



# ECHELON™ STUDIOS

---

TELEVISION CENTER

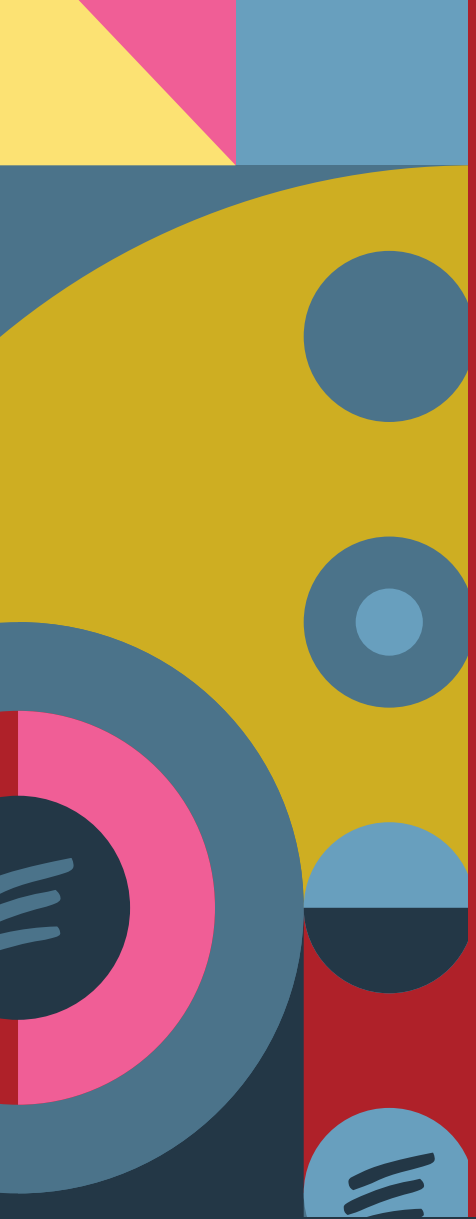
6311 ROMAINE ST  
LOS ANGELES  
CA 90038



**BainCapital**  
REAL ESTATE

---

DEVELOPED BY  
**BARDAS**  
INVESTMENT GROUP



## ECHELON STUDIOS AT TELEVISION CENTER

# A media haven in Hollywood

ECHELON Studios at Television Center is located in the heart of the Hollywood Media District, home to several major studios and hundreds of notable production companies. Surrounded by a myriad of restaurants and shops, this highly amenitized location is brimming with vibrant energy for work and play.

## NEARBY AMENITIES

Hollywood is more than the worldwide leader in entertainment and tourism.

It is also a culinary, art & design, and retail destination with restaurants and cafes such as Gigi's, Sightglass Coffee, Tartine, Osteria Mozza, and Rao's. Worldclass galleries include Jeffrey Deitch and Regen Projects, and retail ranging from Just One Eye to SuperVinyl.



GIGI'S



JUST ONE EYE



SUPERVINYL



OSTERIA MOZZA

# Map Legend

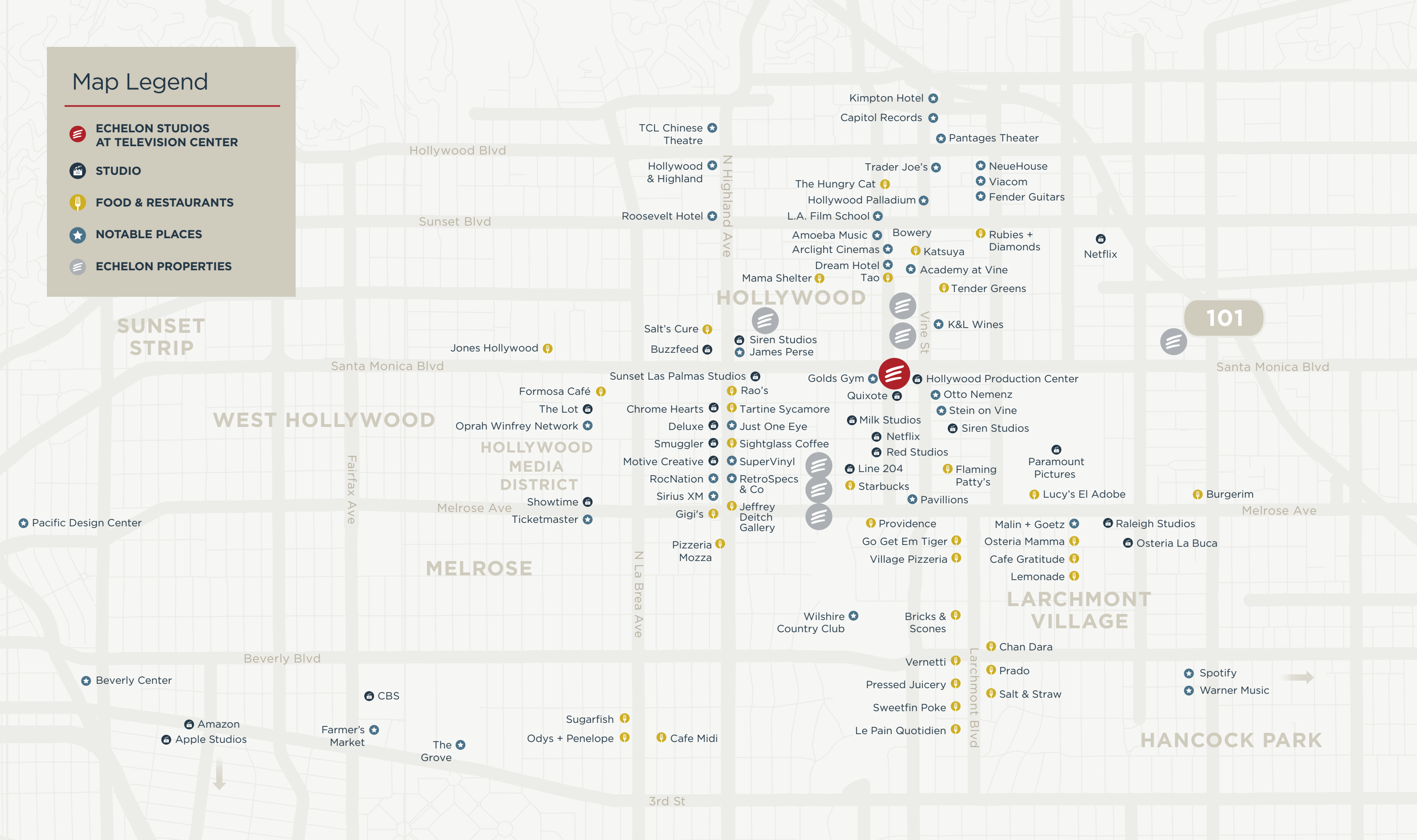
 ECHELON STUDIOS AT TELEVISION CENTER

 STUDIO

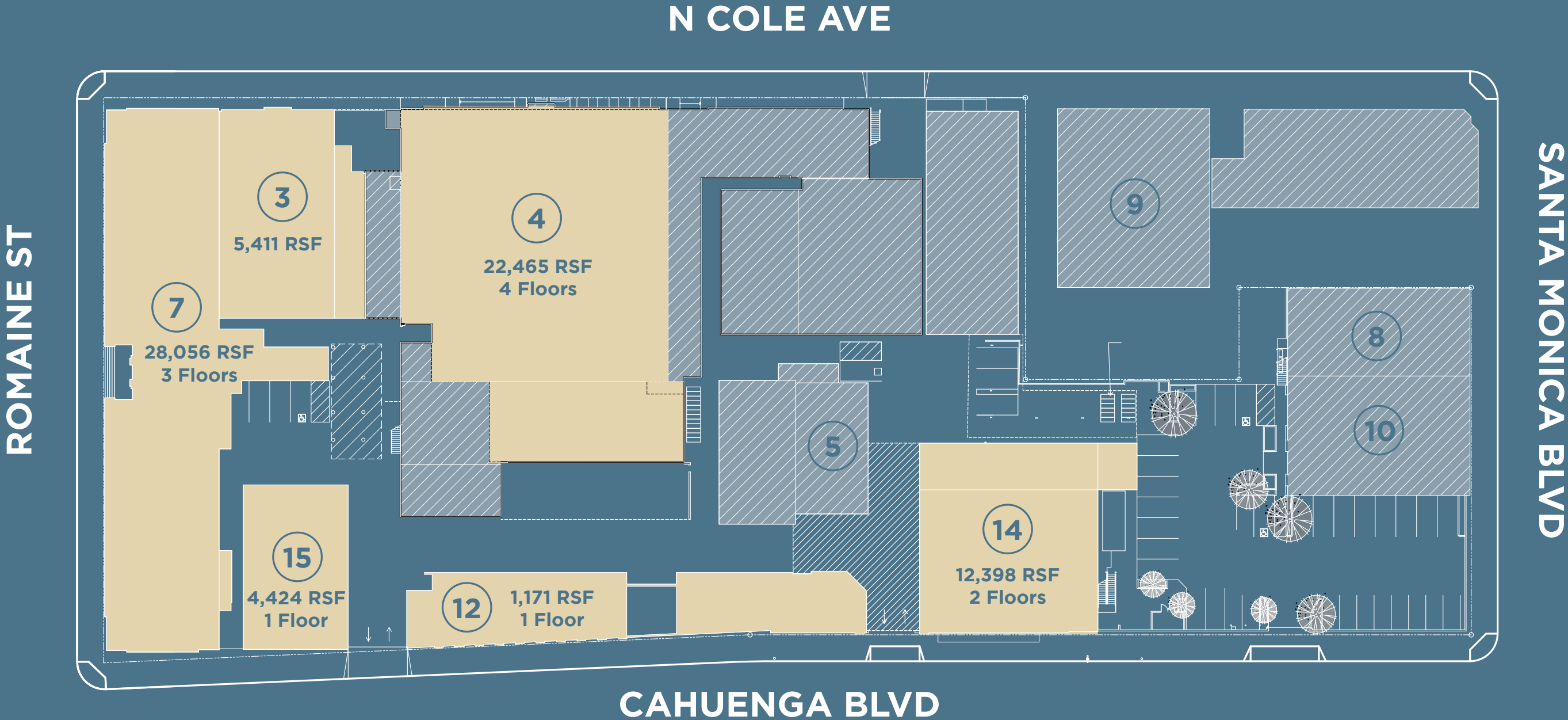
 FOOD & RESTAURANTS

 NOTABLE PLACES

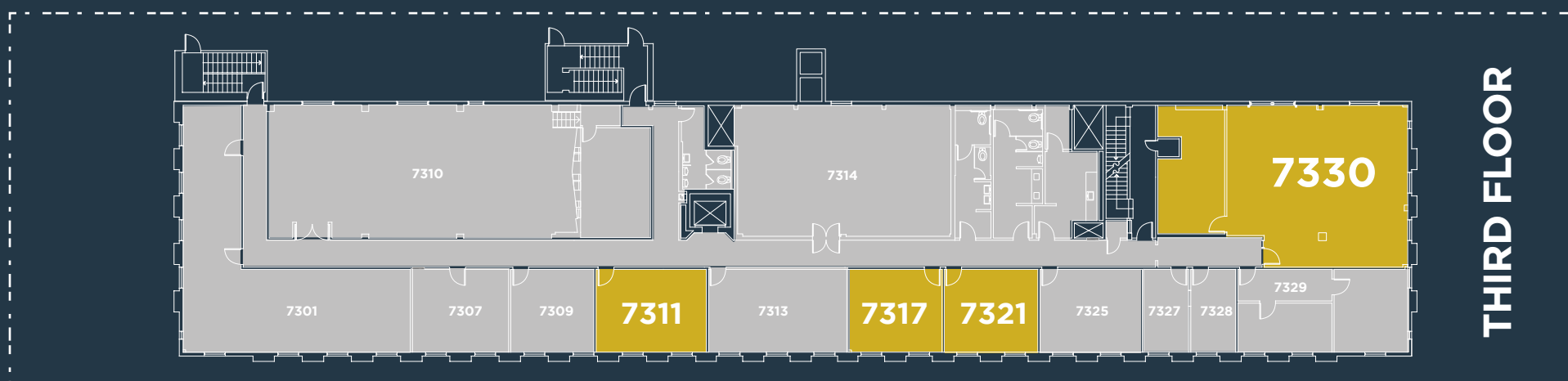
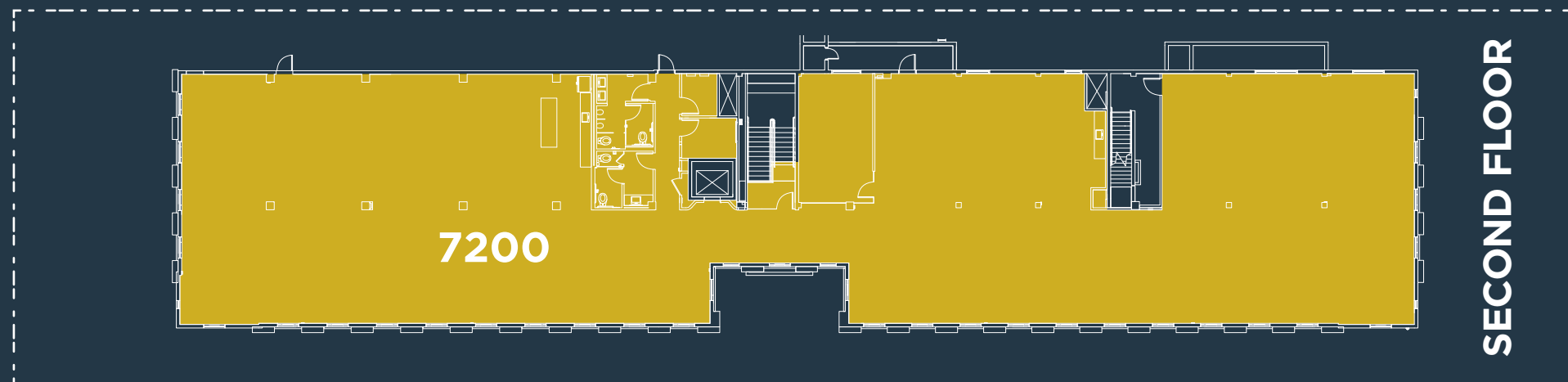
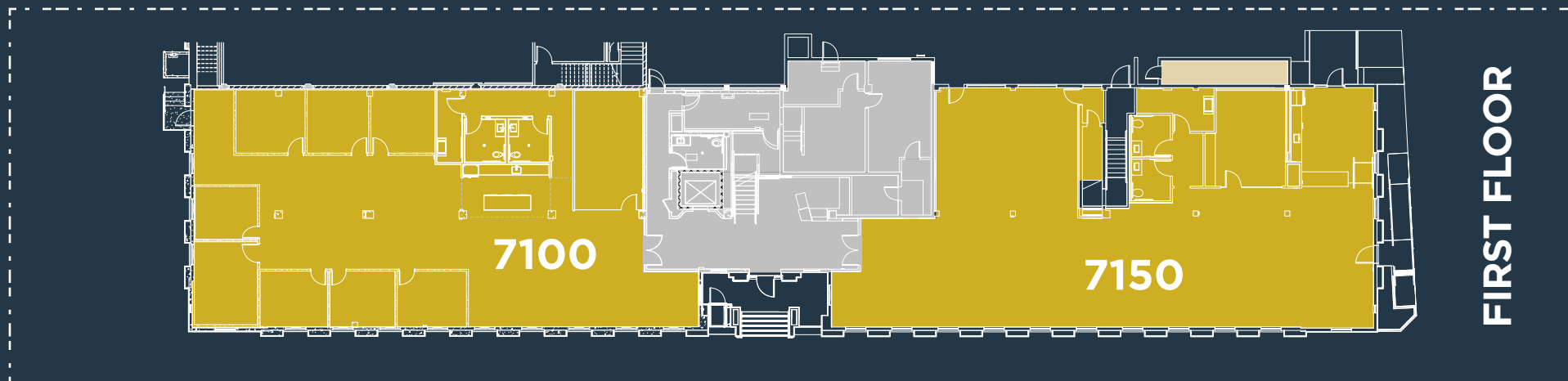
 ECHELON PROPERTIES



# Site Plan



LEGEND  
● AVAILABLE



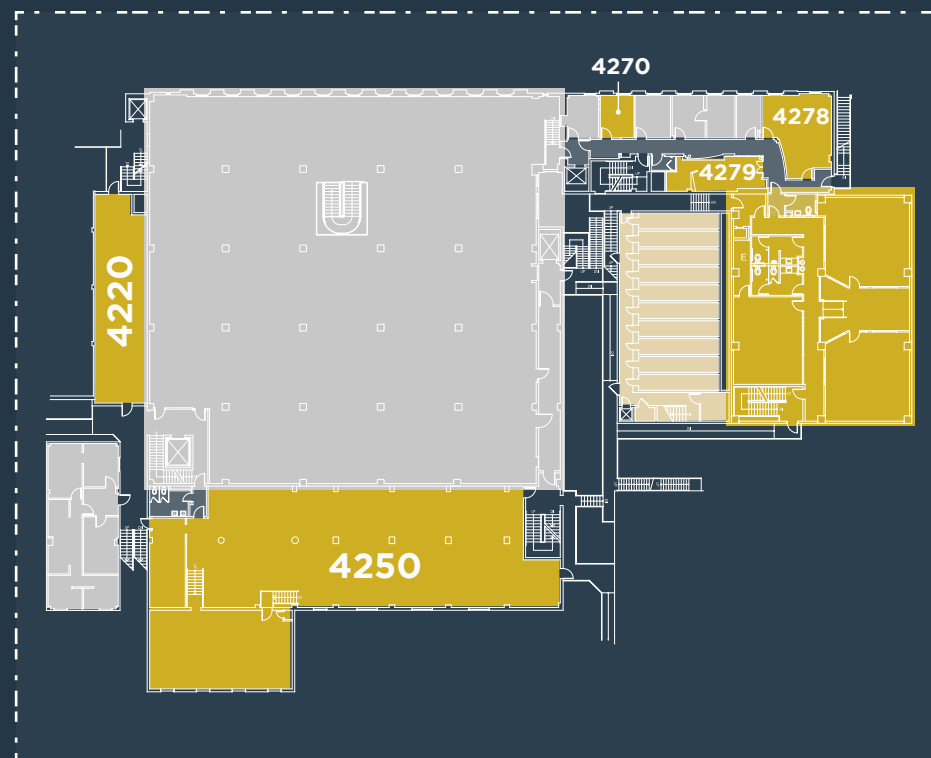
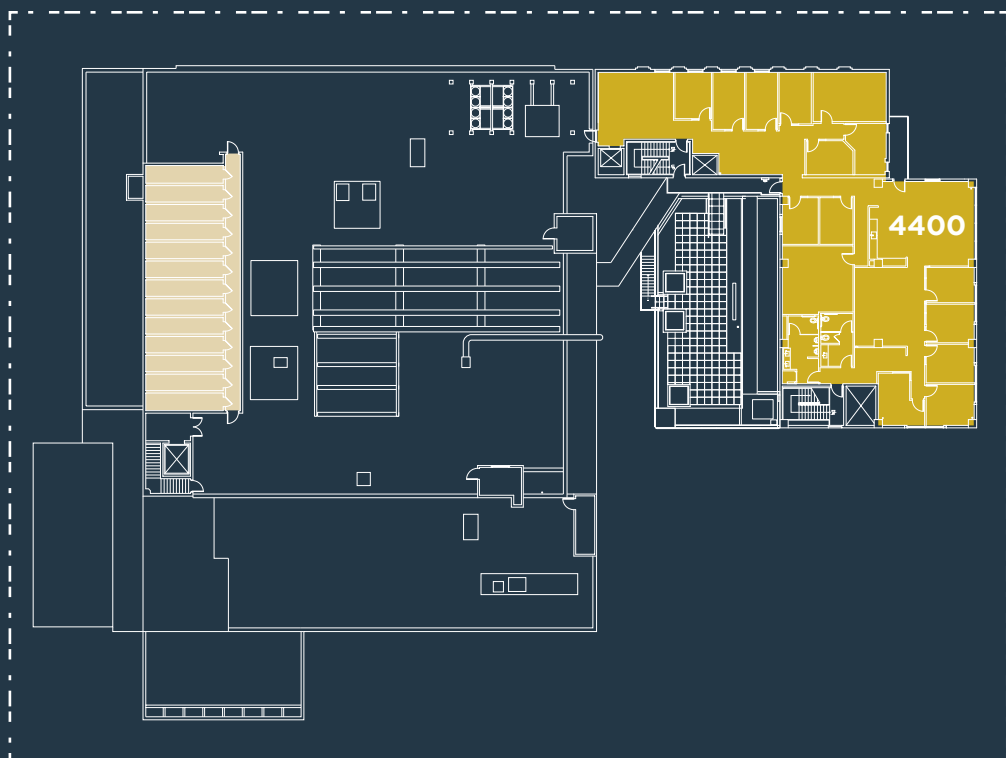
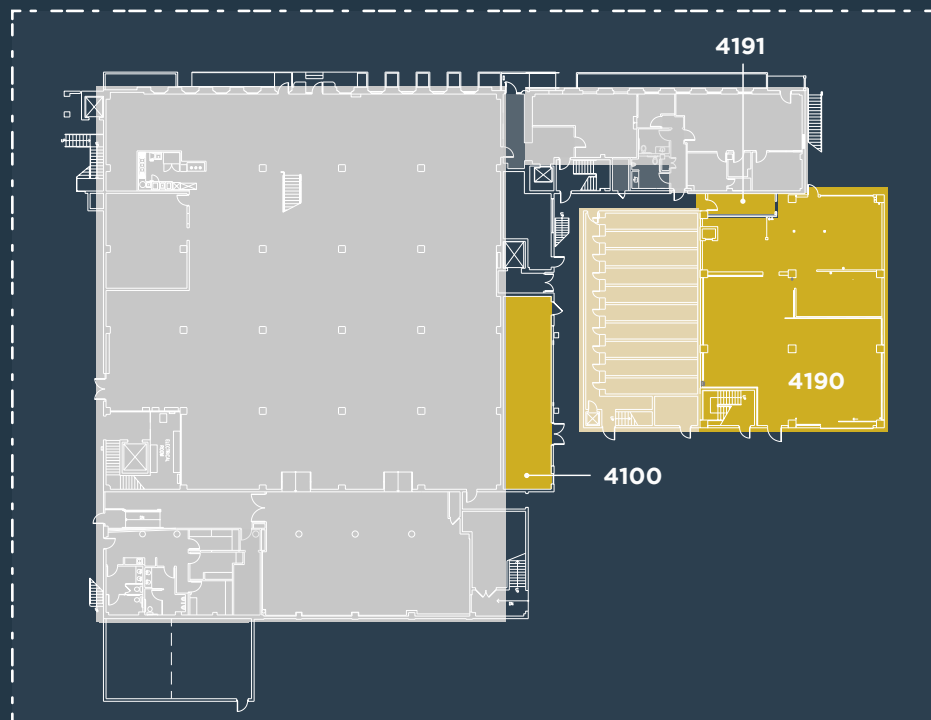
# Building 7

Suite	Floor	Square Footage	Rate
7100	1st floor	5,060 SF	\$3.85/SF/Month FSG
7150	1st floor	5,056 SF	\$3.85/SF/Month FSG
7200	2nd floor	11,767 SF	\$3.85/SF/Month FSG
7311	3rd floor	431 SF	\$3.25/SF/Month FSG
7317	3rd floor	373 SF	\$3.25/SF/Month FSG
7321	3rd floor	372 SF	\$3.25/SF/Month FSG
7330	3rd floor	1,721 SF	\$3.25/SF/Month FSG

**LEGEND**  
● AVAILABLE    ● VAULT



# Building 4

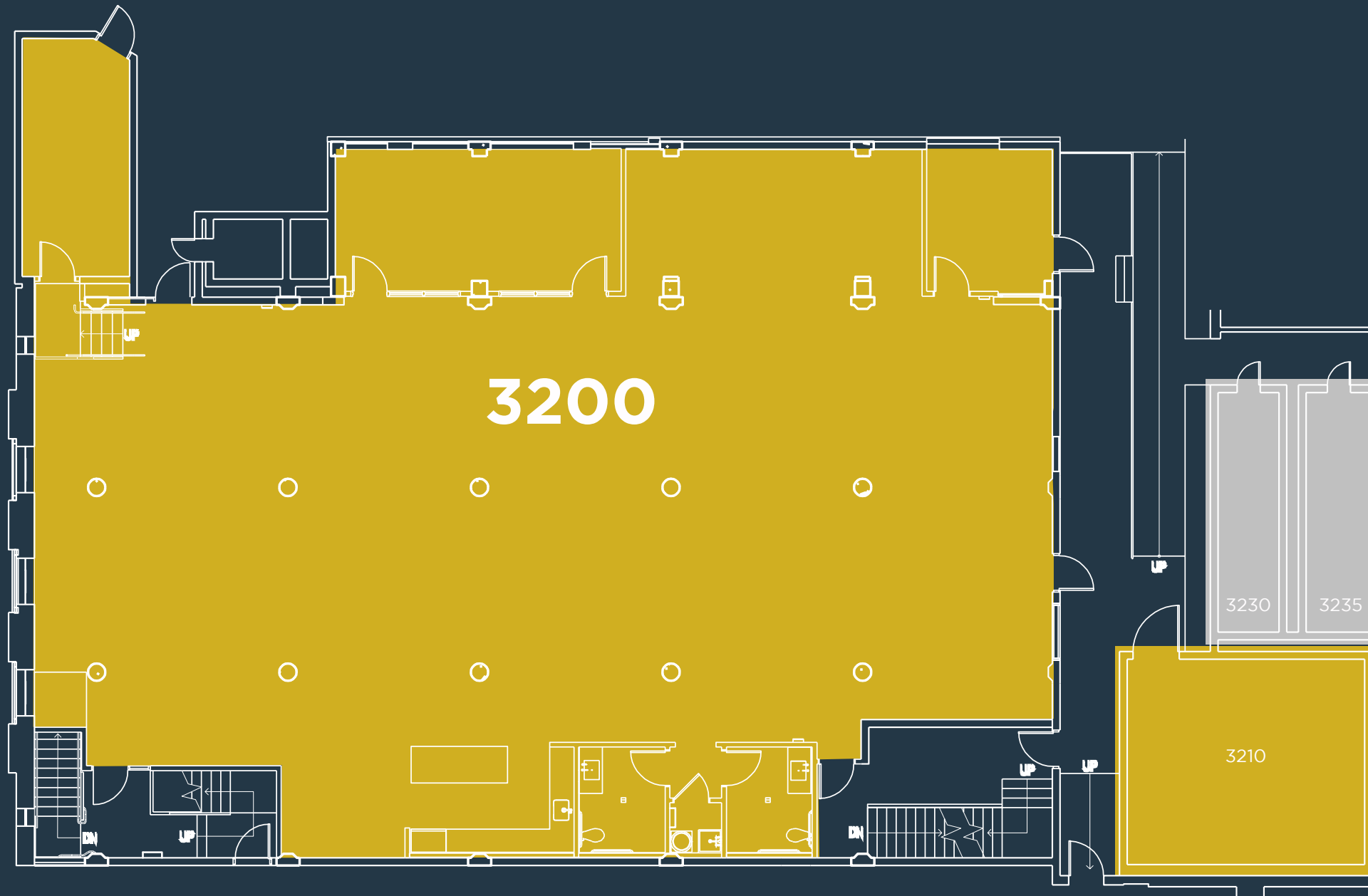


Suite	Floor	Square Footage	Rate
4100	1st floor	812 SF	\$1.95/SF/Month FSG
4181	1st floor	543 SF	\$3.25/SF/Month FSG
4190	1st floor	3,242 SF	\$3.25/SF/Month FSG
4191	1st floor	130 SF	\$1.95/SF/Month FSG
4220	2nd floor	956 SF	\$1.95/SF/Month FSG
4250	2nd floor	5,298 SF	\$3.25/SF/Month FSG
4270	2nd floor	134 SF	\$3.25/SF/Month FSG
4278	2nd floor	427 SF	\$3.25/SF/Month FSG
4279	2nd floor	279 SF	\$1.95/SF/Month FSG
4351	2nd floor	134 SF	\$1.95/SF/Month FSG
4362	3rd floor	456 SF	\$3.25/SF/Month FSG
4363	2nd floor	552 SF	\$3.25/SF/Month FSG
4364	3rd floor	1,412 SF*	\$1.95/SF/Month FSG
4365	3rd floor	420 SF*	\$1.95/SF/Month FSG
4370	4th floor	119 SF	\$3.25/SF/Month FSG
4375	3rd floor	5,106 SF	\$3.25/SF/Month FSG
4400	4th floor	5,194 SF	\$3.25/SF/Month FSG

**LEGEND**

- AVAILABLE
- VAULT

\* Can be combined for up to 1,832 RSF



# Building 3

Suite	Floor	Square Footage	Rate
3200	2nd floor	5,031 SF	\$3.25/SF/Month FSG
3210	2nd floor	380 SF	\$1.95/SF/Month FSG

## LEGEND

● AVAILABLE



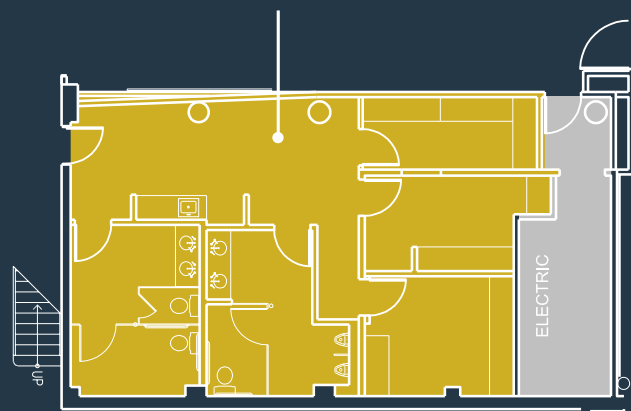


# STUDIO E

TELEVISION CENTER  
AT 6311 ROMAINE

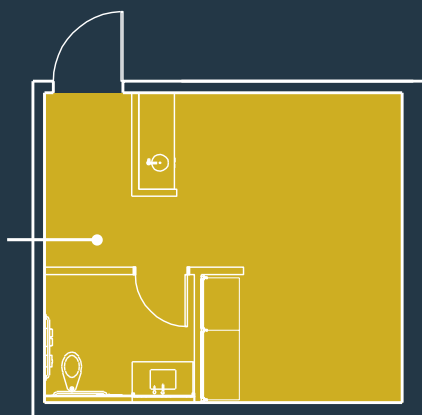
POWERED BY  
RED STUDIOS  
HOLLYWOOD

944 SQ FT

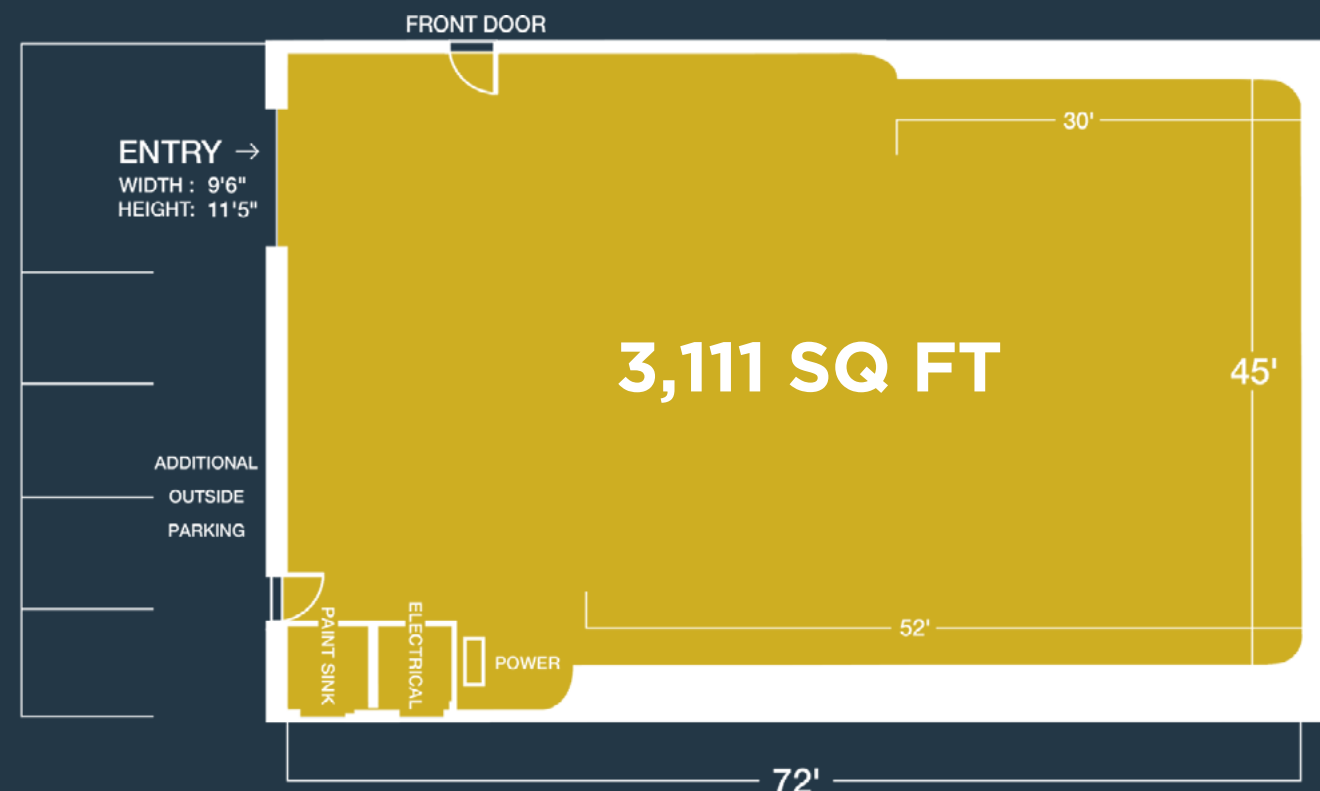


MAKE-UP AND WARDROBE ROOM

369  
SQ FT



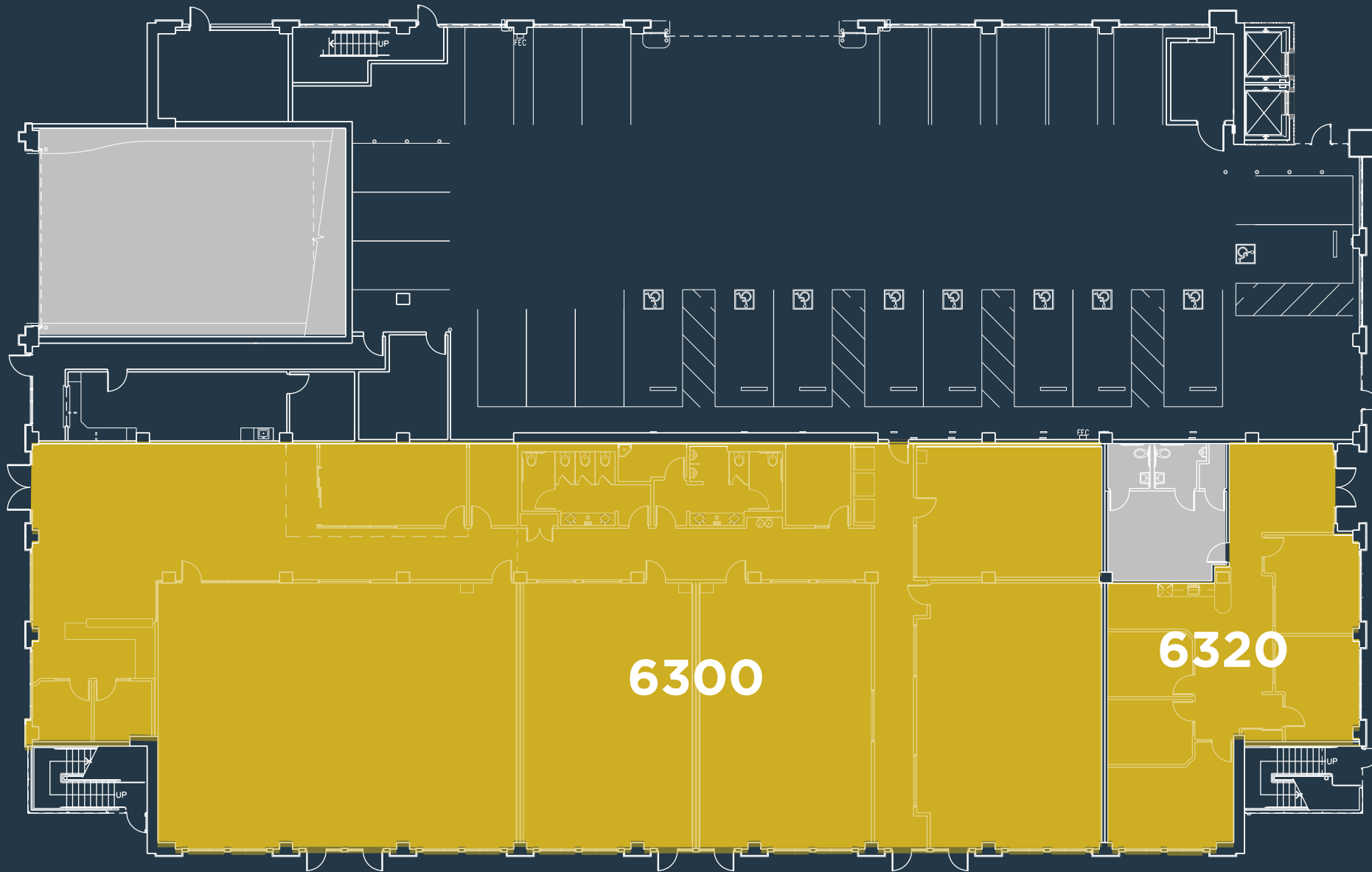
PRIVATE GREEN ROOM



3,111 SQ FT



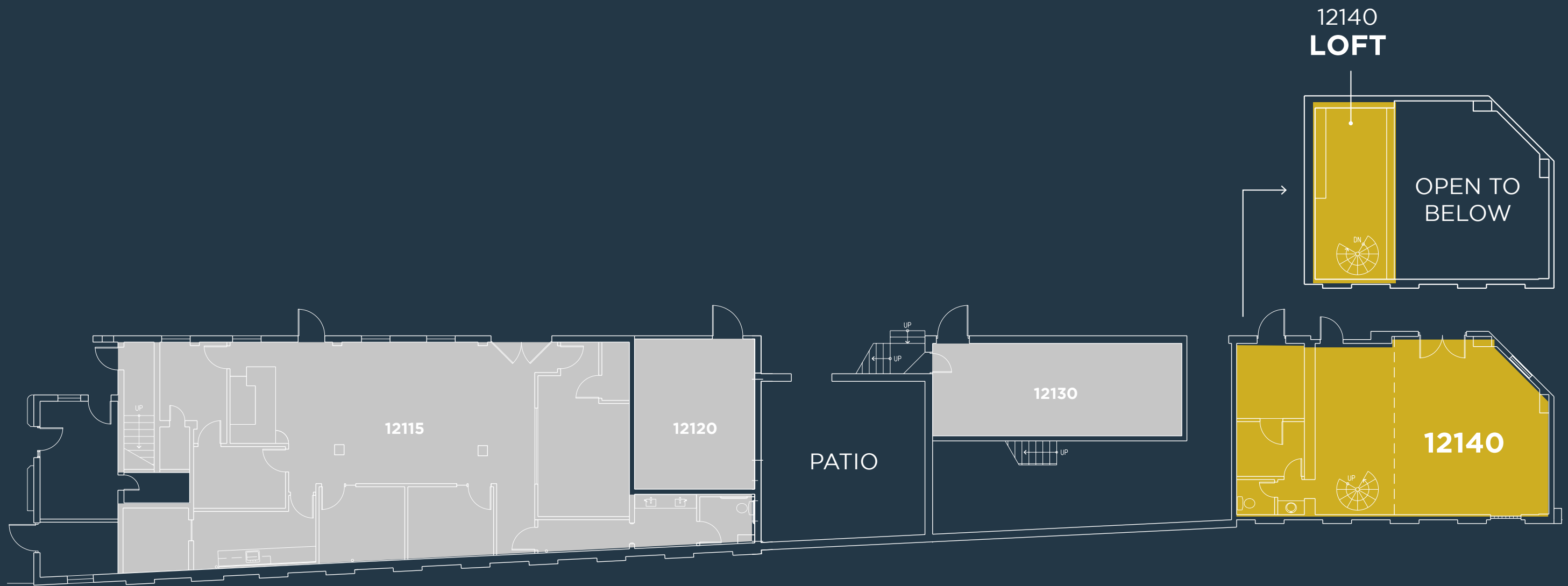
- 4,424 TOTAL SF
- 3-wall white cyclorama
- 30' x 45' x 52' with a 20' grid
- 1800 amps of can power
- Silent Air
- 6 on-site parking spaces
- Direct access to structure and ground level parking



# 6300 Romaine

Suite	Floor	Square Footage	Rate
6300	1st floor	9,972 SF	\$3.25/SF/Month MG
6320	1st floor	2,118 SF	\$3.25/SF/Month MG

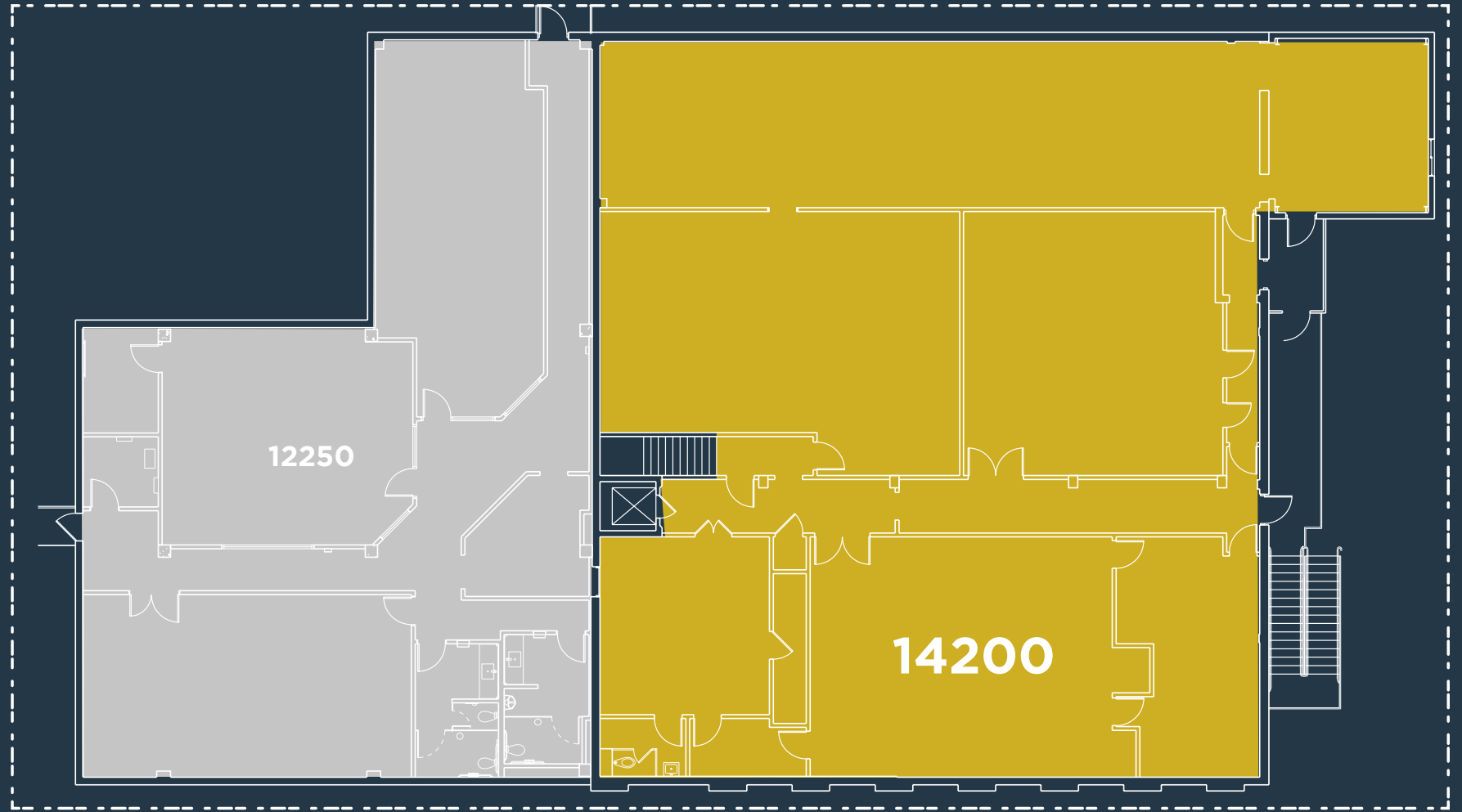
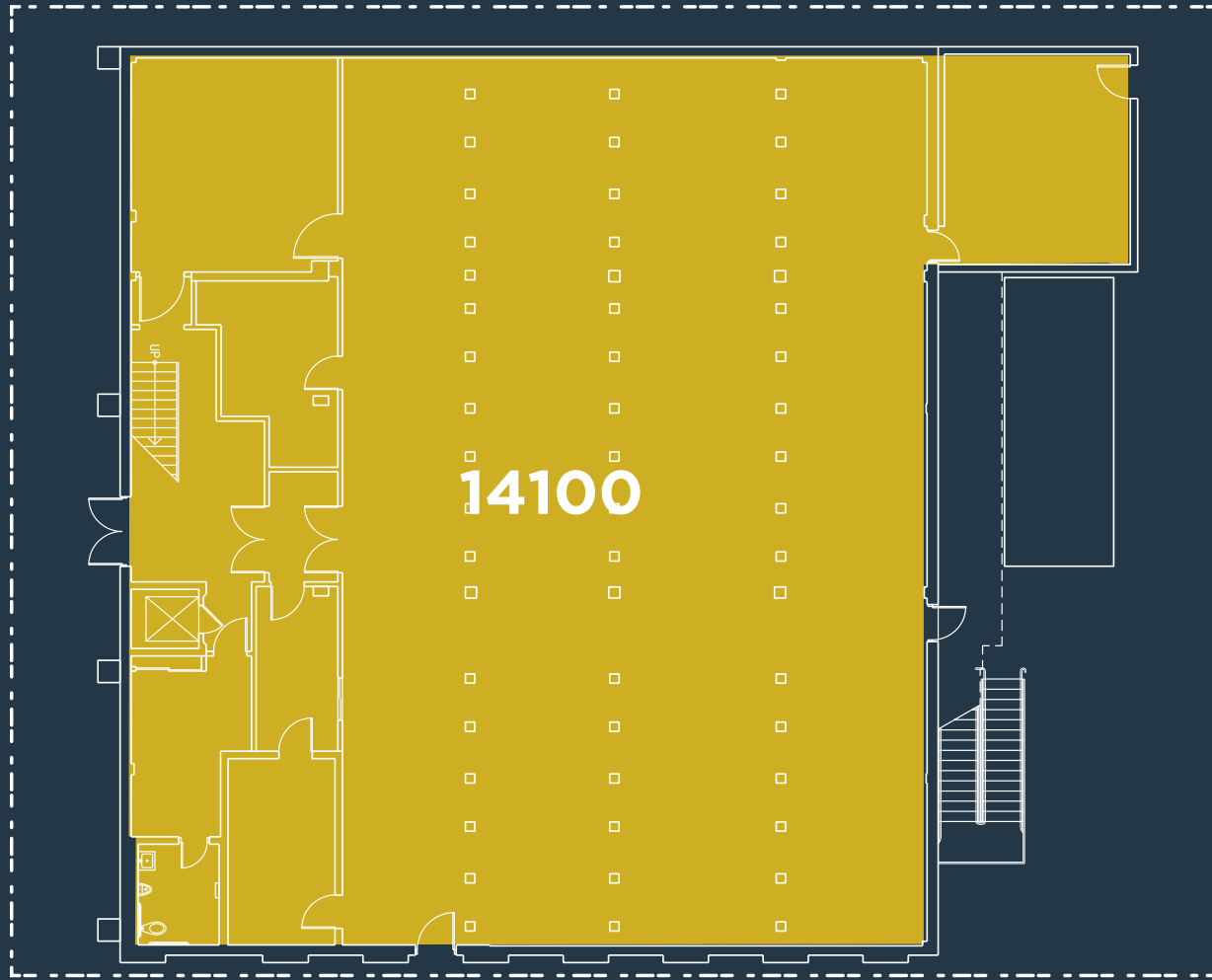
**LEGEND**  
● AVAILABLE



# Building 12

Suite	Floor	Square Footage	Rate
12140	1st floor	1,171 SF	\$3.25/SF/Month FSG

**LEGEND**  
 ● AVAILABLE



# Building 14

Suite	Floor	Square Footage	Rate
14100	1st floor	6,354 RSF	\$1.95/SF/Month FSG
14200	2nd floor	6,044 RSF	\$1.95/SF/Month FSG

\* Can be combined for up to 12,398 RSF

**LEGEND**  
● AVAILABLE

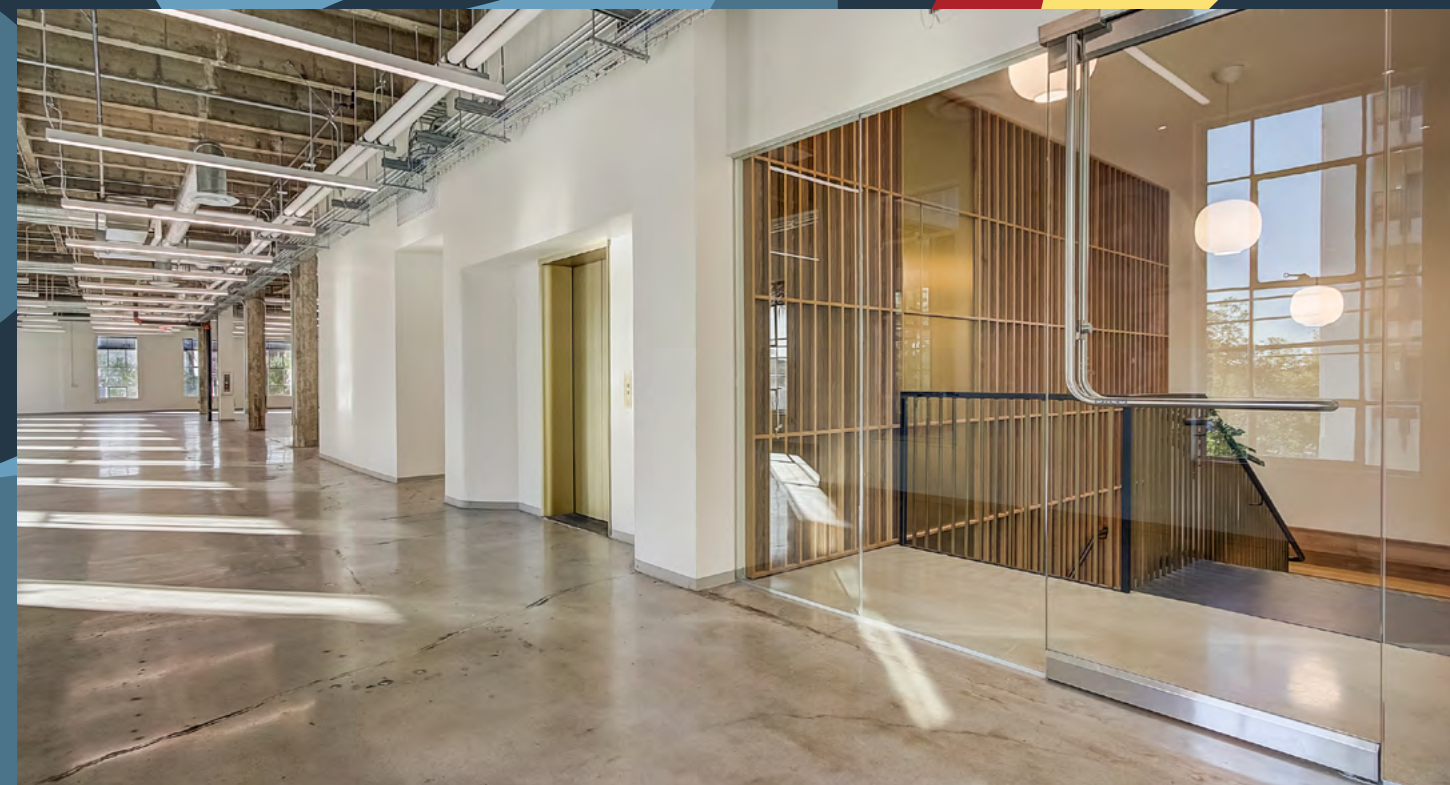
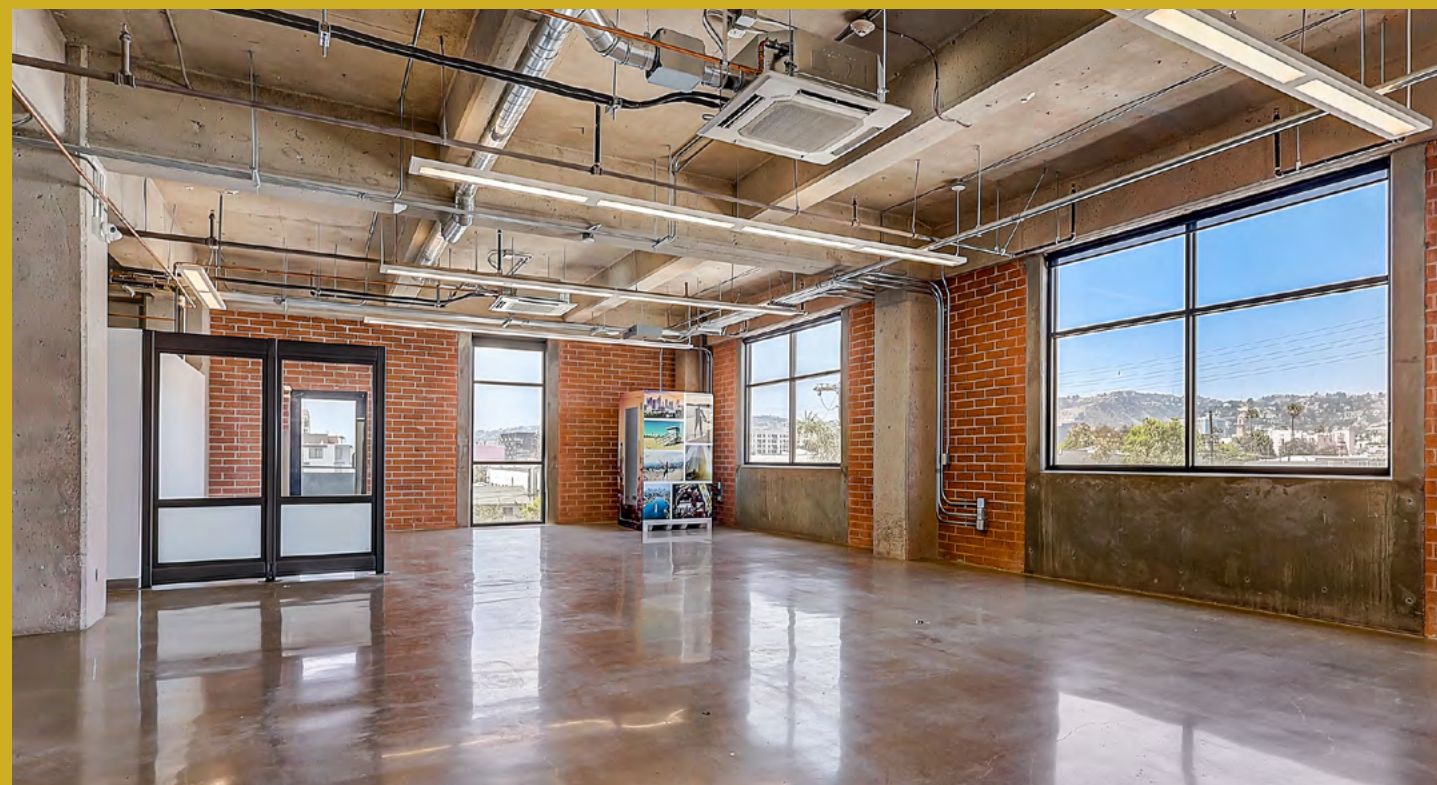


Modern exposed brick and concrete flooring throughout inspire creativity and open collaboration — designed to spark big ideas.



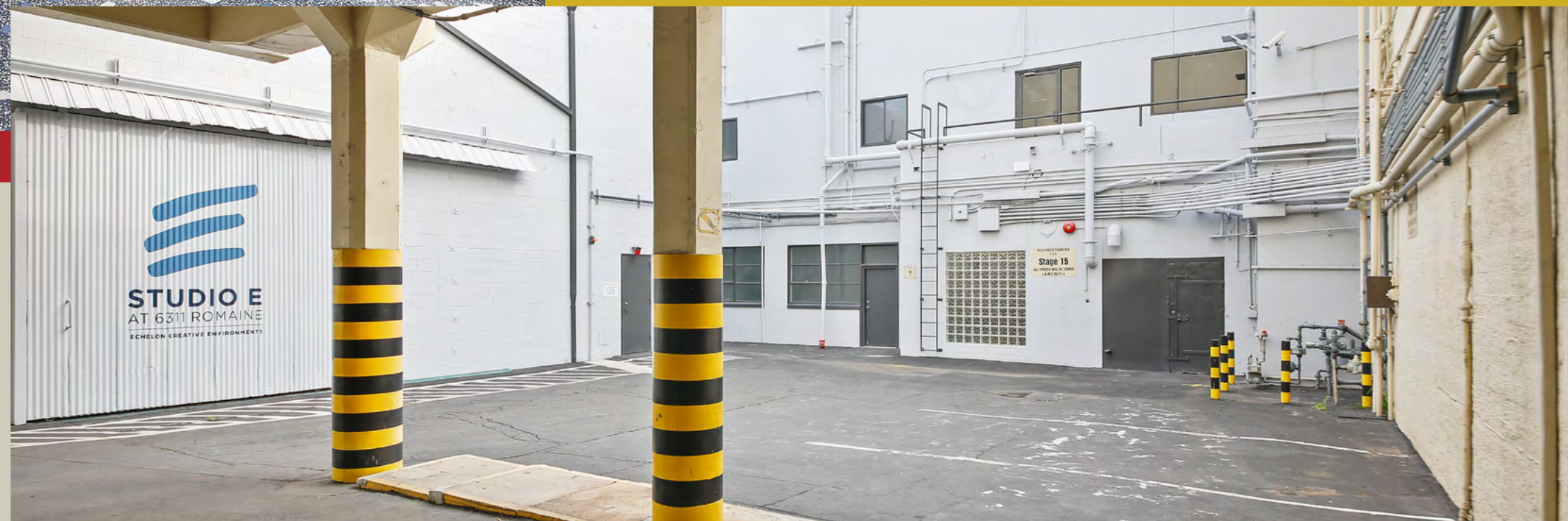


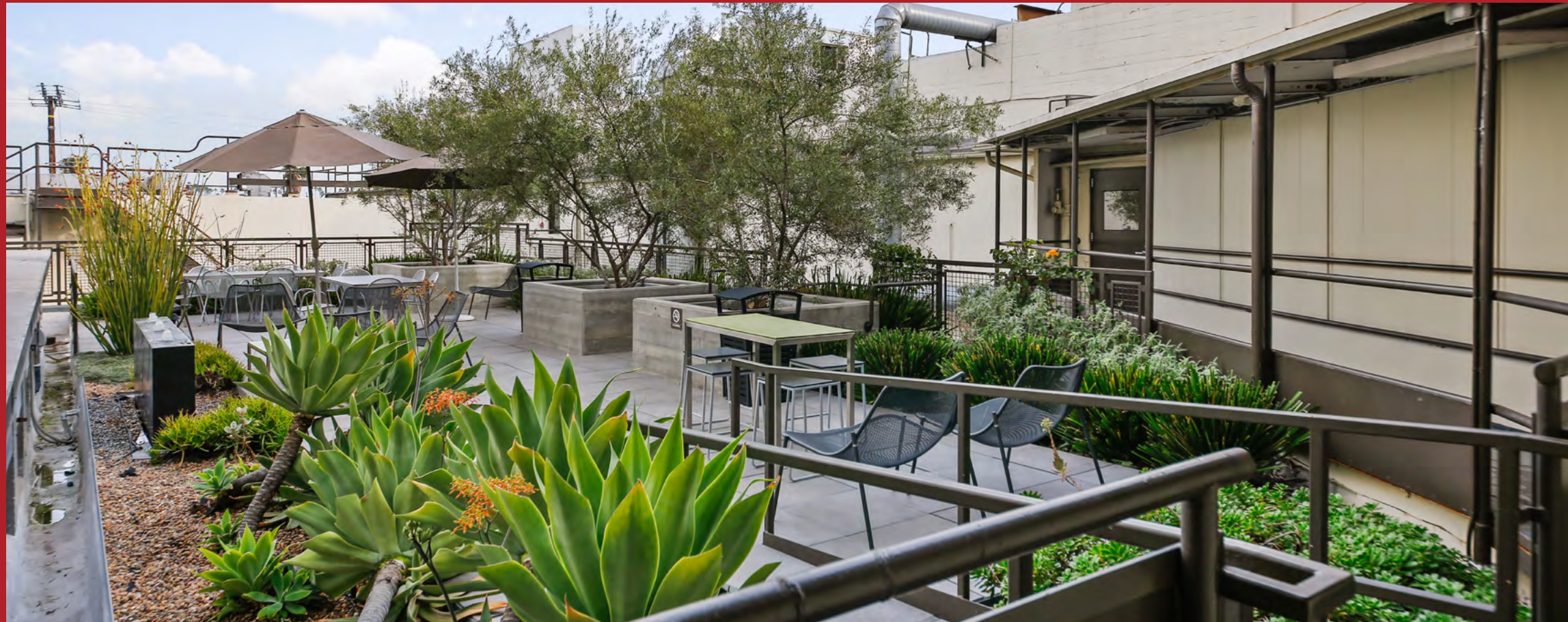
Creative work spaces made with the best ingredients — abundance of natural light, exposed ceilings and large, open floor plates.





Creative finish common areas and work spaces available — in addition to production ready stage.





Large sun-drenched lounges and communal outdoor patios provide welcoming environments for work and play.





# ECHELON PORTFOLIO

 **ECHELON™**  
AT 1151 LAS PALMAS

HOLLYWOOD

 **ECHELON™**  
AT 6344 FOUNTAIN

 **ECHELON™**  
AT 1200 CAHUENGA

 **ECHELON™ STUDIOS**  
TELEVISION CENTER

 **ECHELON™ STUDIOS**  
AT 5601 SANTA MONICA

 **ECHELON™**  
AT 729 & 733 SEWARD  
SEWARD COLLECTIVE

 **ECHELON™**  
AT 717 SEWARD  
SEWARD COLLECTIVE

 **ECHELON™**  
AT 712 SEWARD  
SEWARD COLLECTIVE



# ECHELON™ STUDIOS

TELEVISION CENTER

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 reimagined and designed for the 21st century creative and digital worlds. BARDAS endeavors to add value to developing neighborhoods and create economic growth by bringing Hollywood to creative communities globally.



ECHELON™  
MANAGEMENT GROUP  
BARDAS INVESTMENT GROUP

[www.echelonmg.com](http://www.echelonmg.com)

 echelonmg\_



515 S. Flower St., Suite 1300 | Los Angeles, CA 90071

**NICOLE MIHALKA**

Managing Director

+1 213.239.6076

[nicole.mihalka@jll.com](mailto:nicole.mihalka@jll.com)

RE license #01322414

**CAL ROSS**

Vice President

+1 213.239.6339

[cal.ross@jll.com](mailto:cal.ross@jll.com)

RE license #01892435

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved. | Jones Lang LaSalle Brokerage, Inc. | CA License #01856260 | 515 S. Flower St., Suite 1300, Los Angeles, CA 90071



ECHELON™ STUDIOS  
TELEVISION CENTER