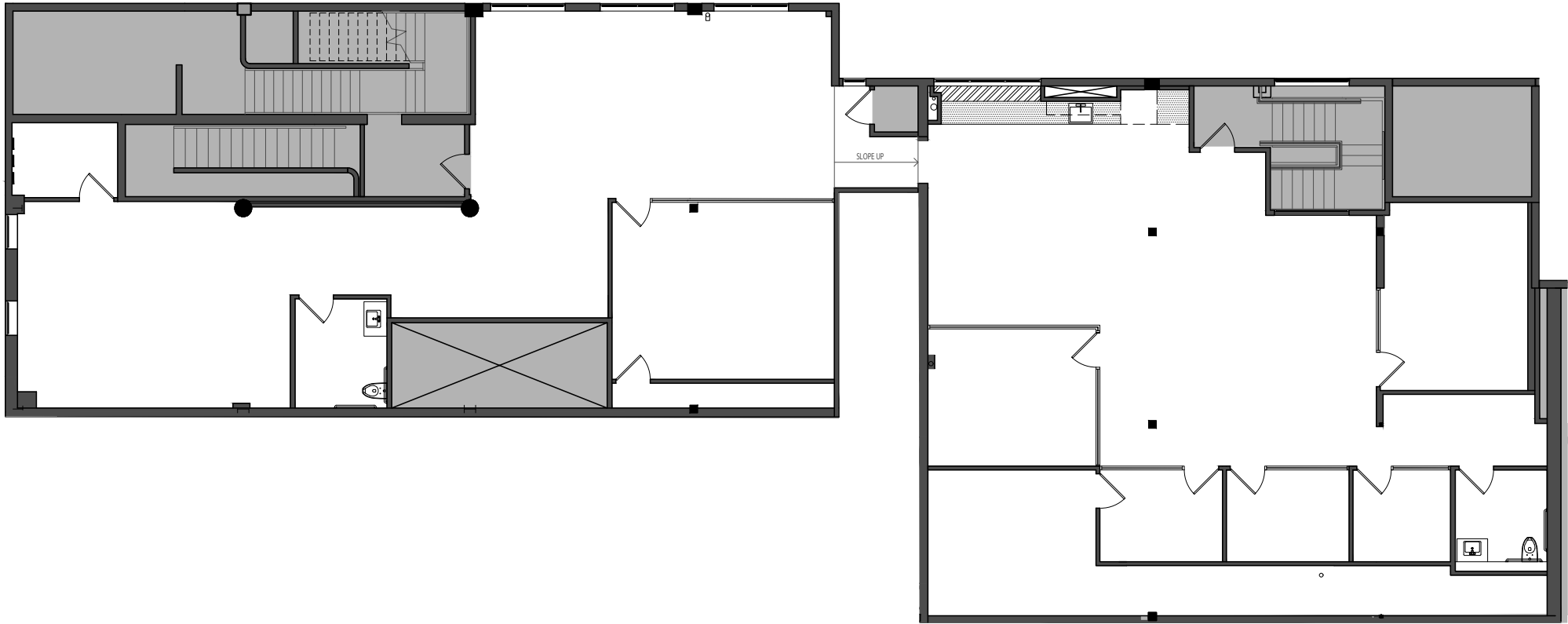
6115 W SUNSET BLVD

Ste M100

±5,261 RSF



SUNSET BLVD





Neighborhood Numbers



65,540

Population
within 1 mile



76,147

Daytime population
within 1 mile



174,056

Households
within 10 minutes



\$1,146,261

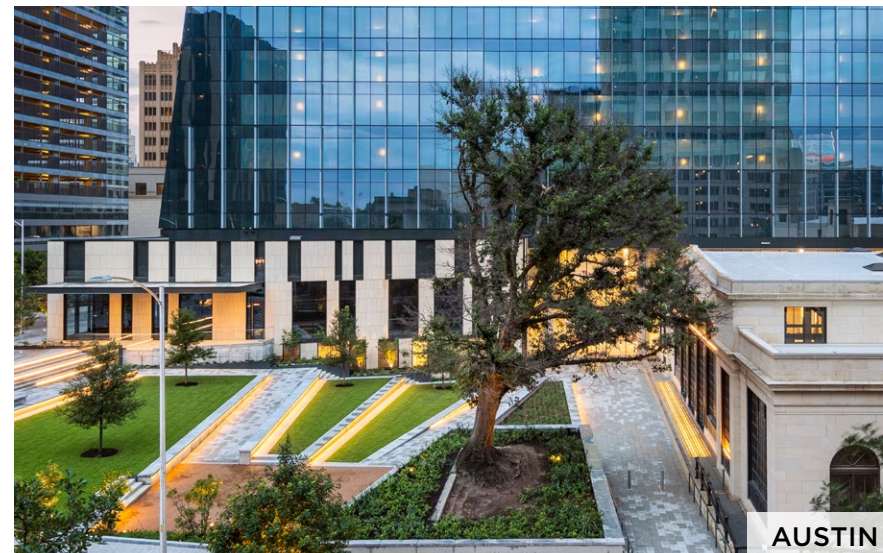
Median home value
within 10 minutes

Kilroy is Where Innovation Works

- ±24M 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

*Square footages sourced from the Kilroy 3Q21 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline properties.





CARL MUHLSTEIN

lic. 00595250

+1 213 239 6055

carl.muhlstein@am.jll.com

PETER HAJIMIHALIS

lic. 01994663

+1 213 239 6399

peter.hajimihalis@am.jll.com

HAYLEY BLOCKLEY

lic. 01781682

+1 213 239 6054

hayley.blockley@am.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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