

the sunset



KILROY

8560 W. Sunset Blvd
West Hollywood



AN OASIS ON SUNSET

Creative, Healthy, Controlled Spaces Now Available

Located in the heart of West Hollywood, this standout project is within walking distance of everything that the famous Sunset Strip has to offer. Stroll out of your office and connect directly to the wellness-focused Retail Plaza at The Sunset, anchored by **Equinox**, **SoulCycle**, **sweetgreen**, **Next Health**, **Sunlife Organics**, and **One Medical**.

Kilroy is actively ensuring the safety of our tenants and surrounding communities, going above and beyond to create functional and healthy spaces. This property features people-first solutions that support the needs of tomorrow, including controlled floor access, increased cleaning and sanitation of high-traffic, high-touch areas, and abundance of outdoor spaces for socially distanced collaboration.



BOUTIQUE BUILDING

10-story Class A boutique office building with 7,800 SF average floorplates



IMPECCABLE DESIGN

Consistent finishes, including polished concrete floors, exposed hard duct ceiling, and direct elevator access



OPERATIONAL EXCELLENCE

Onsite first class management, increased janitorial services to sanitize high-touch areas, and direct parking access



UNPARALLELED ONSITE AMENITIES

Dining, wellness, and fitness amenities on campus include Sweetgreen, Next Health, Sunlife Organics, and Equinox



VIEWS FOR DAYS

Floor-to-ceiling glass offers incredible sweeping views from the Pacific Ocean, downtown Los Angeles, to the Hollywood Hills



DOOR-TO-DOOR ACCESS

Parking ratio 3/1,000 SF; reserved, unreserved, VIP, valet, valet assist parking available, and VVIP parking: exclusive, direct-to-door, secured parking for the privacy-sensitive (additional parking available)



ENVIABLE EXPOSURE

Signage opportunities available



EFFICIENCY & SUSTAINABILITY

Building has achieved both ENERGY STAR and LEED certification, and is WELL Health-Safety Rated



NEIGHBORHOOD PERKS /

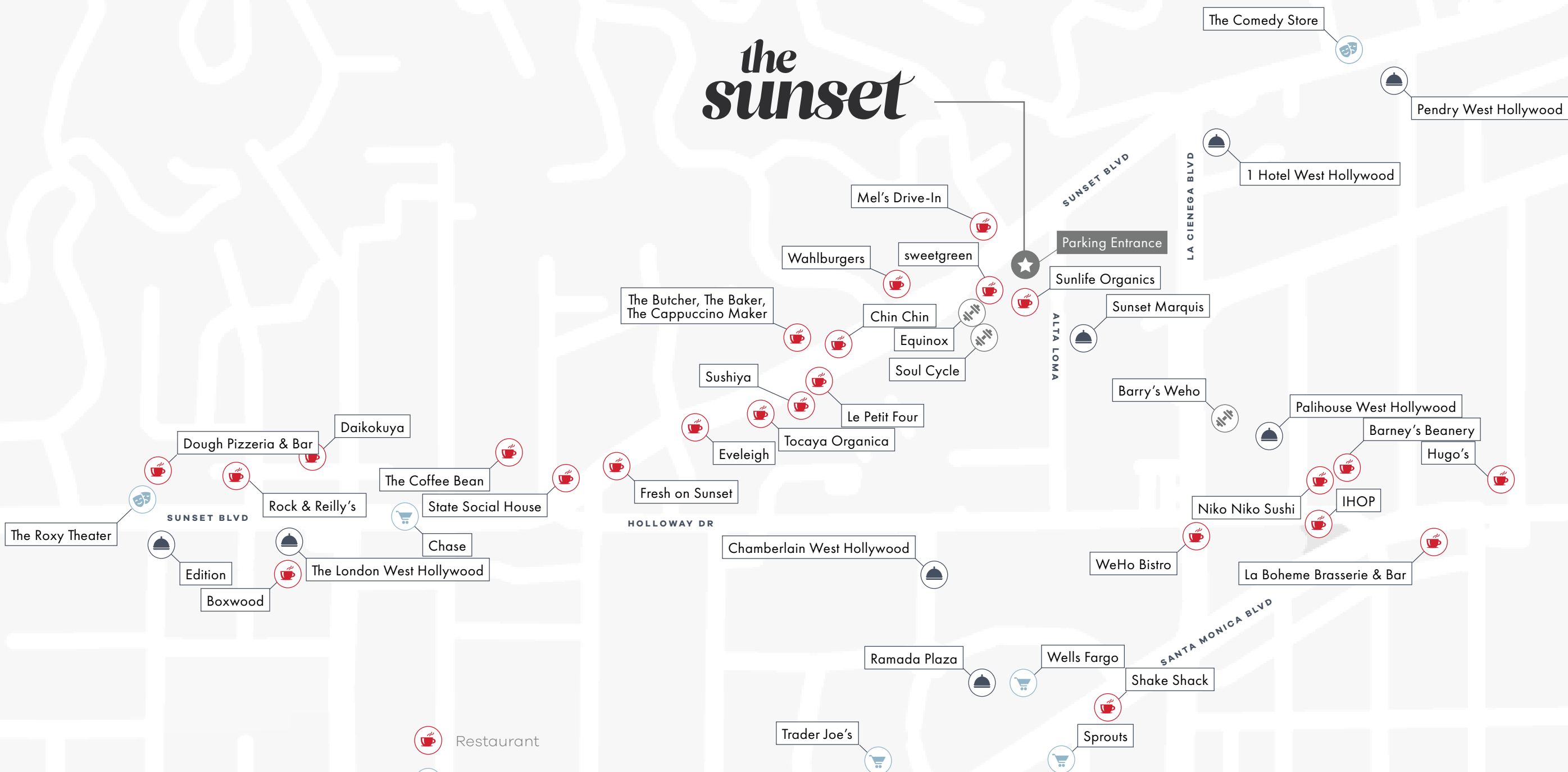


- ALCHEMY 43
- ZADIG & VOLTAIRE
- DRYBAR
- OLIVER PEOPLES
- TOCAYA ORGANICA
- SUSHIYA RESTAURANT
- LE PETIT FOUR
- THE BUTCHER, THE BAKER, THE CAPPUCCINO MAKER
- MEL'S DINER
- NEXT HEALTH
- SWEETGREEN



- SUNLIFE ORGANIC
- SOULCYCLE
- ONE MEDICAL
- ON THIS DAY
- EQUINOX
- MARTINEZ-SAMUEL SALON

the sunset



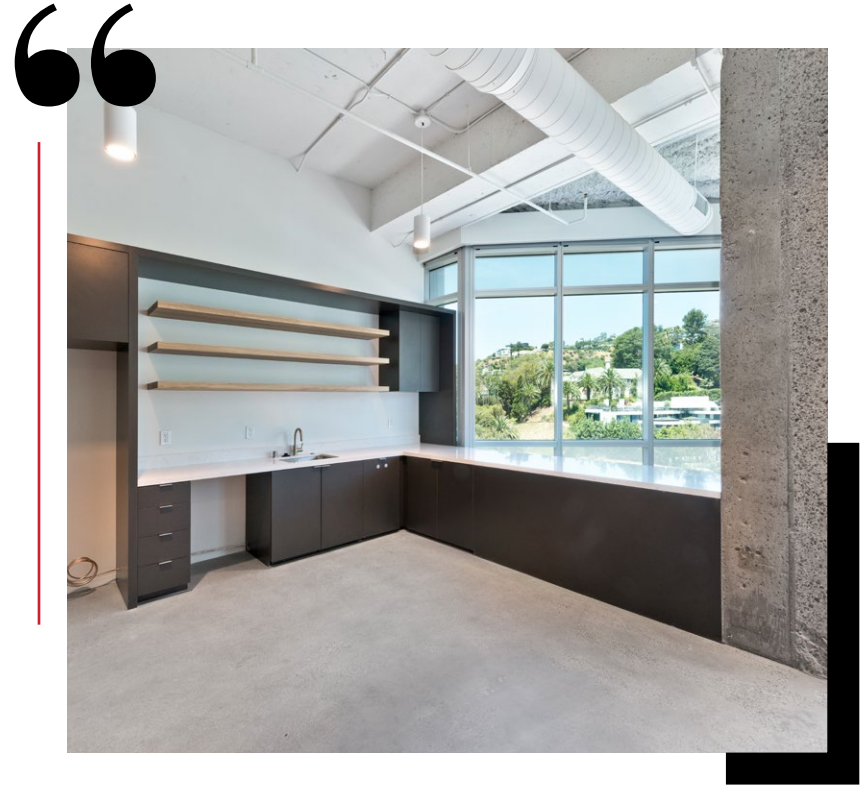
ICONIC LOCATION /

OPEN + AIRY
SPACES /



sunny days
ahead

#bright
+boutique

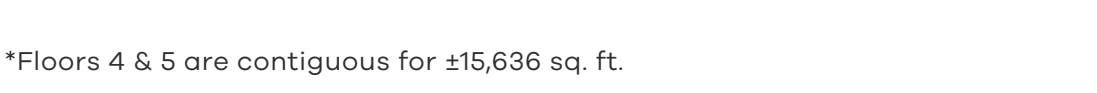


CHECK OUT
THAT VIEW

SPACE AVAILABILITIES /

8560 W SUNSET BLVD		
SUITE	RSF	# OFFICES
650	±3,163 RSF	3 windowline offices, conference room, open work area, and kitchen
500*	±7,818 RSF	6 offices, 2 conference rooms, break/ lounge area, and open work area
400*	±7,818 RSF	11 offices, 1 conference room, 2 phone rooms, storage/IT room, pantry room, open break area, and open work area
220	±1,395 RSF	2 windowline offices, 1 windowline conference room, break area, and open work area
200	±4,918 RSF	7 offices, 1 conference room, break area, and open work area
100	±6,268 RSF	6 offices, 2 conference rooms, kitchen, and open work area. Sunset Blvd and lobby identity available

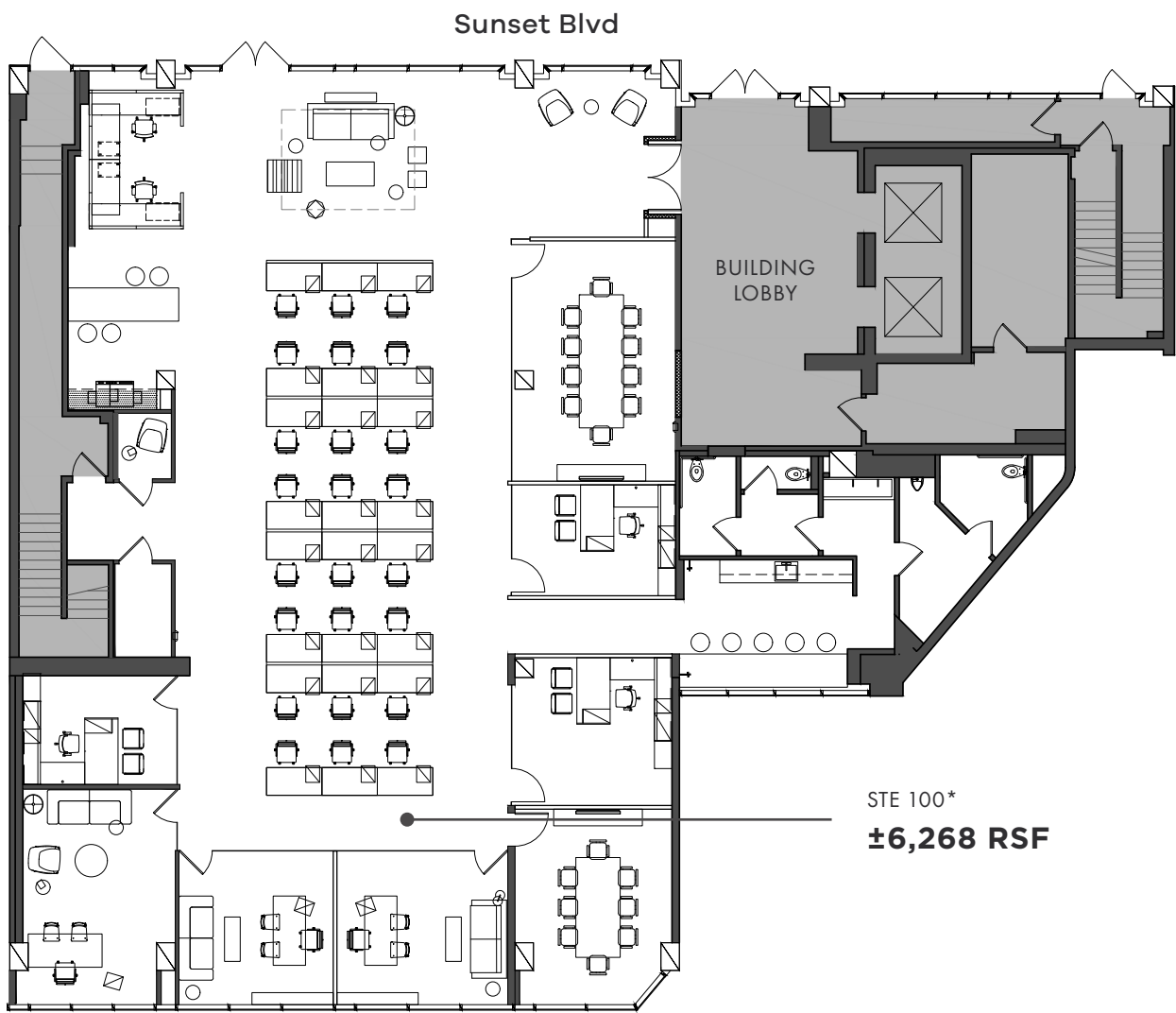
*Floors 4 & 5 are contiguous for ±15,636 sq. ft.



AVAILABILITIES /

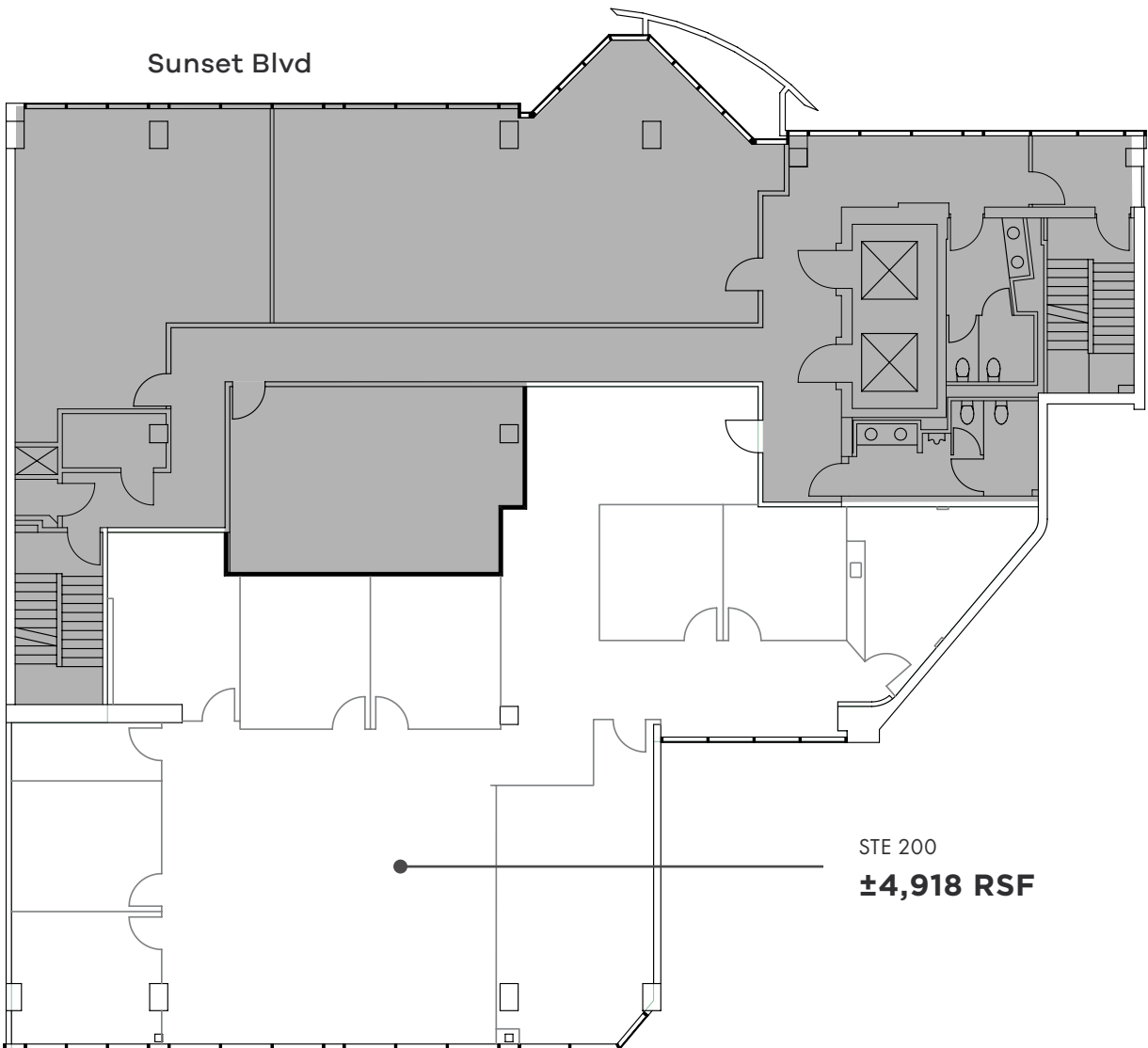
SUITE 100

±6,268 RSF Total Available



SUITE 200

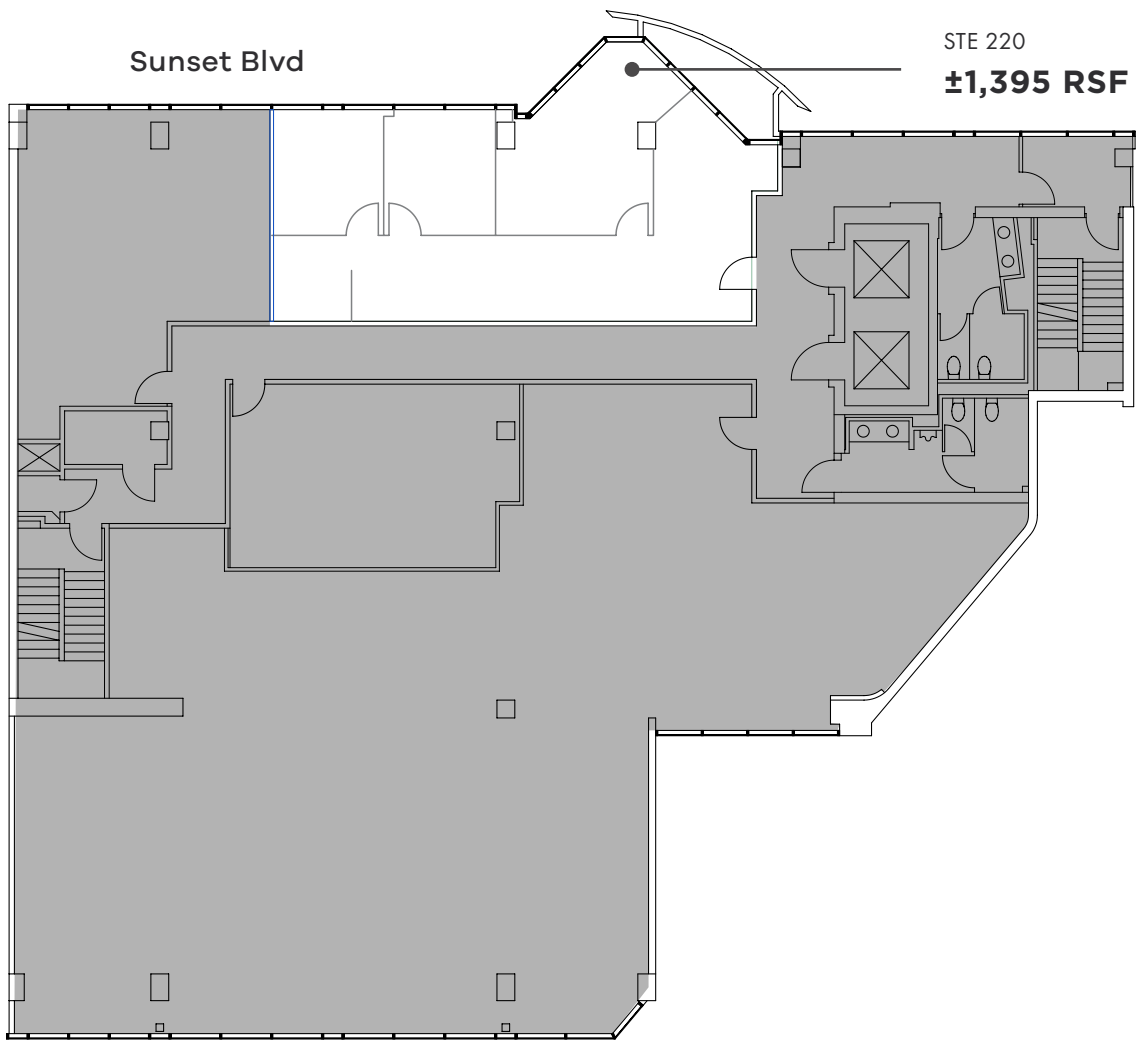
±4,918 RSF Total Available May 2022



AVAILABILITIES /

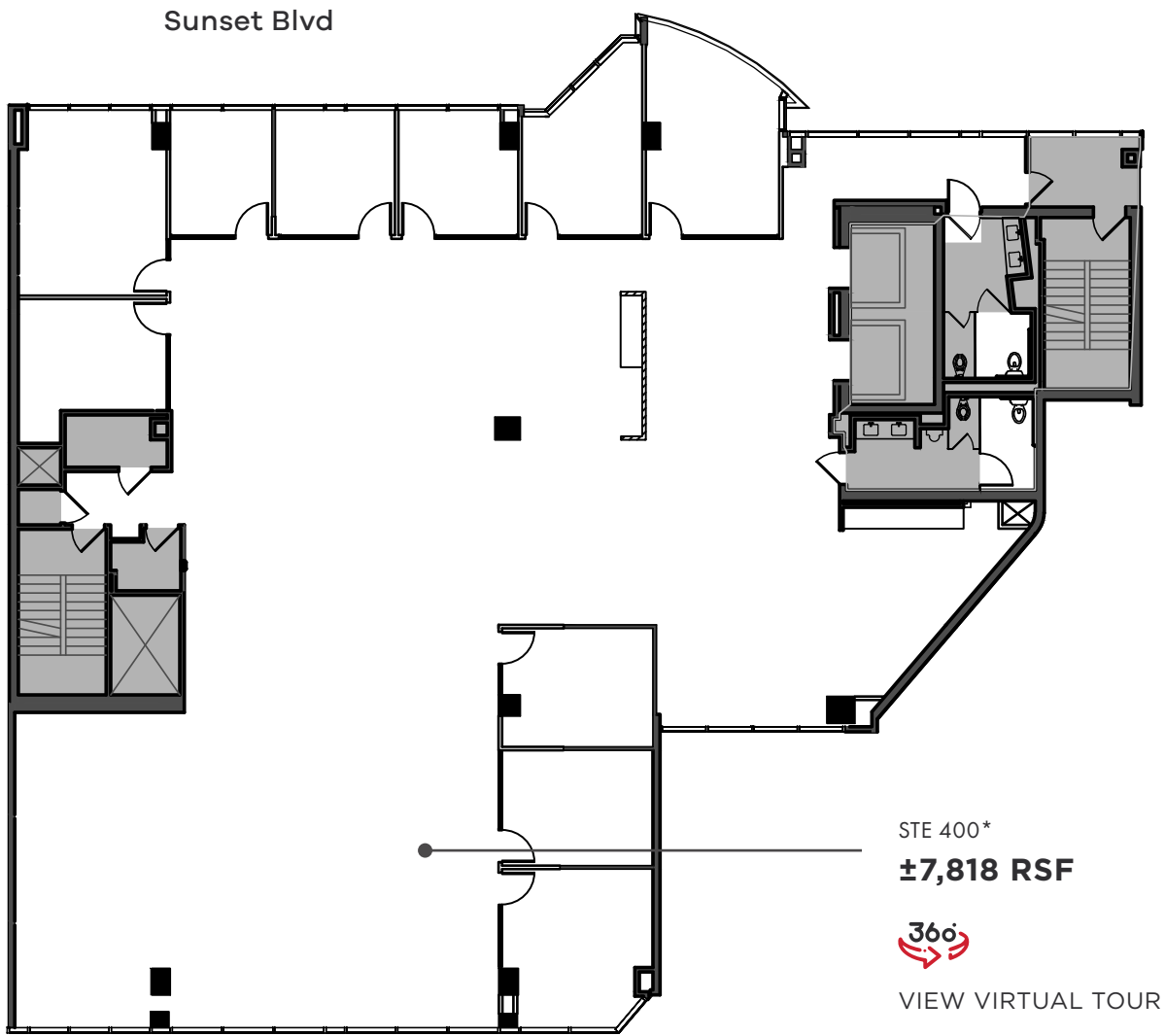
SUITE 220

±1,395 RSF Total Available



SUITE 400

±7,818 RSF Total Available

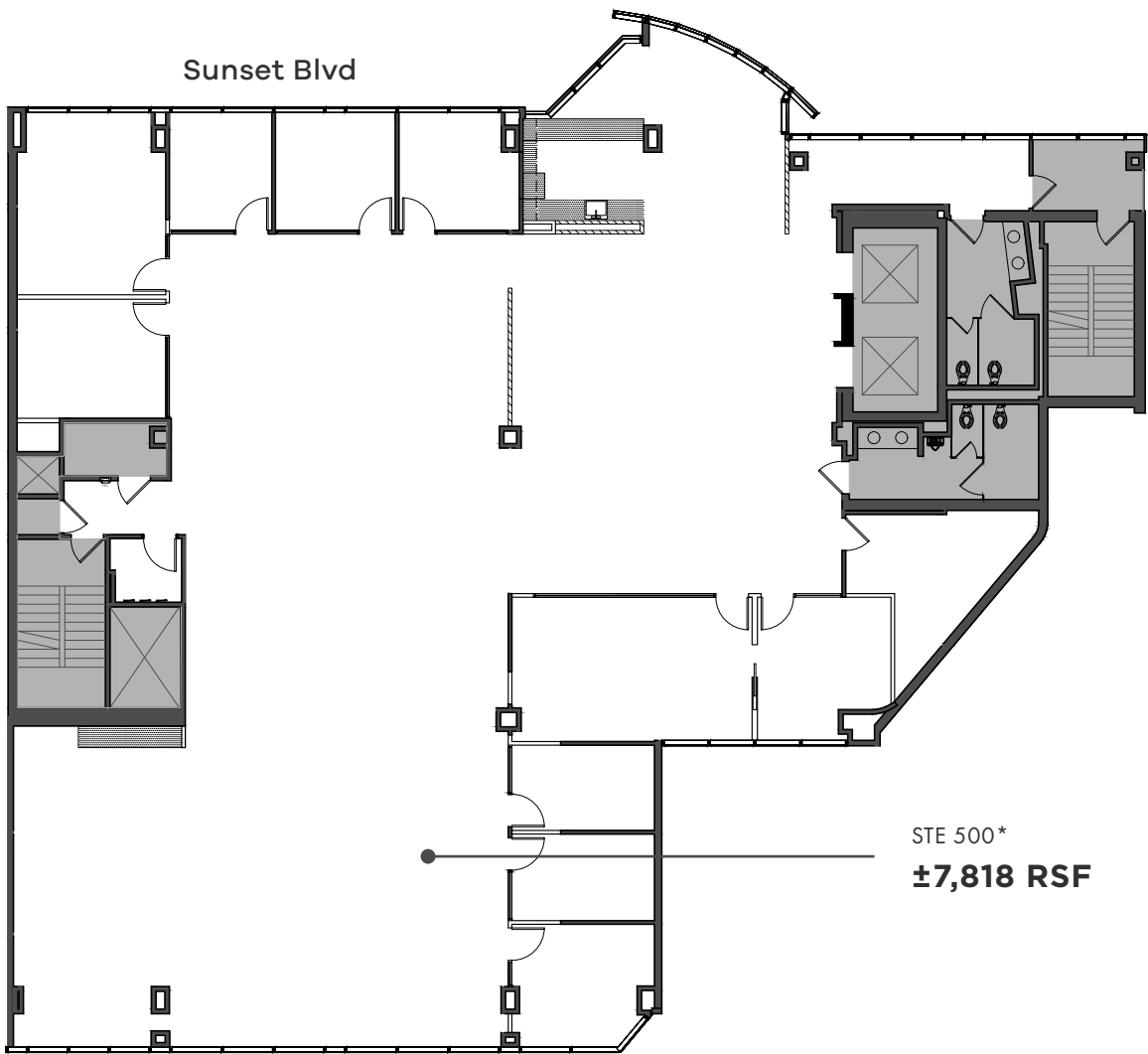


Floors 4 & 5 are contiguous for ±15,636 sq. ft.

AVAILABILITIES /

SUITE 500

±7,818 RSF Total Available

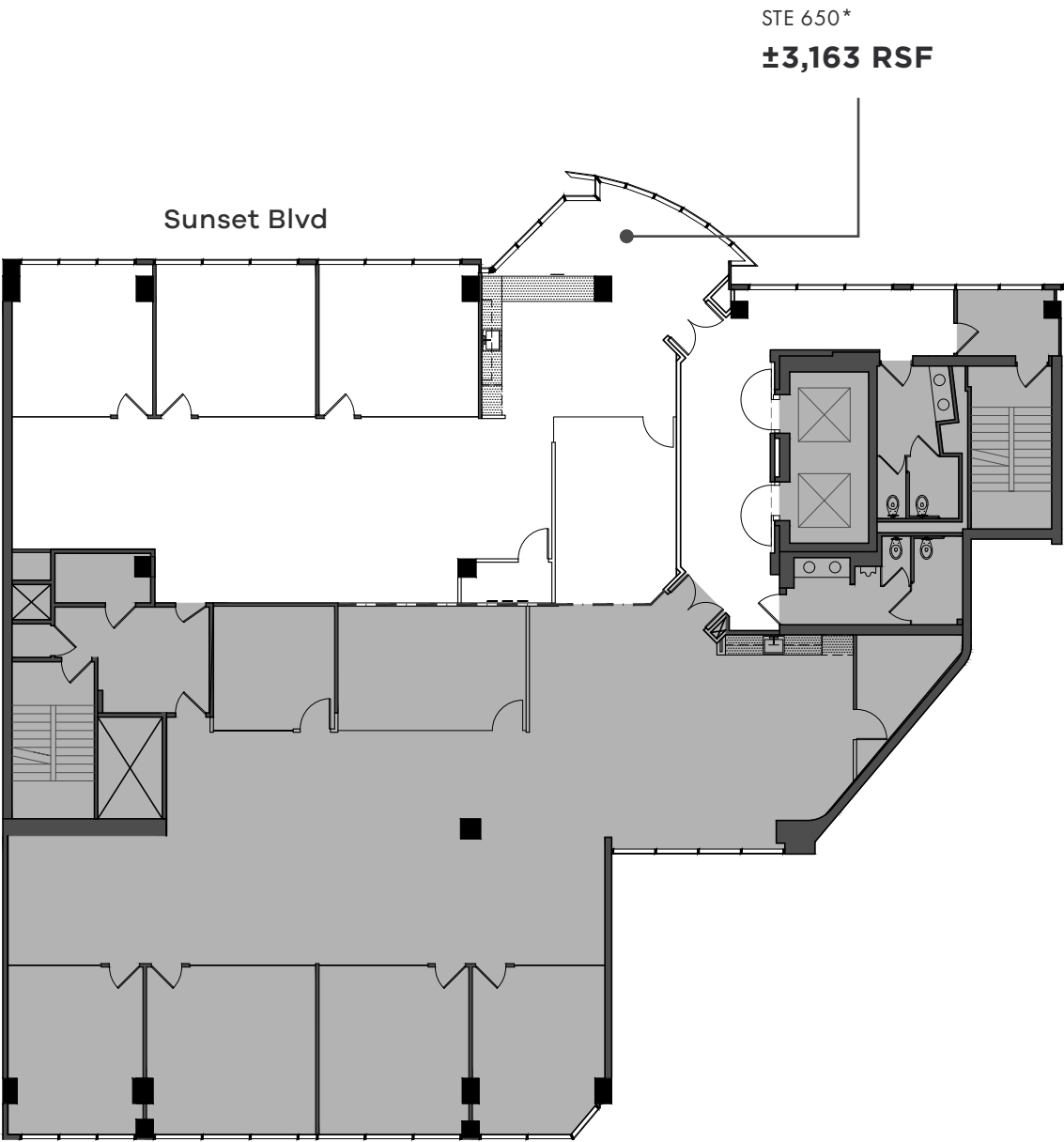


Floors 4 & 5 are contiguous for ±15,636 sq. ft.



SUITE 650

±3,163 RSF Total Available





EQUINOX

G

TECHNICS



ABOUT KILROY

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 24.2 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

[KILROYREALTY.COM](https://www.kilroyrealty.com)

Established

100%

CARBON NEUTRAL OPERATIONS

in 2020 and 2021

78% **LEED**
Certified
Portfolio

ENERGY STAR
Partner of the Year,
2014-2021

#1 GRESB
Global Developer,
2020
North American
Office Leader,
2014-2021
Green Star,
2013-2020

NAREIT
Leader in the Light,
Office Sector, 2014-2021

100% **LEED**
Gold or Platinum
Developments

ENERGY STAR
Sustained Excellence,
2016-2021

CLIMATE REGISTRY
Climate Leadership
Award, 2020

NAIOP Developer
of the Year, 2020

BEST IN
BUILDING HEALTH
2019-2021

44% **FITWEL**
Certified Portfolio

DOW JONES
SUSTAINABILITY
WORLD INDEX
Member, 2017-2020

GREEN LEASE
Leader Award,
2014-2020
Gold Level,
2018-2021

BLOOMBERG
EQUALITY INDEX
Member, 2020-2021



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