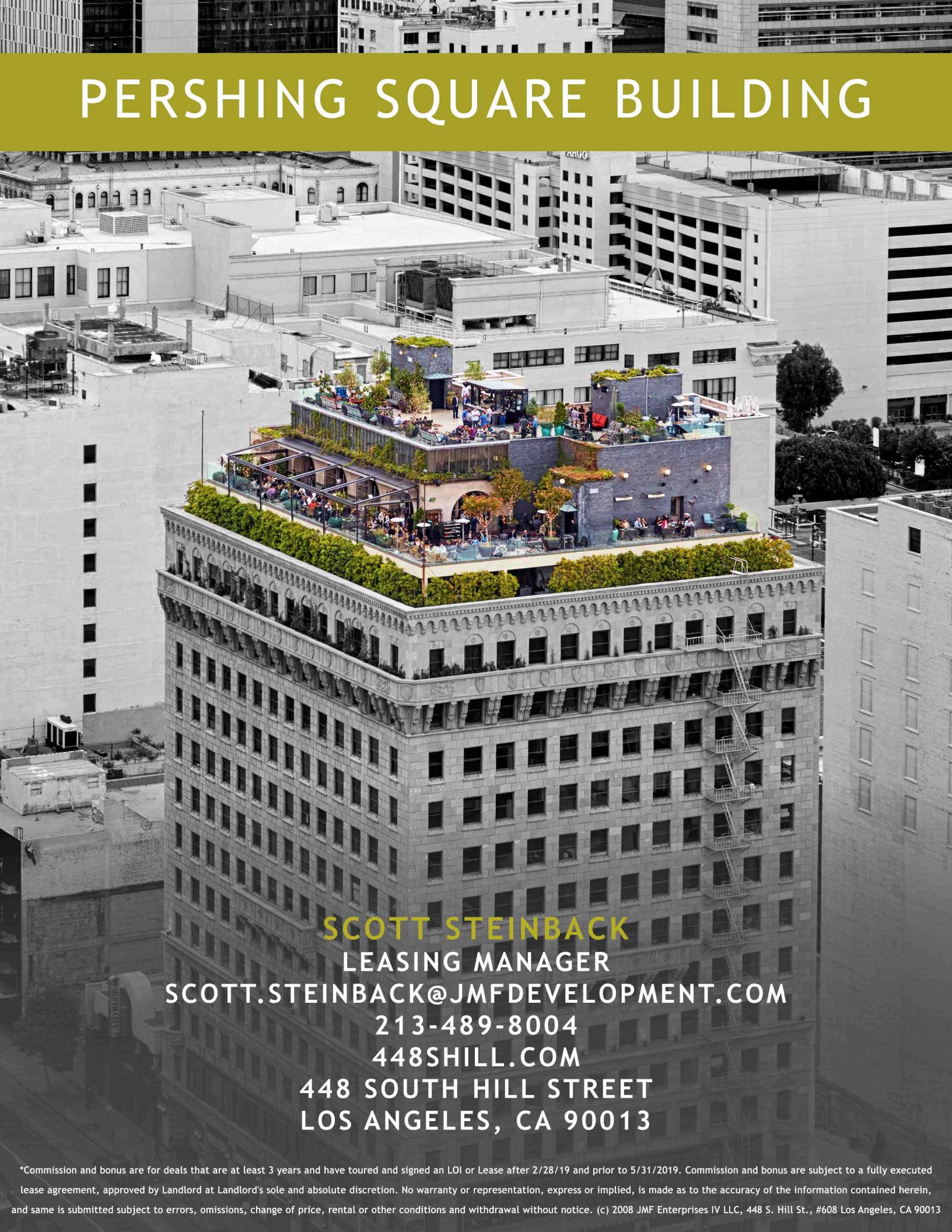


PERSHING SQUARE BUILDING



SCOTT STEINBACK
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213-489-8004
448SHILL.COM
448 SOUTH HILL STREET
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*Commission and bonus are for deals that are at least 3 years and have toured and signed an LOI or Lease after 2/28/19 and prior to 5/31/2019. Commission and bonus are subject to a fully executed lease agreement, approved by Landlord at Landlord's sole and absolute discretion. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. (c) 2008 JMF Enterprises IV LLC, 448 S. Hill St., #608 Los Angeles, CA 90013

AVAILABILITIES



SUITE	SF AVAILABLE	RATE
GROUND FLOOR	9,194-11,549 RSF	PLEASE INQUIRE
412	1,867 RSF	\$2.85 FSG EQUIV.
508	4,327 RSF	\$3.05 FSG EQUIV.
515	3,108 RSF	\$2.85 FSG EQUIV.
601	6,920 RSF	\$3.05 FSG EQUIV.
715	947 RSF	\$2.85 FSG EQUIV.
915	1,574 RSF	\$2.85 FSG EQUIV.
1115	1,394 RSF	\$2.85 FSG EQUIV.
1118	1,534 RSF	\$2.85 FSG EQUIV.



BUILDING FEATURES



- MARVELOUS AMENITY SPACE WITH PING PONG AND POOL TABLES
- STUNNING COMBINATION OF EXPOSED CONCRETE FLOORING AND CEILING WITH BRICK WALL ACCENTS
- LUXURIOUS ON-SITE DINING WITH THE INTIMATE **PERCH** AND CHIC **MRS. FISH**
- EXCELLENT 24 - HOUR SECURITY AND ON-SITE PROPERTY MANAGEMENT
- UNIQUE FULLY FUNCTIONING WINDOWS

PERCH



THE NEIGHBORHOOD



- STEPS AWAY FROM THE METRO AND CENTRALLY LOCATED DOWNTOWN WITH EASY ACCESS TO THE 110 FREEWAY
- A FEW BLOCKS AWAY FROM GREAT SPOTS LIKE-
 - RESTAURANTS - GRAND CENTRAL MARKET, SWEETGREENS, ASTRO DONUTS, WATER GRILL, 71ABOVE
 - PRIVATE CLUBS - LA ATHLETIC CLUB, CALIFORNIA CLUB, & JONATHAN CLUB
 - GYMS/STUDIOS - EQUINOX, RISE ATHLETICS LA, PURE BARRE, EVOKE YOGA, YOGA CIRCLE, ORANGE THEORY
 - BOUTIQUE COFFEE SHOPS - NOSSA FAMILIA, G & B COFFEE, PITCHOUN, COFFEE ON GRAND



CONTACT

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