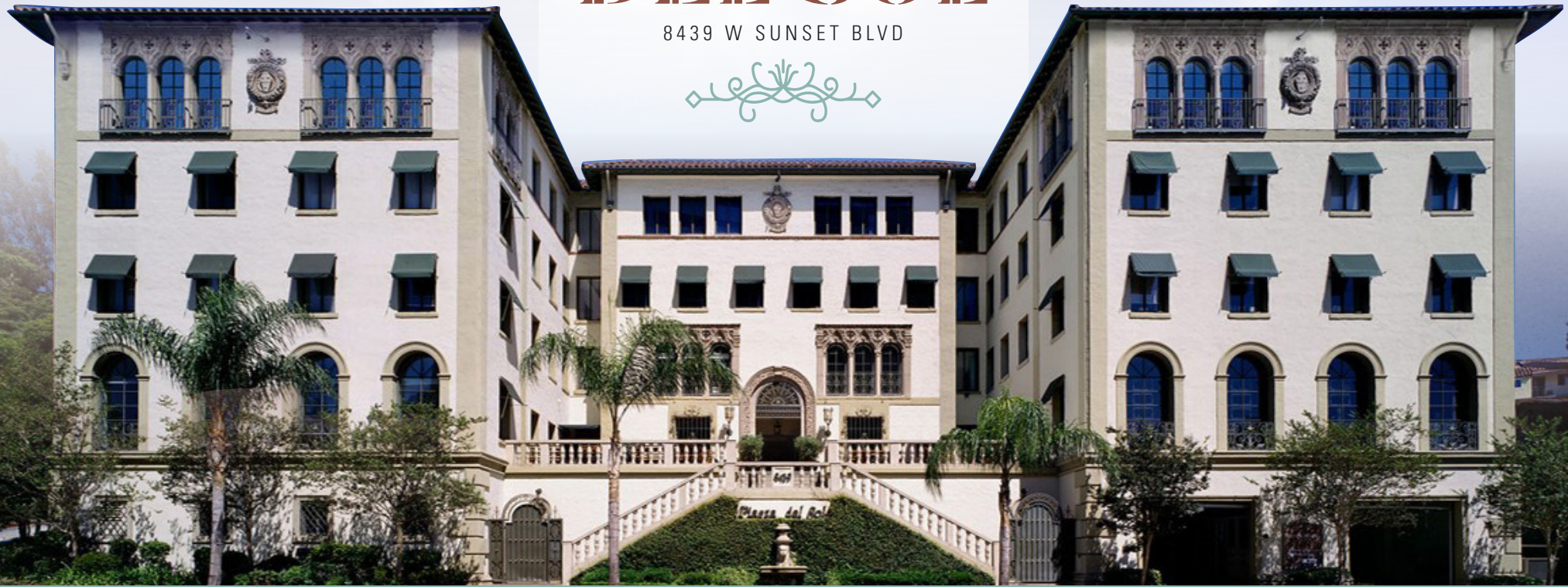


ENTIRE SUNSET STRIP HISTORIC CREATIVE OFFICE BUILDING

PIAZZA DEL SOL

8439 W SUNSET BLVD



MULTI-MILLION DOLLAR FULL BUILDING OVERHAUL UNDERWAY

\$10PSF BROKER BONUS

\$1.00 PER SQUARE FOOT BONUS PER YEAR ON NEW DEALS FOR UP TO 10 YEARS



PIAZZA DEL SOL



Features



4
Stories



A total of
42,500 RSF



Nationally registered
historic landmark



Located along the
prominent business
corridor of Sunset Blvd



Constructed of antique
Italian marble, plaster
edifices and wrought iron



Tailored to future tenants with the
ability to customize the lobby and
“own” the office portion of the building

Basics

Asking Rate

Negotiable

Delivery Date

July 1, 2021

Parking

2.5:1,000 with valet



Availabilities

Call For Details
35,000 SF Coming in 2021

1st Floor

2nd Floor

3rd Floor

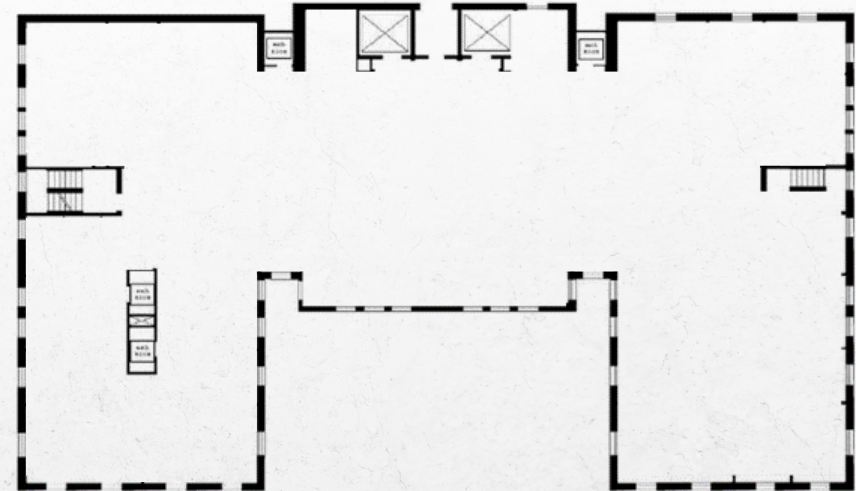
4th Floor

Floor Plans

1st Floor

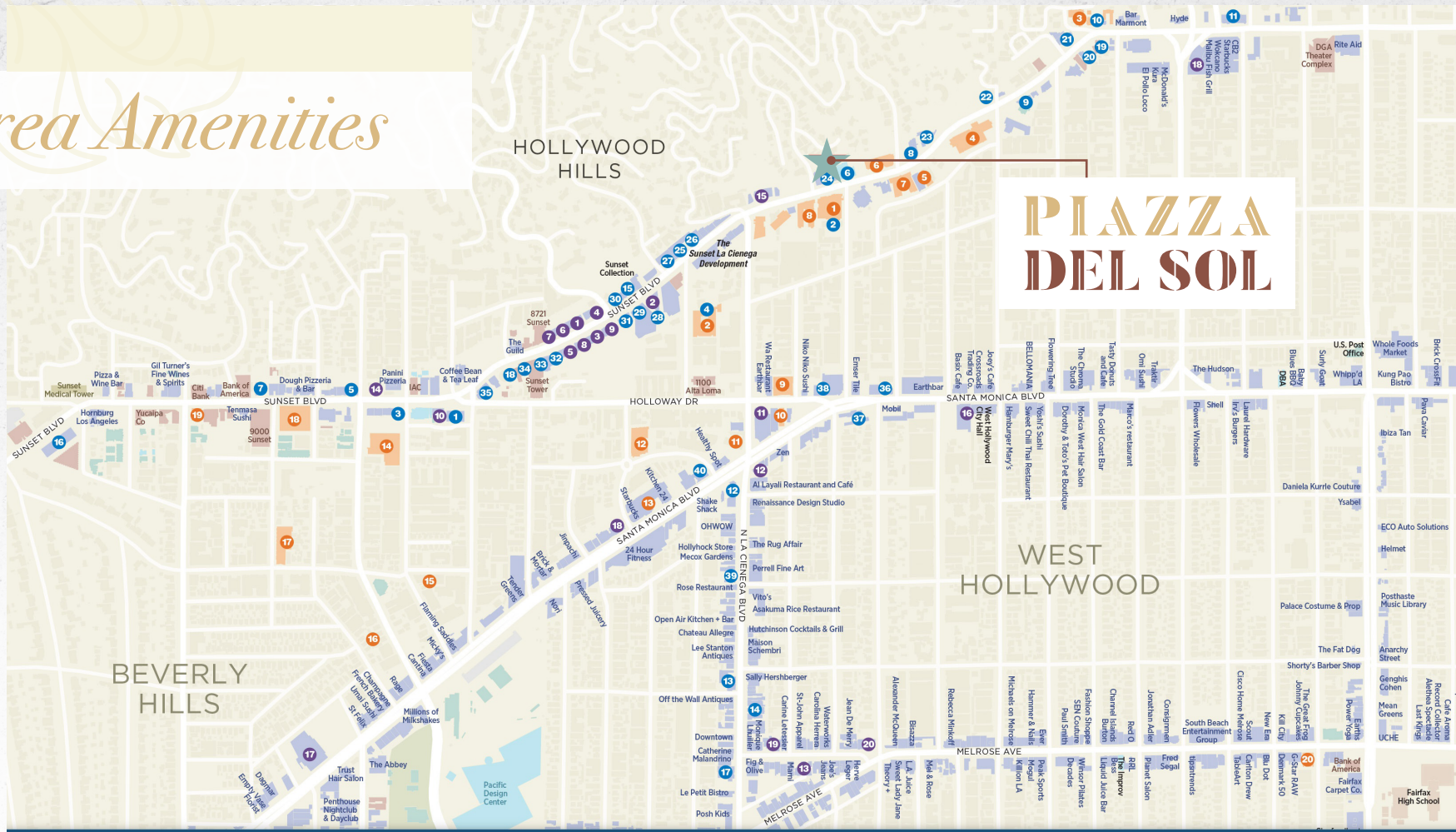


2nd - 4th Floors



Katana

Area Amenities



PIAZZA DEL SOL

MAJOR NEIGHBORHOOD AMENITIES

DINING & NIGHTLIFE

- | | | |
|---------------------------|----------------------------------|------------------|
| 1 Estella | 11 Laugh Factory | 21 Pink Taco |
| 2 Skybar | 12 Forbidden Restaurant & Lounge | 22 Cabo Cantina |
| 3 The Viper Room | 13 The Belmont | 23 Carny's |
| 4 Sunset Marquis Bar 1200 | 14 Koi Restaurant | 24 Katana |
| 5 Whiskey a Go Go | 15 Mel's Drive In | 25 Joe's Pizza |
| 6 The Comedy Store | 16 Soho House | 26 Burger Lounge |
| 7 The Roxy Theatre | 17 Greystone Manor | 27 Poquito Mas |
| 8 Saddle Ranch Chop House | 18 Eveleigh | 28 Rosa Mexicana |
| 9 Sunset Trocadero | 19 Pinches Tacos | 29 Caffè Primo |
| 10 Chateau Marmont Lounge | 20 The Den of Hollywood | 30 Caffè Med |

HOTELS

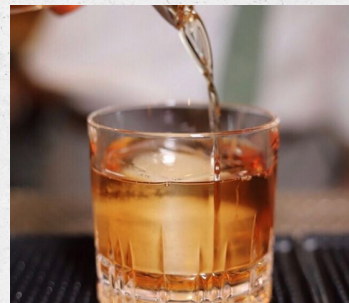
- 1 Mondrian
- 2 Sunset Marquis
- 3 Chateau Marmont
- 4 The Standard Hollywood
- 5 Sunset Tower Hotel
- 6 Andaz West Hollywood
- 7 Best Western Plus Plaza
- 8 The Grafton on Sunset
- 9 Palihouse
- 10 Holloway Motel

SHOPPING

- | | |
|-----------------------|---------------------|
| 1 Sunset Plaza | 11 CVS Pharmacy |
| 2 H&M | 12 Walgreens |
| 3 OLEHENRIKSEN | 13 Chloe |
| 4 Oliver Peoples | 14 Modani Furniture |
| 5 A/X Armani Exchange | 15 Pink Dot |
| 6 Nicole Miller | 16 Gelson's |
| 7 Diva Rocker Glam | 17 Palvin's |
| 8 H Lorenzo | 18 Trader Joe's |
| 9 BCBG Max Azria | 19 Vince |
| 10 Book Soup | 20 Diesel |

Katana

Sunset hot-spot located on the ground floor of Piazza Del Sol. Their award-winning interior and new robata-yaki style of Japanese cuisine is perfect for a quick drink or meal after work.





PIAZZA DEL SOL



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**Madison
PARTNERS**