

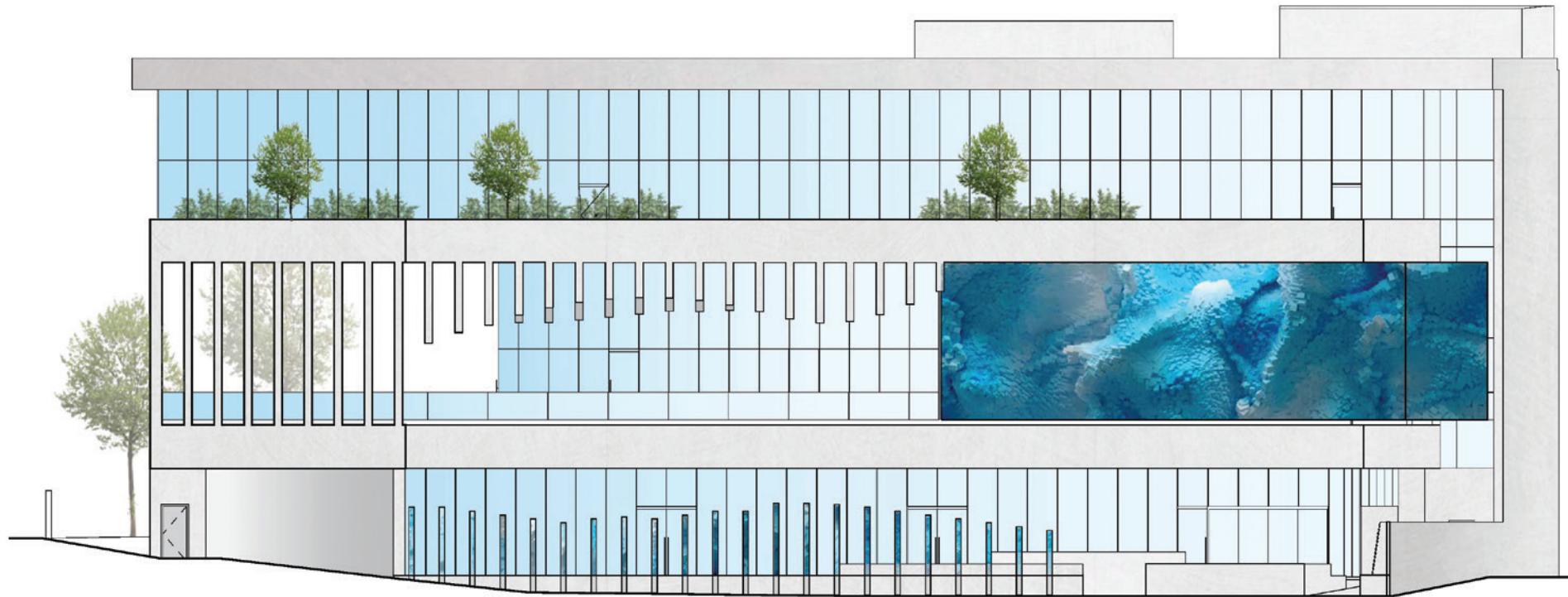


ARCHITECTURE

The mixed-use building is designed to act as a metaphorical keystone in order to anchor the proposed, visually dynamic, media district. Conceptually, the design juxtaposes a luminous media “cube” with a strong, stoic concrete mass which has been configured to receive and orient it to the surrounding environment. The effect is to subordinate the building itself in a manner much like that of a picture frame, which complements the art it supports. The cast-in-place concrete frame of the building, with highly refined, minimal detailing, will position it within the ranks of notable civic buildings rather than the more common stucco or panelized buildings, while highlighting the powerful geometric constraints of its location.

The ground and middle floors seamlessly join chic retail, office or restaurant spaces, with expansive patios and large indoor/outdoor spaces. The top floor is a lush terrace garden with spectacular views of the Sunset Strip and L.A. Basin - along with more premium office space.

The diverse elements in this structure—art, advertising, dynamic architectural form, and dense landscaping throughout—merge to create fluid, evolving experiences as you move around and through the building.



- 3 ±9,673 RSF
INTERIOR: ±5,354 RSF including 966 RSF mezzanine
EXTERIOR: ±4,319 RSF
CEILING HEIGHT: 21'
- 2 LEASED BY SORA 
- 1 LEASED BY SORA 
- P 88 PARKING STALLS
2 LEVELS SUB PARKING

THE NOW

8497 SUNSET BOULEVARD, WEST HOLLYWOOD

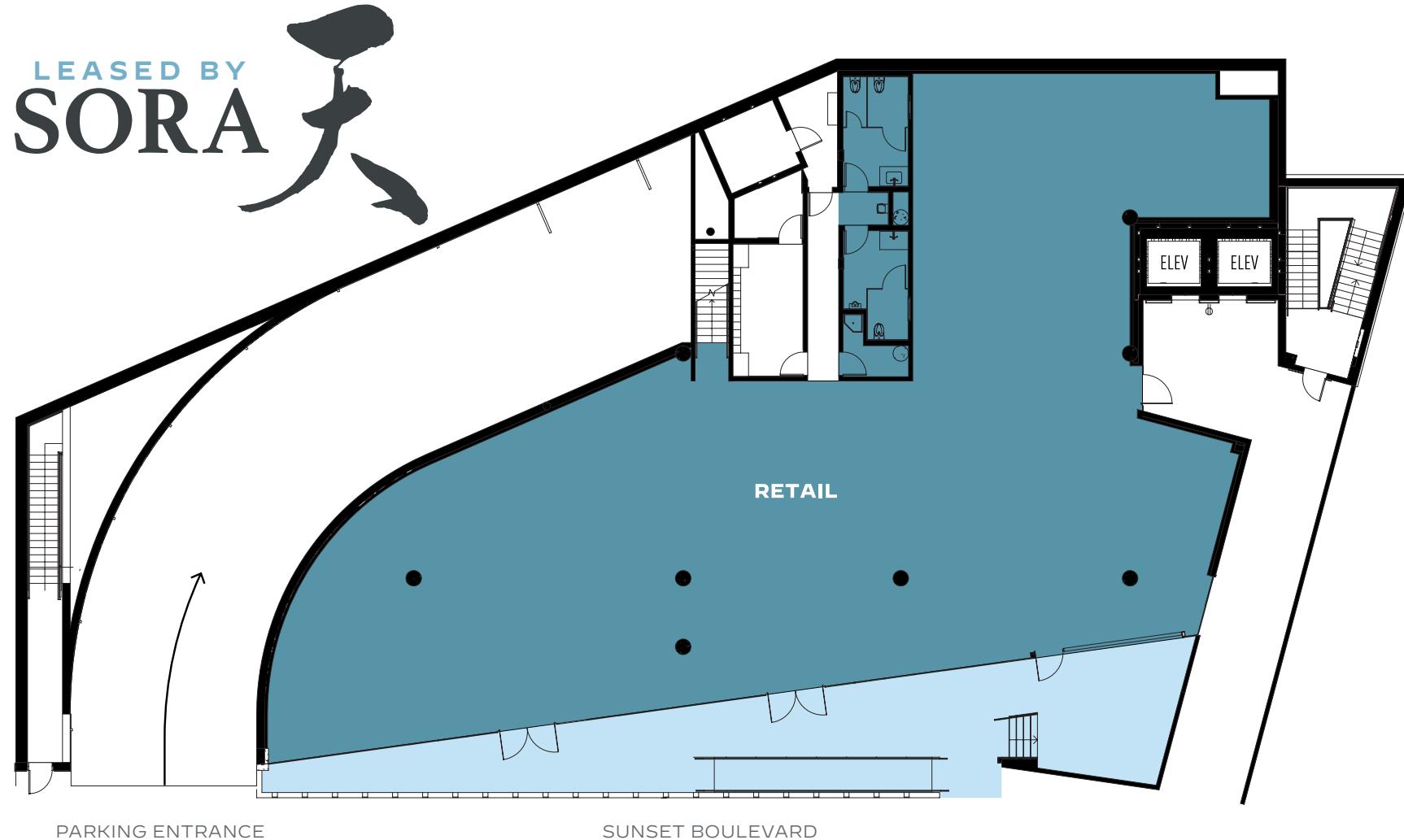
BUILDING SIZE 29,074 rsf**NUMBER OF STORIES** 3**DELIVERY DATE** May 2024**PARKING** 88 spaces (additional with valet assist)**PROPERTY HIGHLIGHTS**

- Iconic New Building providing West Hollywood's finest retail and office leasing opportunities
- Multi-Functional space with multiple large outdoor patio spaces for best-in-class Tenants
- Unobstructed city views

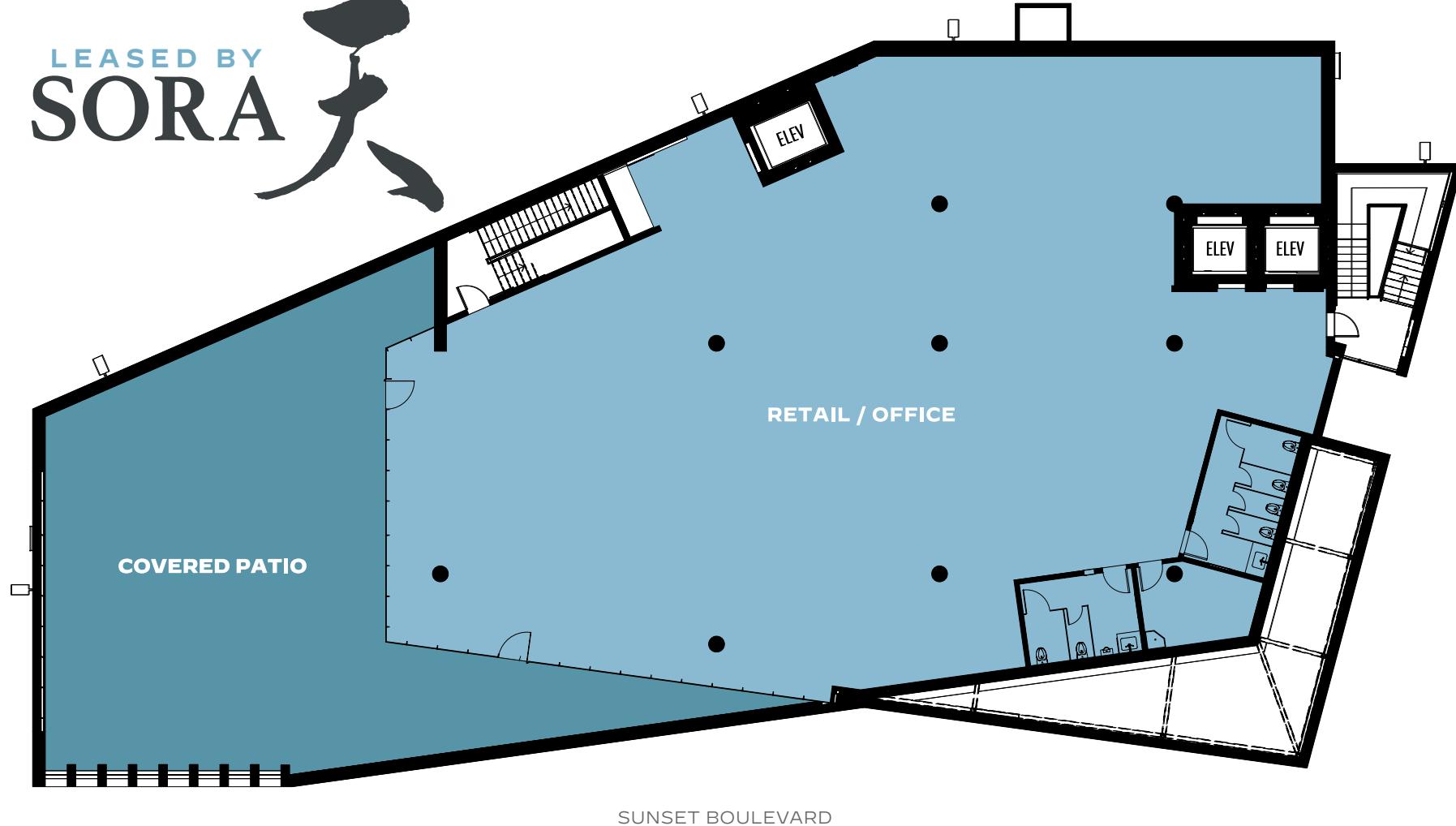
DESIGN FEATURES

- 19' - 21' ceiling heights
- Museum level finishes
- 7,407 square feet of outdoor patio space

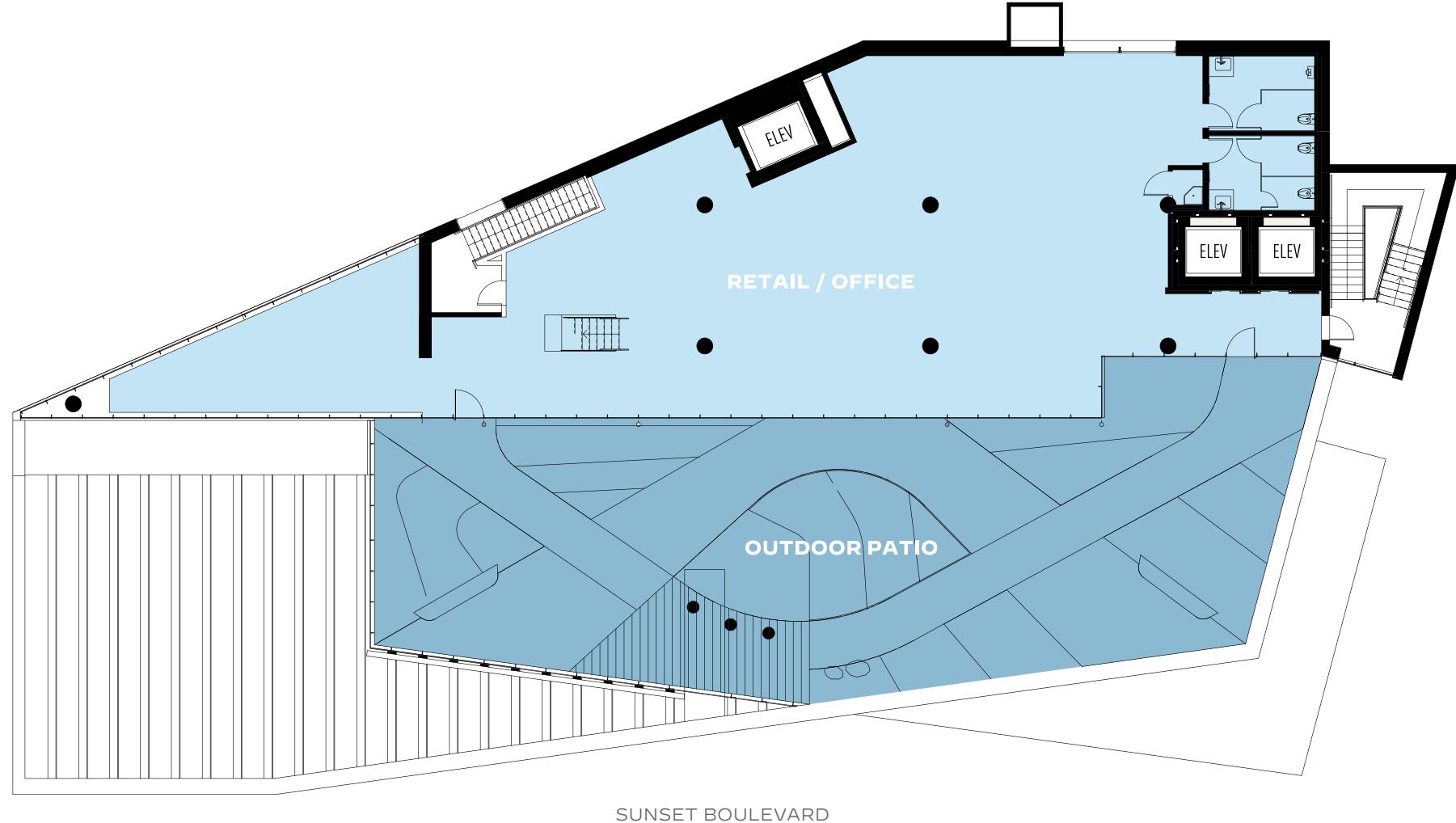
LEASED BY
SORA



LEASED BY
SORA



2 $\pm 10,784$ SF
INTERIOR: $\pm 7,695$ SF
EXTERIOR: $\pm 3,088$ SF
CEILING HEIGHT: 20'

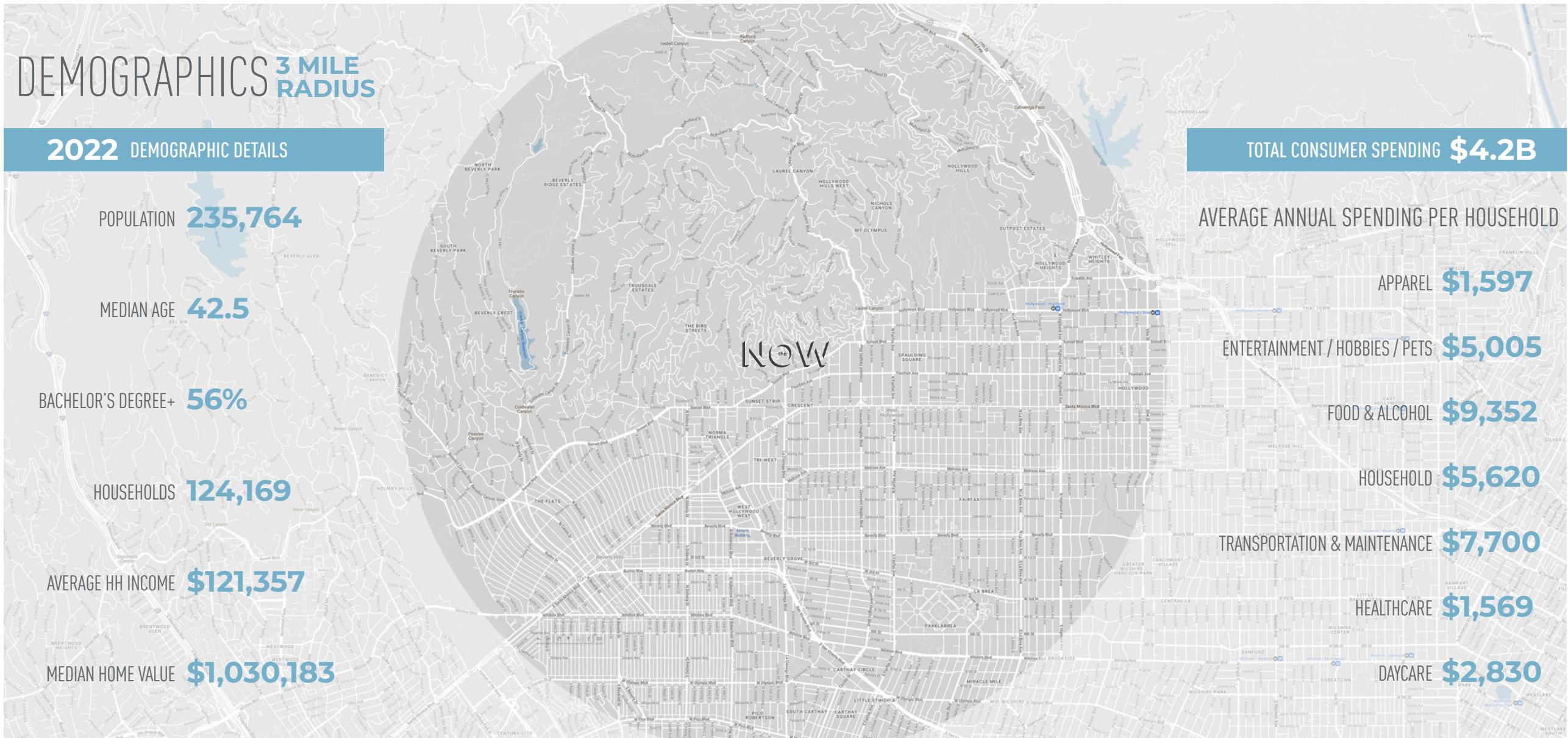


AT THE INTERSECTION OF LA's PAST & FUTURE

SUNSET @ LA CIENEGA

The intersection of Sunset Blvd and La Cienega Blvd in West Hollywood has long been heralded as a nexus of creativity, commerce, and culture, making it an ideal location for retail and creative office tenants to establish their presence. Situated in the heart of the iconic Sunset Strip, this vibrant area boasts a diverse and affluent customer base, which guarantees a steady stream of foot traffic and potential clients for businesses. The numerous high-profile establishments, including upscale boutiques, renowned restaurants, and historic music venues, create a synergistic ecosystem that fosters growth and innovation for new and established companies alike. Additionally, the area is well-connected to the rest of the city, with easy access to public transportation and major thoroughfares.





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THE NOW



Exclusive Japanese Dining Collection

SORA



A groundbreaking concept that unites Japan's most celebrated and Michelin star-rated dining establishments under one roof creating an unparalleled culinary experience.





MICHELIN STAR CLASS DINING



Takiya たきや

TOP100 awarded Tempura restaurant on the most popular review site in Japan.

AO 蒼

Innovative French fusion Japanese.

Makitorい Shin Kobe 薪鳥 新神戸

New style Yakitori with wood-fire.

Sushikoma 鮨駒

A hidden gem sushi place from Tohoku region, Japan.

Teruzushi 照寿司

Social media famous uniquely creative sushi.

Bar Centifolia センティフォリア

Bar lounge partner with world-class cocktail performance.

MEDIA CUBE

Imagine a luminous cube - a gorgeously vivid apparition made of 3 seamlessly integrated LED panels. A vibrant visual welcome to travelers coming up La Cienega and a captivating beacon for those exploring the Strip.

The panels dynamically cycle through a kaleidoscope of colorful visuals and curated advertising or tenant identity signage. The high visibility and innovative display format of the media cube give advertisers both the opportunity and the encouragement to invest in unique content for this site.

INTERACTIVE OUTDOOR ART

A row of decorative illuminated bollards lines the exterior of the building entrance, at street level. Like a trail of stars, they visually echo the media cube content.

These bollards display artwork that responds dynamically to pedestrian activity through motion sensors - thus creating a "mood ring" that constantly reflects pedestrian activity on the Strip.

Like the lively terraces above, this interactive art gallery creates the feeling of a dynamic, living, evolving space - one that changes mood, vibe, and even color depending on the surrounding human energy.





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