



**SUBLEASE**  
Pac Mutual Building

# 523 W 6th Street

**37,314 SF ON 3RD & 4TH FLOORS**

## SPACE PROFILE

**Creative Space**

Never Been Occupied

**37,314 RSF**

Total Available Space

**\$5M+**

TI Build Out

**\$4.10 FSG**

Asking Rate

**Immediate**

Availability

**7/31/2031**

Lease Expiration



**Click for Virtual Walk Through**



# 523

W 6TH STREET  
DOWNTOWN LOS ANGELES

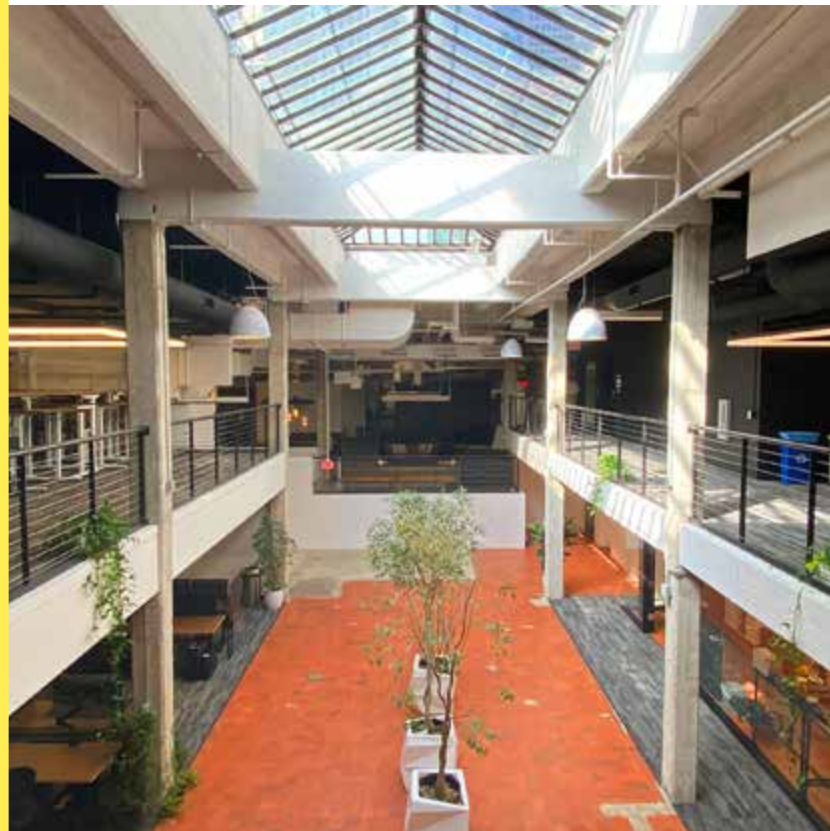


## Space Features

- 37,314 Rentable Square Feet
- \$5M+ spent on TI
- High-end design, furniture & finishes
- Never been occupied
- OKB designed space
- Roof deck rights
- Prop 13 protection through year 5

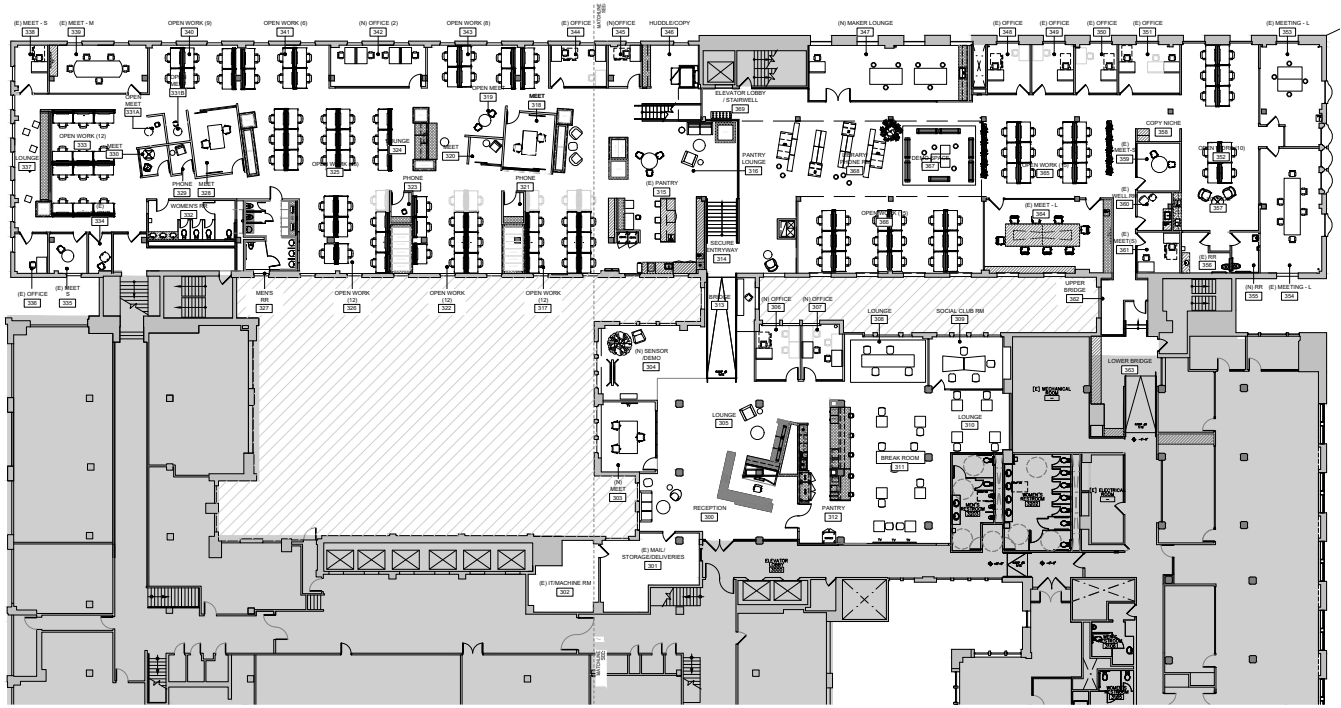
## Additional Features

- Architecturally significant construction with a dramatic 2 floor Atrium
- Incredible natural light through Premises
- Exposed bow truss ceilings
- Furniture available

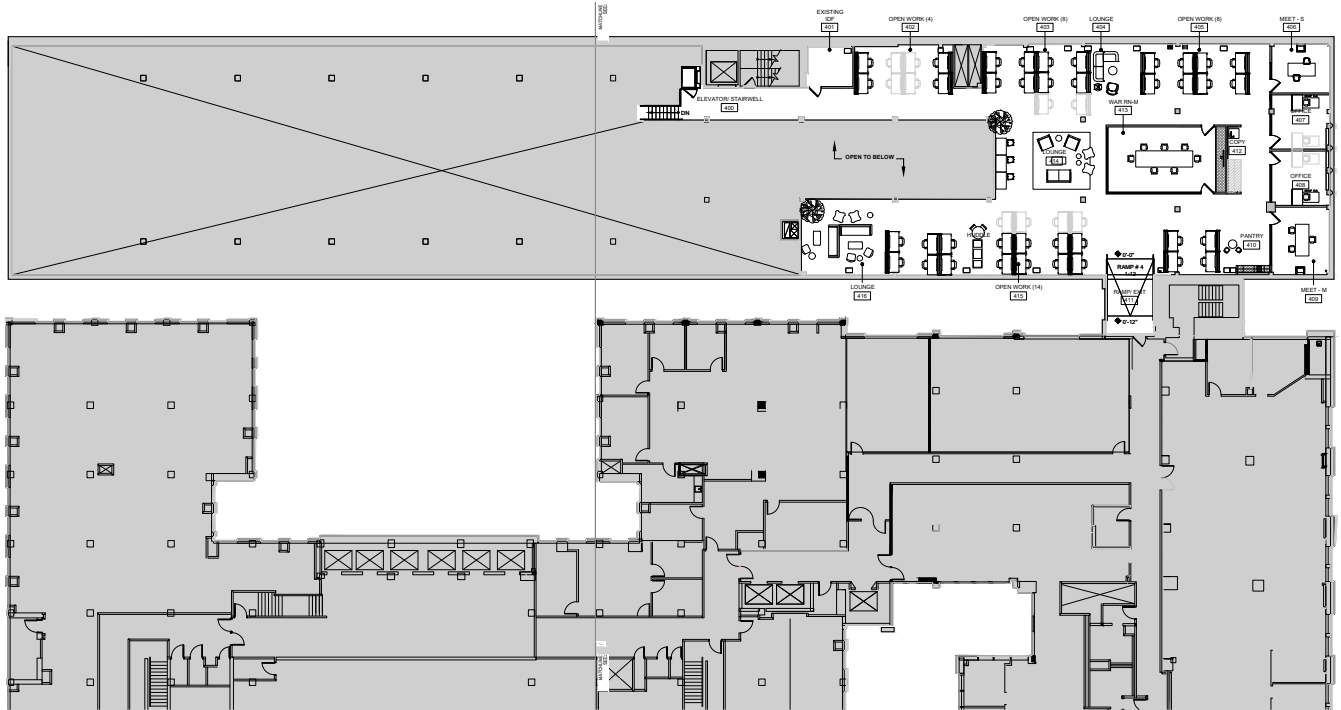


# Floor Plans

## 3RD FLOOR PLAN



## 4TH FLOOR PLAN



# 3rd & 4th Floors

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