

*Located at The Gateway between West Hollywood & Beverly Hills*

# MELROSE TRIANGLE

9060 Santa Monica Blvd, West Hollywood, CA 90069



**CREATIVE OFFICE CAMPUS FOR LEASE**  
400,000 RSF Ground Up Office Opportunity

TEAM  
**CONDON**  
bailey • brittany • erica • mike  
pete • sam • scott

 **CUSHMAN & WAKEFIELD**



# Project Summary

*Creative Office Campus  
for Lease*

*Up to ± 469,569 RSF Ground Up Office Opportunity*

**Address:** 9060 Santa Monica Blvd, West Hollywood, CA 90069

**Project Size:** Up to 400,000 RSF

**Asking Rate:** Negotiable

**Parking:** 779 stalls (2.5/1,000 Sq. Ft.), Ability to increase parking count with valet.

**Estimated Delivery:** 2023



MELROSE TRIANGLE



# Highlights

- ▶ Project to include three low rise buildings situated in a campus setting
- ▶ Interior courtyards
- ▶ 12'-20' ceilings
- ▶ Secured parking
- ▶ Signage and branding opportunities
- ▶ Abundant natural light
- ▶ Multiple private tenant balconies and rooftop terraces
- ▶ Dedicated tenant entry points





# Amenities Map

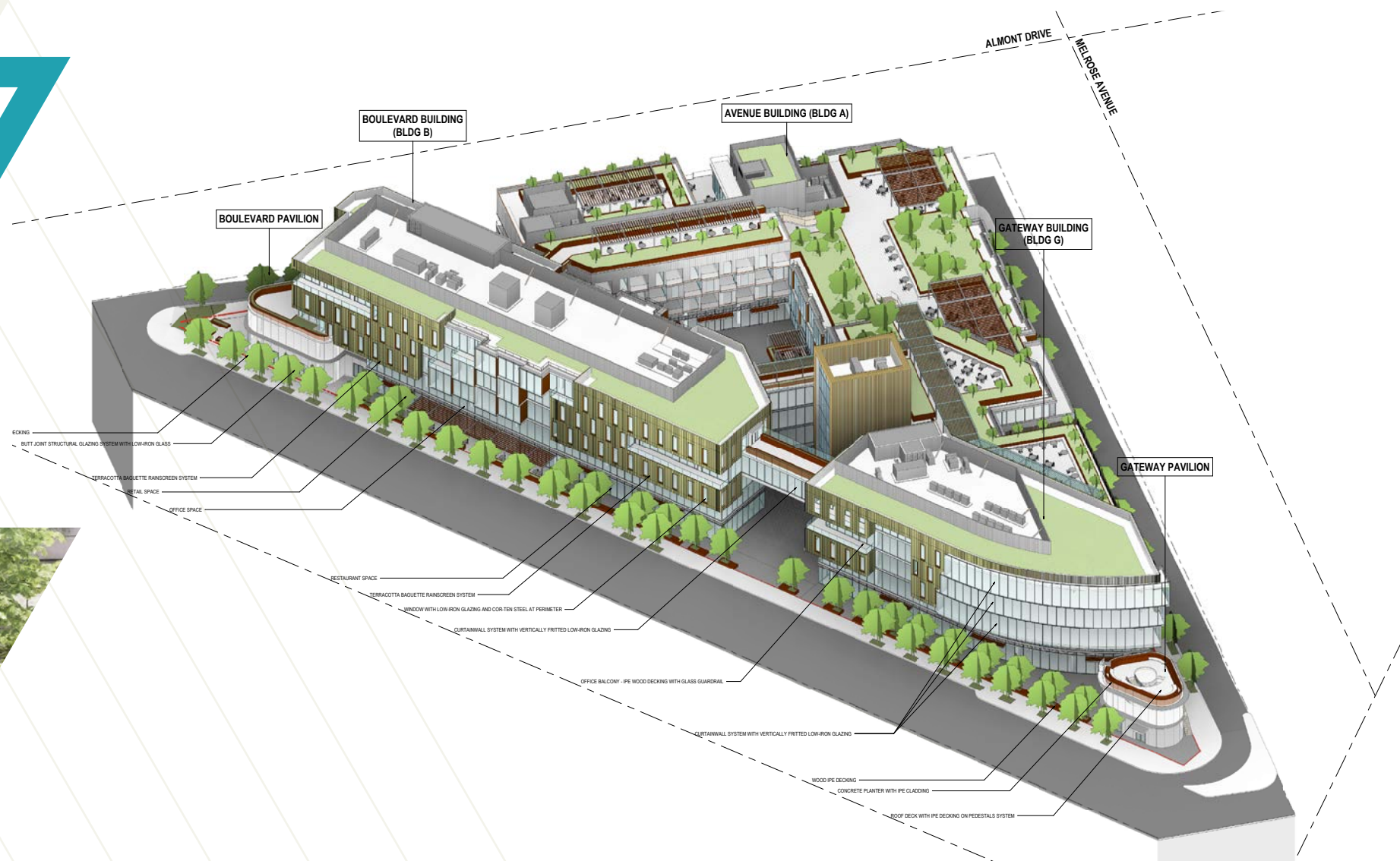
- |                          |                           |
|--------------------------|---------------------------|
| 1. BRISTOL FARMS         | 19. LE PAIN QUOTIDIEN     |
| 2. CAFE AMICI            | 20. LEMONADE              |
| 3. CAFFE ROMA            | 21. LIVE NATION           |
| 4. CECCONI'S             | 22. MASTRO'S              |
| 5. CLEMENTINE            | 23. MULBERRY STREET PIZZA |
| 6. CRAIG'S               | 24. NATE N AL             |
| 7. CRUSTACEAN            | 25. ROOFTOP GRILL         |
| 8. DAN TANA'S            | 26. SALT & STRAW          |
| 9. DOHENY ROOM           | 27. SPAGO                 |
| 10. E BALDI              | 28. SUGARFISH             |
| 11. GOOGLE               | 29. SUR                   |
| 12. GRACIAS MADRE        | 30. THE ASSEMBLY          |
| 13. GUIRADOS             | 31. THE IVY               |
| 14. HEDLEY'S             | 32. THE PALM              |
| 15. IL PASTAIO           | 33. TUTTO BENE            |
| 16. LA CONVERSATION CAFE | 34. UNITED TALENT AGENCY  |
| 17. LA SCALA             | 35. VERVE COFFEE          |
| 18. LARDER               | 36. XI'AN                 |

WILSHIRE BLVD



# Street Views

Melrose & Almont





# Building RSF Overview

	Gateway Building	Boulevard Building	Avenue Building
<b>Level B-2</b>	20,092 RSF		
<b>Level B-1</b>	17,533 RSF	24,701 RSF	16,829 RSF
<b>Level 1</b>	20,358 RSF	28,244 RSF	36,237 RSF
<b>Level 2</b>	21,962 RSF	25,106 RSF	36,199 RSF
<b>Level 2.5</b>			6,618 RSF
<b>Level 3</b>	24,641 RSF	28,295 RSF	42,451 RSF
<b>Level 4</b>	23,870 RSF	28,285 RSF	17,180 RSF
<b>Level 5</b>	16,423 RSF	34,545 RSF	



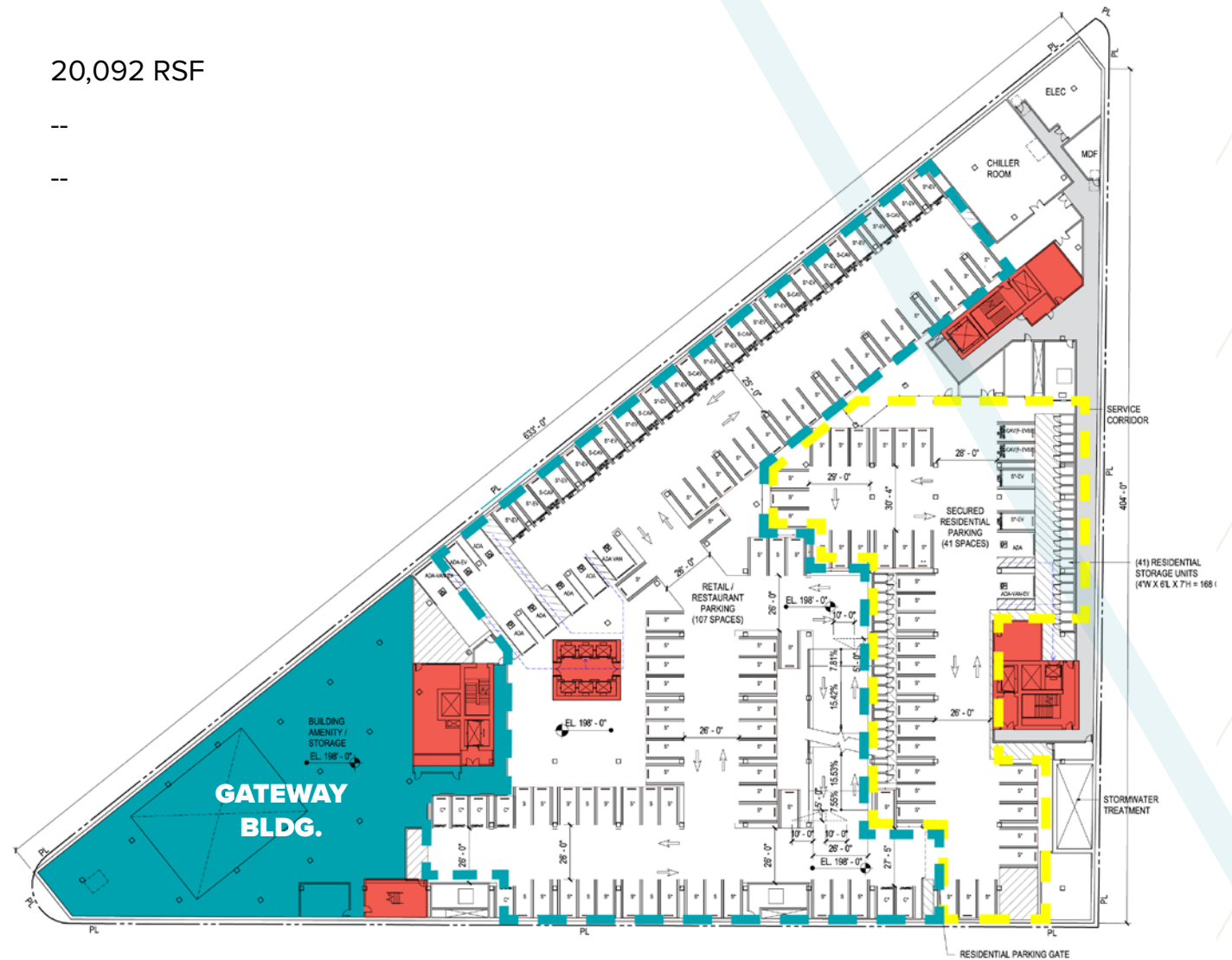






## Level B2

<b>Gateway Building</b>	20,092 RSF
<b>Avenue Building</b>	--
<b>Boulevard Building</b>	--





## Level B1

## Gateway Building

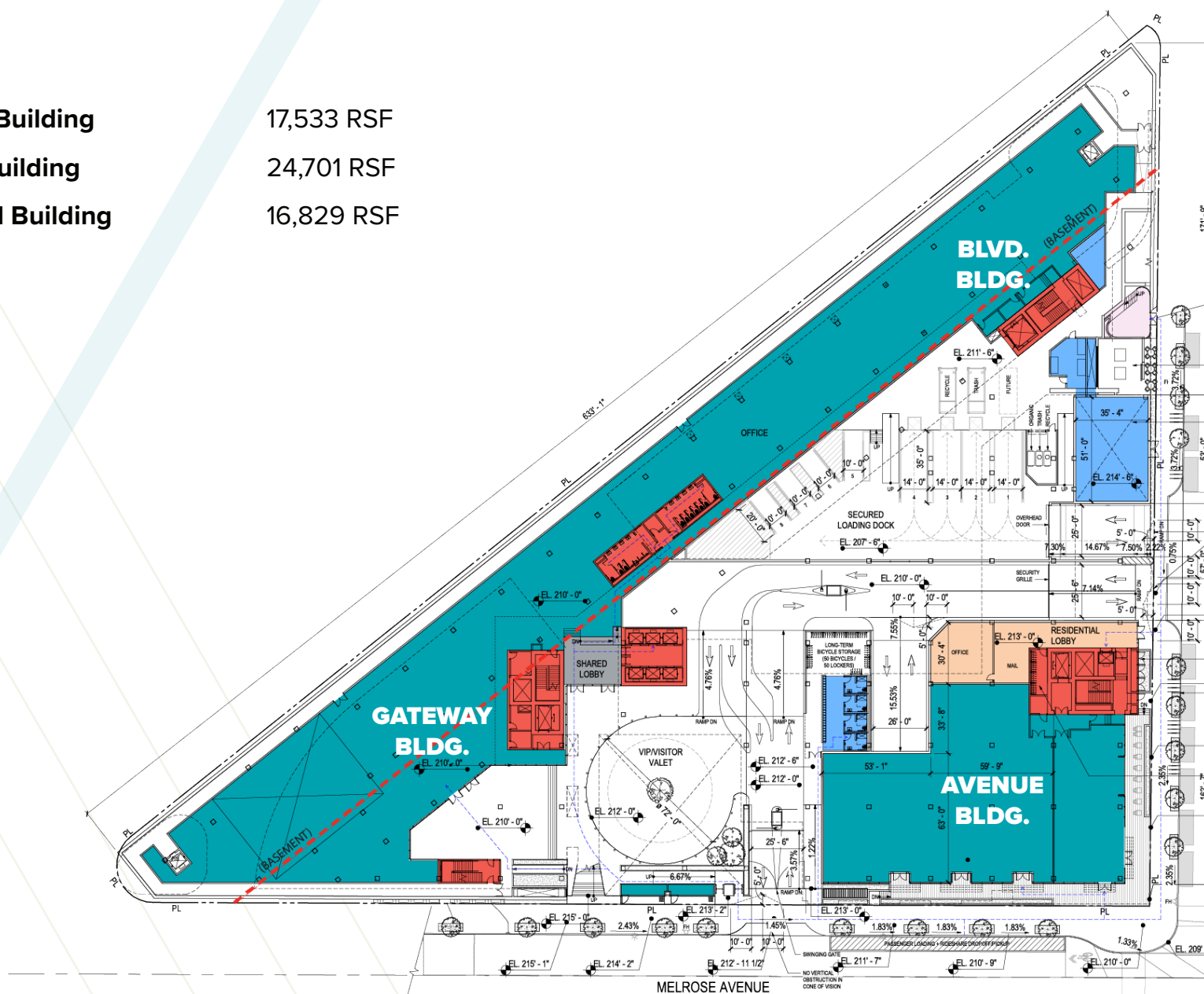
17,533 RSF

## Avenue Building

24,701 RSF

## Boulevard Building

16,829 RSF

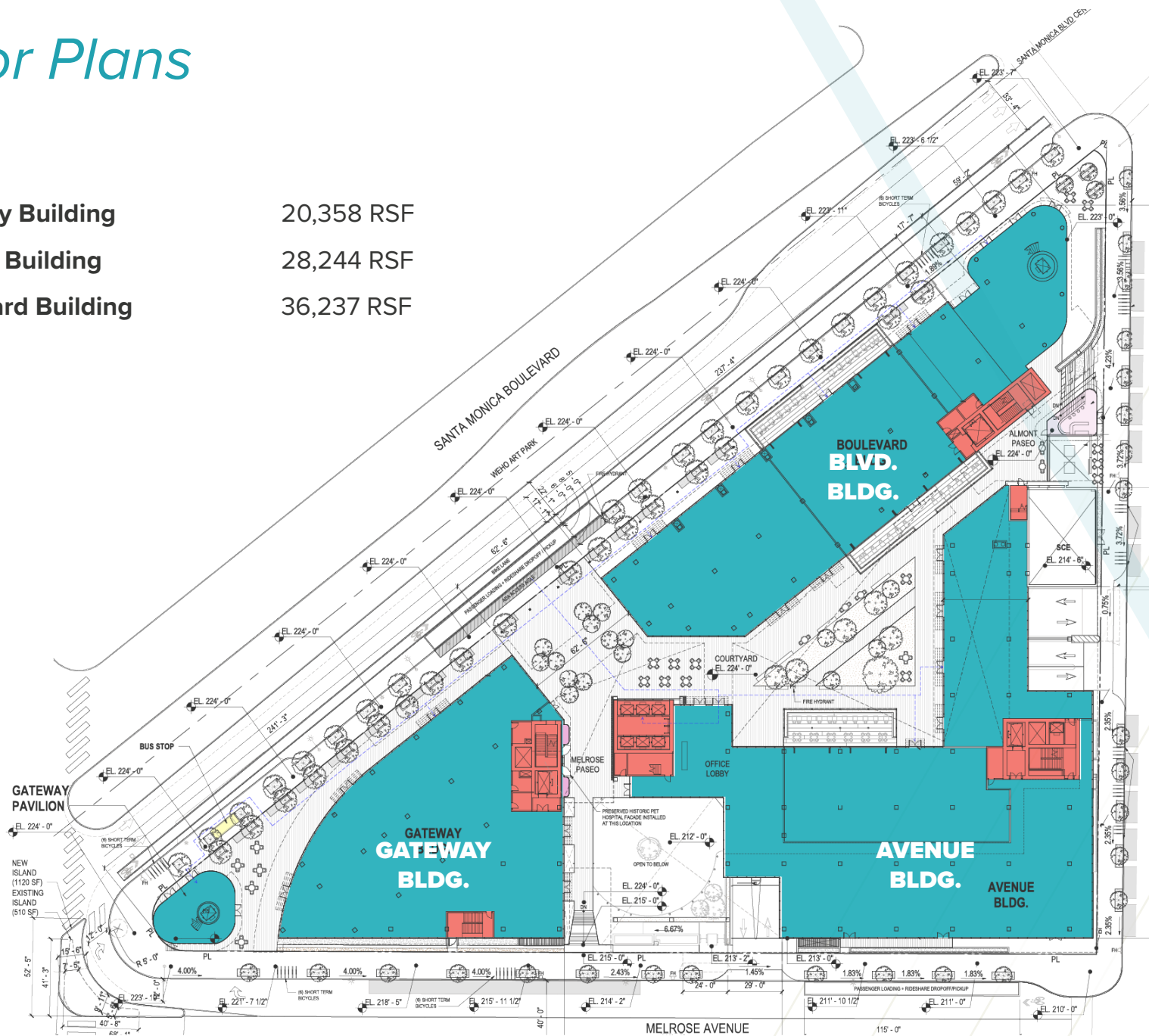




# Floor Plans

## Level 1

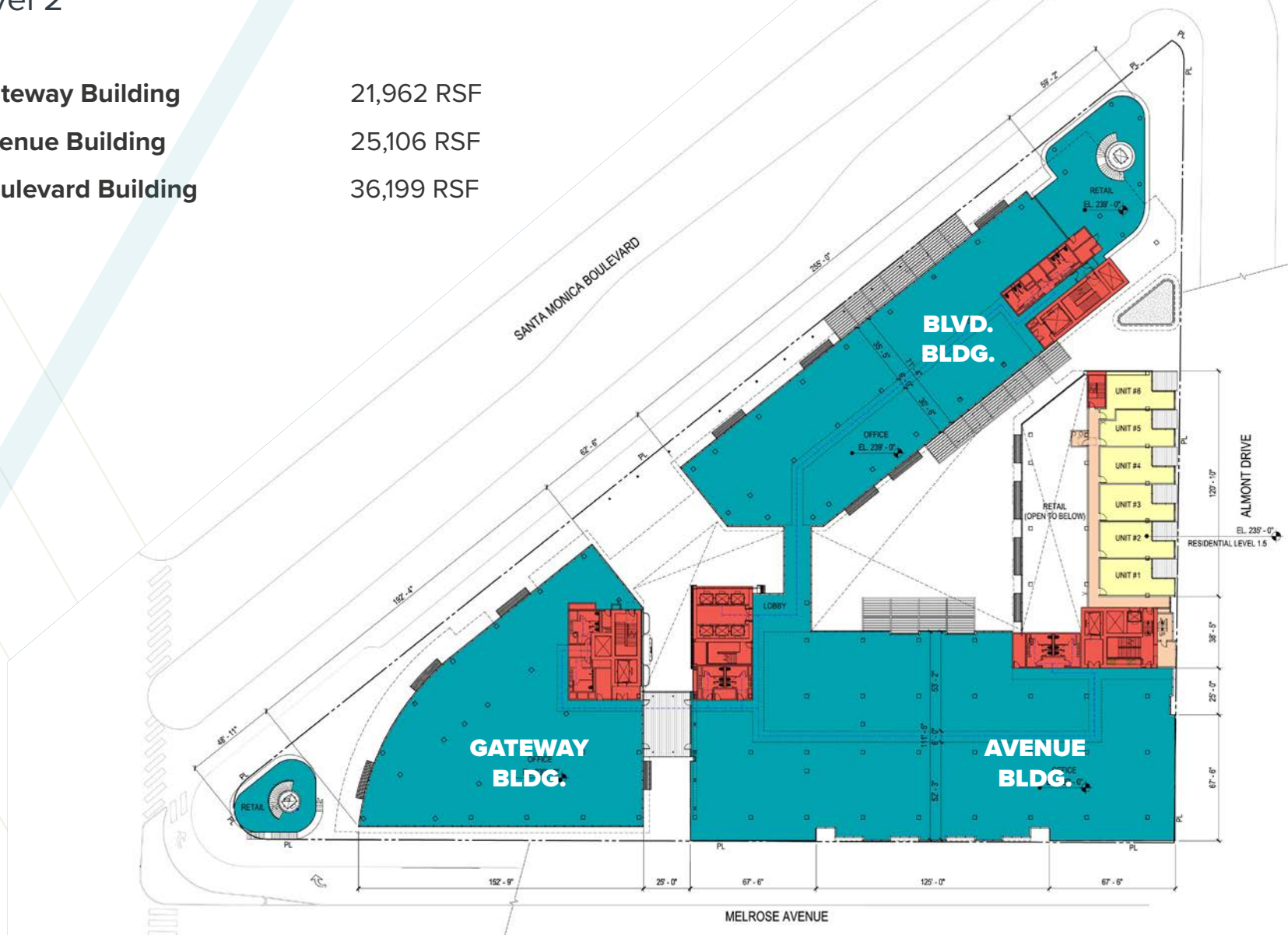
<b>Gateway Building</b>	20,358 RSF
<b>Avenue Building</b>	28,244 RSF
<b>Boulevard Building</b>	36,237 RSF





## Level 2

<b>Gateway Building</b>	21,962 RSF
<b>Avenue Building</b>	25,106 RSF
<b>Boulevard Building</b>	36,199 RSF





# Floor Plans

## Level 2.5

**Gateway Building**

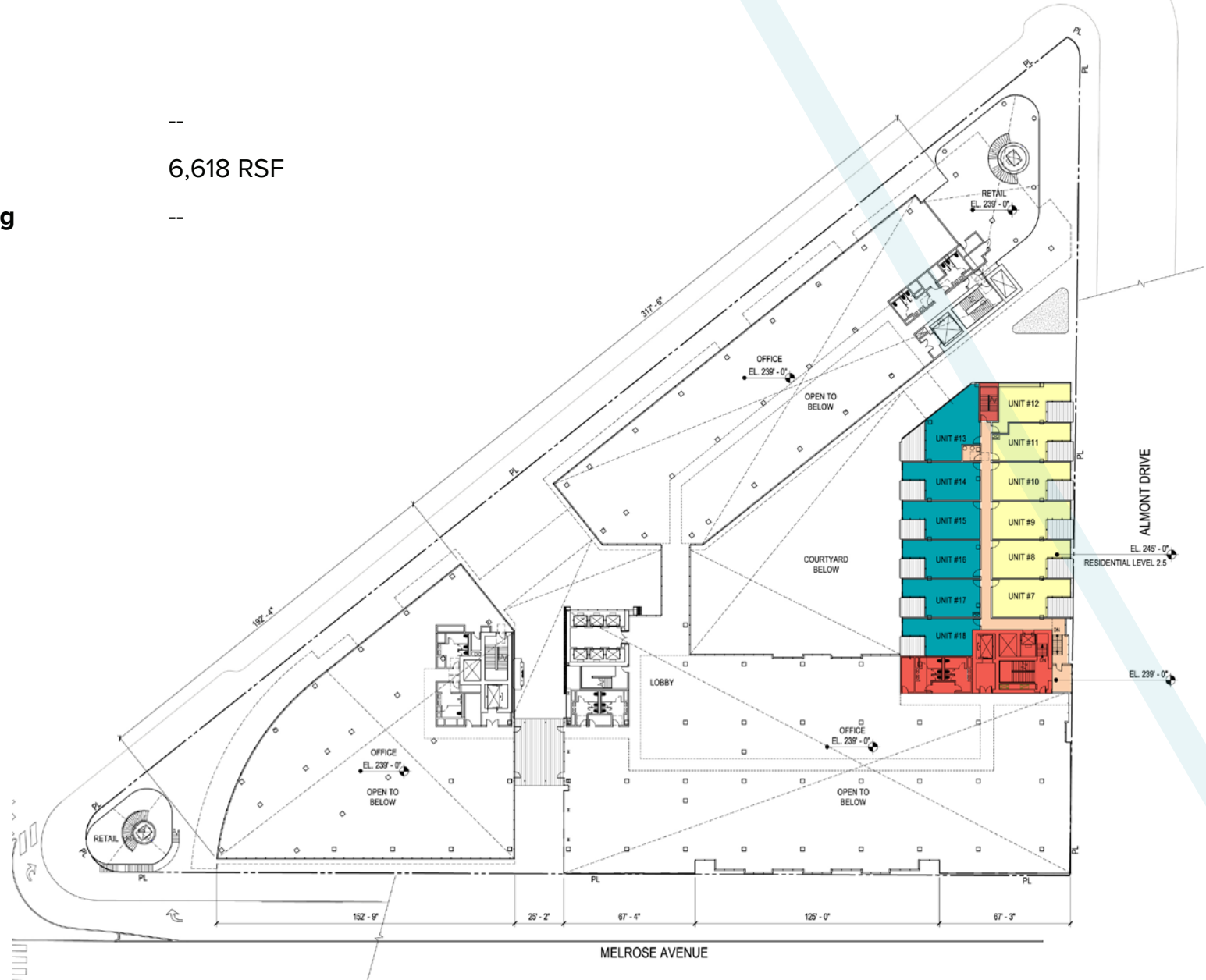
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**Avenue Building**

6,618 RSF

**Boulevard Building**

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## Level 3

**Gateway Building**

24,641 RSF

**Avenue Building**

28,295 RSF

**Boulevard Building**

42,451 RSF





# Floor Plans

## Level 4

**Gateway Building**

23,870 RSF

**Avenue Building**

28,285 RSF

**Boulevard Building**

17,180 RSF



## Level 5

Gateway Building

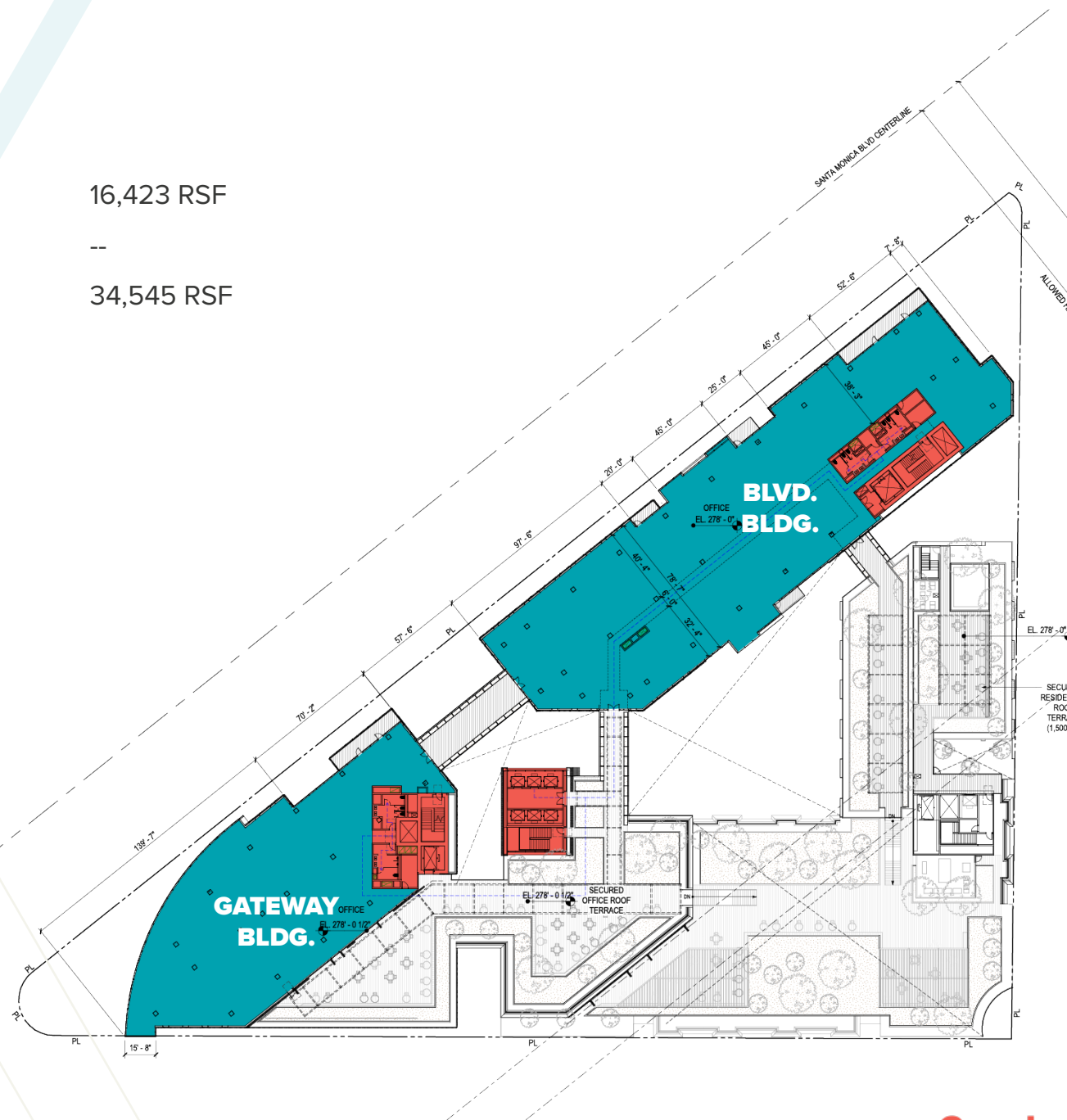
16,423 RSF

Avenue Building

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Boulevard Building

34,545 RSF





# MELROSE TRIANGLE

9060 Santa Monica Blvd, West Hollywood, CA 90069

## *Exclusive Agents*

### MIKE CONDON, JR.

Executive Managing Director  
+1 213 629 7379  
mike.condon@cushwake.com  
CA Lic. #01884476

### BRITTANY WINN

Director  
+1 213 629 6514  
brittany.winn@cushwake.com  
CA Lic. #01978909

### MCKENNA GASKILL

Associate  
+1 213 629 6529  
mckenna.gaskill@cushwake.com  
CA Lic. #02049956

### JOHN C. CUSHMAN, III

Chairman, Global Transactions  
+1 213 629 6575  
john.cushman@cushwake.com  
CA Lic. #00367890

[View Site Specific COVID-19 Prevention Plan](#)

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