



ECHELONTM

AT 6344 FOUNTAIN

Creative EnvironmentsTM



DEVELOPED BY
BARDAS
INVESTMENT GROUP

FOR LEASE | 6344 FOUNTAIN AVE | LOS ANGELES | CA 90028





ECHELON AT 6344 FOUNTAIN

The heart of entertainment

Introducing ECHELON at 6344 Fountain, an exclusive boutique creative environment featuring outdoor collaborative space on every level and located within blocks of the most prominent entertainment and media companies such as Netflix, Paramount Studios, Viacom, Neilson, Capital Records, CNN, and Technicolor.

Built with sustainability in mind, the Well Certified building with its unique and striking design incorporates cross-laminated timber—the first project in Hollywood to do so. A combination of flexible floor plates along with an inspirational creative office environment is well suited for all types of entertainment and media companies.

NEARBY AMENITIES

Hollywood is an iconic destination in Los Angeles.

It encompasses many acclaimed restaurants and cafes such as Katsuya, Trejo's Cantina, Philz Coffee, and Intelligentsia Coffee and hotels including Dream Hollywood, The Godfrey Hotel, and Mama Shelter.



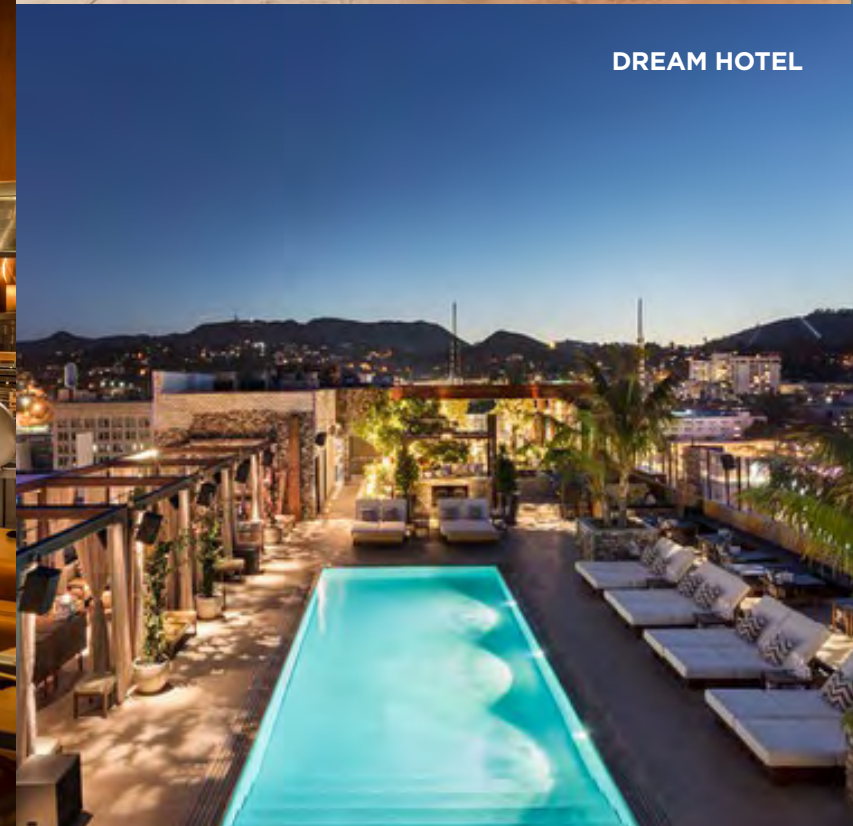
MAMA SHELTER



INTELLIGENTSIA COFFEE



KATSUYA



DREAM HOTEL



ECHELON™
AT 1151 LAS PALMAS

ECHELON™
AT 6344 FOUNTAIN

ECHELON™
AT 1200 CAHUENGA

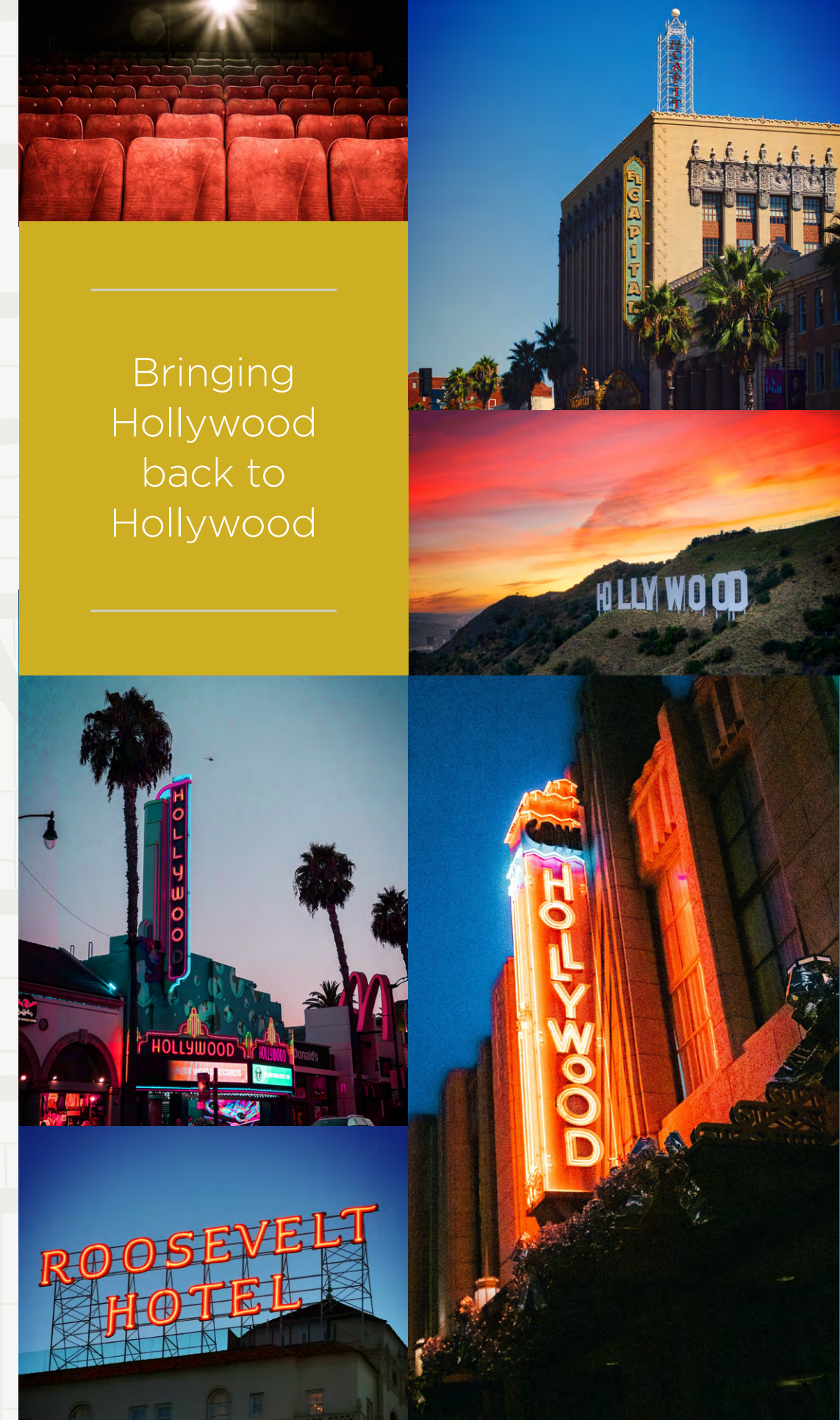
ECHELON™
AT 6311 ROMAINE
TELEVISION CENTER

ECHELON™
AT 729 & 733 SEWARD

ECHELON™
AT 717 SEWARD

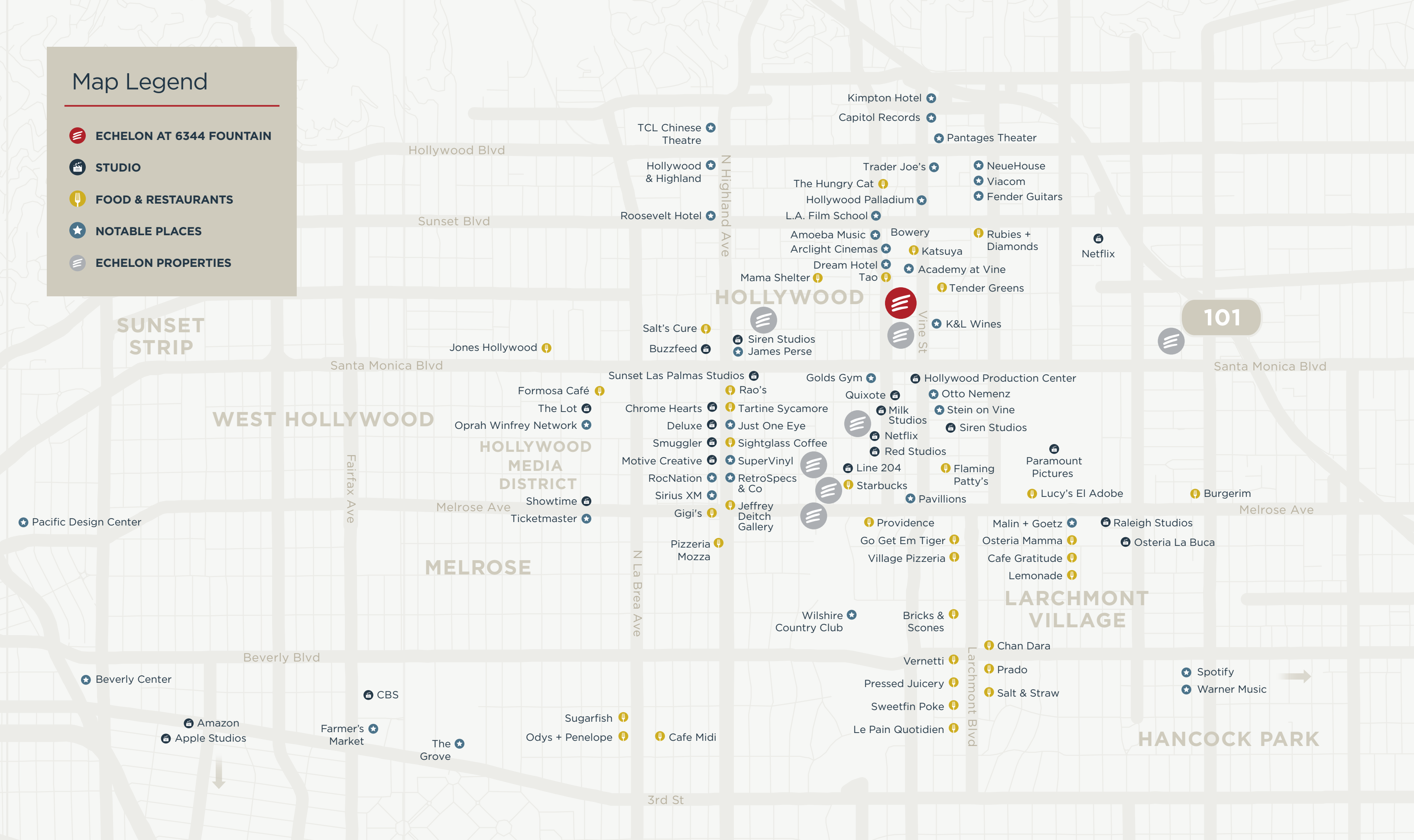
ECHELON™
AT 712 SEWARD

ECHELON™ STUDIOS
AT 5601 SANTA MONICA



Map Legend

-  ECHELON AT 6344 FOUNTAIN
-  STUDIO
-  FOOD & RESTAURANTS
-  NOTABLE PLACES
-  ECHELON PROPERTIES



61,800
RSF

Penthouse

Level 3

Level 2

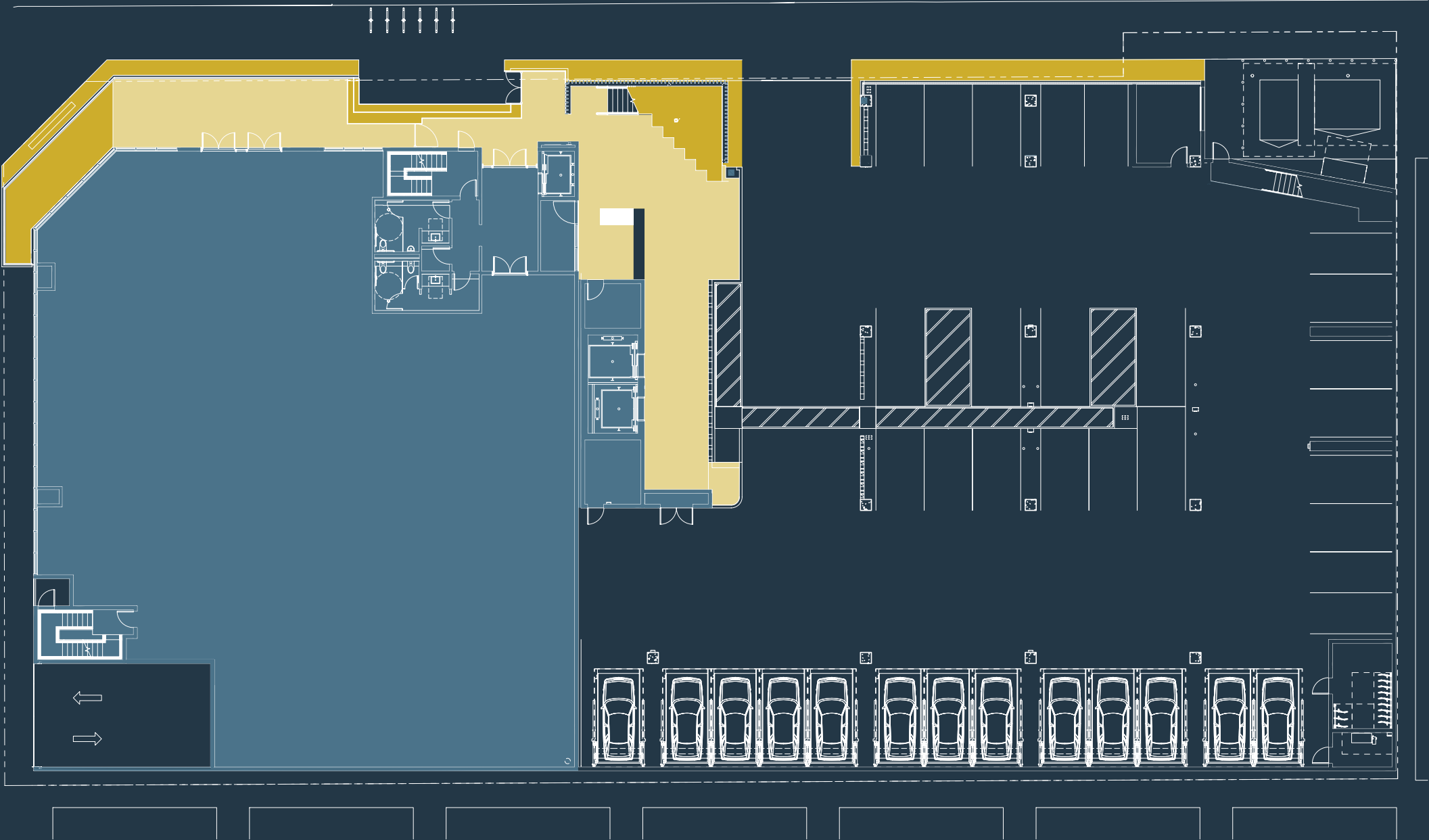
Plaza and Parking

- Outdoor terraces on every level
- Programmable outdoor space
- 14' floor-to-floor height
- WELL Certified
- Cross laminated timber and steel



WATCH THE
6344 FOUNTAIN
VIDEO HERE





Plaza

FLOOR PLAN

RENTABLE
AREA13,900 RSF

SECURED/GATED
PARKING RATIO2.2/1,000

- LEGEND
- OFFICE
 - OUTDOOR COLLABORATIVE SPACE
 - OUTDOOR LANDSCAPING



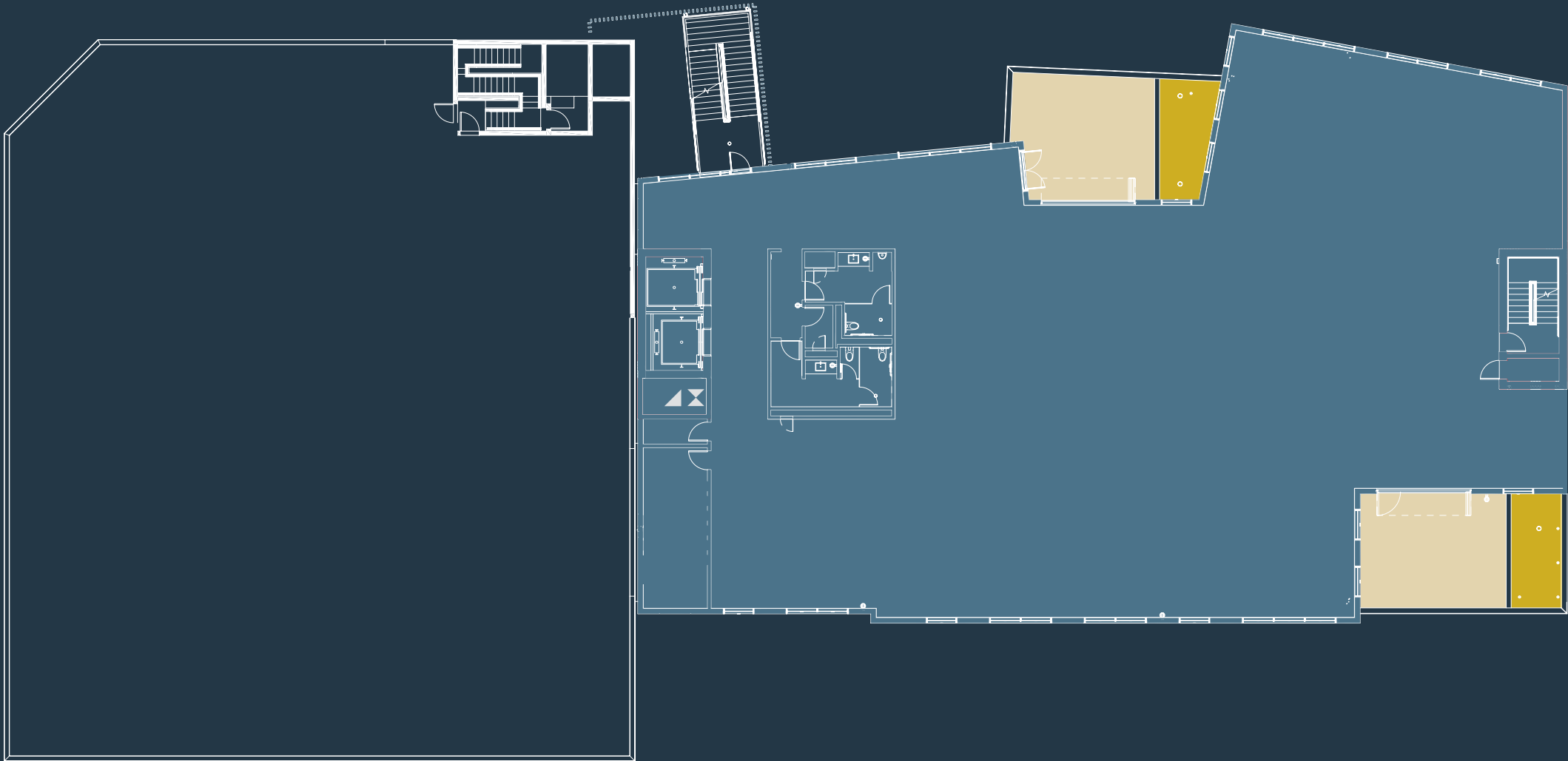
Level 2

FLOOR PLAN

RENTABLE
AREA

24,700 RSF

- LEGEND
- OFFICE
 - OUTDOOR COLLABORATIVE SPACE
 - OUTDOOR LANDSCAPING



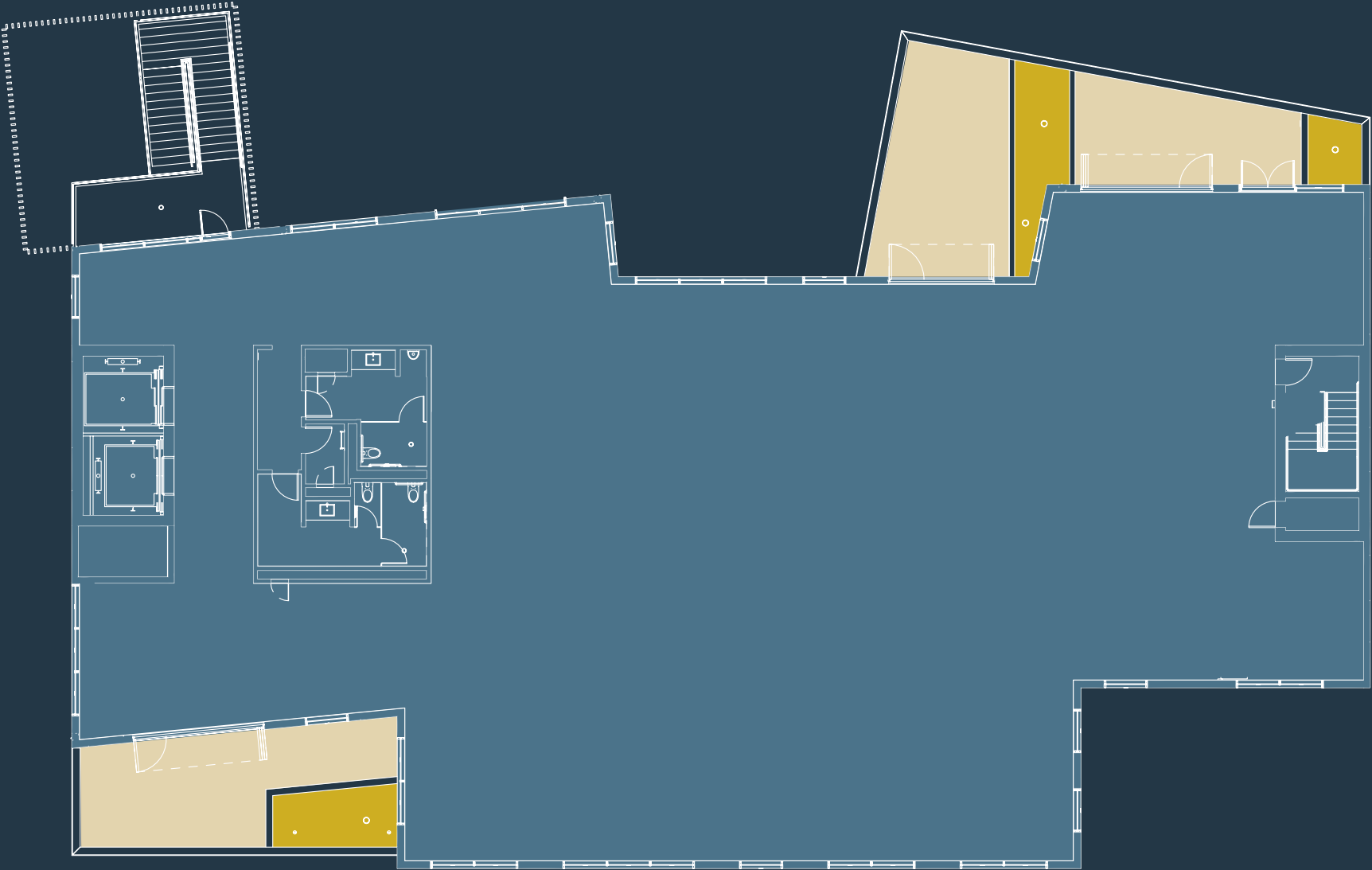
Level 3

FLOOR PLAN

RENTABLE
AREA

12,800 RSF

- LEGEND
- OFFICE
 - OUTDOOR COLLABORATIVE SPACE
 - OUTDOOR LANDSCAPING



Penthouse

FLOOR PLAN

RENTABLE AREA

10,400 RSF

- LEGEND
- OFFICE
 - OUTDOOR COLLABORATIVE SPACE
 - OUTDOOR LANDSCAPING



The first cross laminated timber and steel product in Hollywood delivers an intimate environment for creative users.





ECHELON™

AT 6344 FOUNTAIN

Creative Environments™



BARDAS Investment Group identifies prime urban locations to assemble, develop and adaptively reuse to unlock their full value potential. Each asset has a unique authentic connection to Hollywood Studio's Golden Era. These properties are reimaged and designed for the 21st century creative and digital worlds. BARDAS endeavors to add value to developing neighborhoods and creating economic growth by bringing Hollywood to Creative Communities globally.



ECHELON™
MANAGEMENT GROUP
BARDAS INVESTMENT GROUP

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