



515

South Flower Street

Downtown Los Angeles

Trophy Sublease Opportunity

For Further Information, Contact:

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CBRE



Space Highlights

Premises: Floors 22, 25-26 & Partial 23rd

Availability: Immediate

Total Size: Floor 26: 25,531 RSF
Floors 25: 25,531 RSF
Partial 23rd Floor: 13,236 RSF
Floor 22: 25,531 RSF

Asking Rate: Negotiable

Available Size: 13,236 - 89,829 RSF

Furniture: Negotiable

Parking: 1/1,000

Sublease Term: Through August 31, 2032

Space Features:

- Fully built-out, move-in ready space
- Collaboration rooms on multiple floors
- Dedicated client-facing floor (25th) featuring client lounge, board room, multiple conference rooms, executive zoom room, and catering pantry
- Dedicated back-of-house floor (22nd) with server room, IT shipping, NOC storage, records room, reprographics service center
- Perimeter private offices throughout
- 3 reception areas
- Robust conferencing infrastructure across all floors including training/presentation room
- Upper block (Floors 25 & 26) connected via internal staircase



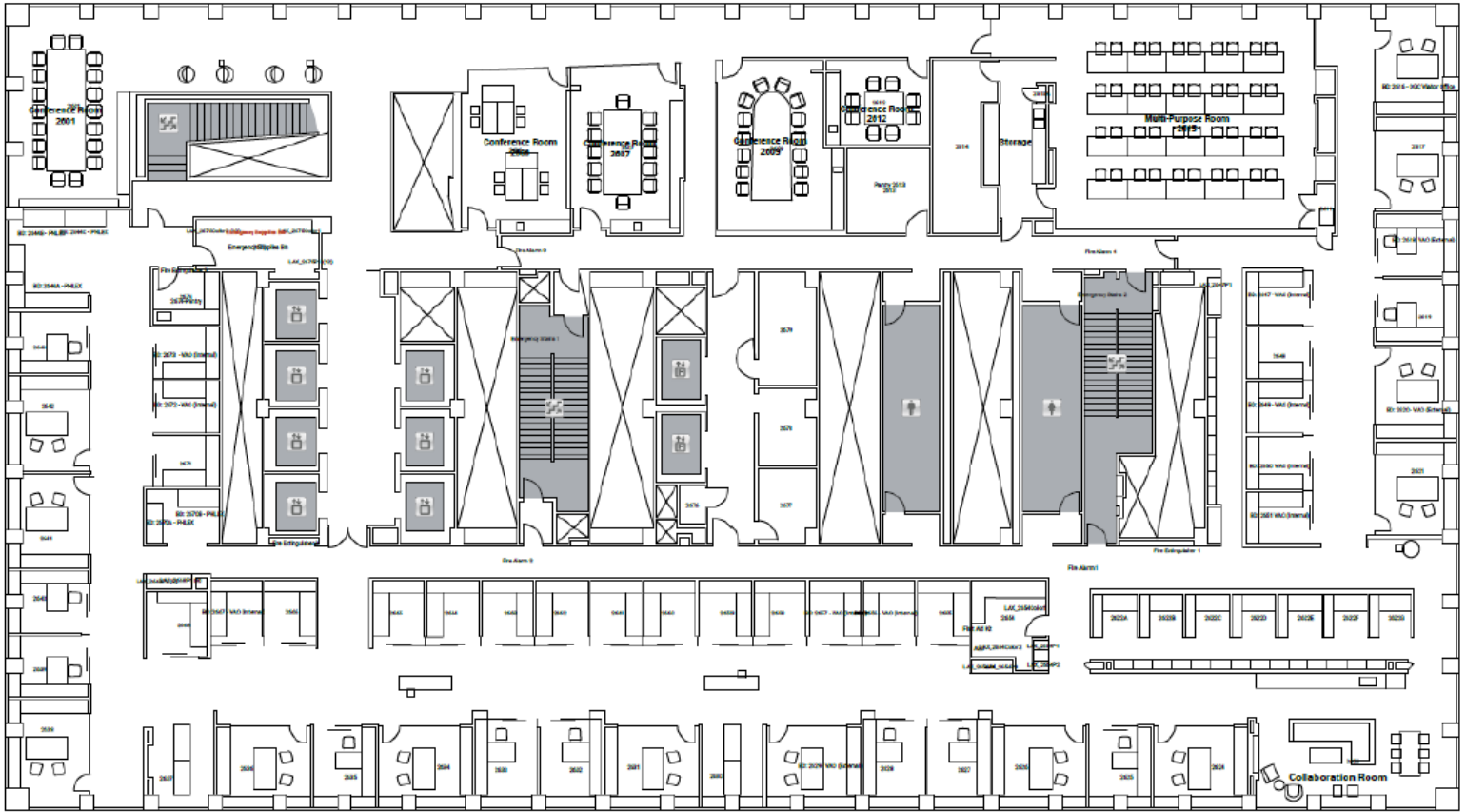
Building Highlights

- On-site conferencing facility
- Drago restaurant on-site
- Outdoor Tenant Plaza featuring Nice Coffee Bar
- 505 Flower retail plaza (subterranean; 15 eateries and service providers)
- Efficient floor plate

Floor Plan

26th Floor – 25,531 RSF

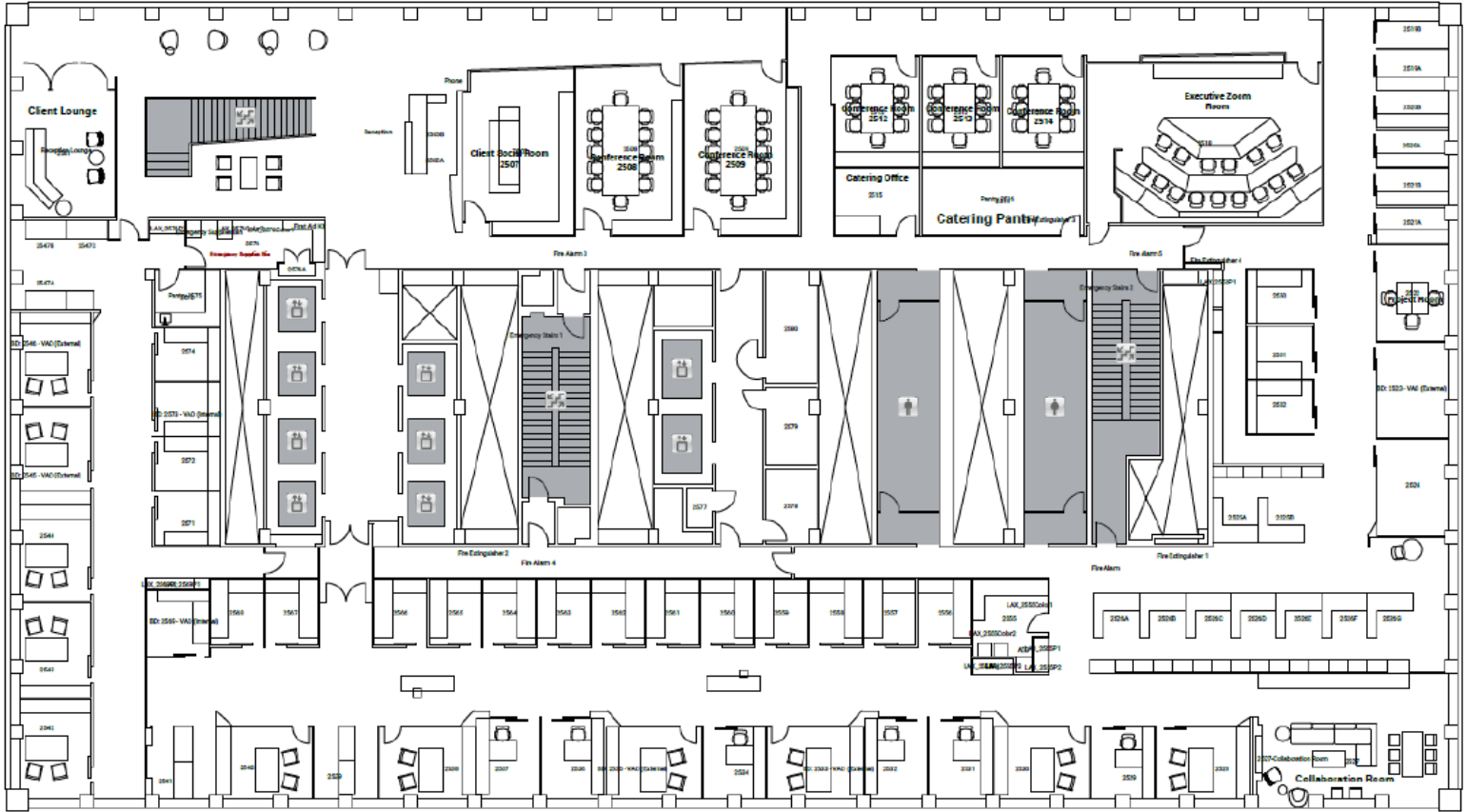
- Multiple conference rooms
- Large training/presentation room
- Collaboration room
- Perimeter private offices



Floor Plan

25th Floor – 25,531 RSF

- Client lounge & board room
- Multiple conference rooms & executive zoom room
- Catering office & pantry
- Collaboration room
- Perimeter private offices



Floor Plan

Partial 23rd Floor – 13,236 RSF

- Collaboration room
- Perimeter private offices
- Open workstation areas



Floor Plan

22nd Floor – 25,531 RSF

- 3 reception areas
- Conference room & meeting room
- Server room, IT shipping & NOC storage
- Records room & reprographics service center







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