

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.

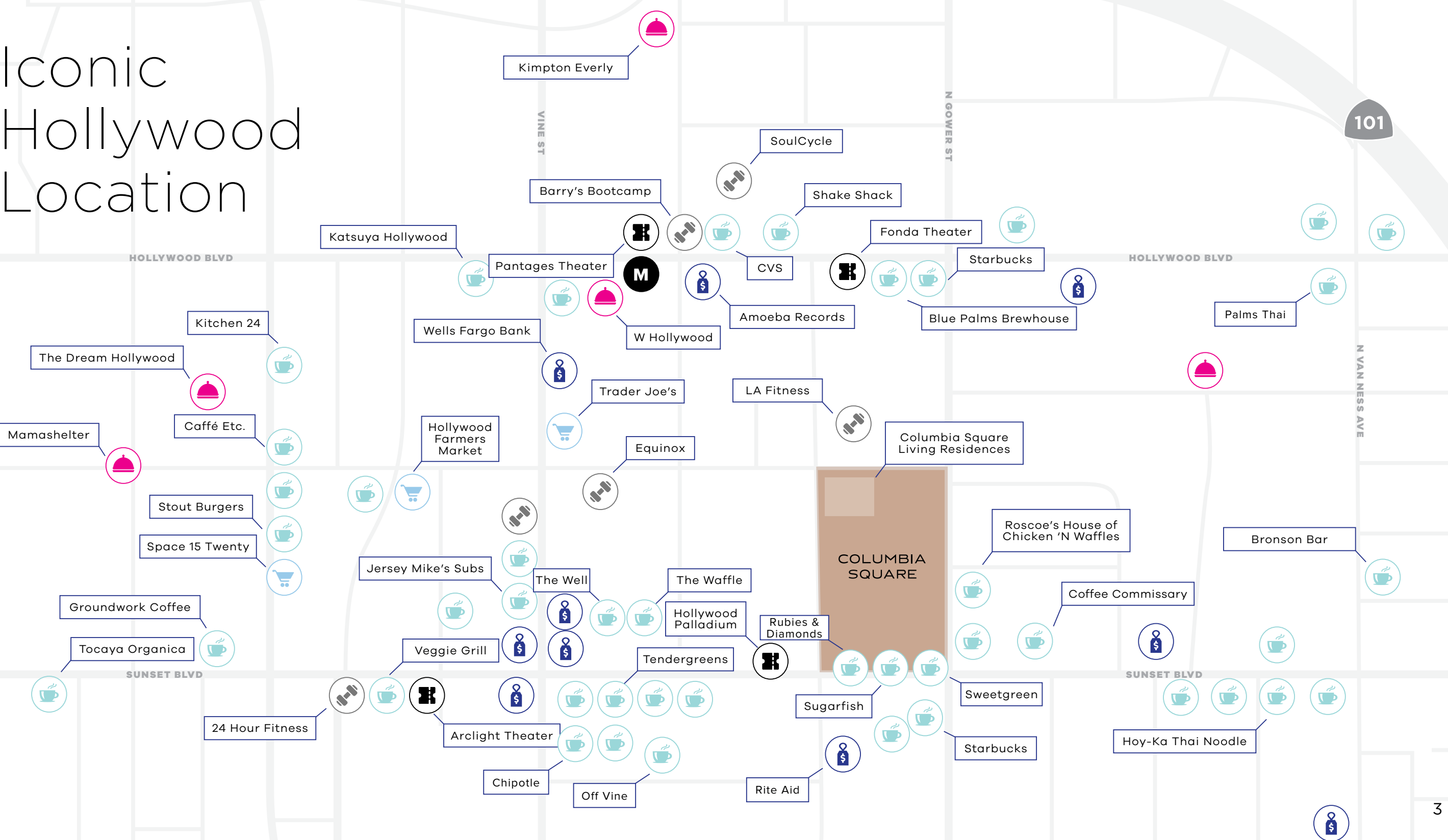
Originally designed by William Lescaze, its state-of-the-art recording studios and theaters cemented Hollywood as the entertainment center of the universe. Columbia Square gave birth to an industry of innovative engineering, sound effects, editing, and film.

Understanding the property's deep significance and meaning to Hollywood, Kilroy Realty rehabilitated this iconic campus. Careful investigation, planning, and a commitment as the new owner brought renewed life into the complex, returning design elements to the ground level courtyard, restoration and rehabilitation of exterior and interior spaces, 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

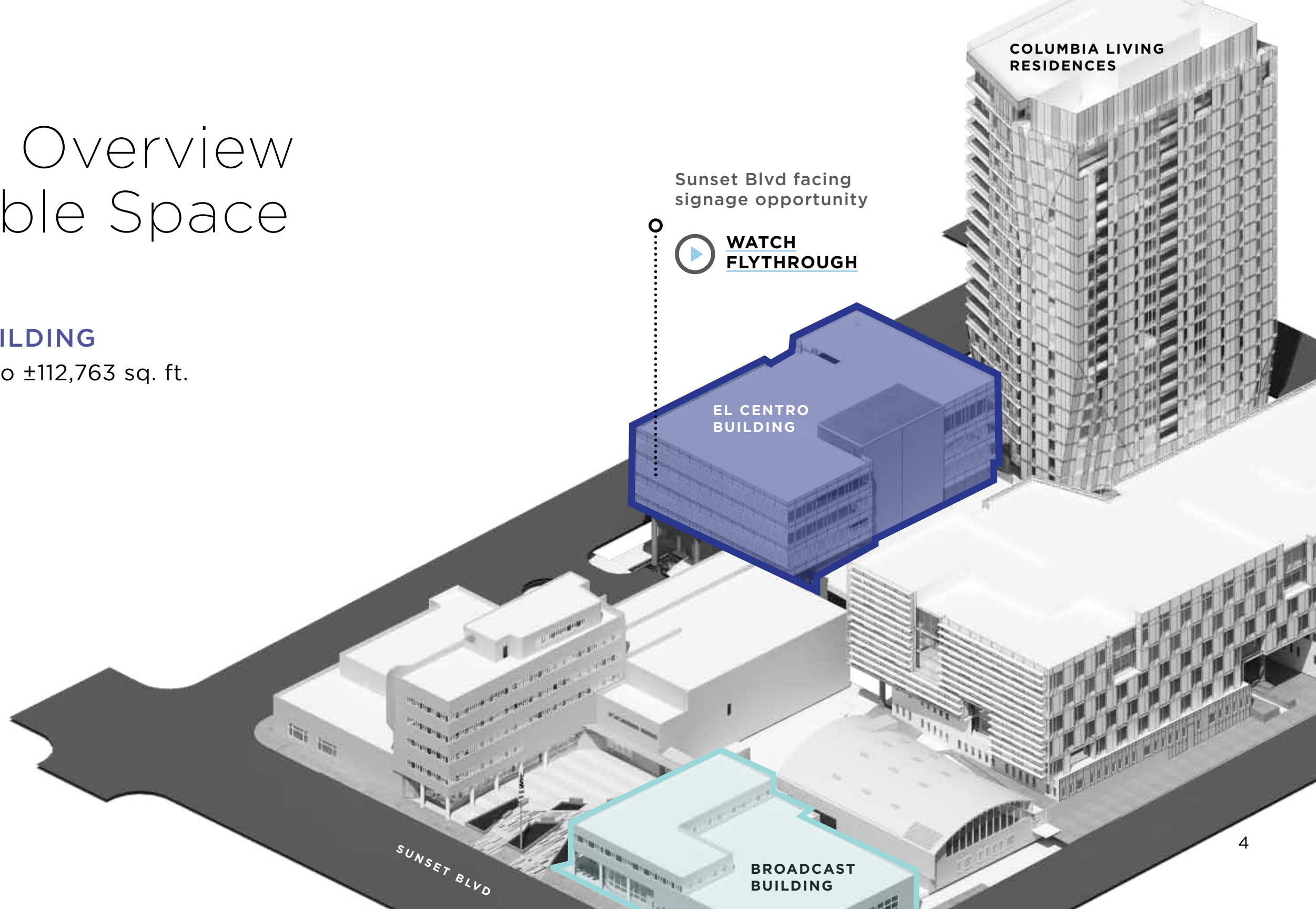


Campus Overview & Available Space

◉ EL CENTRO BUILDING

- Availability: up to ±112,763 sq. ft.

**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**

[KILROYINTERACTIVE.COM/ELCENTRO/](https://kilroyinteractive.com/elcentro/)





Available Space

**±80K SQ. FT. AVAILABLE ACROSS
5 FULL FLOORS CONTIGUOUS**

±18,169 sq. ft.	
±18,170 sq. ft.	
±18,276 sq. ft.	
±14,271 sq. ft.	
±22,861 RSF sq. ft.	
±9,862 RSF sq. ft.	±11,838 RSF sq. ft.



**CHECK OUT
VIRTUAL TOUR**



El Centro Property Overview



~123,828 SF

Property RBA



~20,000 SF

Average floor plates



**FAN COIL
/VRF UNITS**

Energy mgmt system



6

Floors



13'+

Slab to slab



PARKING

3/1,000



2016

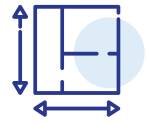
Building developed



30' X 30'

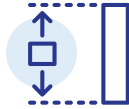
Column spacing

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

~5,760 SF private terrace and private patios



HIGHLY VISIBLE

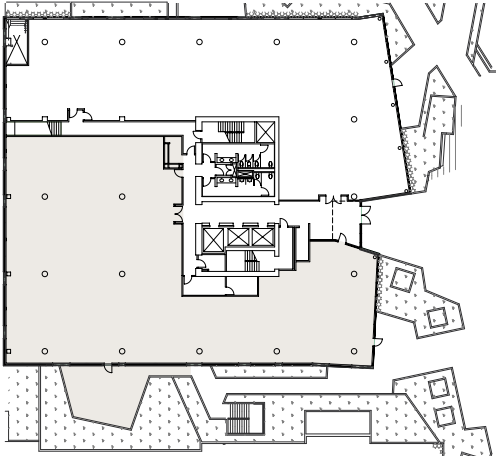
~1,000 SF iconic [signage opportunity](#) with visibility from Sunset Boulevard



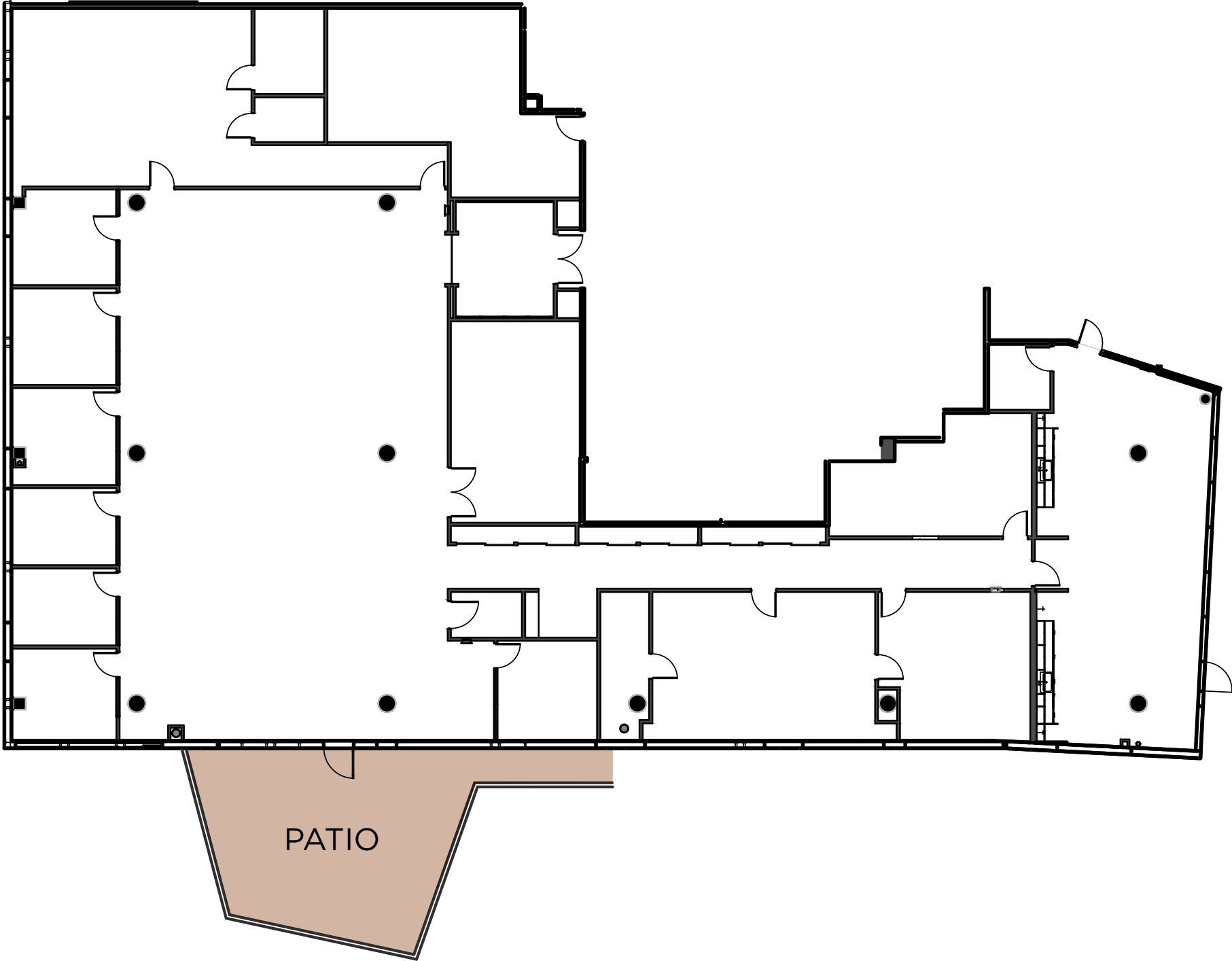
1500 N EL CENTRO AVE

Ste 150

11,838 RSF



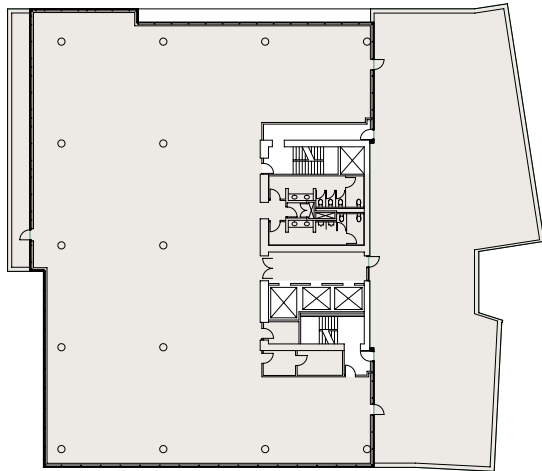
SUNSET BLVD



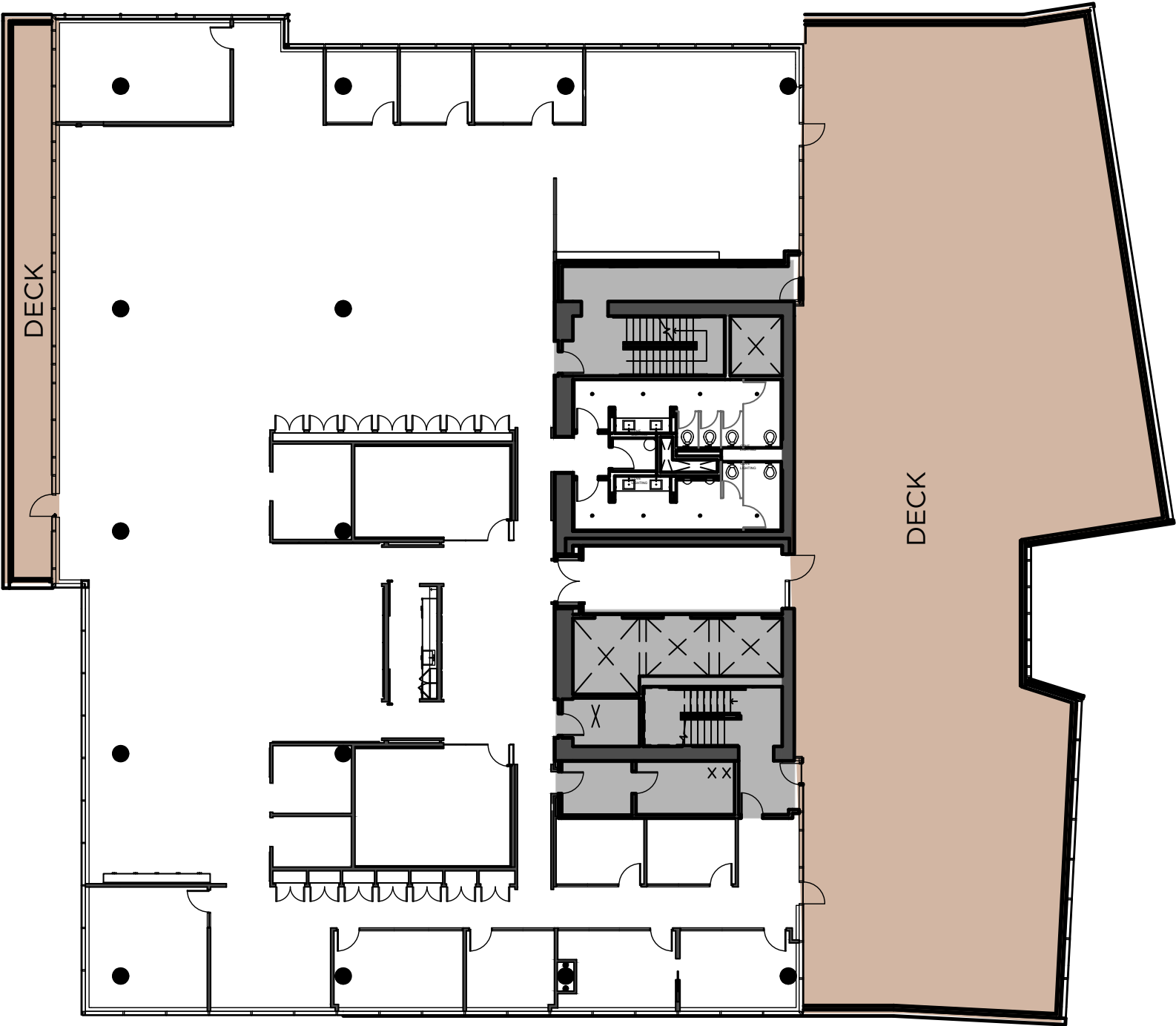
1500 N EL CENTRO AVE

Ste 300

14,271 RSF
+3,000 sq. ft. of decks



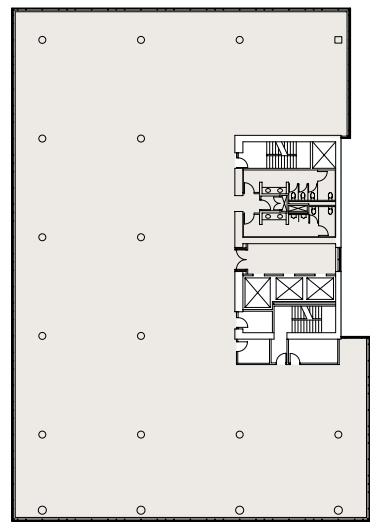
SUNSET BLVD



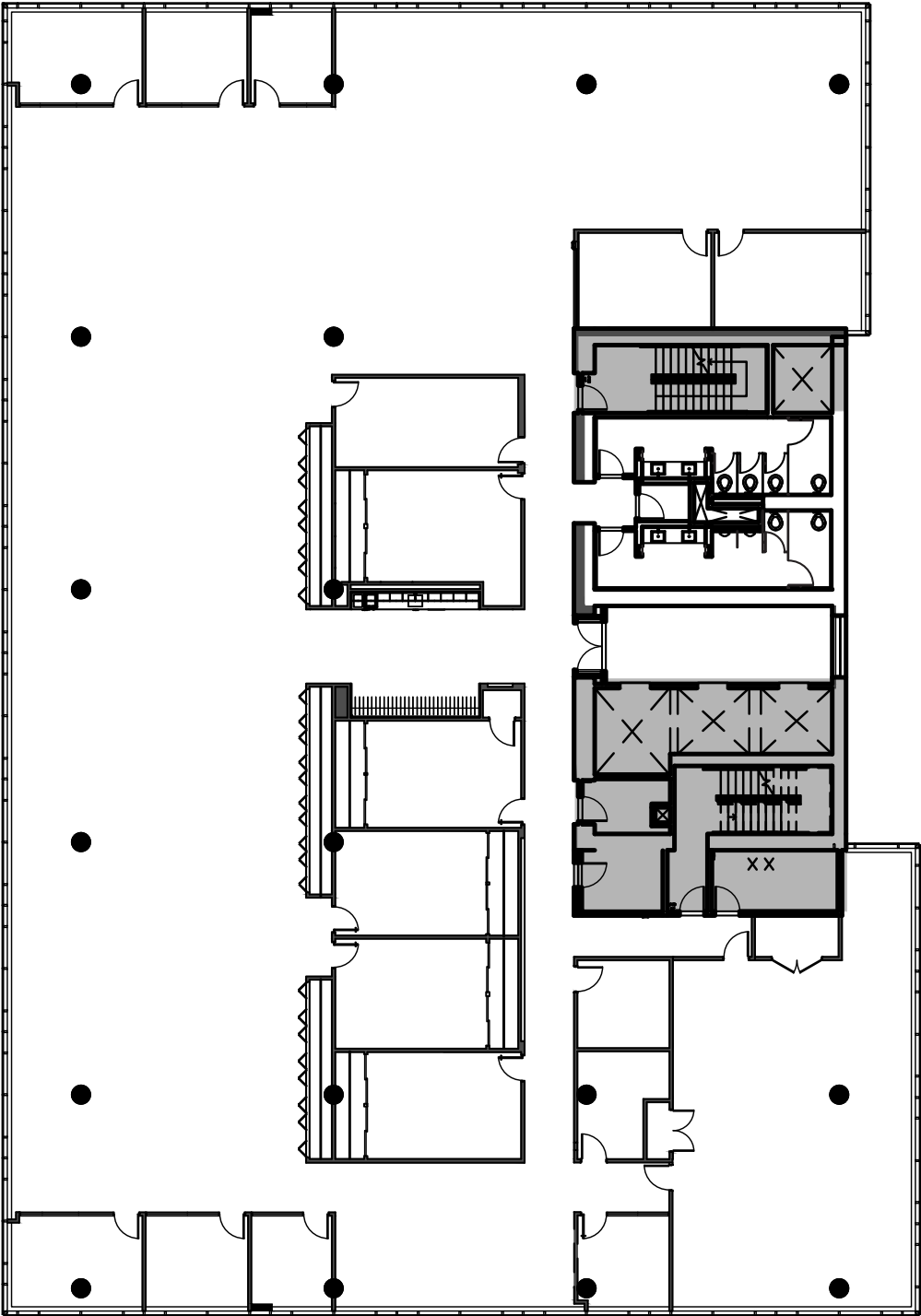
1500 N EL CENTRO AVE

Ste 400

18,276 RSF



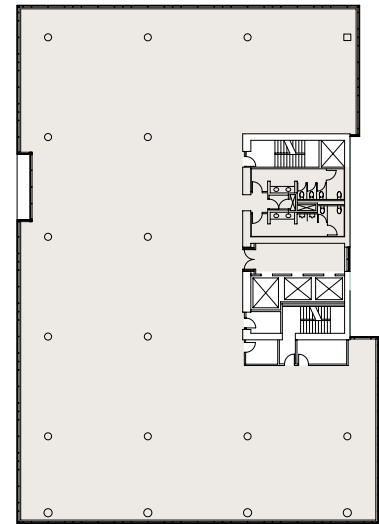
SUNSET BLVD



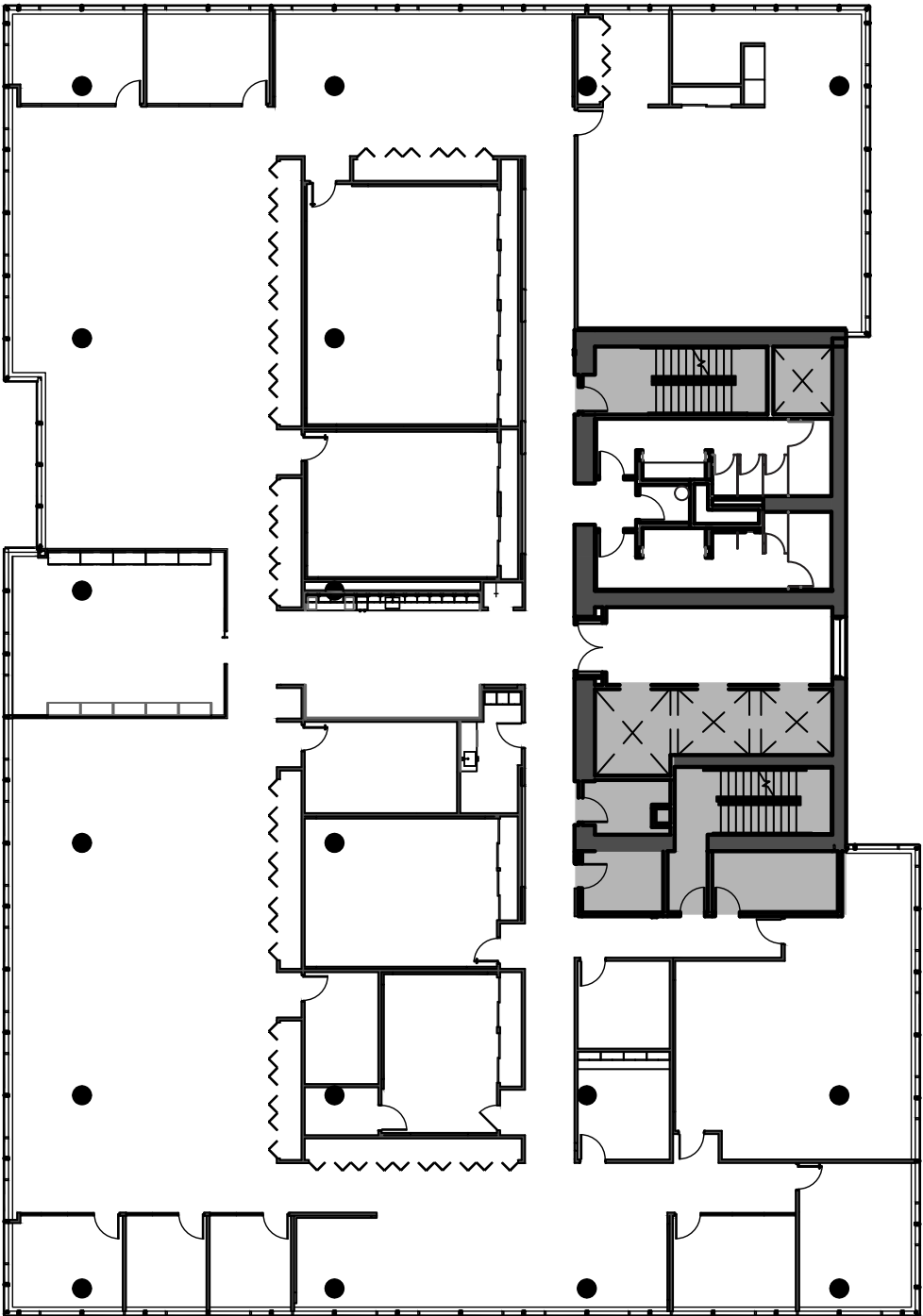
1500 N EL CENTRO AVE

Ste 500

18,170 RSF



SUNSET BLVD



North

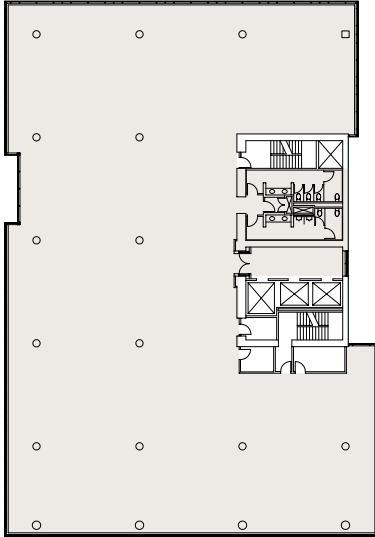
1500 N EL CENTRO AVE

Ste 600

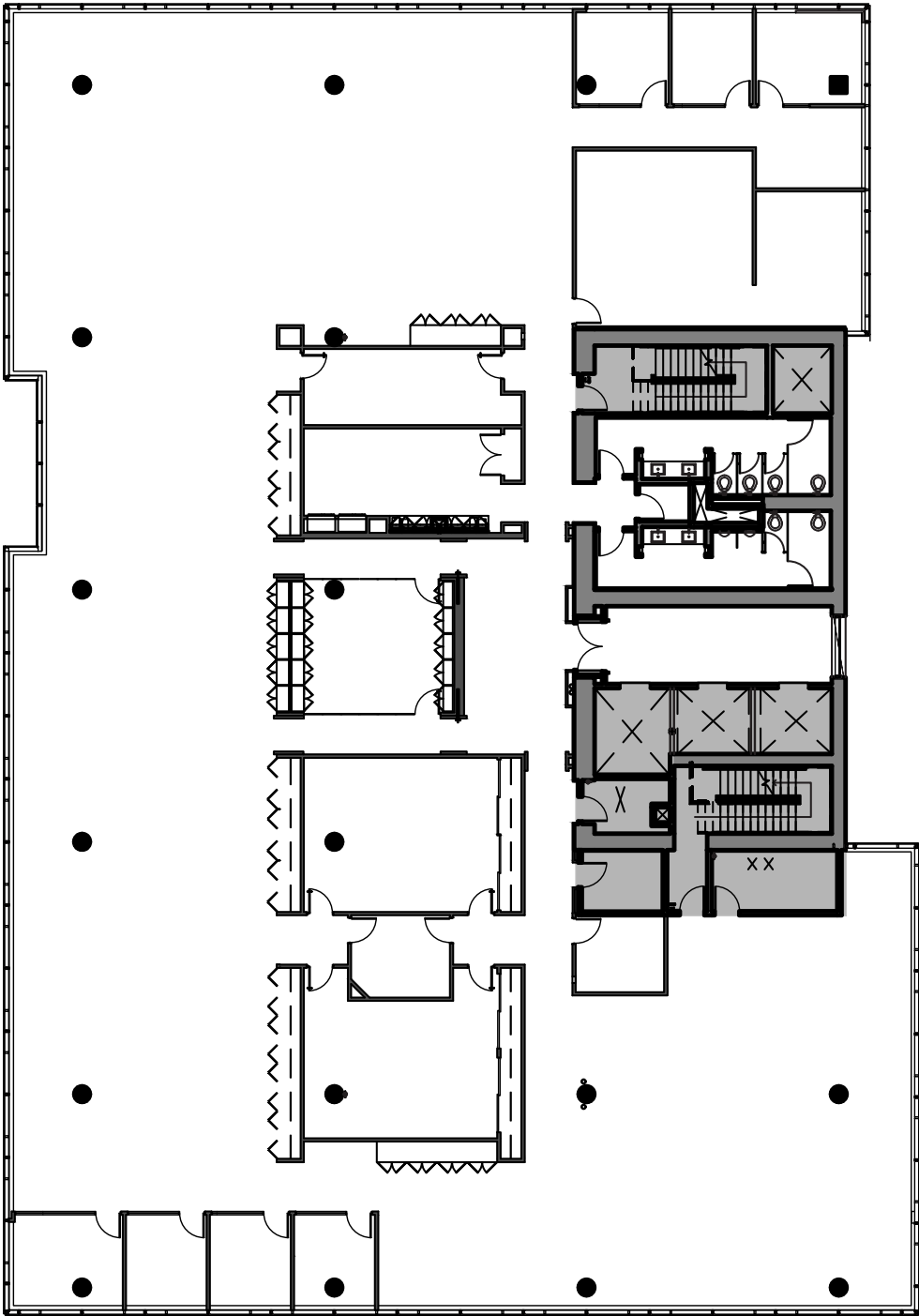
18,169 RSF



CHECK OUT
VIRTUAL TOUR



SUNSET BLVD



Broadcast Building

**UP TO 5,000 SQUARE
FEET OF MEZZANINE
SPACE WILL BE AVAILABLE
JANUARY 1, 2022.**





Broadcast Building Property Overview



~101,747 SF

Building RBA



~12,000 SF

Average floor plates



~5,000 SF

Mezzanine space
available 1/1/22



3

Floors



20'

Ceiling height



PARKING

3.5/1,000 RSF



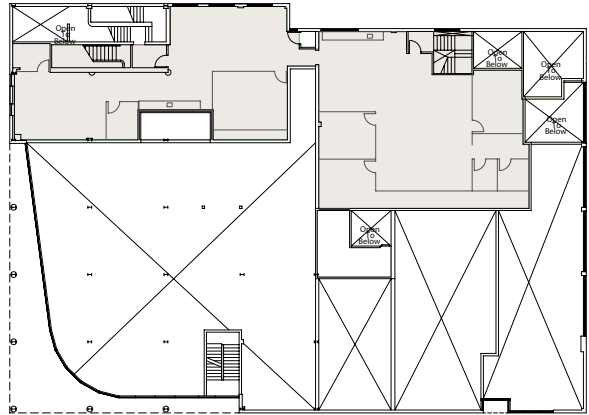
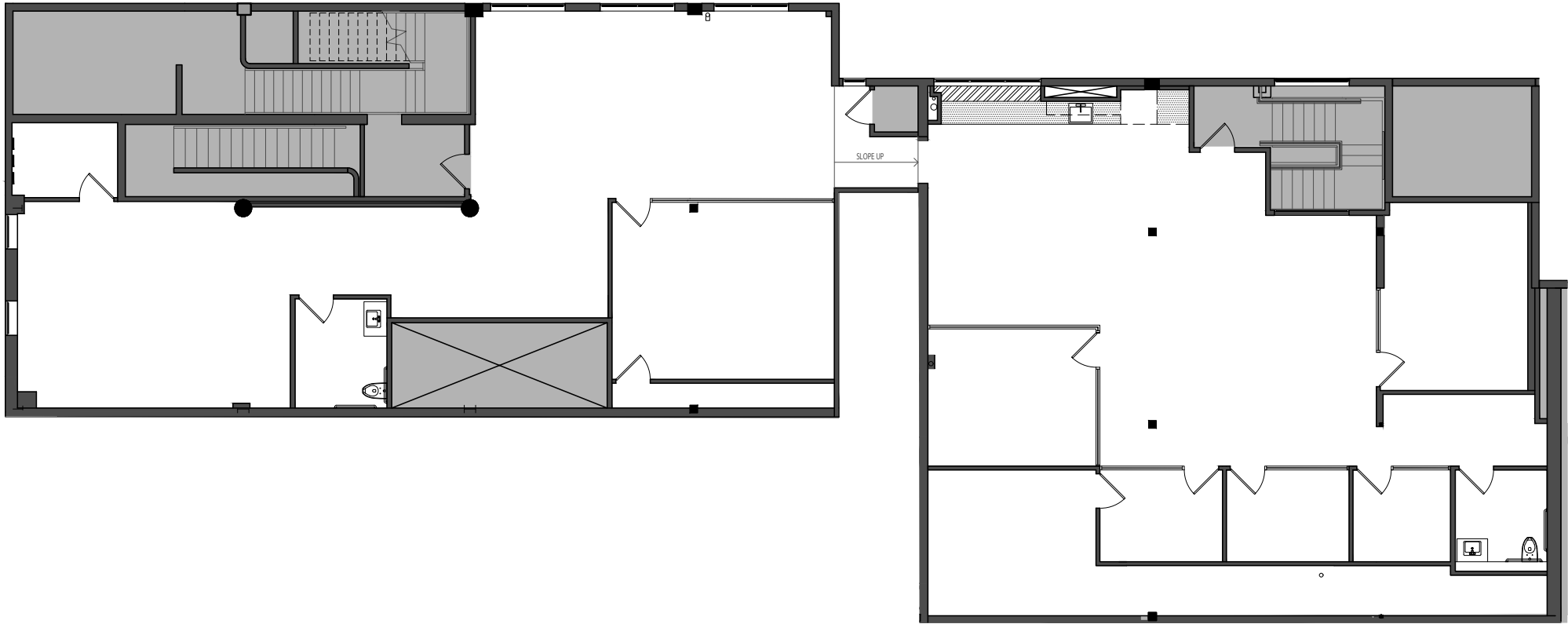
2015

Year renovated

6115 W SUNSET BLVD

Ste M100

5,261 RSF



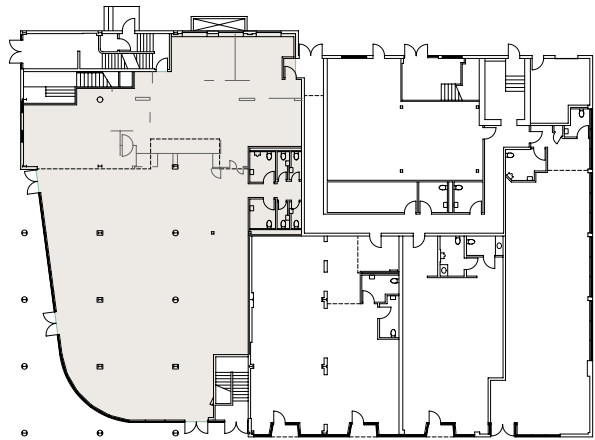
SUNSET BLVD



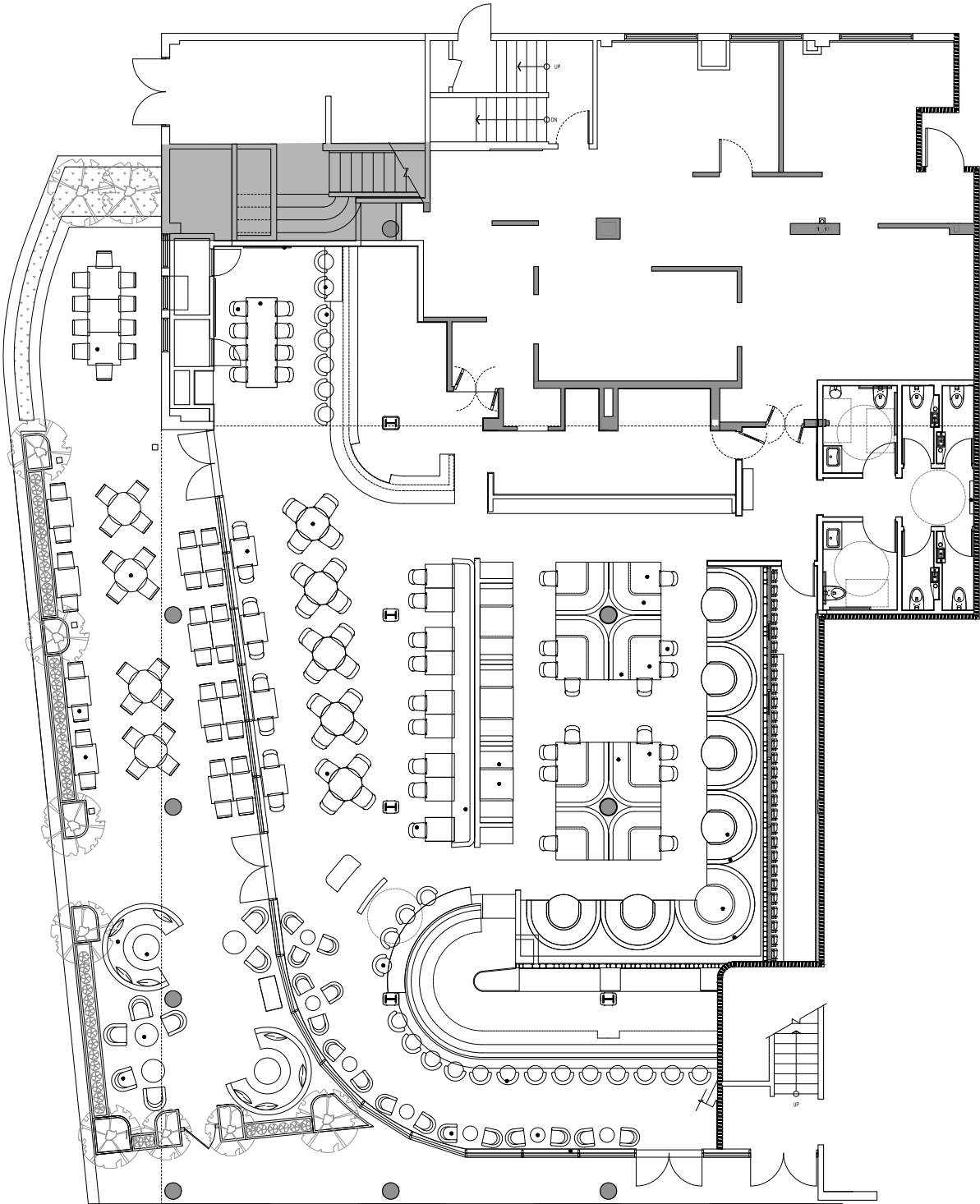
6115 W SUNSET BLVD

Ste 100

6,630 RSF



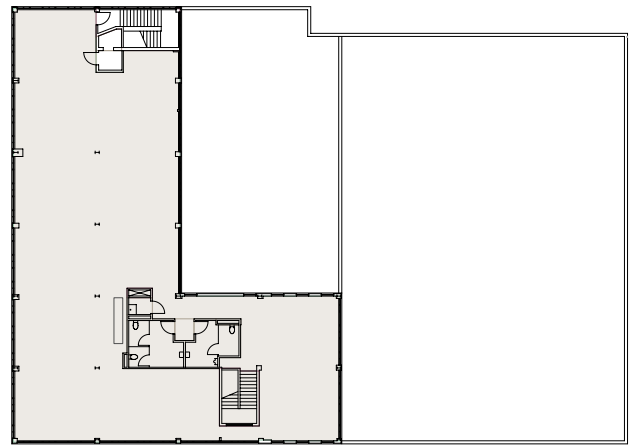
SUNSET BLVD



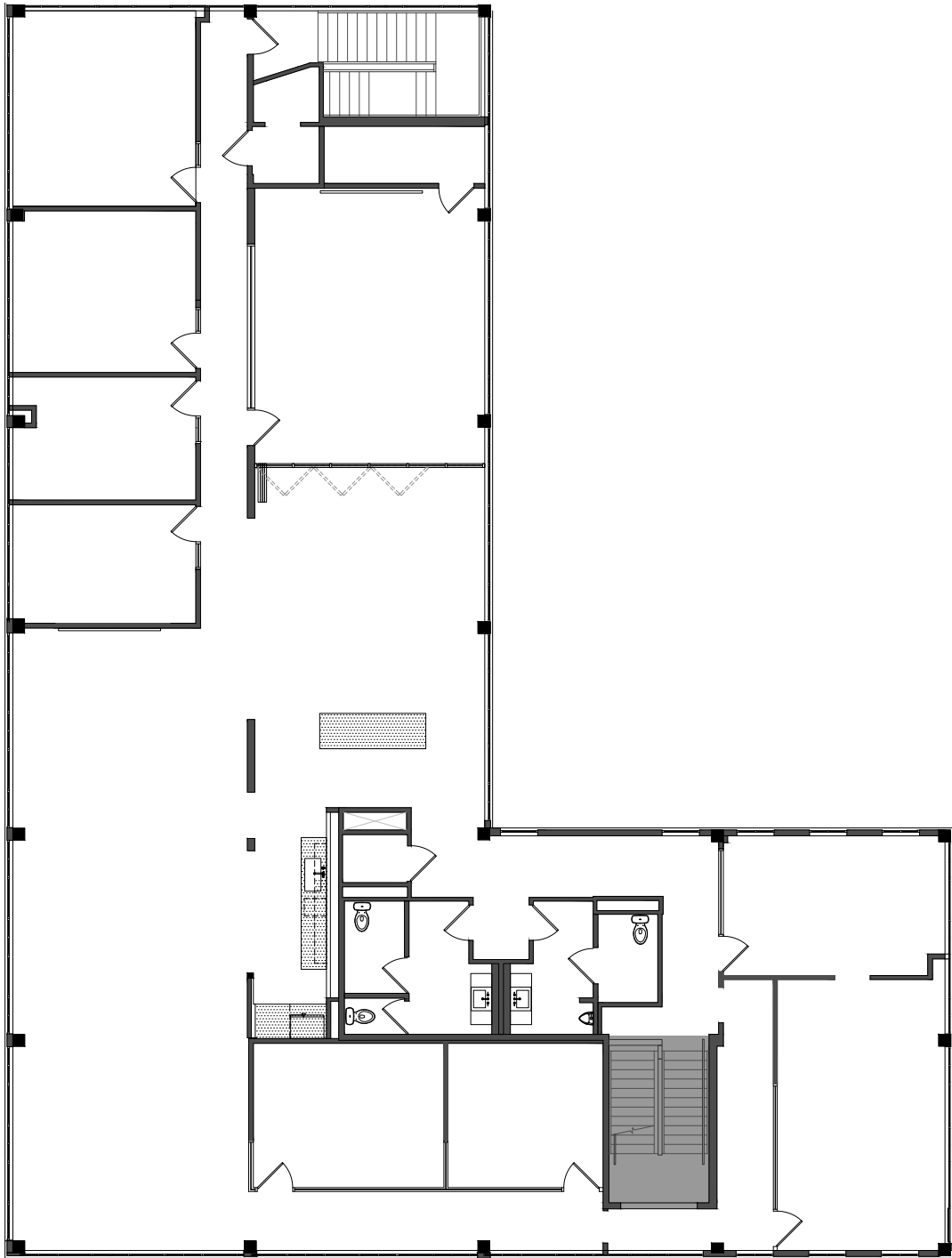
6115 W SUNSET BLVD

Ste 200

5,838 RSF



SUNSET BLVD



North



Neighborhood Numbers



65,540

Population
within 1 mile



76,147

Daytime population
within 1 mile



174,056

Households
within 10 minute



\$1,146,261

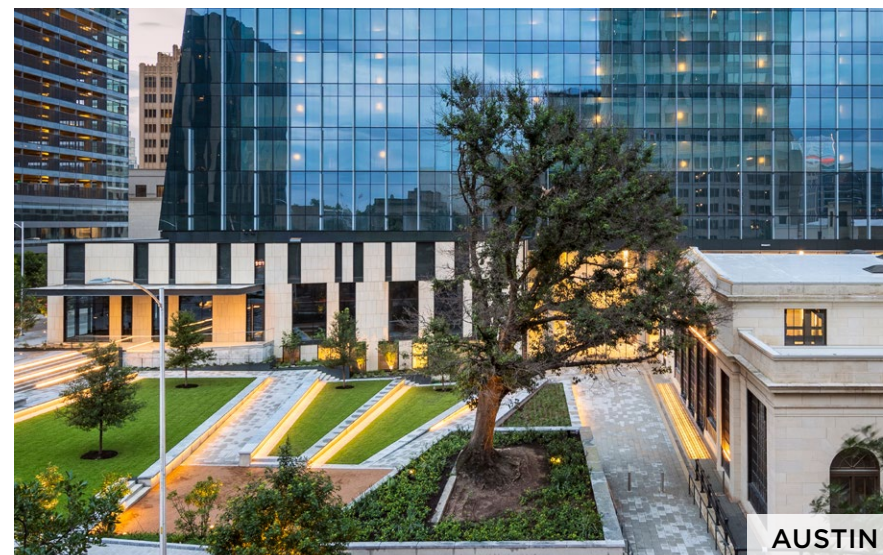
Median home value
within 10 minutes

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 2Q21 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

K I L R O Y