



TROPHY SUBLEASE
OPPORTUNITY

515 S. FLOWER ST.

DOWNTOWN LOS ANGELES, CA

For Further Information, Contact:

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CBRE



SPACE HIGHLIGHTS

Premises:	22 nd Floor
Total Square Feet:	25,531 RSF (Divisible)*
Sublease Term:	August 31, 2032
Availability:	Immediate
Asking Rate:	Negotiable
Furniture:	Negotiable
Parking Ratio:	1:1,000

- 1 conference room
- 1 meeting room
- 10 private offices
- 2 kitchenettes
- IT shipping room & server room
- Record / file room
- Reprographics room

*The sublandlord is open to leasing a portion of the space, per a mutually agreed upon plan.

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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

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FLOOR PLAN

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