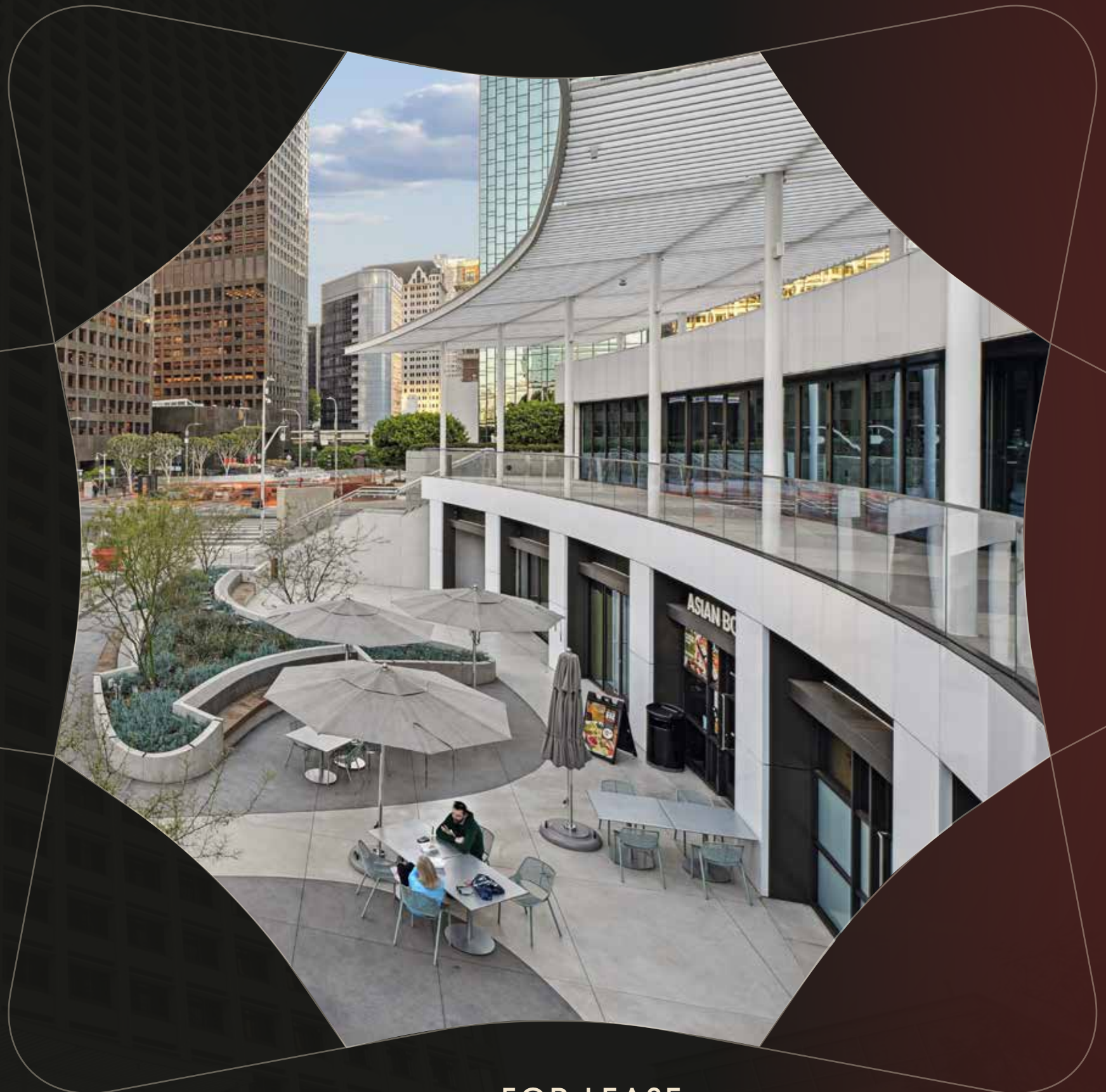


Claim Your Place in Downtown LA's Skyline

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5 | S FIGUEROA ST. LOS ANGELES, CA 90071



RETAIL **FOR LEASE**



Located at 445 S Figueroa St in Los Angeles, this iconic skyscraper stands 500 feet tall and features 37 stories of modernist architecture.

Completed in 1973, the building serves as a hub for various businesses, contributing to the vibrant downtown landscape. Its sleek design and strategic location make it a notable landmark within the city's skyline.





CLAIM
YOUR PLACE
in Downtown
LA's Skyline

DISTINCTIVE HIGHLIGHTS

Two-level retail center spanning 24,833 SF, offering a unique blend of services and both indoor and al fresco bistro dining areas

Expansive, unobstructed vistas offering breathtaking views

Inviting outdoor amenity space featuring lush landscaping, fire pits, diverse seating arrangements, and accessible Wi-Fi and power outlets

Above-average parking ratio, ensuring convenient access for tenants and visitors

Effortless ingress and egress from the 110 freeway

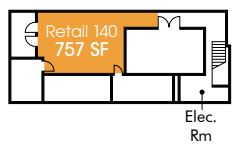
Newly positioned under well-capitalized ownership, promising a commitment to excellence and sustained investment in the property



ENHANCE YOUR BRAND



| AVAILABLE | TYPE | SQUARE FEET |
|------------|---------------------------|-------------|
| Retail 100 | 2nd generation restaurant | ±8,884 |
| Retail 101 | 2nd generation restaurant | ±1,106 |
| Retail 110 | 2nd generation restaurant | ±2,431 |
| Retail 130 | Retail space | ±2,045 |
| Retail 140 | Retail space | ±757 |

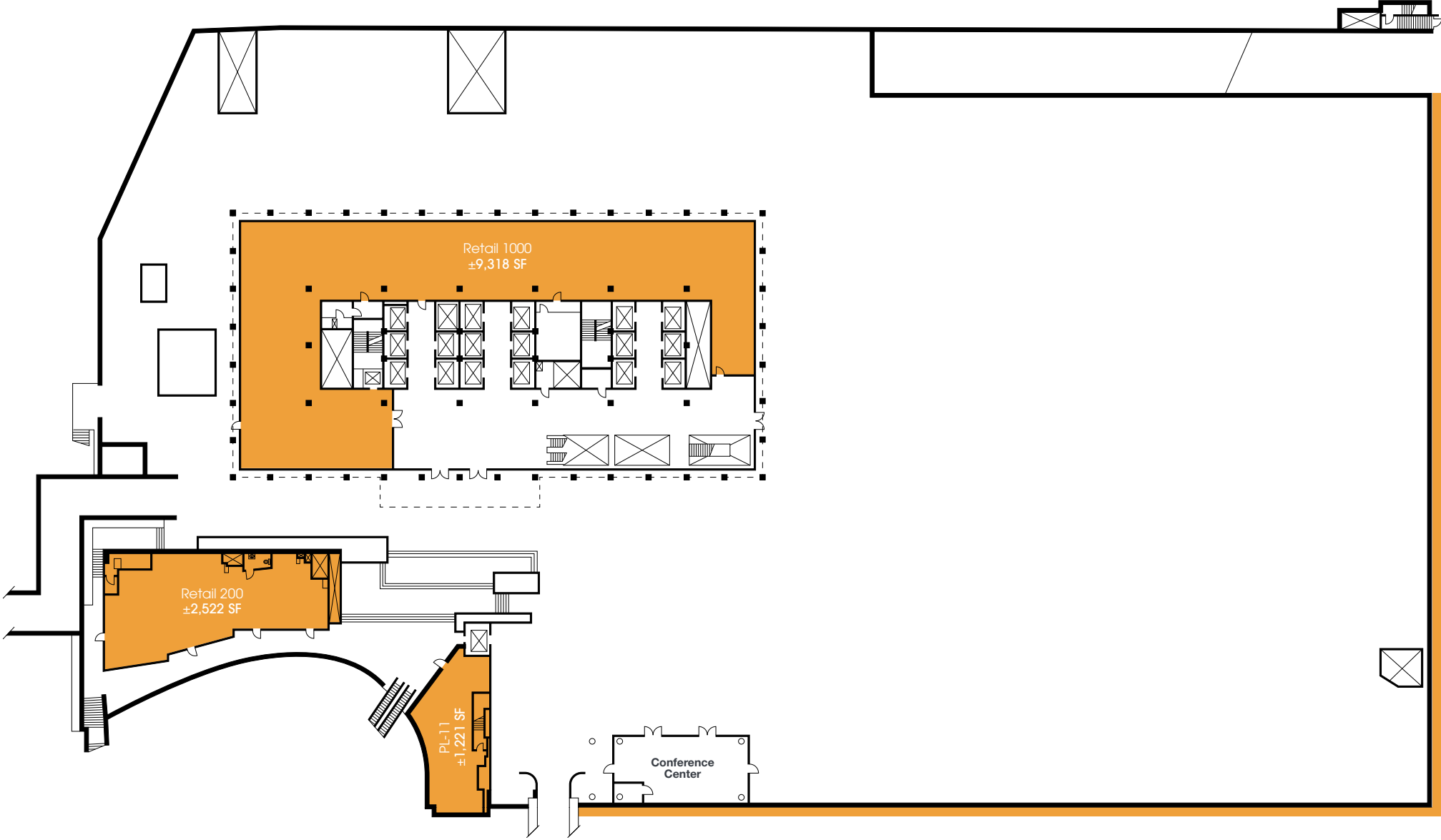


STREET LEVEL FLOOR PLAN



445 S FIGUEROA ST,
LOS ANGELES, CA 90071

ENHANCE YOUR BRAND



| AVAILABLE | TYPE | SQUARE FEET |
|-------------|-------------------|-------------|
| Retail 200 | Former bank space | ±2,522 |
| Retail 1000 | Retail space | ±9,318 |
| PL-11 | Former café space | ±1,221 |

PLAZA FLOOR PLAN



445 S FIGUEROA ST,
LOS ANGELES, CA 90071



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LA's Skyline



AREA OVERVIEW

445 S FIGUEROA ST,
LOS ANGELES, CA 90071

Bunker Hill offers an ideal retail environment in a lively neighborhood, seamlessly blending accessibility by road and foot traffic. With an array of restaurants, cafes, shopping centers, and entertainment options all within reach, your days are guaranteed to be both convenient and inspiring. This vibrant locality ensures a dynamic and gratifying urban experience for residents and visitors alike.



This vibrant locality ensures a dynamic and gratifying urban experience for residents and visitors alike.

NEARBY AMENITIES

CONRAD
LOS ANGELES

WALT DISNEY
CONCERT HALL

GRAND CENTRAL
MARKET
LOS ANGELES SINCE 1917



THE BROAD

THE
MUSIC
CENTER

NOTABLE AMENITIES

445
S. FIGUEROA ST.
LOS ANGELES
CA 90071



EASY
ACCESS
TO THE
SKYLINE

INGRESS

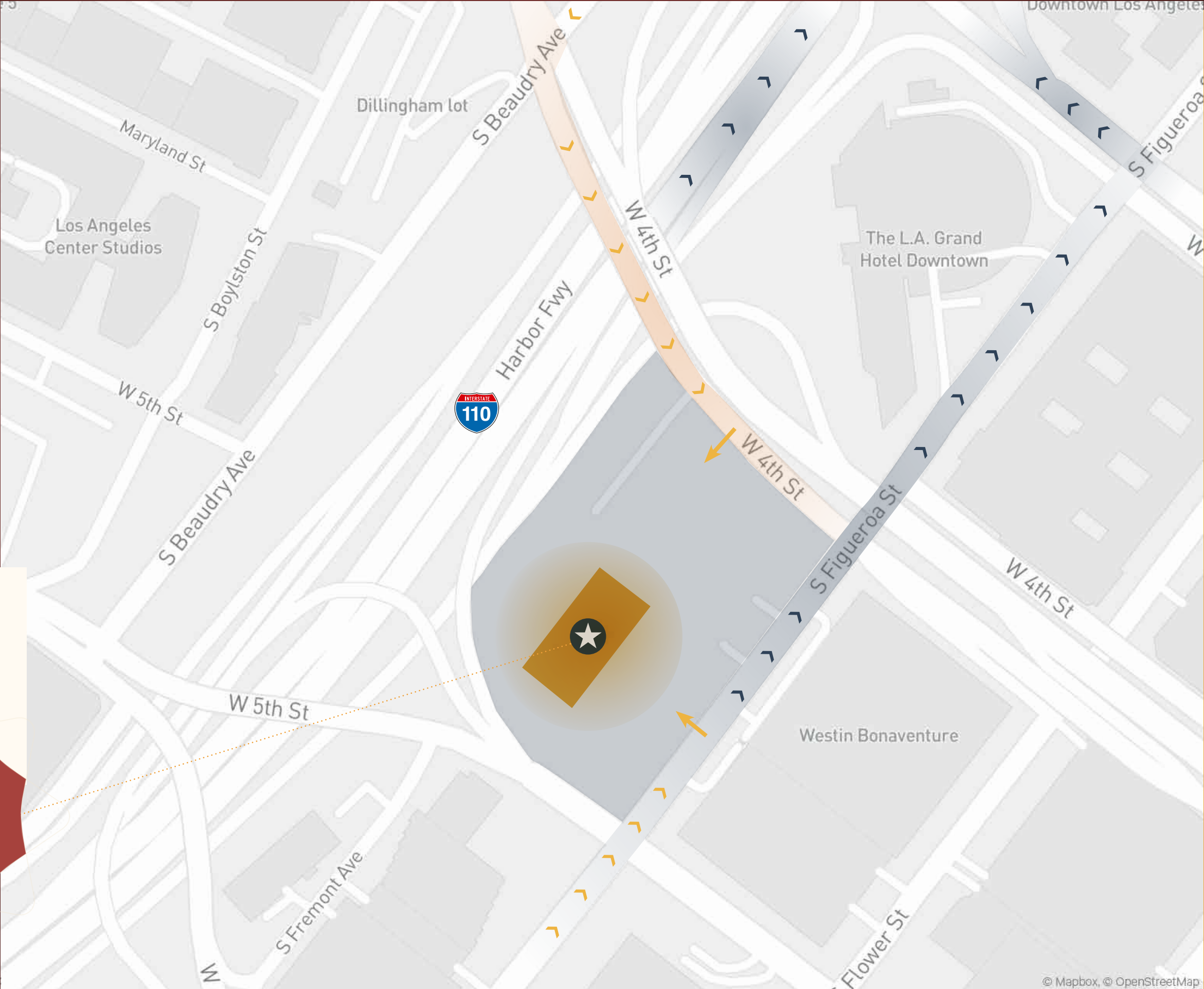


EGRESS



445

S. FIGUEROA ST.
LOS ANGELES
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