



EPIC



5901 SUNSET BLVD.
HOLLYWOOD, CA 90028

EPICONSUNSET.COM

INNOVATIVE. EMPOWERED.

A VERTICAL CREATIVE CAMPUS LIKE NO OTHER

EPIC is a new model of Class-A, creative high-rise office space. This vertically stacked and terraced building is a one-of-a-kind, 13-story Gensler design with spectacular panoramic views to the Hollywood Hills, Pacific Ocean and Downtown Los Angeles.

EPIC features never-before-seen 15-foot, low-profile concrete ceiling heights and large open floorplates with walls of windows and operable glass doors. Multiple outdoor terraces with fire pits and exterior staircases provide more usable outdoor space than any other high-rise building in Los Angeles. EPIC is the perfect setting to work outdoors for added inspiration and collaboration.

Enjoy numerous lifestyle amenities—from electric car charging stations and bike storage to an on-site fitness center with showers and lockers.

Embrace EPIC's next-generation workspace features, from a dedicated VIP rideshare and autonomous vehicle drop-off to drone landing pads.

± 280,000 SF OF OFFICE SPACE

± 18,400 SF OF RETAIL SPACE

± 27,000 SF OF OUTDOOR SPACE

EPICONSUNSET.COM



DEVELOPED BY HUDSON PACIFIC PROPERTIES

Hudson Pacific Properties' projects, like Netflix's new Los Angeles headquarters at ICON and CUE, have led this urban neighborhood's remarkable renaissance. From Hollywood and Los Angeles' Arts District to San Francisco, Silicon Valley and Seattle, Hudson Pacific builds and manages the world's most innovative companies' workspaces and studio environments. These unique environments are engineered to be collaboration ready, always embracing the most current technologies and environmentally sustainable practices.

HUDSONPACIFICPROPERTIES.COM



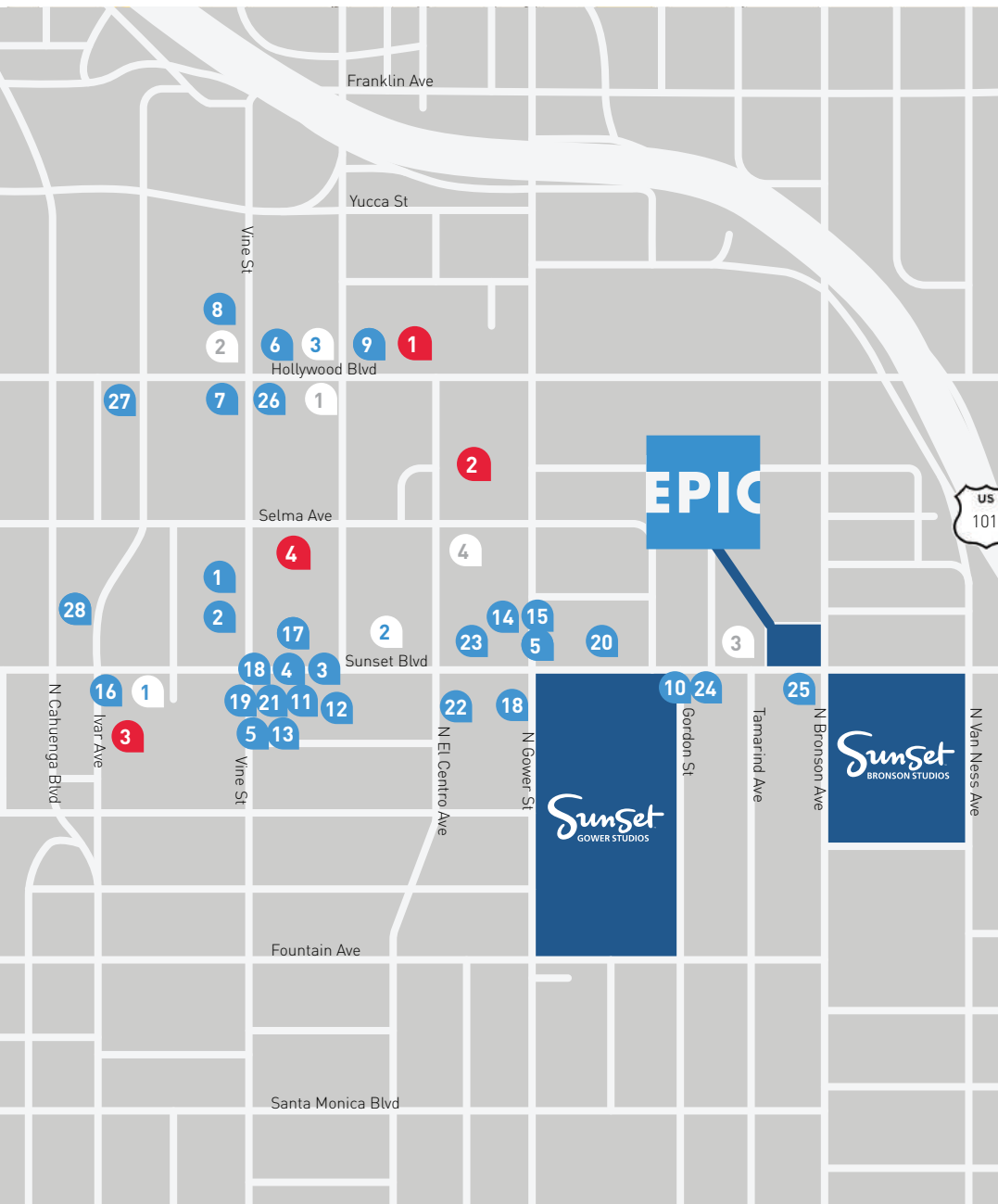
21ST CENTURY HOLLYWOOD

The Hollywood Renaissance is not new news, but the energy, excitement and investment in this neighborhood is still striking. With more than \$2 billion in completed projects and nearly \$3 billion either under construction or planned for development, Hollywood is one of Los Angeles' most actively transforming submarkets. Recognized as the world's epicenter for media and entertainment, today's leading creative companies are drawn to this iconic area's central location and vibrant community.

From established studios to a multitude of support businesses, including advertising agencies and post-production houses, as well as digital and short-form content creators, the new Hollywood is where today's talent truly want to live, work and play.



THE NEIGHBORHOOD



DINING

- 1 Kabuki Japanese Restaurant
- 2 The Hungry Cat
- 3 Magnolia
- 4 The Melt
- 5 Nariya Thai
- 6 33 Taps
- 7 Katsuya Hollywood
- 8 Cleo Hollywood
- 9 Dunkin' Donuts
- 10 Emerson Kitchen
- 11 Fabiolus Cucina
- 12 Bowery
- 13 Off Vine
- 14 Paley's
- 15 Rosco's Chicken & Waffles
- 16 Stella Barra
- 17 The Waffle
- 18 Starbucks
- 19 Chipotle
- 20 Coffee Commissary
- 21 Tender Greens
- 22 Noodle World
- 23 Sugarfish
- 24 Delancey
- 25 The Original Hoy Ka Hollywood
- 26 Delphine
- 27 Beso
- 28 Umami Burger

ENTERTAINMENT

- 1 Arclight Cinema
- 2 Hollywood Palladium
- 3 Pantages Theatre

HEALTH & FITNESS

- 1 SOULCYCLE
- 2 LA Fitness
- 3 24 Hour Fitness
- 4 Equinox Hollywood

ACCOMMODATIONS

- 1 W Hollywood
- 2 The Redbury Hotel
- 3 Hollywood Panorama Suites
- 4 Hollywood Proper Residences



COMPLETE. ACCESS.

Need production space? We have it. As the largest independent owner/operator of soundstages in Hollywood and the U.S., we can accommodate your production needs at our Sunset Studios family of facilities.

The studios' three lots consist of 35 sound stages with abundant offices and support space—a total of over 1.2 million square feet that can accommodate productions of all shapes and sizes.

Enjoy this unparalleled opportunity to work from a Class-A creative office tower, mere steps from two extensive production lots and a short drive from a third. Sunset Gower, Sunset Bronson and Sunset Las Palmas Studios offer modern amenities and sophisticated digital technologies, along with a service-oriented team that is unequalled in value.



10 SOUND STAGES



12 SOUND STAGES



13 SOUND STAGES

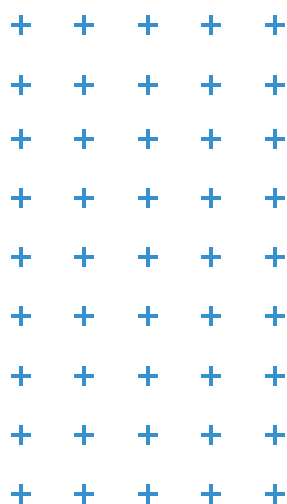
THE CREATIVE COMMUNITY



- 1 Siren Studios
- 2 United Recording
- 3 Technicolor
- 4 6430 Sunset
+ CNN
+ BLT Agency
- 5 Netflix
- 6 KTLA Television
- 7 Sunset Media Center
+ DanceOn
+ Associated Production Music
+ Magical Elves
+ Neilson Media Research
+ Open Table
- 8 Nickelodeon
- 9 LA Film School
- 10 Encore Video
- 11 Red Studios
- 12 Capitol Records
- 13 Milk Studios
- 14 Columbia Square
+ Neuehouse Hollywood
+ Viacom
+ Fender Guitar
+ Legend 3D
- 15 Crossroads of the World



WHAT YOU MIGHT CALL VERTICALLY INTEGRATED



With 365 days of sun a year in Hollywood, “let’s take this outside,” takes on a whole new meaning.

Enjoy more per-floor outdoor space than any office high-rise building in Los Angeles. Walls of tall glass lead to landscaped terraces that look across the city—from Downtown Los Angeles to the Hollywood Hills. Step outside for a shot of inspiration and a dose of warm California sunshine. Everywhere you go, it’s all connected.





FEATURES + AMENITIES

EPIC is a monumentally clean construct. Respectful of place and materials, yet bold in the face of convention, it is built with the idea that great things will come to fruition within its walls and on its terraces. To that end, highest standards have been met and unparalleled flexibility achieved.



±280,000 SF VERTICAL
OFFICE CAMPUS +
±18,400 SF RETAIL SPACE



±27,000 SF OF OUTDOOR
OFFICE TERRACES WITH
EXTERIOR STAIRCASES, FIRE
PITS + BARBEQUES



FIRST BUILDING IN
LOS ANGELES TO FEATURE
15 FT, LOW-PROFILE
CONCRETE CEILINGS



FLOORPLATES FROM
±27,000 SF TO ±51,000 SF



12 FT LARGE OPERABLE
GLASS DOORS WITH DIRECT
ACCESS TO OUTDOOR SPACES



VIP LOBBY FOR RIDESHARE
+ AUTONOMOUS VEHICLE
DROP-OFF



OPTION TO CREATE
INTERCONNECTING
STAIRS BETWEEN FLOORS



VALET + VIP PARKING WITH
3.5/1,000 RATIO



AMPLE EV CHARGING +
LEV/CARPOOL PARKING
STALLS



STATE-OF-THE-ART BUILDING
SYSTEMS WITH UNDER-FLOOR
POWER/DATA OPTIONS (8W/SF)



ENERGY EFFICIENT
WINDOWS WITH SOLAR
PANELS



LEED GOLD CERTIFICATION
TARGET



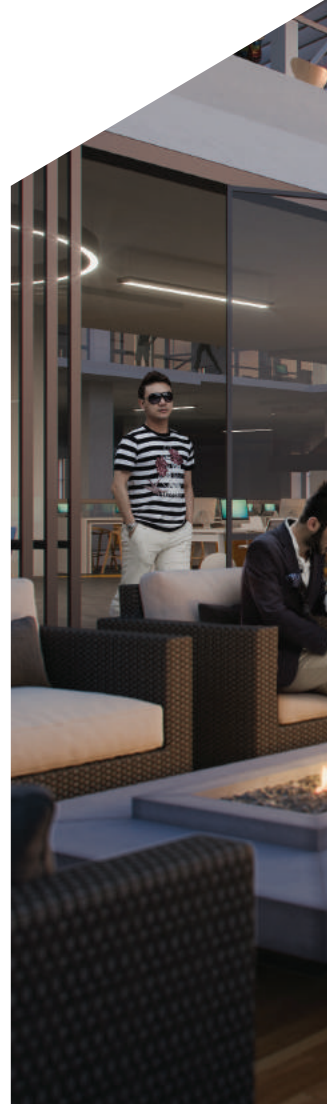
ON-SITE FITNESS CENTER
WITH SHOWERS,
CHANGING ROOMS +
SECURE BIKE CENTER



ROOFTOP GARDEN DECK
WITH CATERING PANTRY



7 METRO STOPS FROM
DOWNTOWN + 2 STOPS
FROM STUDIO CITY



**± 280,000 SF
VERTICAL OFFICE CAMPUS**





NEXT-GENERATION ELEMENTS

EPIC understands how you work today, while being mindful of how you will work in the future.

It's so 2017 to receive deliveries through the mailroom—so EPIC's rooftop and terraces are **drone-ready**.

Make a grand entrance through the well-appointed **VIP rideshare and autonomous vehicle drop-off**.

And lead the future of work, thanks to **solar-paneled windows** and **15-foot, low-profile concrete ceilings**—the first of their kind in Los Angeles.





SAMPLE FLOORPLANS

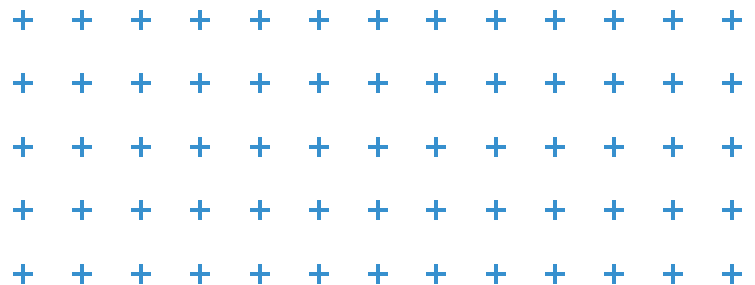
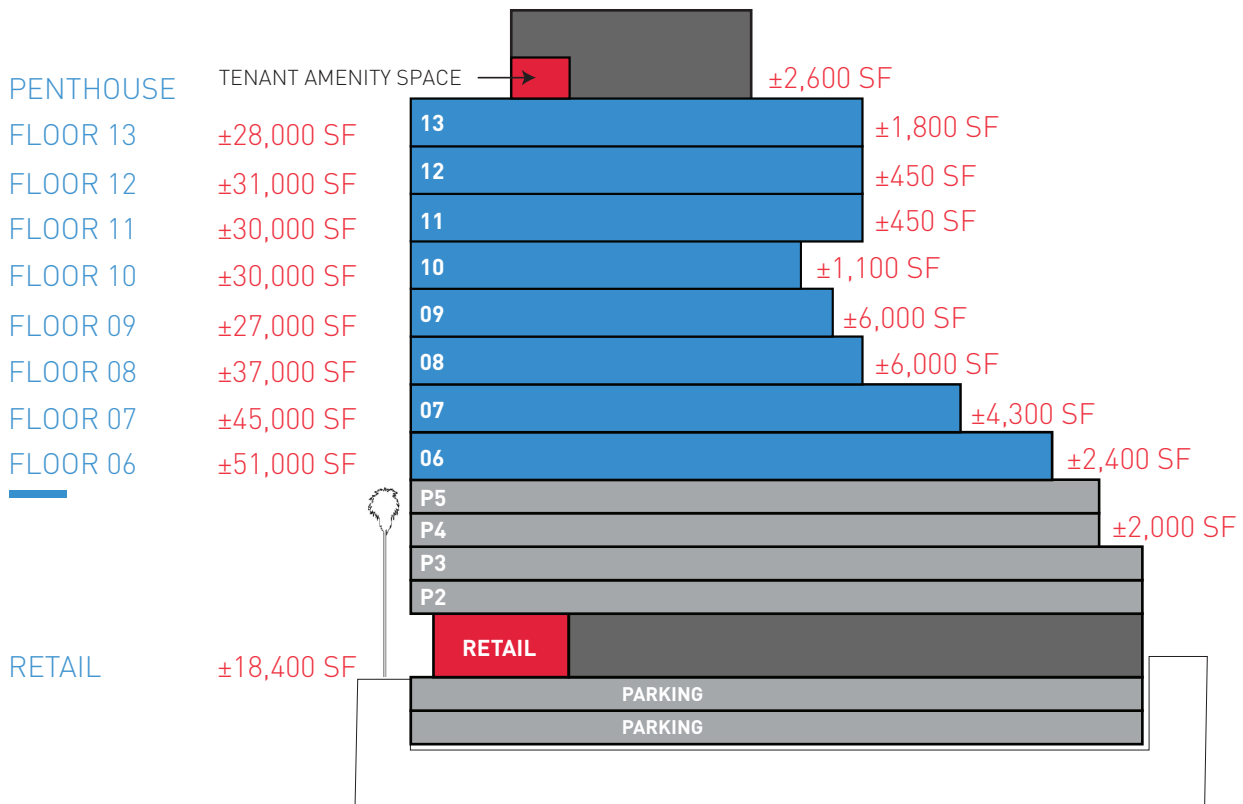
Prefer a view of the Hollywood Hills or Downtown Los Angeles?
EPIC has both.

EPIC provides hyper—flexible floorplates ranging from 27,000 SF
up to a jaw-dropping 51,000 SF—and that's just interior space.
There's an additional $\pm 27,000$ SF of outdoor space to use
however you want.

Retail and office spaces can be configured to suit your vision—or
your favorite view.

OFFICE + RETAIL

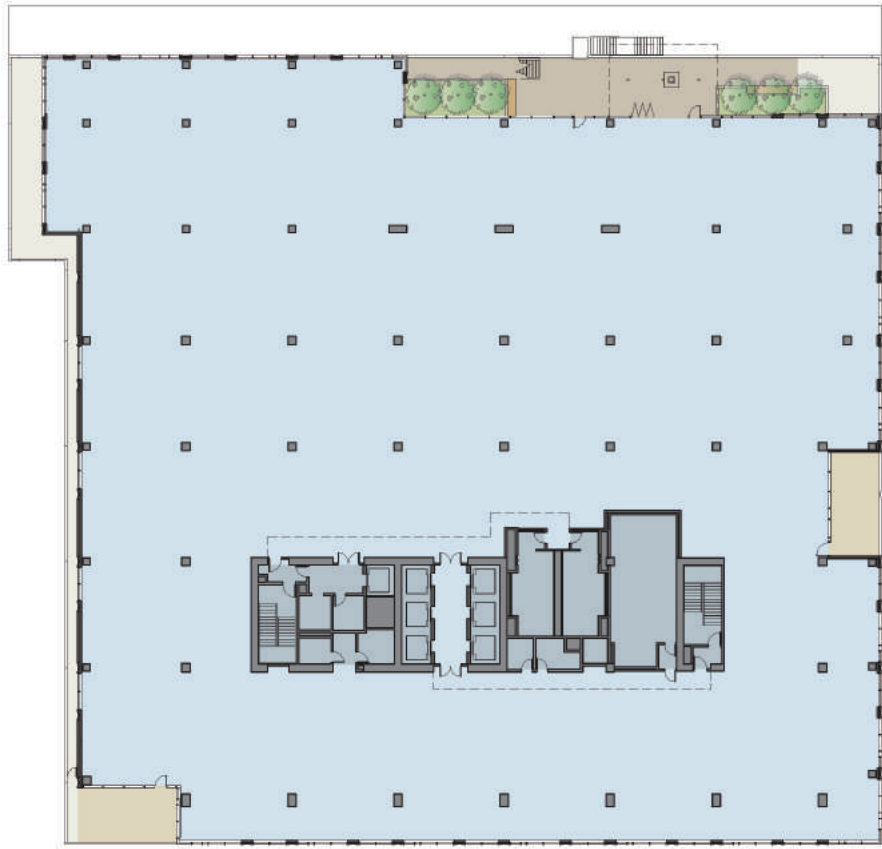
TERRACE



6F

±51,000 SF
FOR OFFICE

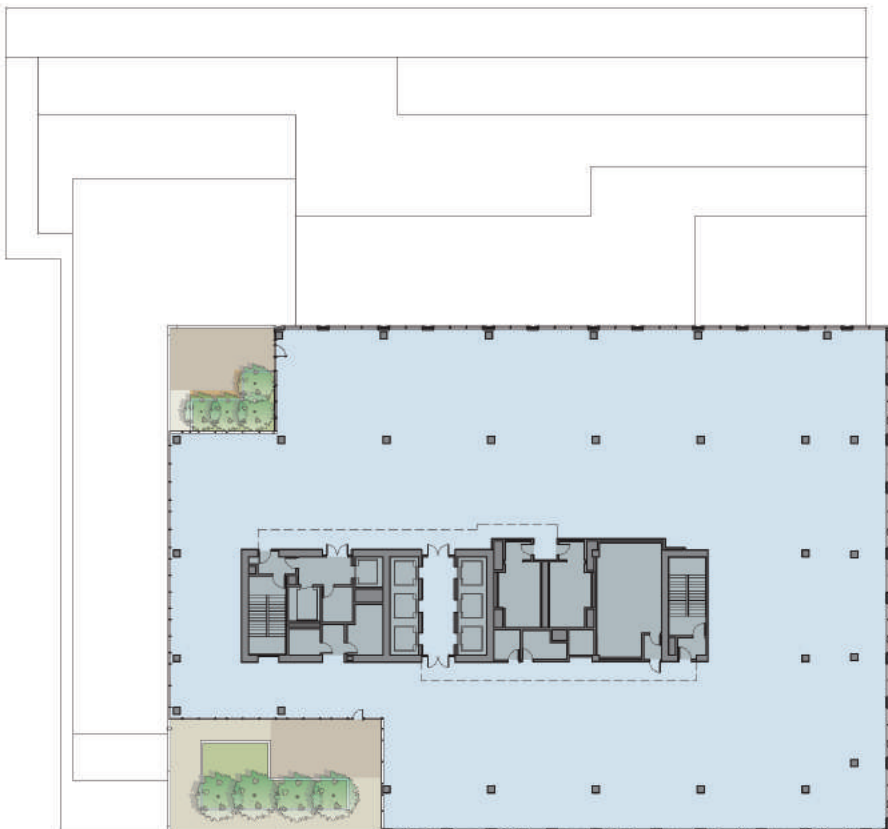
±2,400 SF
TERRACE



13F

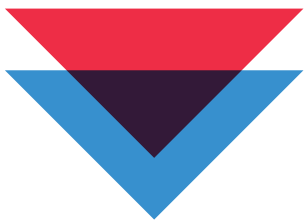
±28,000 SF
FOR OFFICE

±1,800 SF
TERRACE





**BETTER TO REFLECT
THAN CONFORM.**



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