

# the sunset







## 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 /



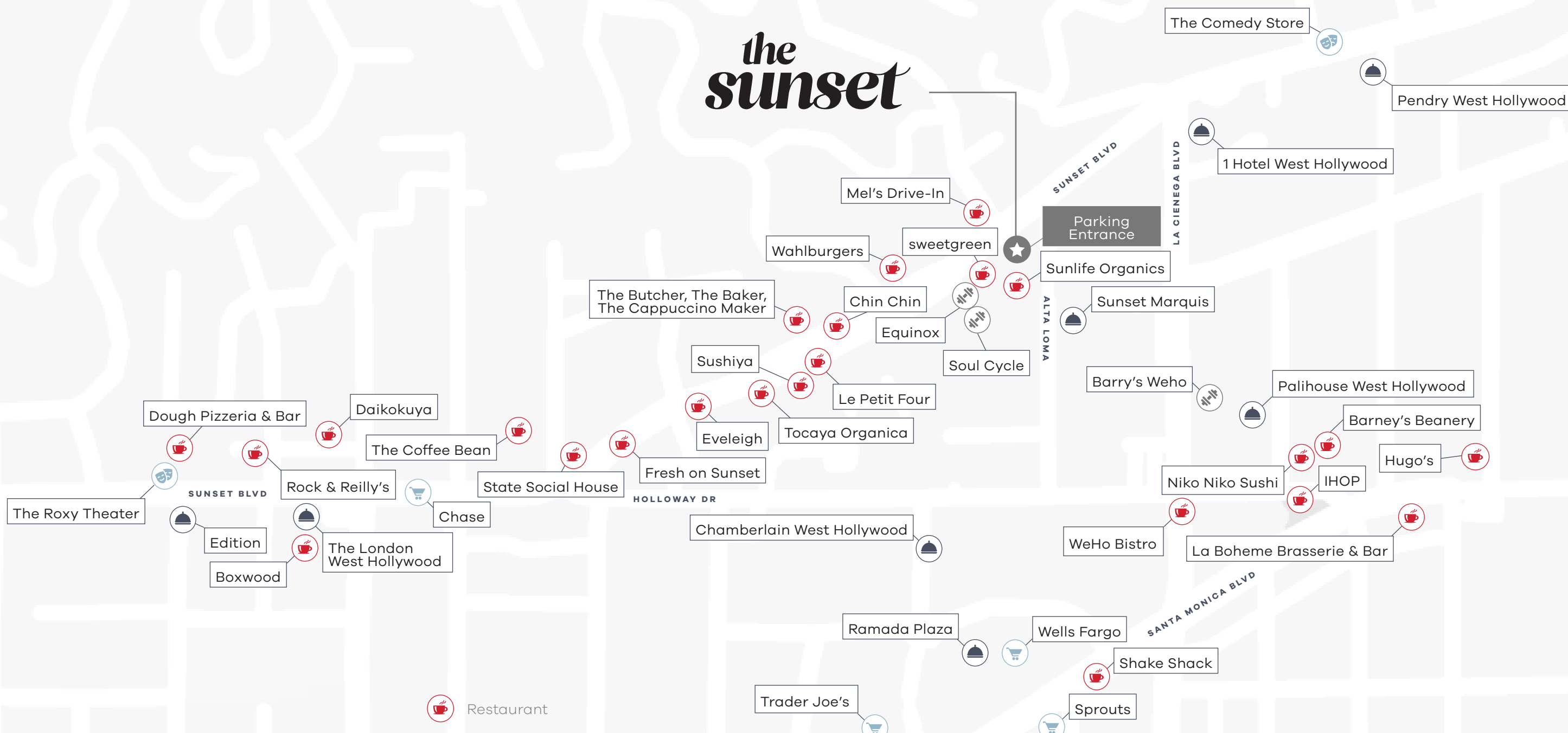
- ALCHEMY 43
- ZADIG & VOLTAIRE
- DRYBAR
- OLIVER PEOPLES
- TOCAYA ORGANICA
- SUSHIYA RESTAURANT
- LE PETIT FOUR
- THE BUTCHER, THE BAKER, THE CAPPUCCINO MAKER
- MEL'S DINER
- NEXT HEALTH
- SWEETGREEN








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



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## ICONIC LOCATION /

-  Restaurant
-  Retail Service
-  Hotel
-  Fitness / Wellness Services
-  Theater/Entertainment



**OPEN + AIRY  
SPACES /**

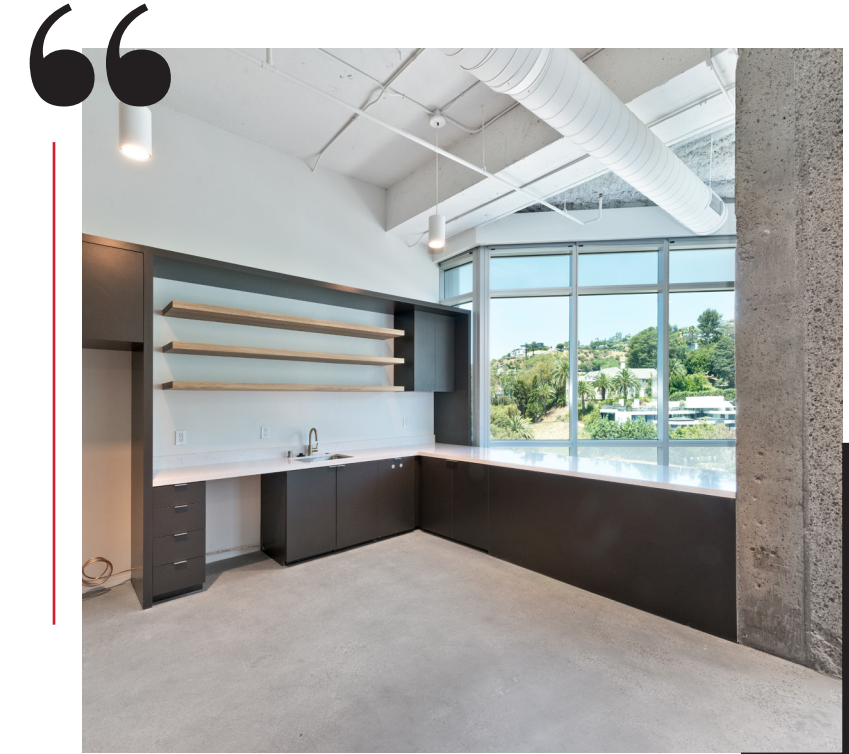


**SUN-SOAKED SPACES**

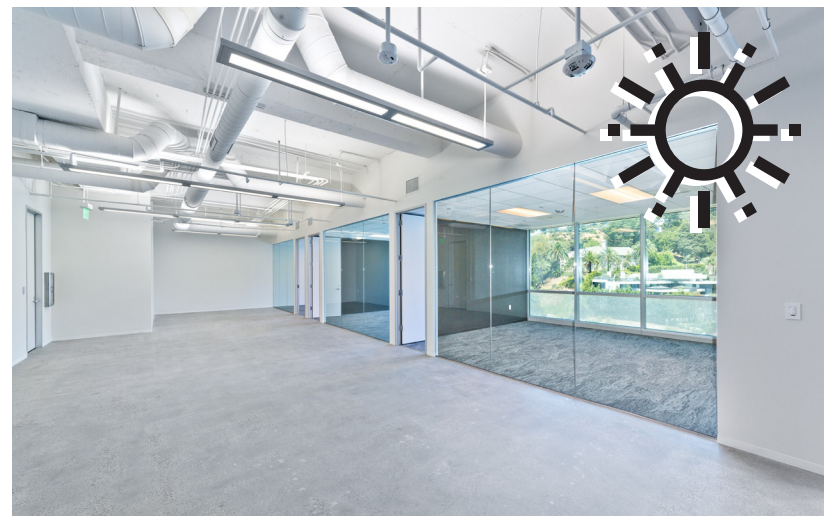


**sunny days  
ahead**

**#bright  
+boutique**



**CHECK OUT  
THAT VIEW**

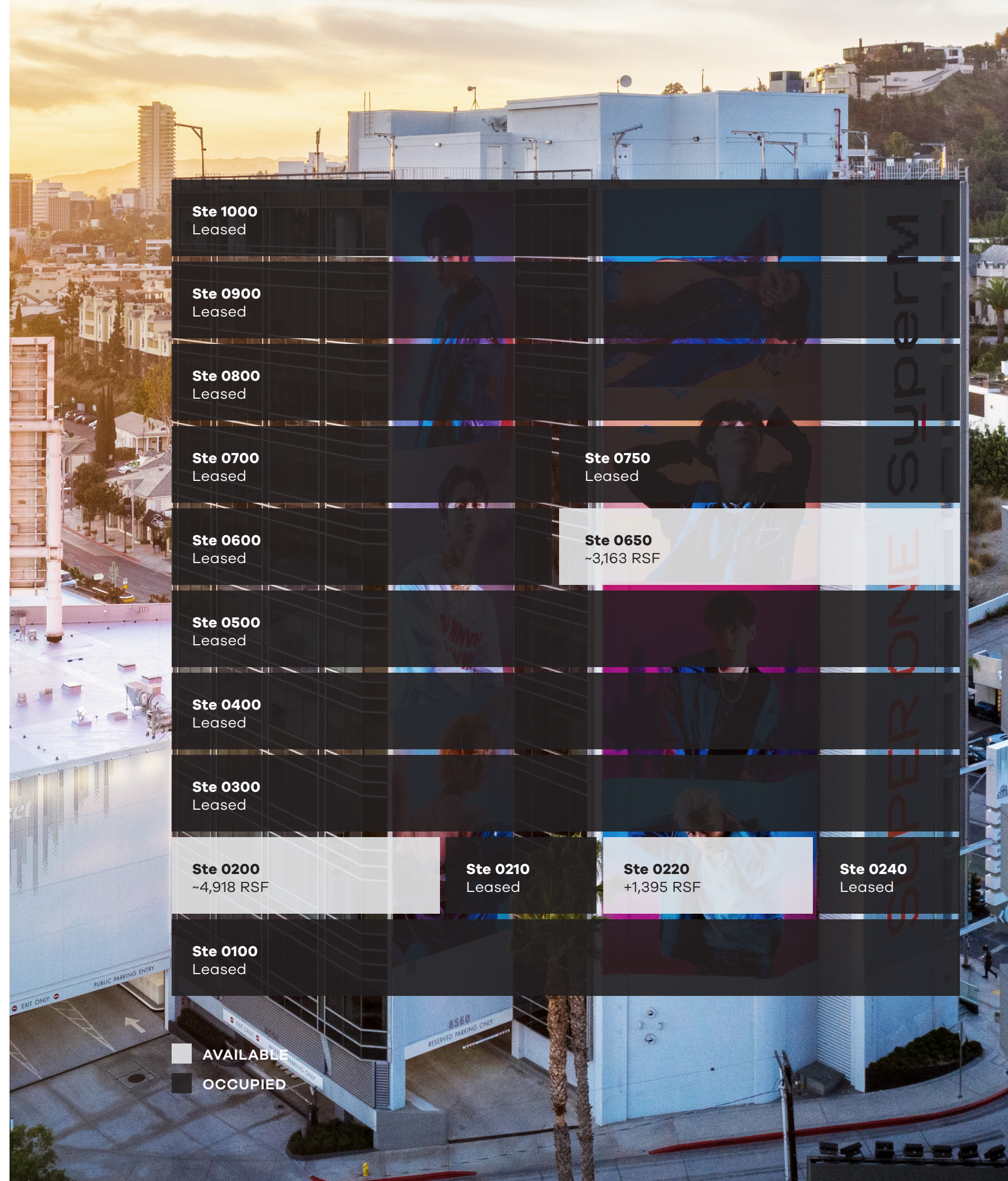




# SPACE AVAILABILITIES /

## 8560 W SUNSET BLVD

SUITE	RSF	# OFFICES
650	~3,163 RSF	3 windowline offices, conference room, open work area, and kitchen
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



Ste 1000 Leased			
Ste 0900 Leased			
Ste 0800 Leased			
Ste 0700 Leased	Ste 0750 Leased		
Ste 0600 Leased	Ste 0650 ~3,163 RSF		
Ste 0500 Leased			
Ste 0400 Leased			
Ste 0300 Leased			
Ste 0200 ~4,918 RSF	Ste 0210 Leased	Ste 0220 +1,395 RSF	Ste 0240 Leased
Ste 0100 Leased			

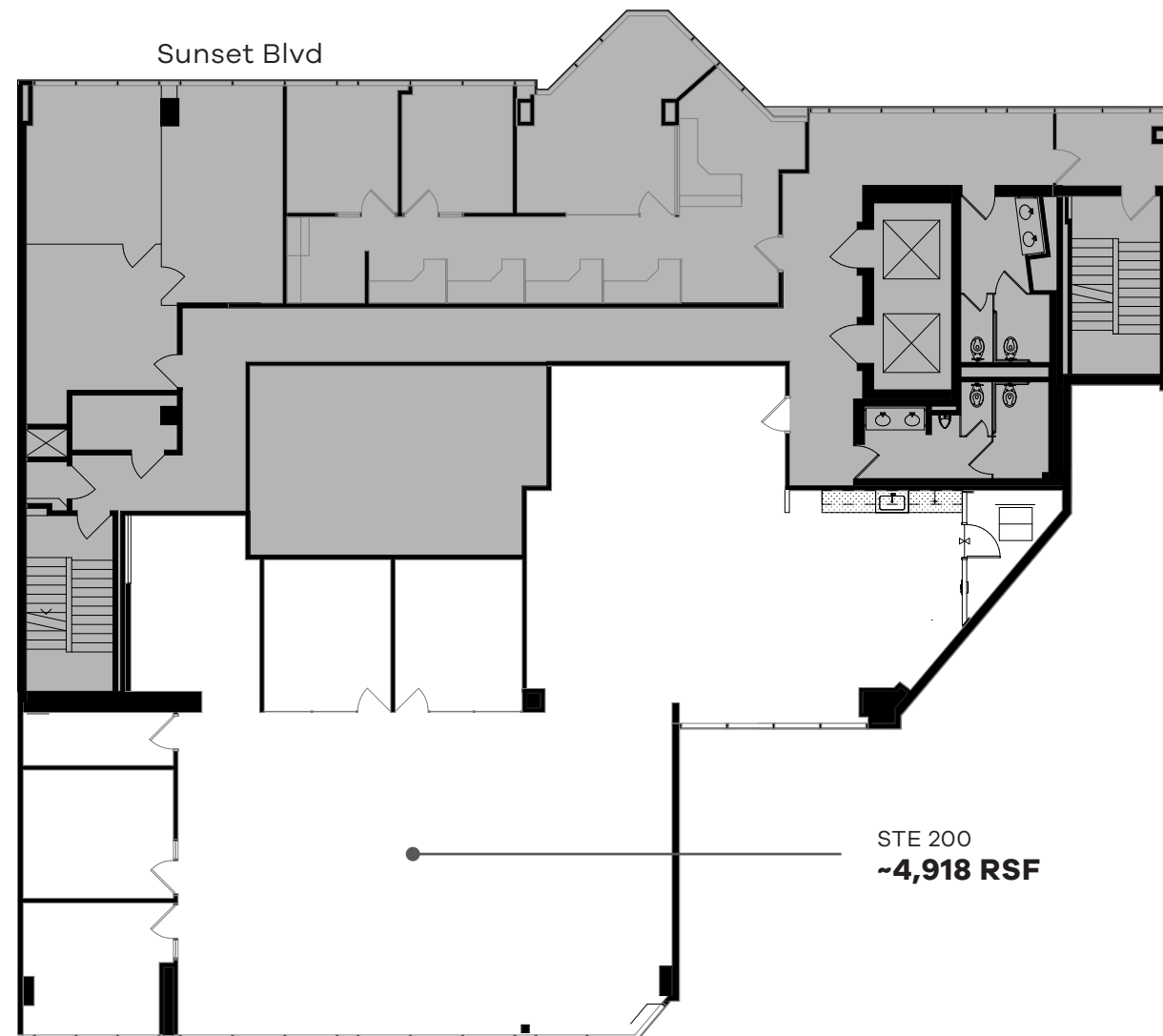
AVAILABLE  
 OCCUPIED



# AVAILABILITIES /

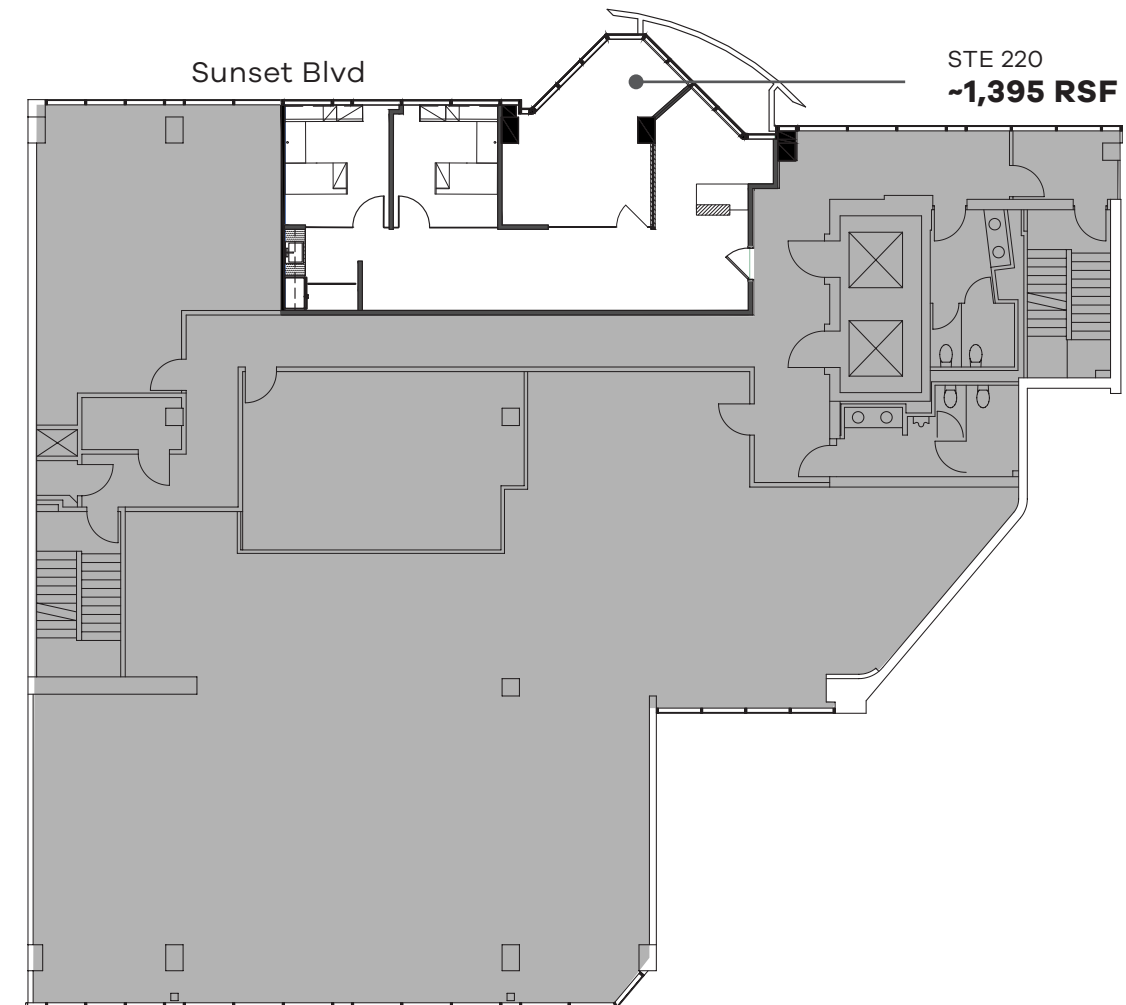
## SUITE 200

~4,918 RSF Total Available



## SUITE 220

~1,395 RSF Total Available

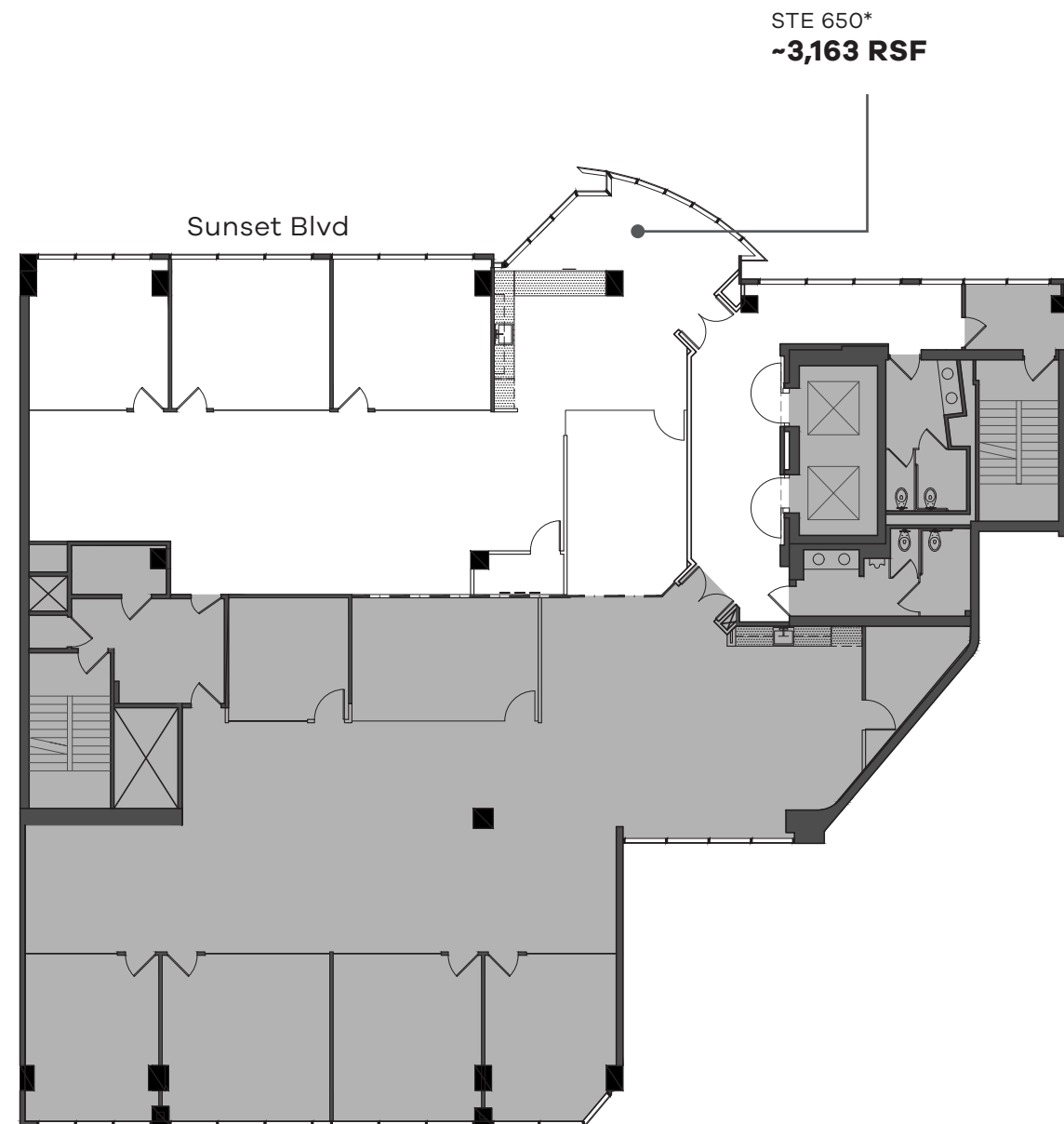




# AVAILABILITIES /

## SUITE 650

~3,163 RSF Total Available







EQUINOX

O

SCRG TCS

TIFXU

1111





# 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, Greater San Diego; and Greater Austin spaces that redefine life for the better.

**KILROYREALTY.COM**

**71% LEED**  
**Certified**  
**Portfolio**

**100% LEED**  
**Gold or Platinum**  
**Developments**

**ACHIEVED CARBON**  
**NEUTRAL OPERATIONS**  
 Since 2020

**ENERGY STAR**  
**Partner of the Year,**  
 2014-2023

**ENERGY STAR**  
**Sustained Excellence,**  
 2016-2023

**DOW JONES**  
**SUSTAINABILITY**  
**WORLD INDEX**  
**Member,** 2017-2021

**GRESB**  
**#1 in Development** (diversified)  
**Regional Sector Leader**  
**for Americas,** 2022  
**5-Star Rating,** 2015-2022

**CLIMATE REGISTRY**  
**Climate Leadership**  
**Award,** 2020

**GREEN LEASE**  
**Leader Award,** 2014-2023  
**Gold Level,** 2018-2023

**NAREIT**  
**Leader in the Light,**  
**Office Sector,** 2014-2021  
**Most Innovative,** 2018, 2020

**BEST IN**  
**BUILDING HEALTH**  
 2019-2022

**BLOOMBERG**  
**EQUALITY INDEX**  
**Member,** 2020-2023

**NEWSWEEK**  
**America's Most Responsible**  
**Companies,** 2020-2023

**NAIOP Developer**  
**of the Year,** 2020

\*Square footages sourced from the Kilroy 1Q23 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline workplace and retail properties.



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