

TEAM  
CONDON

alexa • bailey • brittany • connor  
erica • kevin • kylie • mckenna  
mike • pete • sam • scott



# 7060

HOLLYWOOD BLVD

LOCATED IN THE  
HEART OF  
HOLLYWOOD

CREATIVE OFFICE &  
PRODUCTION/EVENT SPACE  
*(UP 32' CLEAR)*

SPEC SUITES  
STARTING AT 1,210 SF WITH  
UP TO 175,000 SF AVAILABLE



LeFrak



CUSHMAN &  
WAKEFIELD



# 7060

HOLLYWOOD BLVD

BUILDING SIZE 178,502 RSF

YEAR RENOVATED 2018

NUMBER OF FLOORS 12

LEASE TERM FLEXIBLE

ASKING RATE NEGOTIABLE

PARKING OVER 50,000 SF  
4.0/1,000 SF  
UNDER 50,000  
2.5/1,000 SF

RESERVED \$220.00

UNRESERVED \$155.00

TANDEM \$125.00

OCCUPANCY IMMEDIATE



# THE FEATURES

---

## SIGNAGE



Building top signage, beautiful views plus rooftop deck & balcony space available

## PARKING



Above-standard parking ratio and EV charging stations available

## AMENITIES



Walkable to a plethora of amenities including cafes, restaurants, gyms, shopping, grocery stores, hotels, entertainment venues, public transit and more!

## WELLNESS



Touchless parking, Openpath touchless elevator access, and Merv 13 filtration system

## SECURITY



Onsite property management and 24/7 security





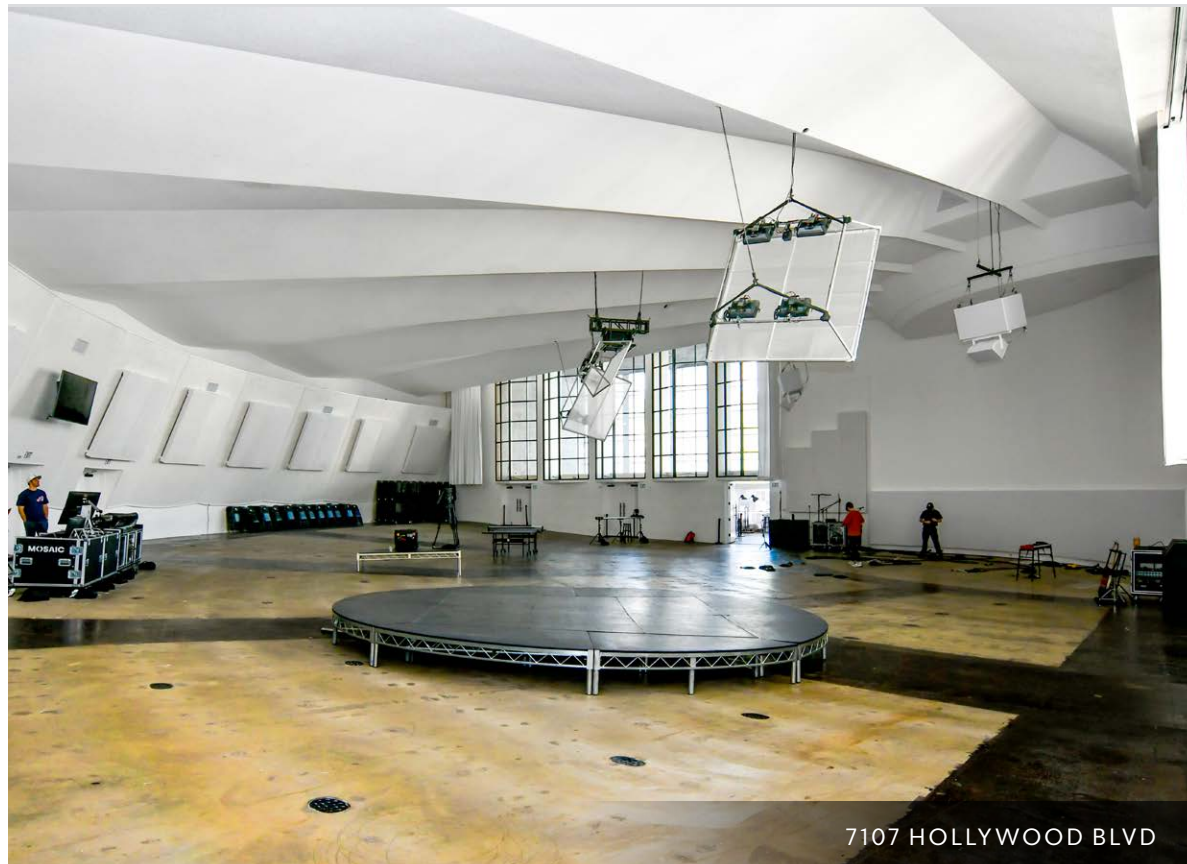
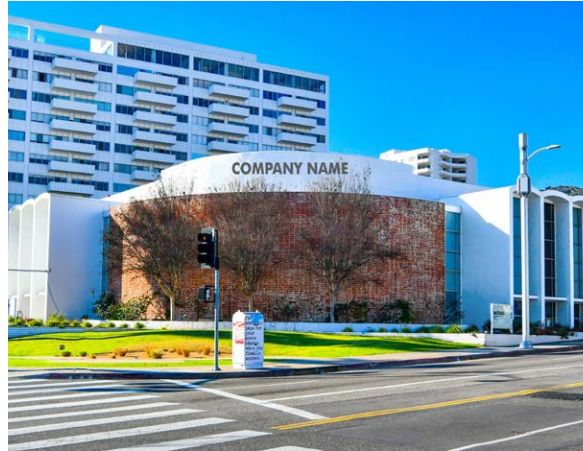
# 7107 HOLLYWOOD BLVD

## HIGH CLEAR PRODUCTION OR EVENT SPACE

View Property Video



7060 Hollywood Blvd provides a unique tenant experience with the ability to offer a one of a kind, high clear, entertainment, event or production space with the adjacent 7107 Hollywood Blvd property.



BUILDING SIZE 20,620 RSF

NUMBER OF FLOORS 1

LEASE TERM 7-15 YEARS

ASKING RATE NEGOTIABLE

PARKING 4/1,000 SF

CLEAR HEIGHT UP TO 32'

7107 HOLLYWOOD BLVD

# THE AVAILABILITIES



## 7060 HOLLYWOOD BLVD

### 5<sup>TH</sup> - 7<sup>TH</sup> FLOOR

- Brand new creative spec suites
- 1,210-3,445 SF
- Combinable suites

### 9<sup>TH</sup> FLOOR

- Creative, move-in ready space
- 18 perimeter offices
- 9 interior offices
- Conference room
- Kitchen
- Open workspace
- Divisible

### 10<sup>TH</sup> FLOOR

- Creative, move-in ready space
- 12 perimeter offices
- 1 interior offices
- Conference room
- Kitchen
- Open workspace
- Divisible

### 11<sup>TH</sup> FLOOR

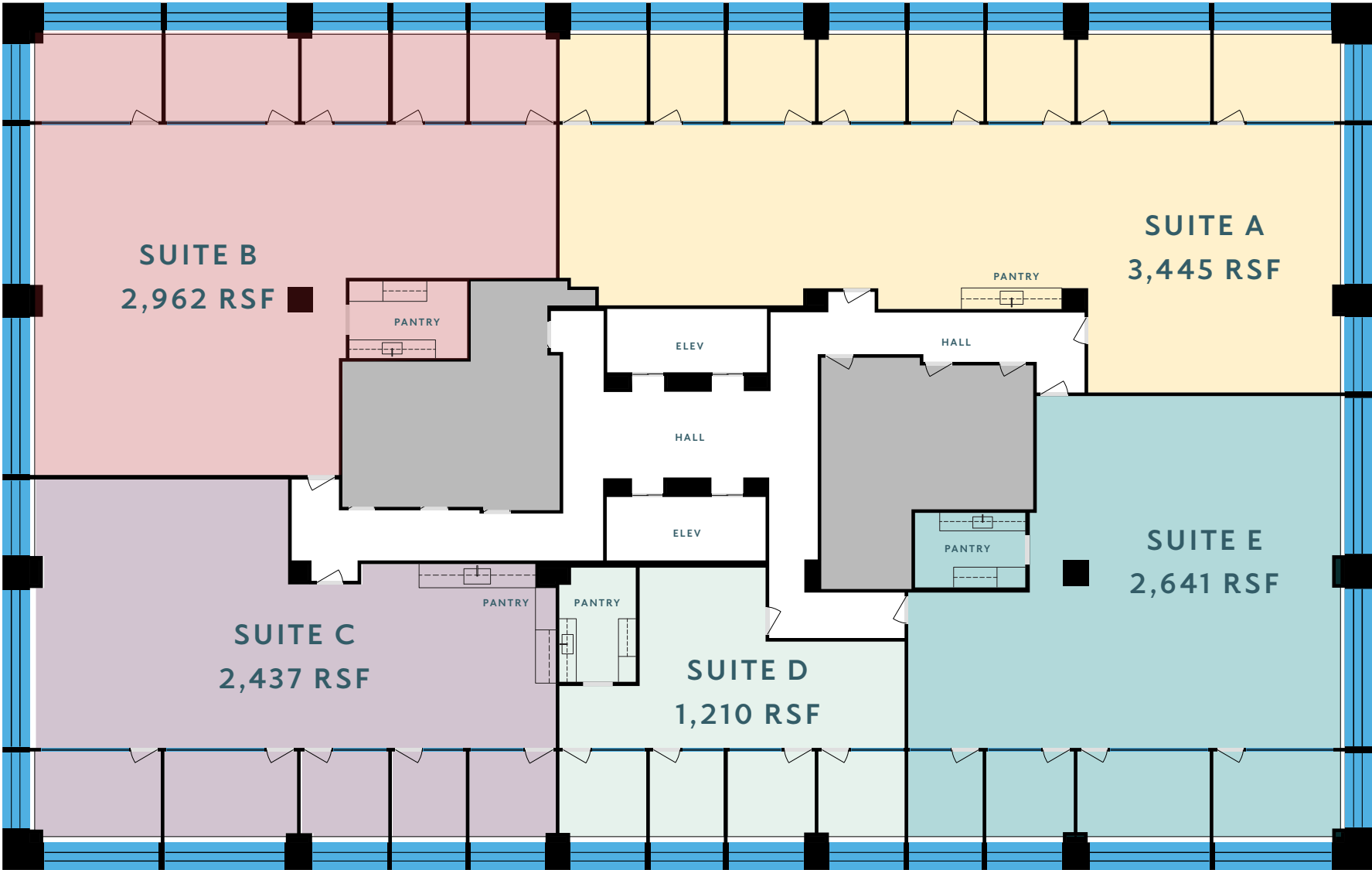
- Creative, move-in ready space
- 15 perimeter offices
- 7 interior offices
- Conference room
- Kitchen
- Open workspace
- Divisible

### 12<sup>TH</sup> FLOOR

- Creative, move-in ready space
- 18 perimeter offices
- 8 interior offices
- 2 Conference rooms
- Kitchen
- Open workspace
- Private rooftop deck access
- Divisible

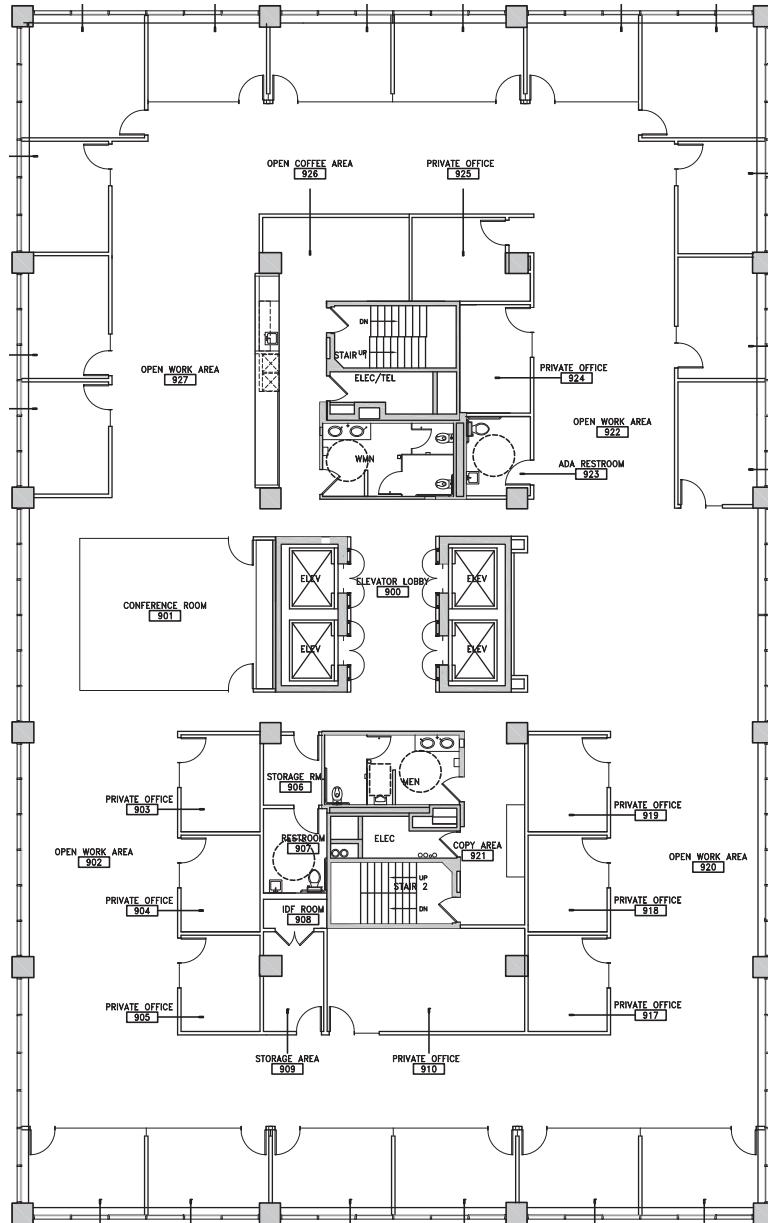
# 5<sup>TH</sup>-7<sup>TH</sup> FLOOR | COMBINABLE

[View Property Video](#)

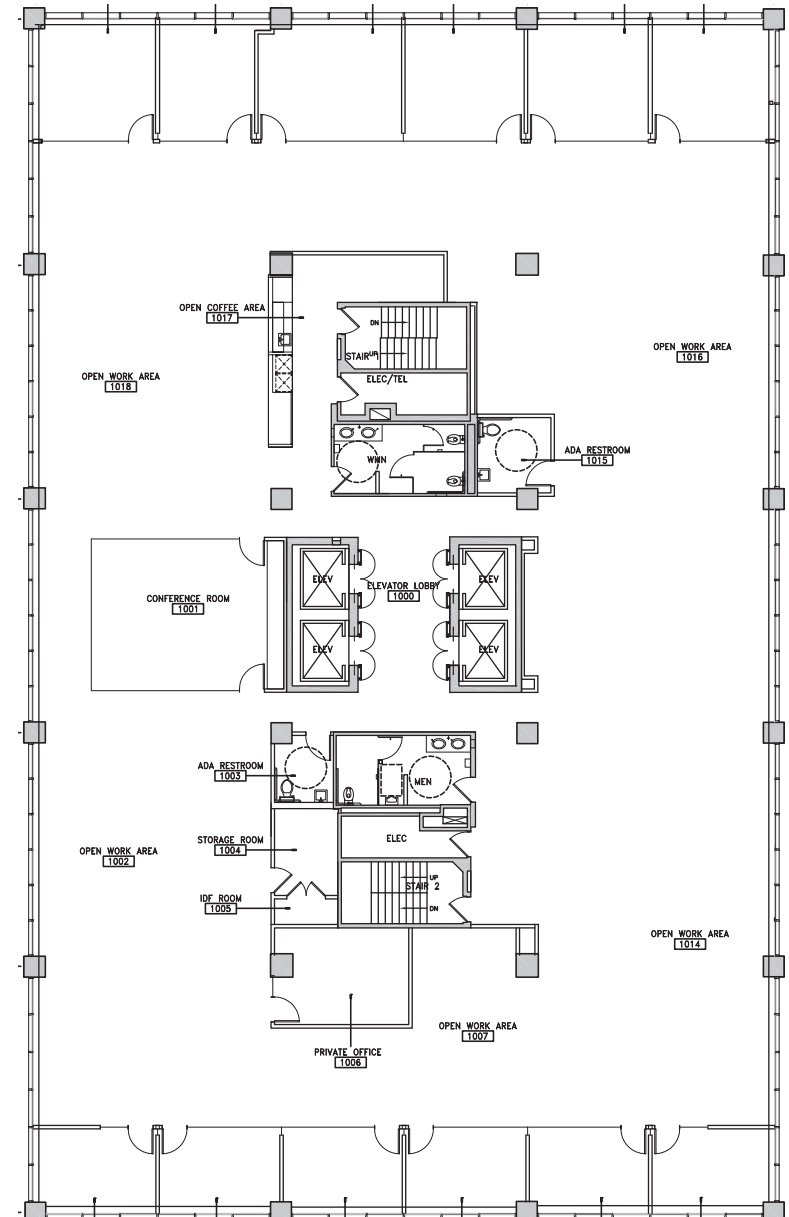


# 9<sup>TH</sup> FLOOR - 12,696 SF

Creative, move-in ready



# 10<sup>TH</sup> FLOOR - 12,694 SF





# 11<sup>TH</sup> FLOOR - 12,696 SF

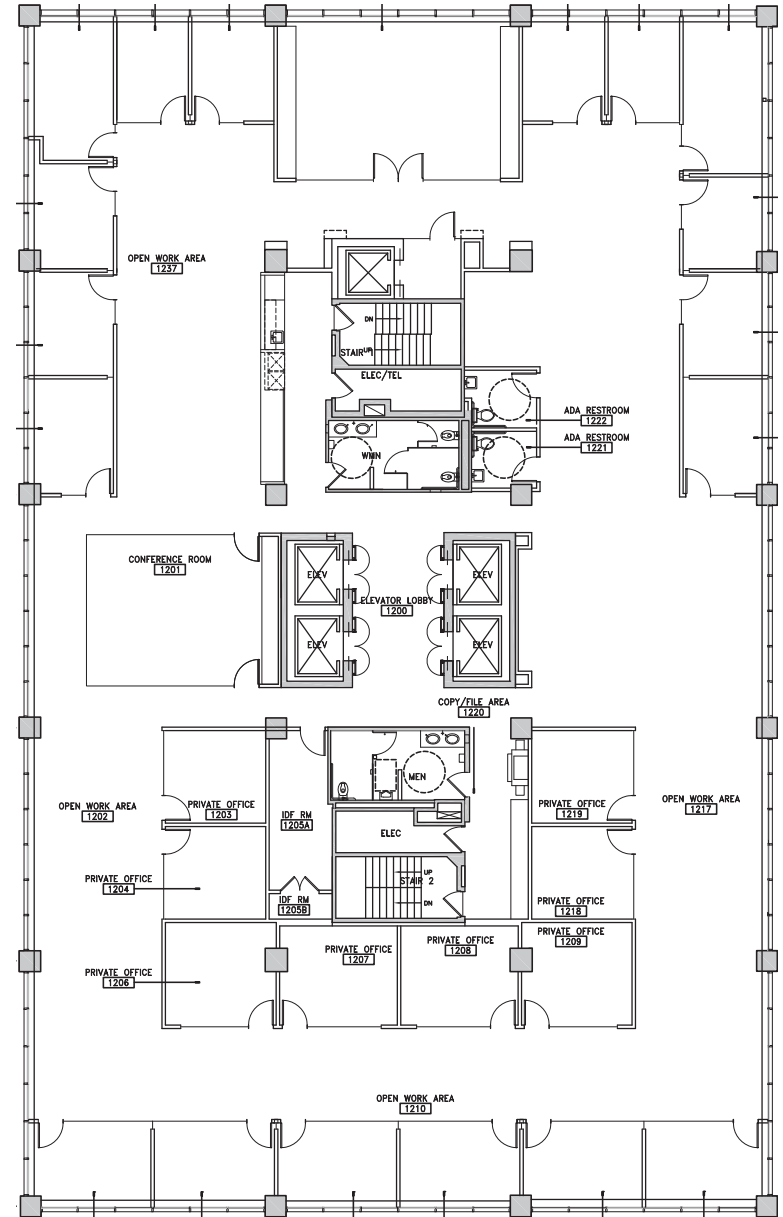
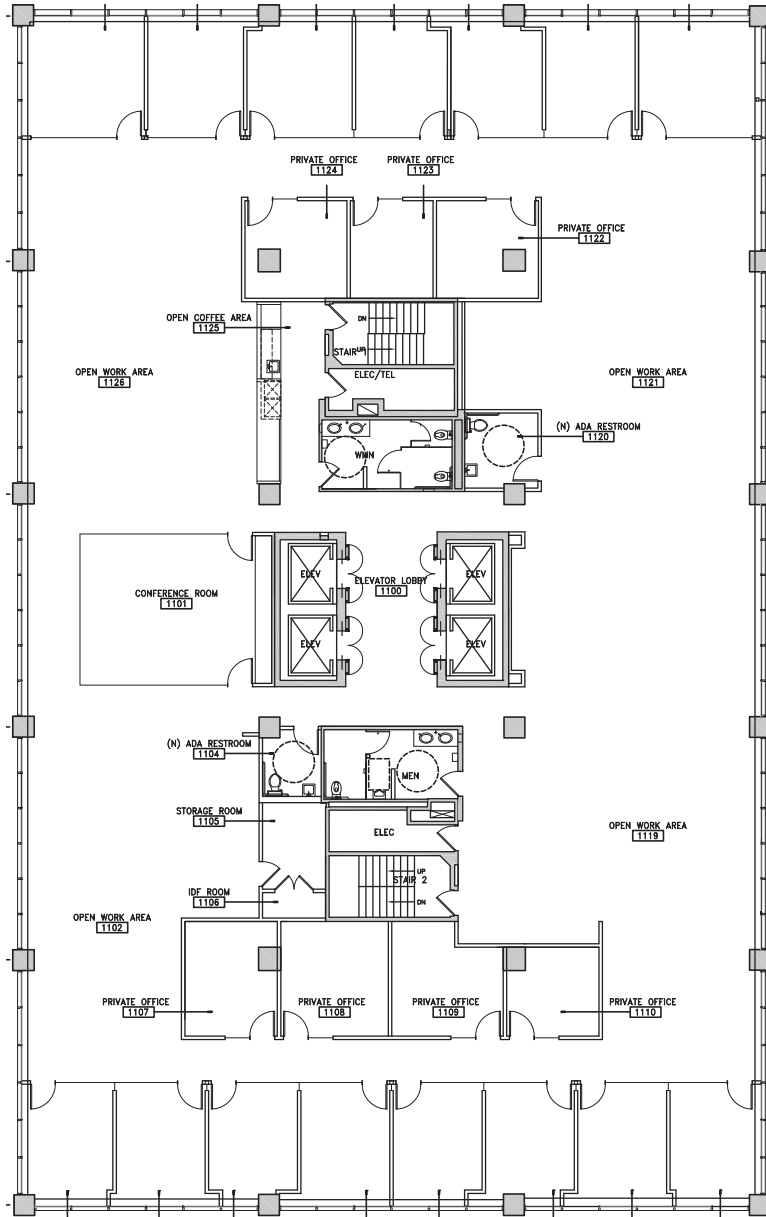
# 12<sup>TH</sup> FLOOR - 12,696 SF

View Property Video



Creative, move-in ready

View Property Video







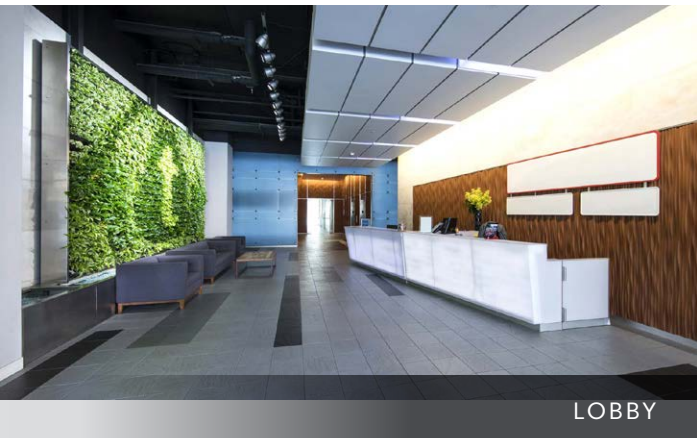
SUITE 740



ROOFTOP DECK



SUITE 730



LOBBY



12TH FLOOR

# THE LOCATION

## ARTS & ENTERTAINMENT

- 1 The Magic Castle
- 2 El Capitan Theatre
- 3 TCL Chinese Theatre
- 4 The Hollywood Roosevelt
- 5 Magic Castle Hotel
- 6 Dolby Theatre
- 7 Loews Hollywood Hotel

## CAFES

- 8 Tiago Coffee Bar & Kitchen

## HEALTH CLUBS/GYMS

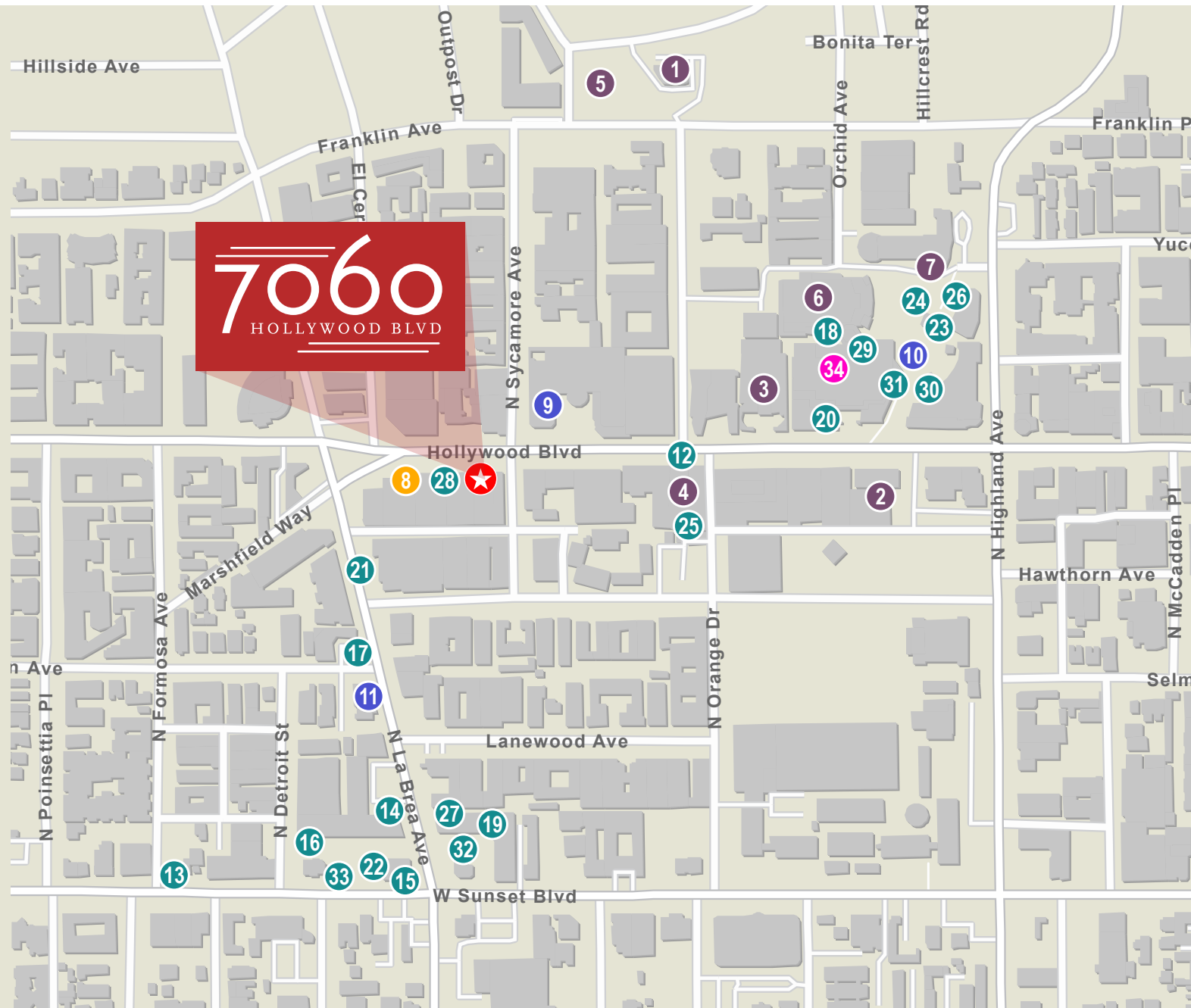
- 9 LA Fitness
- 10 Lucky Strike - Hollywood
- 11 Hollywood Gym & Fitness

## RESTAURANTS

- 12 25 Degrees
- 13 Bossa Nova on Sunset
- 14 Whistlin' Dixie
- 15 Hoy's Wok Chinese Kitchen
- 16 EGG TUCK
- 17 Robert's Russian Cuisine
- 18 Chado Tea Room
- 19 Todo Bien Tacos De Birria
- 20 Wafflejack
- 21 Pink Pepper
- 22 Open Source Organics
- 23 Hard Rock Cafe
- 24 Cabo Wabo Cantina
- 25 The Barish
- 26 California Pizza Kitchen at Hollywood
- 27 WEHO Thai Noodle & Rice
- 28 Buffalo Wild Wings
- 29 JINYA Ramen Express
- 30 Johnny Rockets
- 31 Cho Oishi
- 32 Hollywood Sushi
- 33 Berri's Pizza

## SHOPPING

- 34 Hollywood & Highland Center





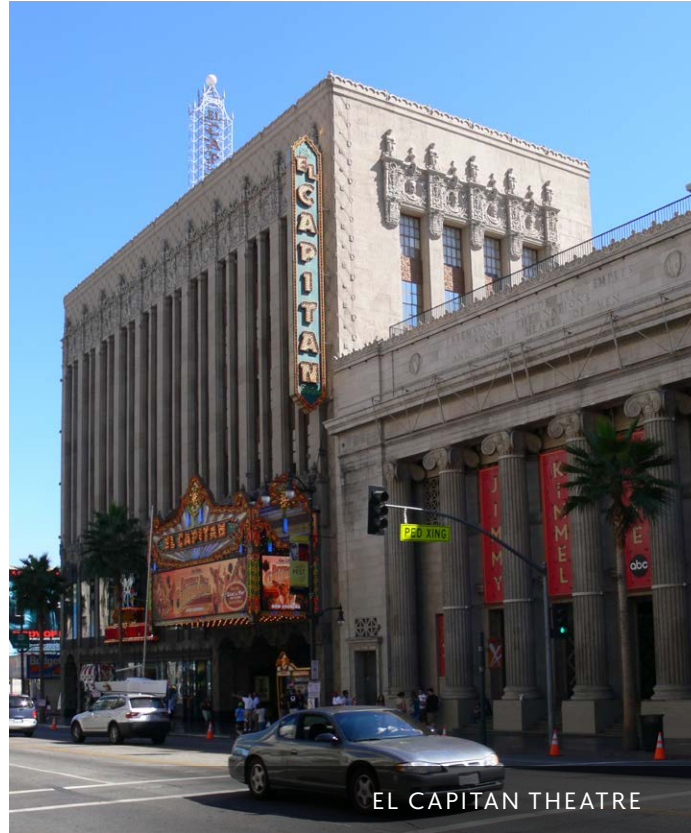
# THE NEIGHBORS



HOLLYWOOD BOWL



HOLLYWOOD ROOSEVELT HOTEL



EL CAPITAN THEATRE



HOLLYWOOD & HIGHLAND CENTER



TCL CHINESE THEATRE



# 7060

HOLLYWOOD BLVD

## CUSHMAN & WAKEFIELD CONTACTS

### BRITTANY WINN

LIC # 01978909

+1 213 629 6514

[brittany.winn@cushwake.com](mailto:brittany.winn@cushwake.com)

### MCKENNA GASKILL

LIC # 02049956

+1 213 629 6529

[mckenna.gaskill@cushwake.com](mailto:mckenna.gaskill@cushwake.com)

### MIKE CONDON JR.

LIC # 01884476

+1 213 629 7379

[mike.condon@cushwake.com](mailto:mike.condon@cushwake.com)

## LEFRAK CONTACTS

### JULIE PRYKULL

Senior Director

+1 212 708 6583

[jprykull@lefrakcommercial.com](mailto:jprykull@lefrakcommercial.com)

### MARYLOU BERK

Head of Commercial Real Estate

+1 212 708 6650

[MBerk@LeFrak.com](mailto:MBerk@LeFrak.com)



### TEAM CONDON

alexia • bailey • brittany • connor  
erica • kevin • kylie • mckenna  
mike • pete • sam • scott