

COLUMBIA SQUARE

hollywood at its best



KILROY

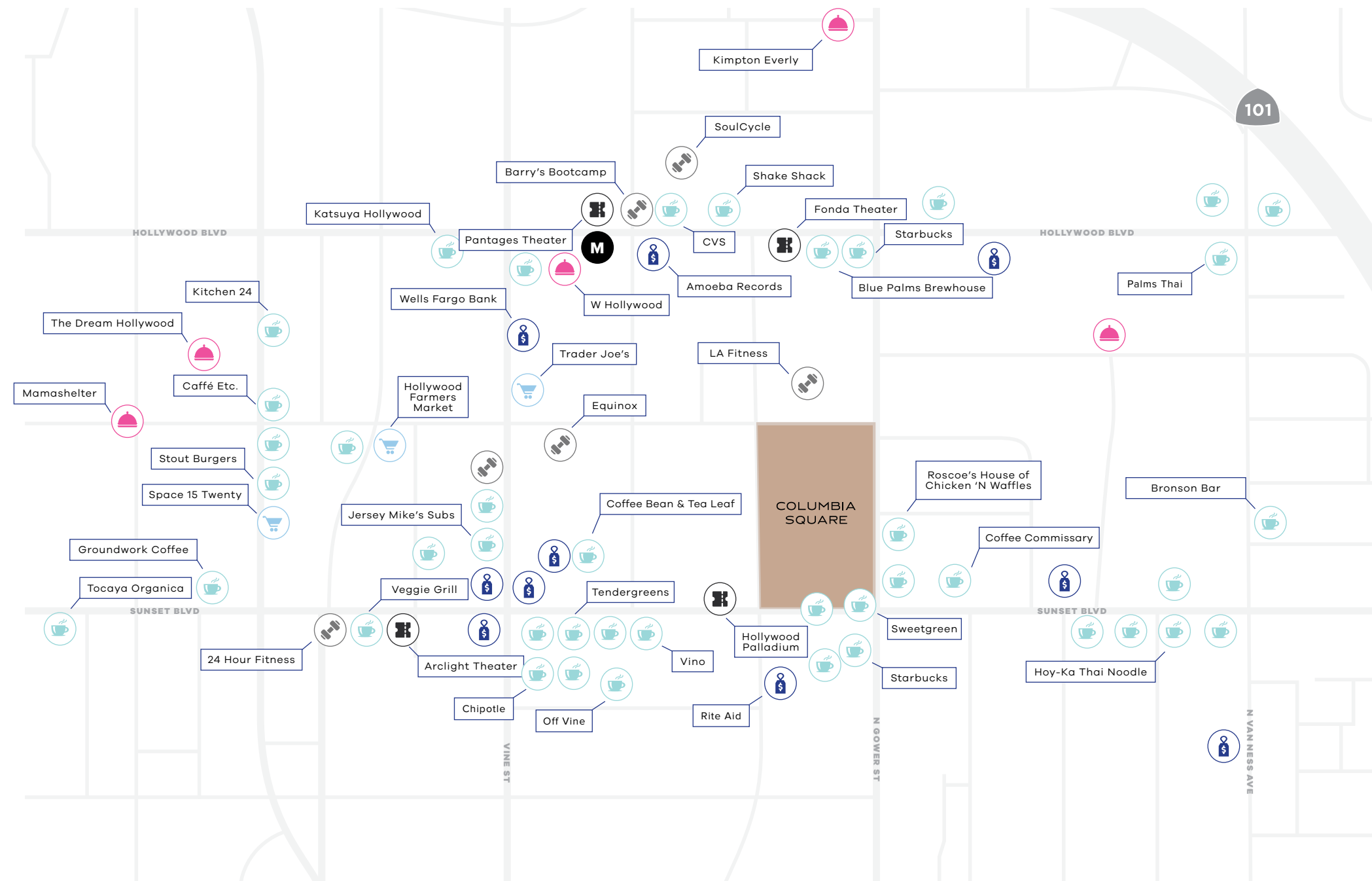
A Media Village

COLUMBIA SQUARE IS A BEAUTIFULLY-RESTORED MODERN INTERPRETATION OF A STUDIO LOT. THE HISTORICALLY-SIGNIFICANT MIXED-USE CAMPUS ENCOMPASSES A FULL CITY BLOCK IN THE HEART OF HOLLYWOOD.










Iconic Hollywood Location

CONVENIENTLY LOCATED. A SHORT WALK FROM THE BEST THAT HOLLYWOOD HAS TO OFFER, COLUMBIA SQUARE IS AN OPPORTUNITY TO CREATE AN URBAN WORKPLACE AT A SIGNATURE ADDRESS.



Area Amenities

- | | |
|--|---|
|  Restaurant |  Athletic Facility |
|  Retail Center |  Hotel |
|  Retail Service |  Metro |
|  Theater | |

Creative, Flexible Workspaces

EL CENTRO BUILDING

AVAILABLE up to ~122,739 SF
~20,000 RSF average floor plates

Class-A, single-core office with 13' ceiling heights and 16-20' penthouse ceiling heights.

Floors 3 and above, opportunity to open up ceiling heights

~5,760 SF terrace on third floor and a large private patio

~1,000 SF Sunset Blvd facing signage opportunity

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

RADIO BUILDING

AVAILABLE
Studio A: ~8,000 SF, high-caliber studio

~880 SF screening room

Large private terraces, patios and roof decks

BROADCAST BUILDING

AVAILABLE
Paley Studio: ~6,500K

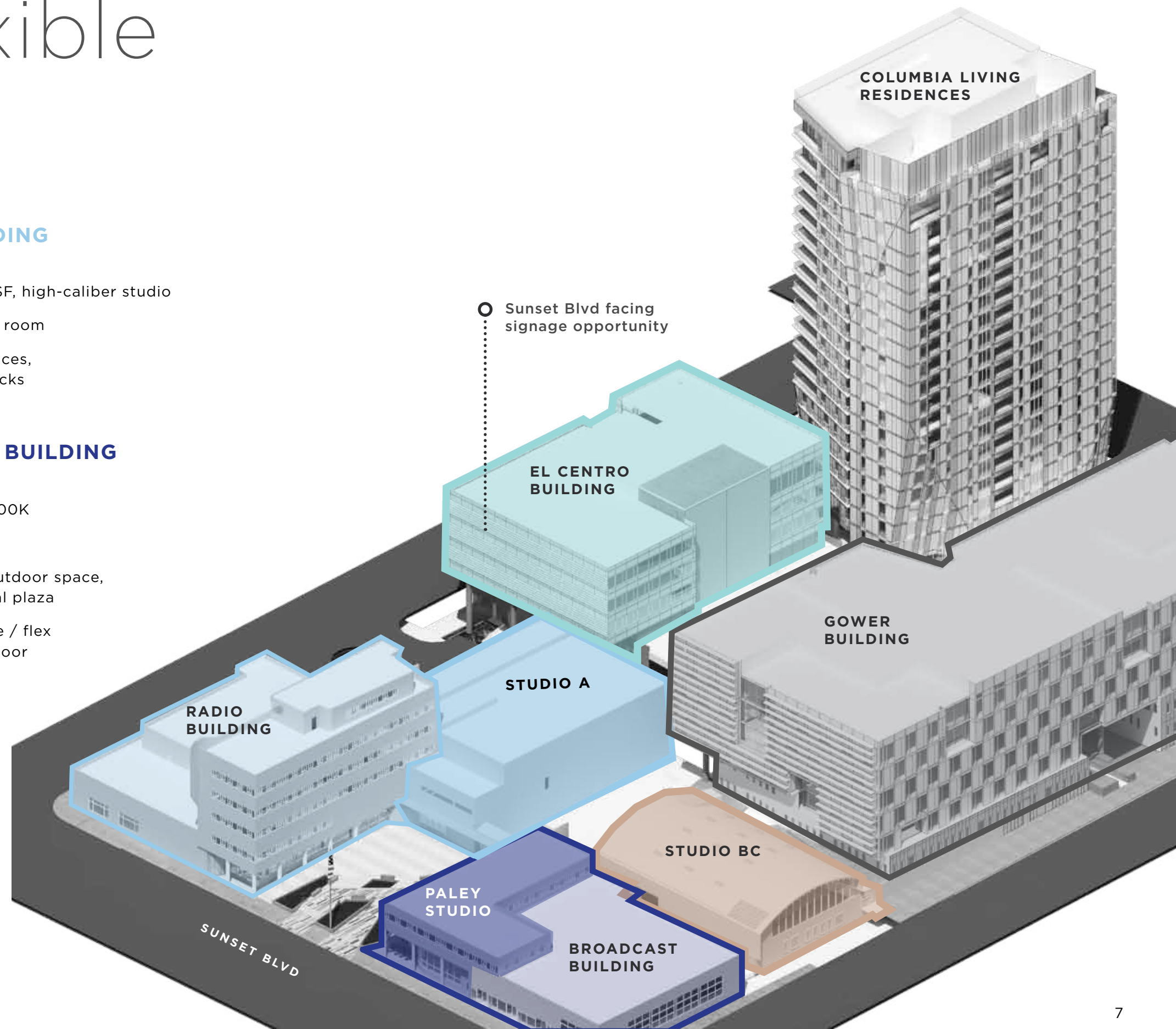
20' high ceilings

Direct access to outdoor space, opens up to central plaza

~2,000 SF of office / flex space on second floor

GOWER BUILDING

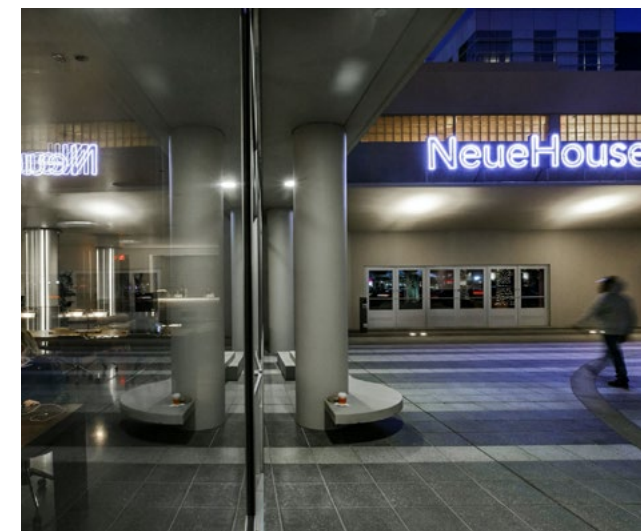
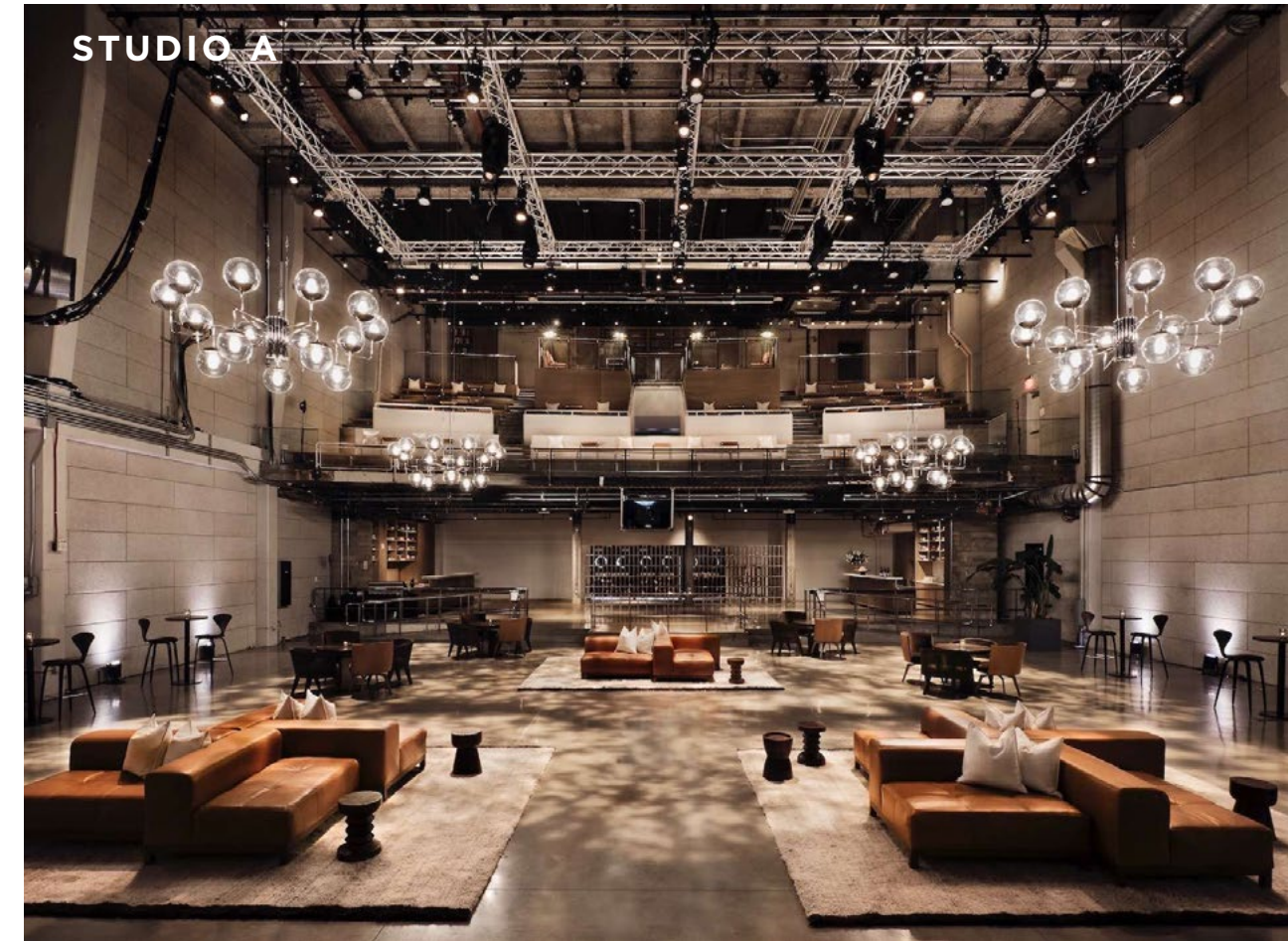
STUDIO BC



**Certain of these buildings are occupied and Kilroy makes no representation as the timing on their immediate or future availability.*

Campus Experience

ONE OF HOLLYWOOD'S MOST CELEBRATED BUILDINGS WITH A DIVERSE SET OF SPACES TO SUPPORT THE MOST CREATIVE COMMUNITY.



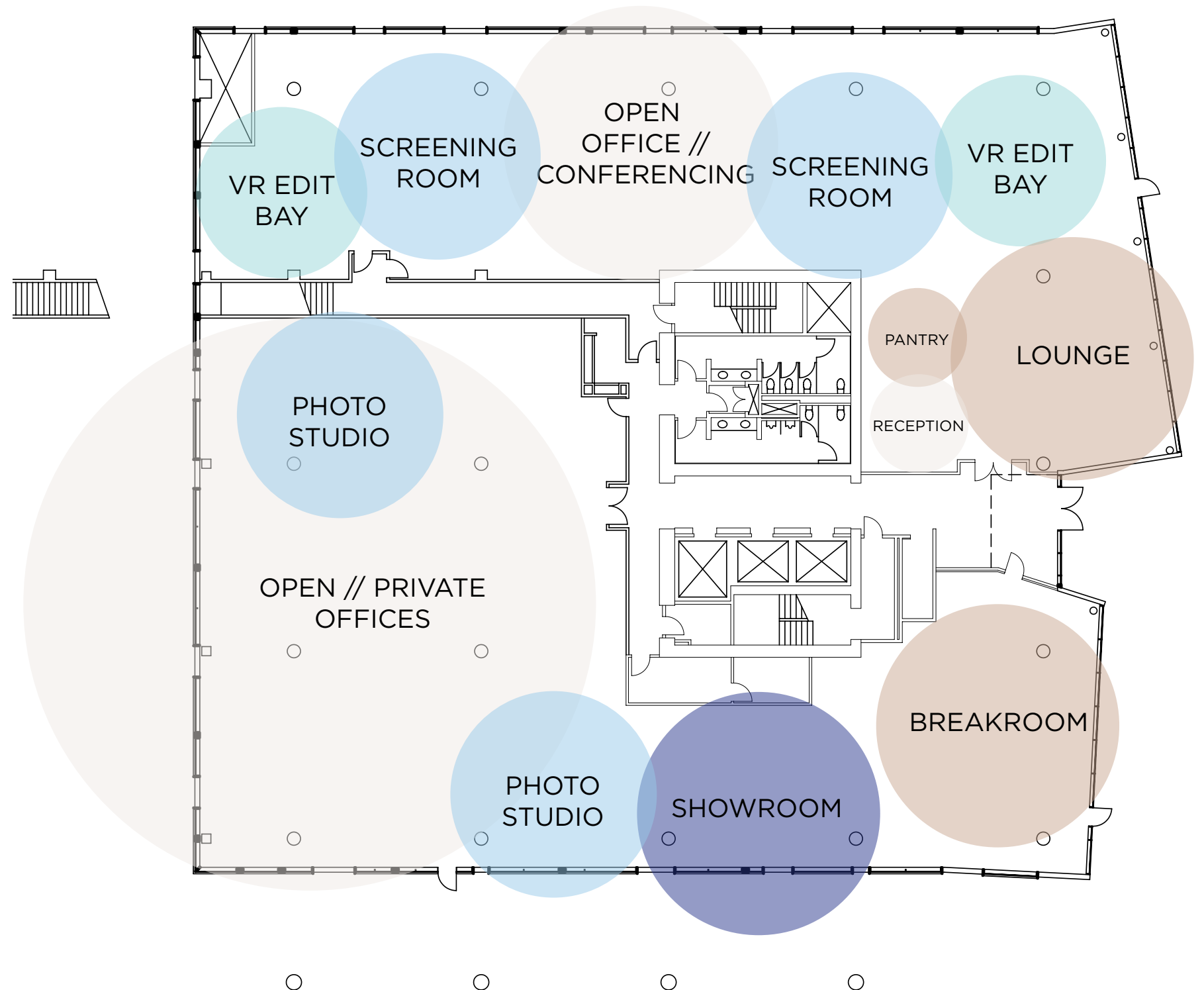
El Centro Building

**IMPECCABLY DESIGNED FROM THE
INSIDE OUT, RICH WITH AMENITIES
AND PRIVATE OUTDOOR SPACE.**



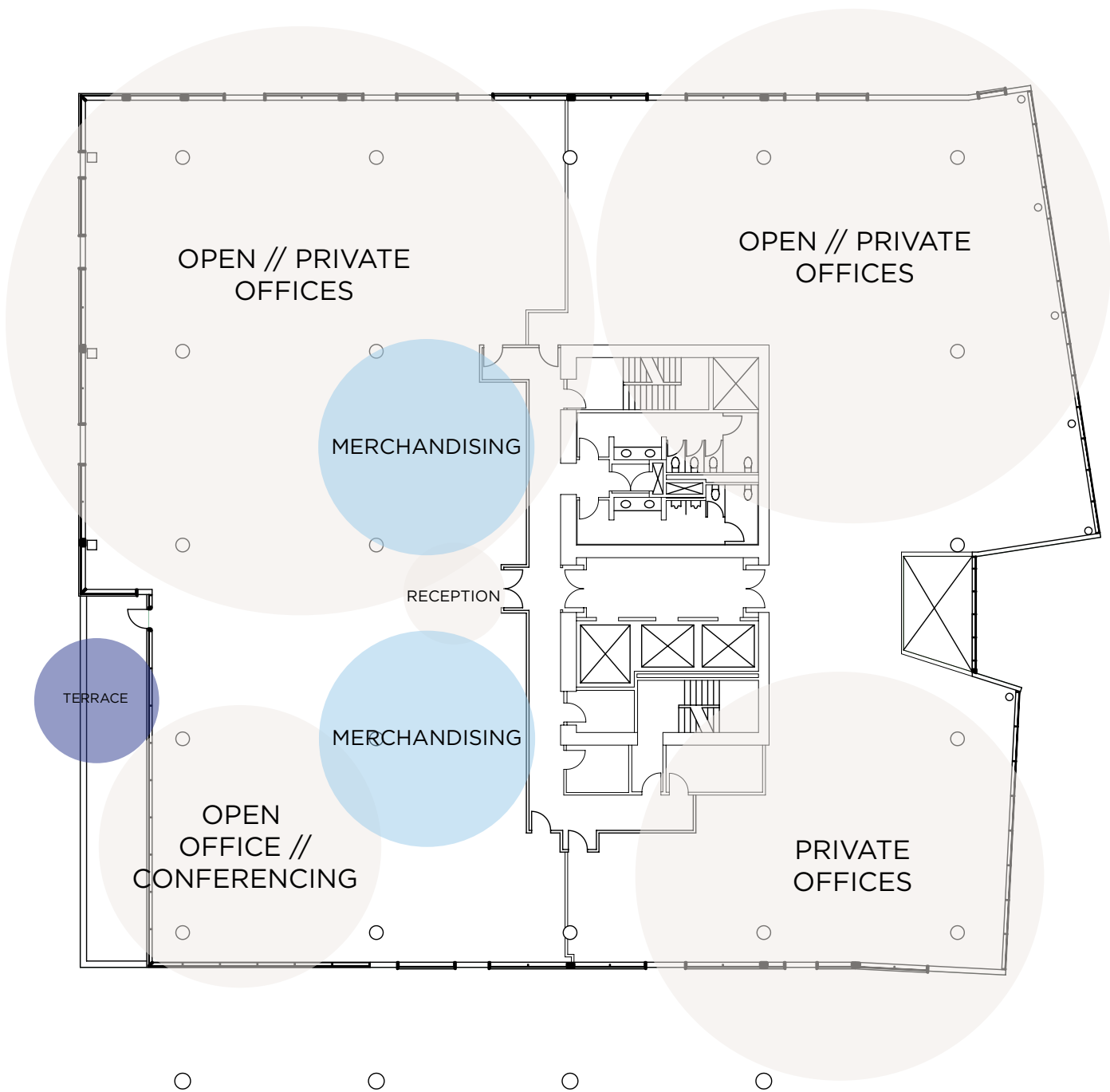
A Building That Supports it All

- 6-story, side-core building
- ~20,000 SF average floor plates
- Private patio space, mix of open and closed workspaces, conferencing, training areas, photo studios, and galley kitchens
- ~5,760 SF private terrace and private patios
- ~1,000 SF iconic signage opportunity with visibility from Sunset Boulevard
- Floors 3 and up, potential to increase ceiling heights for studio/production use (30'x30' column spacing)

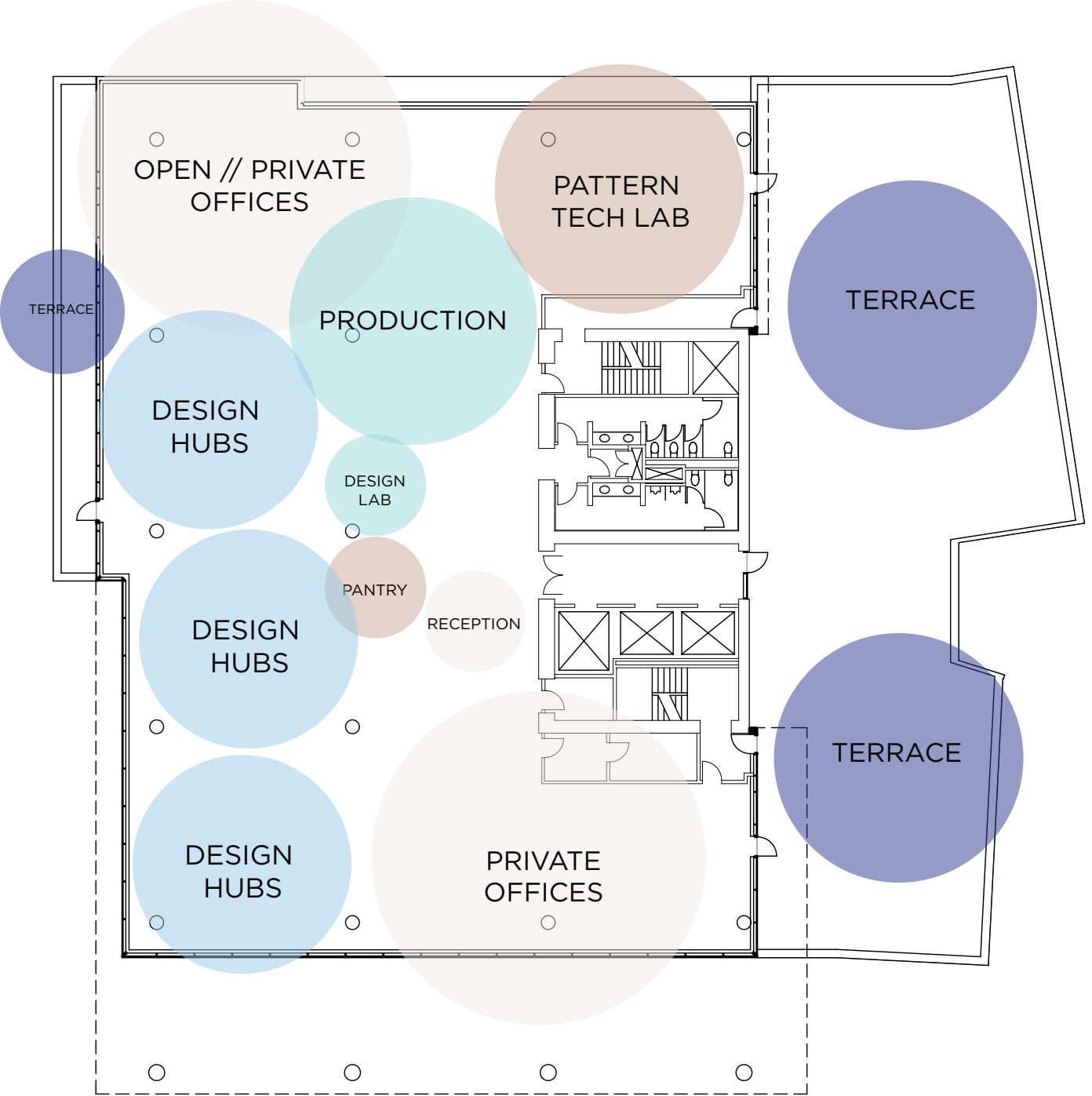


EL CENTRO, FIRST FLOOR
26,223 RSF

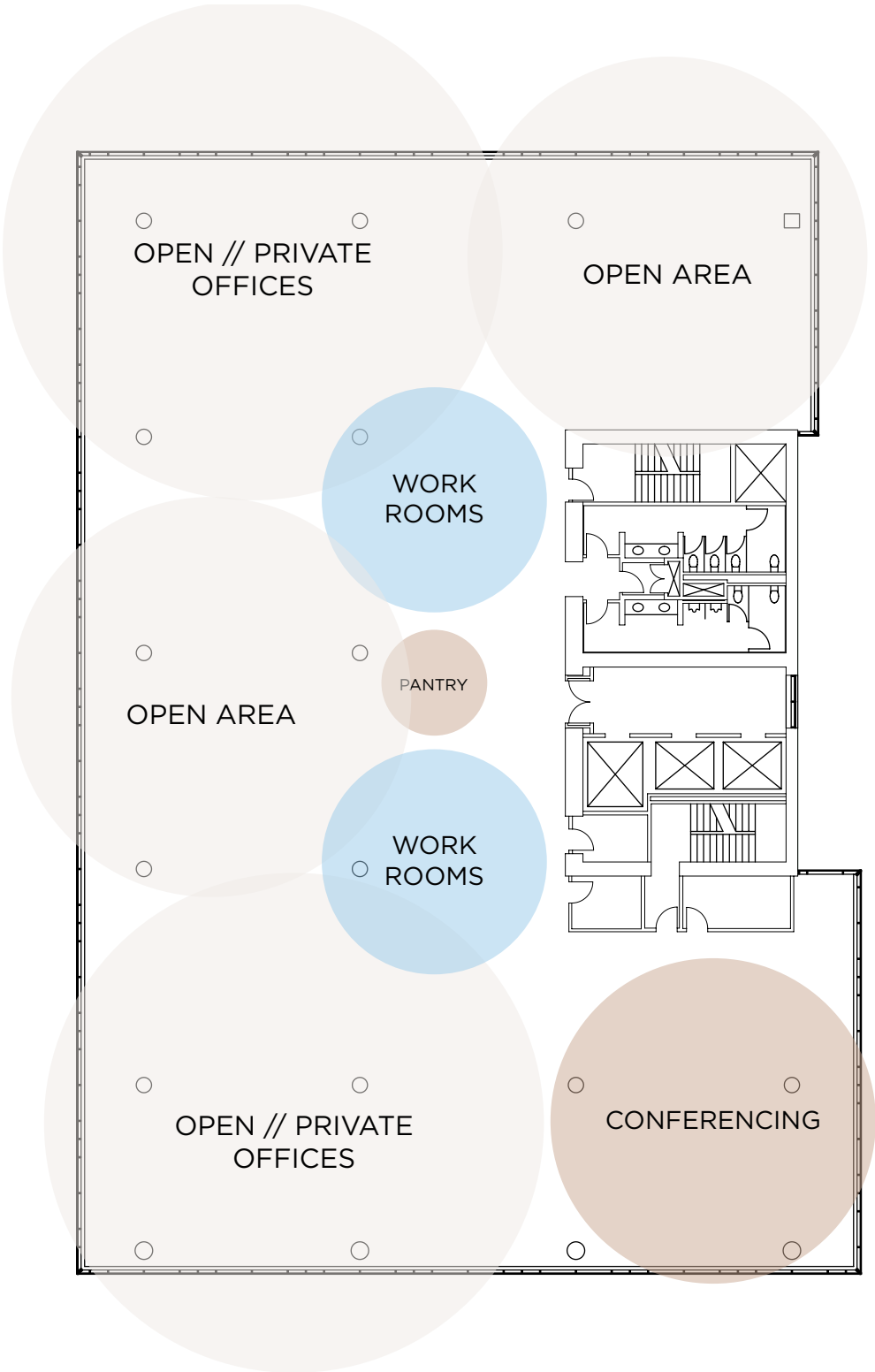
EL CENTRO, SECOND FLOOR
23,129 RSF + 393 SF DECK



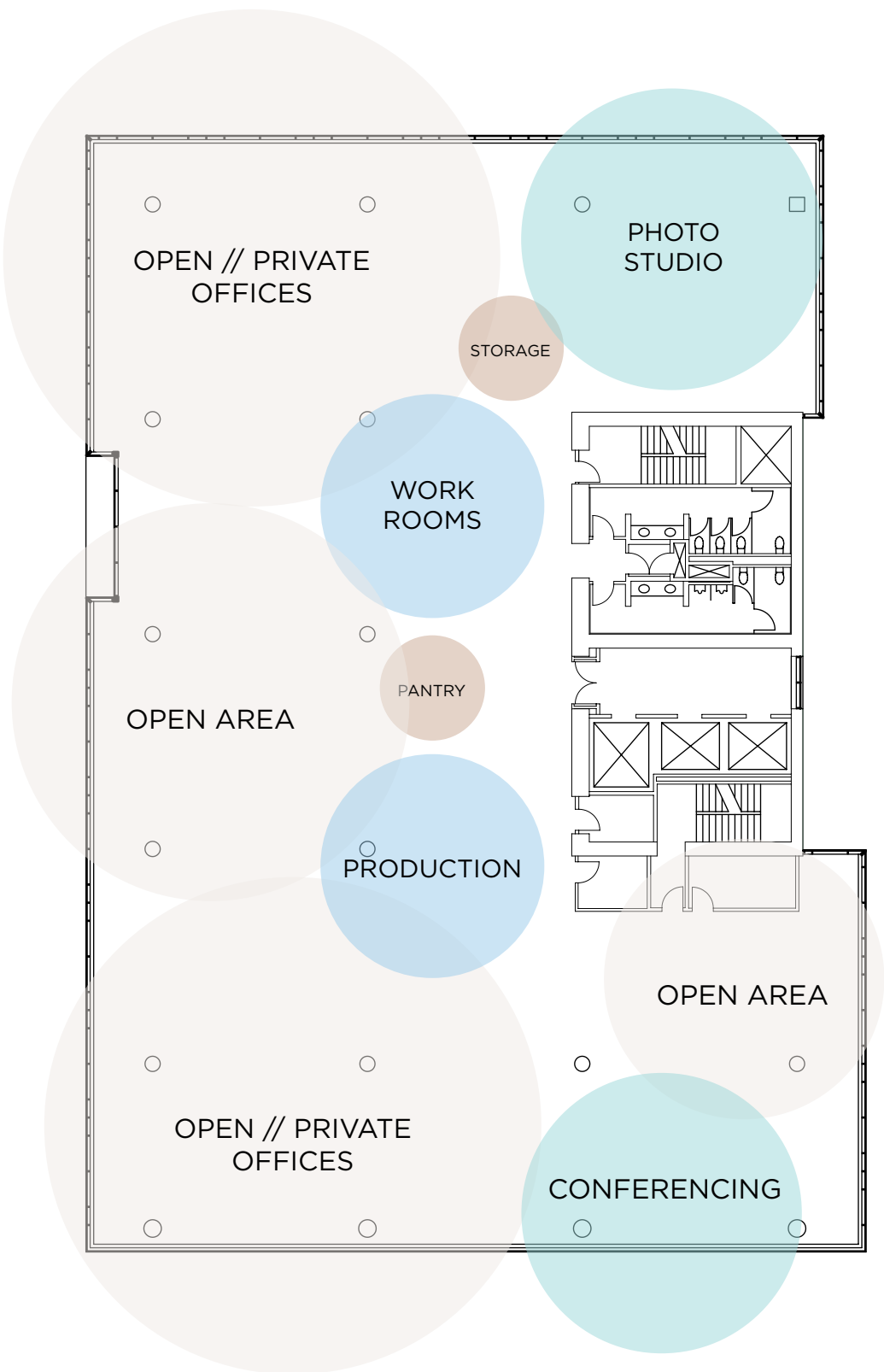
EL CENTRO, THIRD FLOOR
22,879 RSF + 5,760 SF DECK



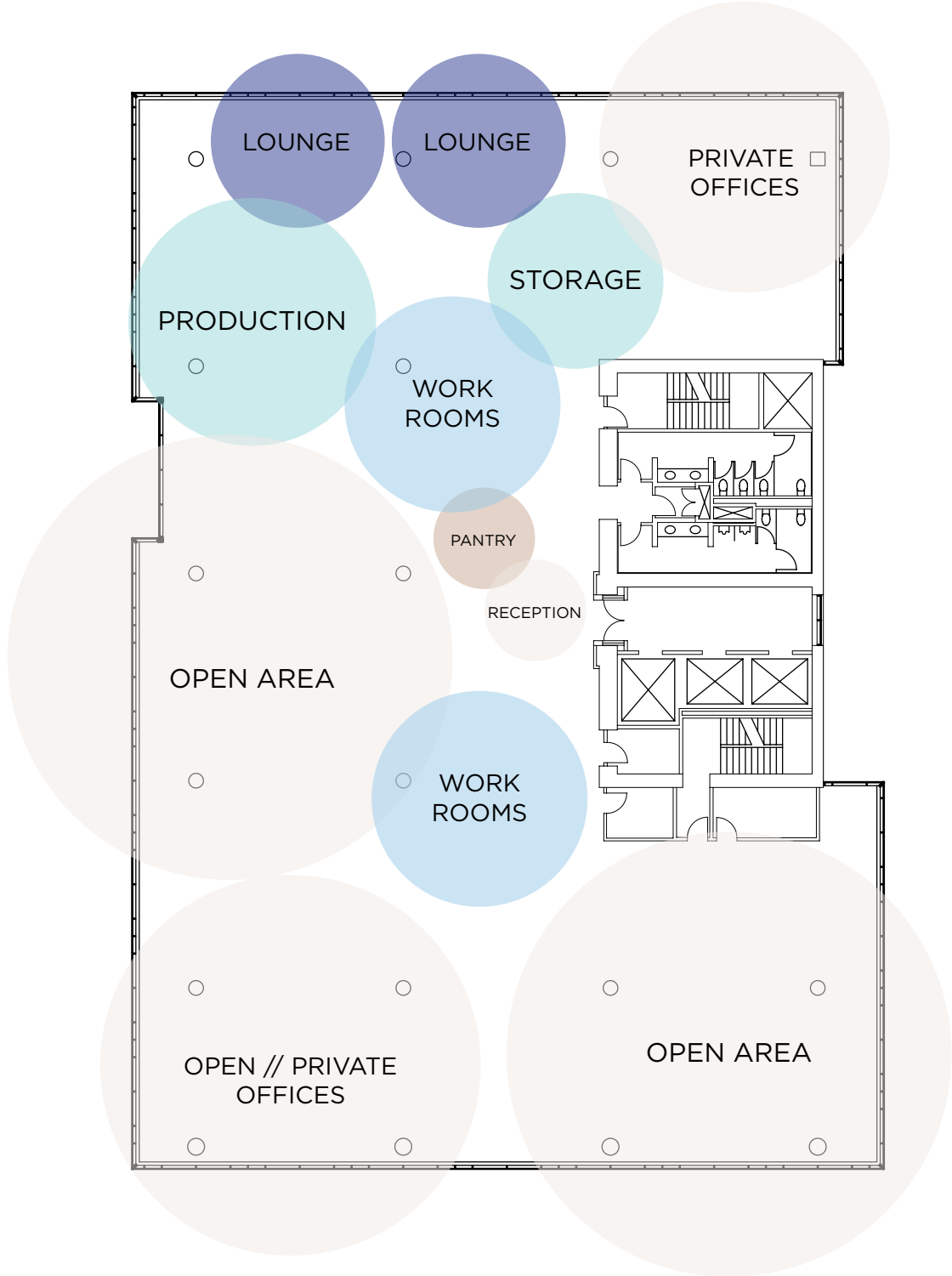
EL CENTRO, FOURTH FLOOR
16,951 RSF



EL CENTRO, FIFTH FLOOR
16,870 RSF



EL CENTRO, SIXTH FLOOR
16,687 RSF



Paley Studio

A HISTORIC BUILDING WITH HANDSOME SPACES AND SOARING 20' CEILINGS. IDEAL FOR CLIENT RECEPTIONS, CURATED EVENTS, OR STUDIO USE.



- Designed as a restaurant but can be re-imagined into a private client-centric space
- Ceiling heights can accommodate studio use
- ~6,500 SF



Operational Excellence

CUSTOMIZABLE OPPORTUNITIES

- Centralize sign-in for guests, messengers, and deliveries with VIP adjacent surface parking.
- Expand food delivery complementing on-site sweetgreen, Rubies & Diamonds coffee shop, & Sugarfish by Sushi Nozawa with catering & take-out service.
- Incorporate safety protocols through a dedicated on-site management office including spare PPE supplies available 24-hours.
- Increase janitorial services to sanitize high-touch areas

ADDITIONAL OFFERINGS

- LEED Gold project
- Create a dedicated path of travel between the subterranean garage and each building's point of entry.
- Latest energy-efficient systems - VRF HVAC in the buildings
- As part of Landlord base building, automatic suite entry doors, restroom doors, hand sanitizer stations, and elevator button tissue dispensers with graphics limiting occupancy.
- Roving security service can be expanded with training in health and safety best practices.

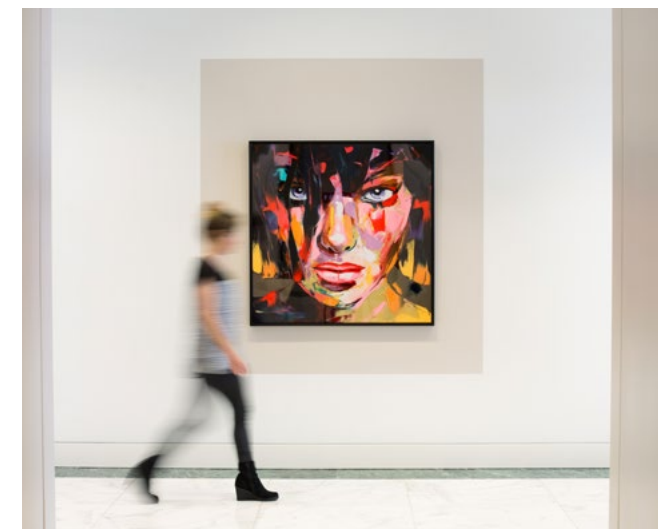
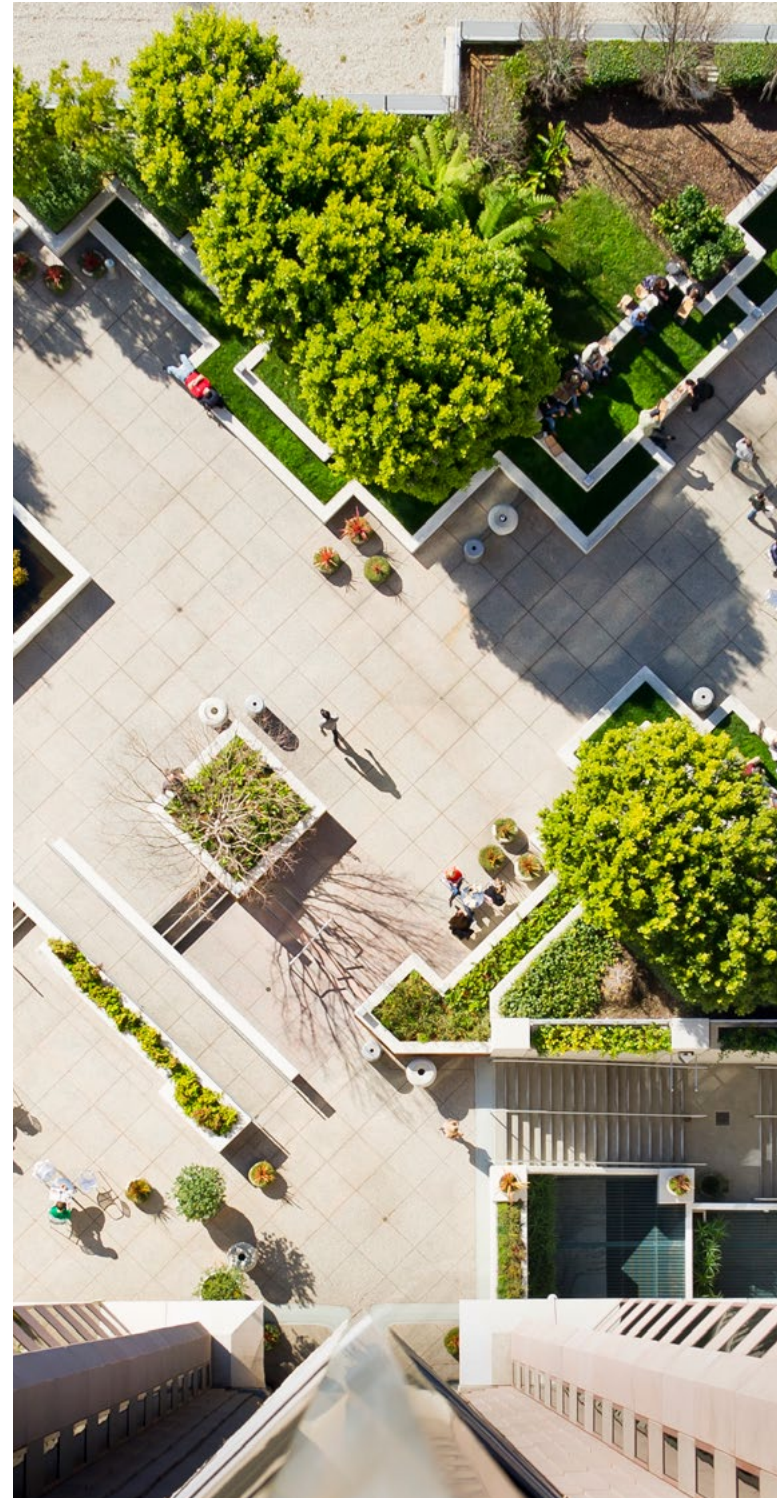


About Kilroy

Kilroy Realty Corporation (NYSE:KRC) is a publicly traded real estate investment trust and member of the S&P MidCap 400 Index with over 70 years' experience developing, acquiring and managing office and mixed-use projects. The company's innovative approach to sustainable, modern business environments helps drive creativity, productivity and employee retention for some of the world's leading digital media, entertainment, health, research, science and technology companies.

With ownership of more than 13 million square feet of premium commercial real estate in the hearts of San Francisco, Silicon Valley, Los Angeles, San Diego and Seattle, **Kilroy's properties support the changing needs of the most dynamic companies in the world.**

Sustainability and commitment to our environment is the foundation of everything we do. Learn more about [our initiatives](#).





LEASING CONTACTS
+1 213 239 6000

CARL MUHLSTEIN
LICENSE #00595250

HAYLEY ENGLISH BLOCKLEY
LICENSE #01781682

NICOLE MIHALKA
LICENSE #01322414

©2020 JONES LANG LASALLE IP, INC.
JONES LANG LASALLE BROKERAGE, INC. LIC. #01856260

K I L R O Y

WHERE INNOVATION WORKS