

An architectural rendering of a modern, multi-story building named 'Harlow' at dusk. The building features a prominent glass facade with a large, cantilevered staircase on the upper levels. The interior is brightly lit, showing people working and walking. The sky is a mix of orange, pink, and blue. In the foreground, there are people walking, a cyclist, and cars on a street. The word 'Harlow' is written in large, white, sans-serif font across the center of the image.

Harlow

1001 N. Seward Street, Hollywood, CA 90038

HARLOWHPP.COM



A HIDDEN GEM IN THE HEART OF HOLLYWOOD

With 128,000 square feet of customizable space, Harlow is an inspiring canvas. Bright, greenhouse-inspired architecture, spacious layouts and the latest technology solutions spark creative collaboration. Inside, there's abundant, open and airy space. Outside, enjoy a wide variety of usable workspaces. What's more—Harlow is located at Sunset Las Palmas Studios, a full-service production lot surrounded by a vast array of Hollywood's best support businesses.

STEEPED IN HISTORY,

DESIGNED FOR THE FUTURE



± 128,000 SF
creative office

COLLABORATIVE OUTDOOR
work environments

SUNSET LAS PALMAS STUDIOS
on-lot location

AMENITIES TO BRING YOUR BIGGEST IDEAS TO LIFE

- 4-STORY CREATIVE OFFICE WITH ± 26,000 SF FLOOR PLATES
- FOURTH FLOOR INCLUDES DOUBLE-STORY MEZZANINE WITH ± 32,000 SF
- 13'6" TYPICAL CEILING HEIGHT WITH 28' IN MEZZANINE
- CONCIERGE-STYLE LOBBY WITH COLLABORATIVE WORKSPACES
- GREENHOUSE-INSPIRED ARCHITECTURE PROVIDES NATURAL LIGHT
- DESIGNED BY ARCHITECT RIOS CLEMENTI HALE STUDIOS
- USABLE EXTERIOR SPACE ON EVERY FLOOR
- ON-SITE BICYCLE STORAGE, LOCKERS AND SHOWERS
- SECURE, SUBTERRANEAN VIP PARKING WITH EV CHARGING STATIONS
- ABUNDANT PARKING CONNECTED BY A DEDICATED CROSSWALK
- EASY ACCESS TO THE 101 FREEWAY
- LEED GOLD CERTIFICATION (TARGET)

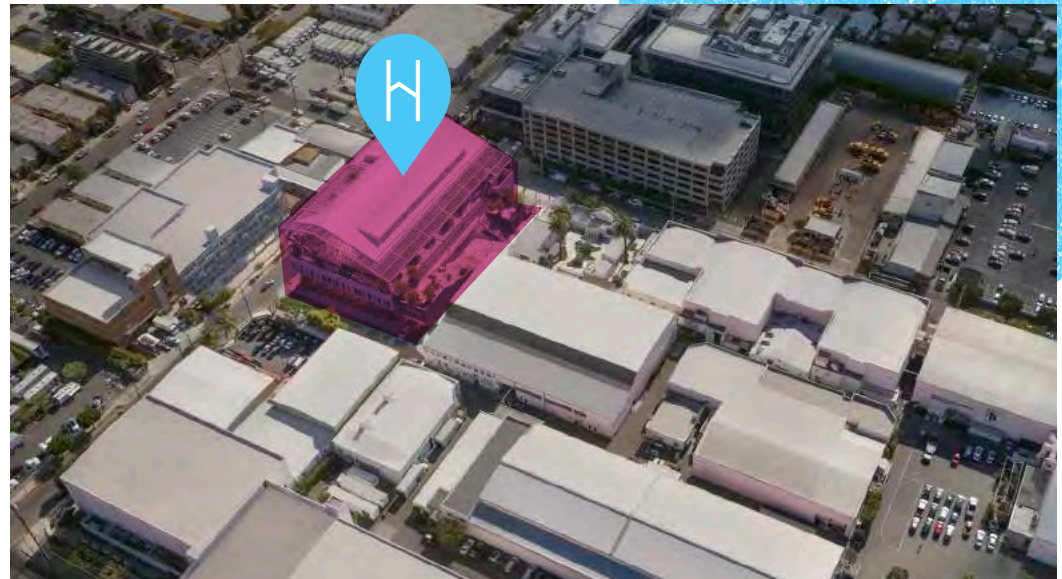
DREAM, CREATE, COLLABORATE

Harlow integrates seamlessly onto the historic Sunset Las Palmas Studios lot. From the silent film era onward, the lot has played host to iconic stars such as Charlie Chaplin, Mae West, Cary Grant and, of course, Jean Harlow. Beloved shows like *I Love Lucy* and contemporary classics like *La La Land* were filmed mere steps away. Today, this charming lot is home to top content creators and offers state-of-the-art services, facilities and sound stages. When you make your home at Harlow, you become a member of the Sunset Studios family, which also includes Sunset Bronson and Sunset Gower Studios.

13 SOUND STAGES

15-ACRE LOT

STATE-OF-THE-ART
PRODUCTION FACILITIES



TUCKED AWAY IN THE MIDDLE OF EVERYTHING

WITHIN WALKING DISTANCE:



FITNESS

- Orange Theory
- Gold's Gym
- 24 Hour Fitness
- UltraBody Fitness

GROCERY & DRUGSTORE

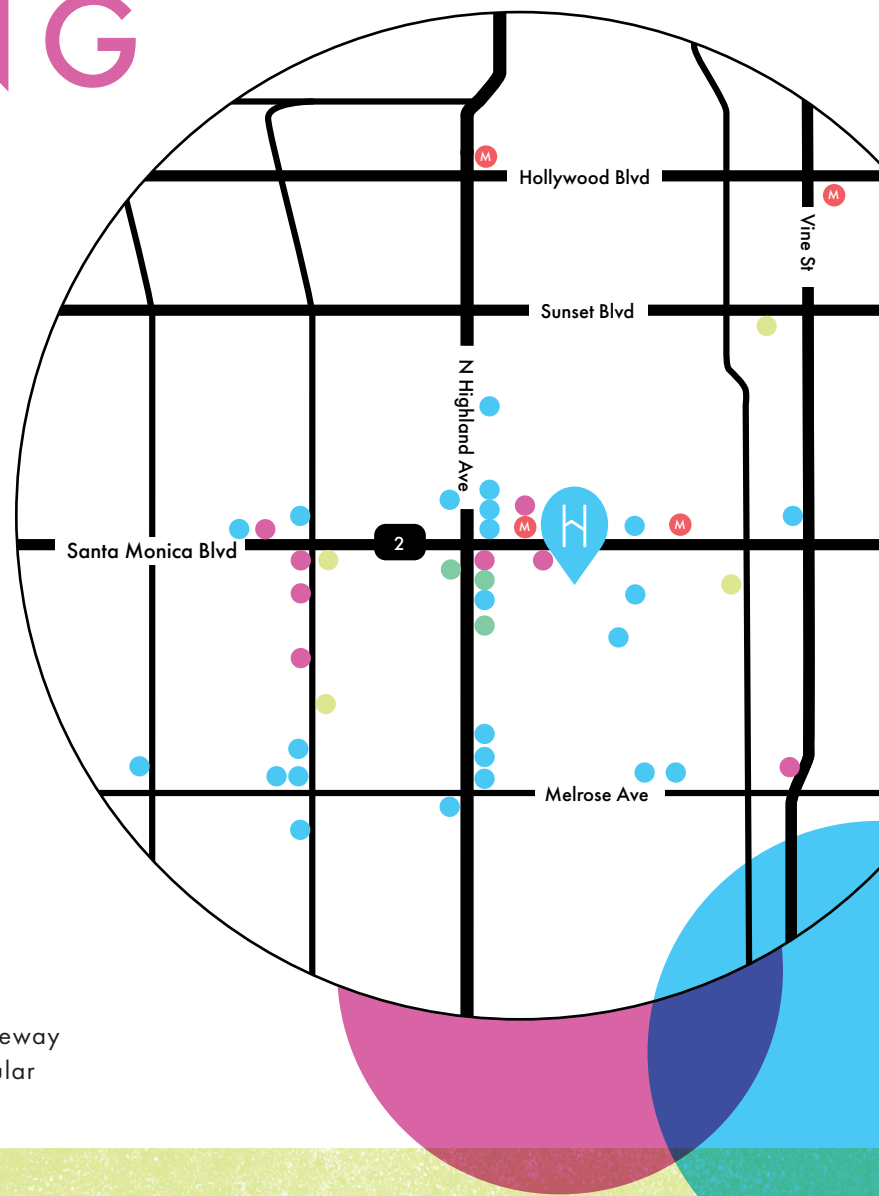
- Yummy.com
- 7-Eleven
- 76 Station
- Target
- Best Buy
- Walgreens
- Sprouts
- Pavillions

DOGGIE DAY CARE

- LA Dogworks
- Pooch Hotel Hollywood
- D Pet Hotels Hollywood

RESTAURANTS

- Rao's Hollywood
- Grub
- LA Dogworks
- Crown of India
- Subway
- Trois Mec
- M Café
- Blu Jam Café
- Jones
- Salt's Cure
- Fat Sals
- Pink's Hot Dogs
- Osteria Mozza
- Eat this Café
- Bludso's Bare & Que
- Tatsu Ramen
- Providence
- Marino Ristorante
- Next Door Lounge
- The Cat & Fiddle
- The Three Clubs
- West Hollywood Gateway
- La Carmencita-Oracular



FLEXIBLE. SUSTAINABLE.

READY FOR ANYTHING...





...READY FOR YOU

From the entrance's grand staircase, throughout numerous outdoor workspaces to the dramatic, double-story mezzanine, Harlow is the perfect muse for today's creative professional. With sustainable solutions integrated inside and out, Harlow is ideal for a single tenant, but easily subdivided for up to four. The possibilities are as big as a Hollywood dream.



REVOLUTIONIZING STUDIOS FOR THOSE REVOLUTIONIZING CONTENT

WE ARE THE LARGEST DOMESTIC OWNER-OPERATOR OF INDEPENDENT STUDIO LOTS, SUNSET STUDIOS, HOME TO MANY OF TODAY'S MOST SOUGHT-AFTER DIGITAL, TELEVISION AND FILM PRODUCERS. SUNSET STUDIOS CONSISTS OF SUNSET GOWER, THE ICONIC FORMER COLUMBIA PICTURES STUDIOS, SUNSET BRONSON, THE ORIGINAL WARNER BROTHERS STUDIOS, AND OUR MOST RECENT ADDITION, SUNSET LAS PALMAS.

We've led Hollywood's revival as we've reimagined the studio business. We invested capital in these historic and dated lots, transforming them into modern facilities with state-of-the-art technology and concierge-style service—attracting the best-of-the-best to create and innovate. Then, we brought revolutionary creative office directly to these production lots—thus, creating the perfect convergence of office and production.

Our creative office developments are headquarters for innovative market leaders like Netflix, Technicolor and Riot Games. And now with Harlow, we look forward to welcoming you to the family.



LOS ANGELES • SILICON VALLEY
SAN FRANCISCO • SEATTLE
HUDSONPACIFICPROPERTIES.COM



FOR MORE INFORMATION CONTACT:

CHRIS DUMONT

310 442 3384
cdumont@madisonpartners.net

TONY RANGER

310 442 3394
tranger@madisonpartners.net

BRENT BISSELL

310 442 3387
bbissell@madisonpartners.net

JOE KING

310 442 3375
jking@madisonpartners.net

