

OFFERING MEMORANDUM

Class-A Office Space for Sublease

Available Space | 3,302 SF

350 S Grand Ave Suite 1630, Los Angeles, CA 90071

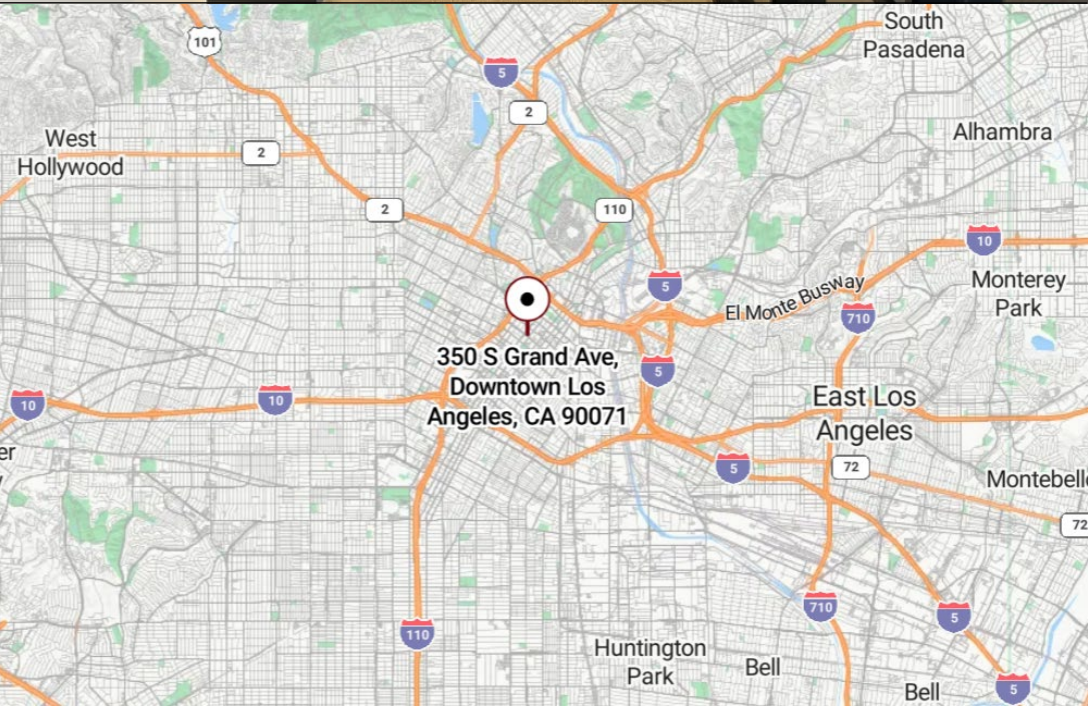


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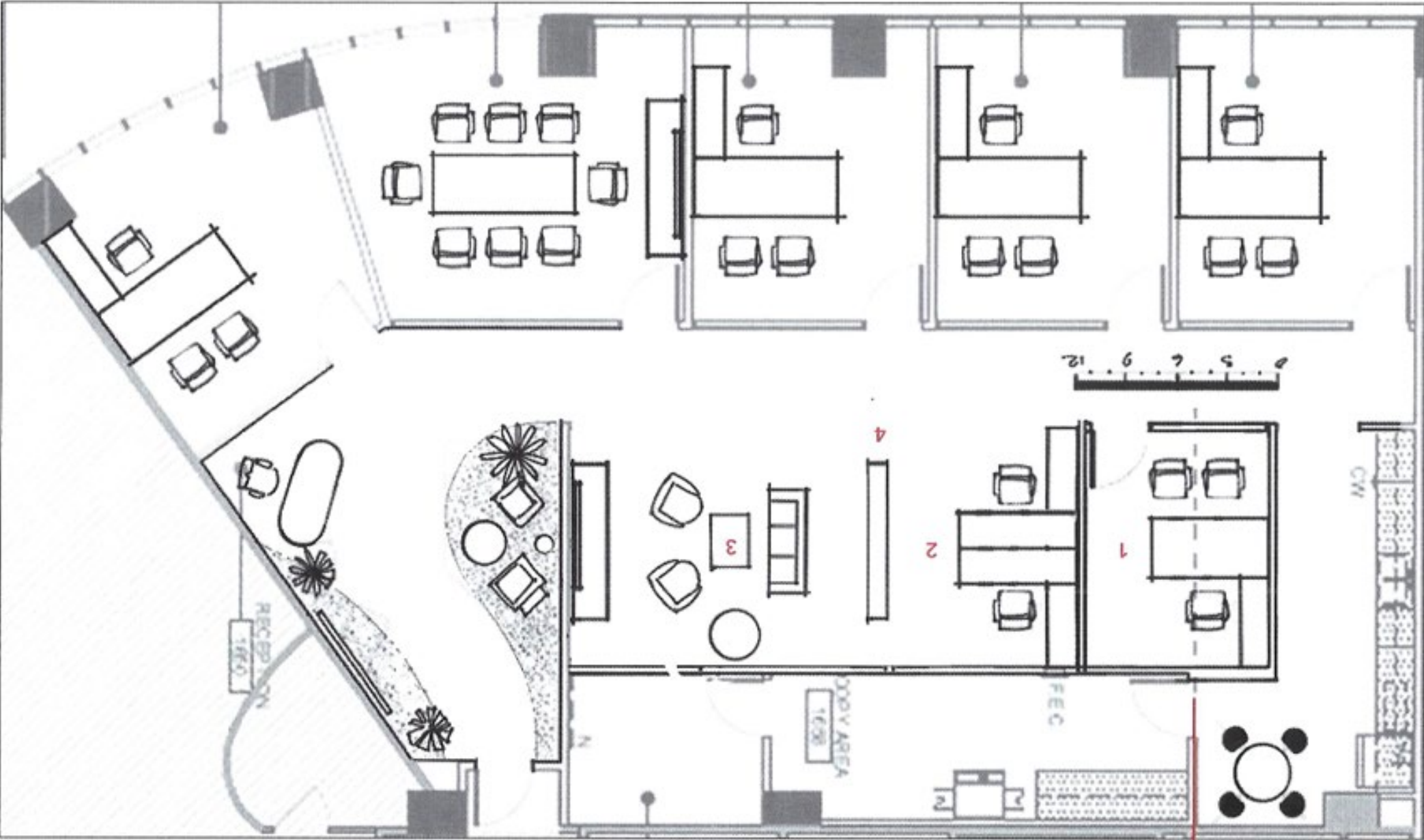


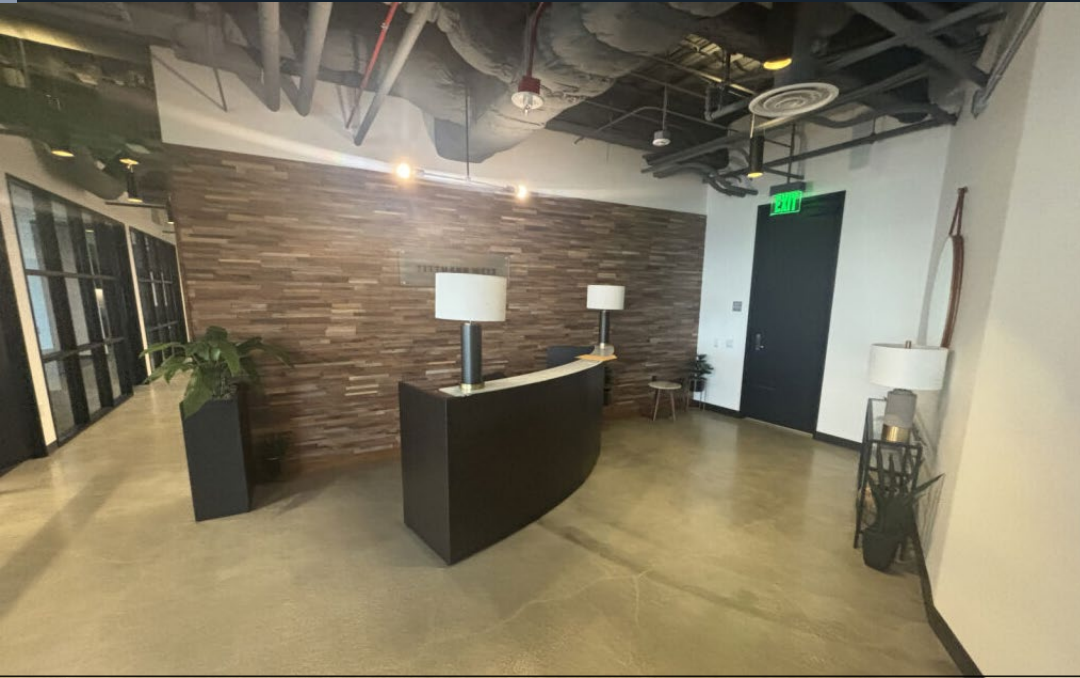


Space Overview	
Address:	350 South Grand Avenue, Suite 1630, Los Angeles, CA 90071
RSF:	3,302
Building Type / Class:	Mixed-use, primarily office / Class A
Floor / Suite:	Suite 1630
Delivery Condition:	As Is or fully furnished delivery negotiable with adjusted base rent.
Remaining Term:	22 months
Rent:	\$2.50/SF/Month
Parking:	3 spaces

Property Overview
This 3,302 RSF office suite presents a high-quality sublease opportunity within Two California Plaza, one of Downtown Los Angeles’ most recognized Class A office properties. Subtenants will have access to a full range of on-site amenities designed to support tenant experience, including 24/7 security and engineering, tenant lounge and conference facilities, fitness and wellness offerings, multiple dining options, landscaped outdoor plazas, EV charging, bike storage, and Amazon lockers. The building is LEED Platinum and ENERGY STAR certified, offering an efficient and sustainable workplace environment.

Transit & Accessibility
The location provides unmatched connectivity with direct access to the Pershing Square Metro Station, the Angels Flight Railway, and multiple Metro and DASH bus routes. Tenants also benefit from a dedicated Union Station shuttle linking to Amtrak and Metrolink, along with immediate access to the I-10, I-110, US-101, and I-5 freeways, ensuring convenient mobility across the region.









CONTACT US

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