

FOR LEASE

GREAT WEST BUILDING
706 S. HILL STREET
LOS ANGELES, CA

- PRIME CREATIVE OFFICE LOCATION IN DOWNTOWN
- FULL FLOOR SUITE AVAILABLE
- HIGH CEILINGS AND ABUNDANT NATURAL LIGHT

AVAILABLE SPACE

11 FLOOR
4,795 RENTABLE SF



LEASING HIGHLIGHTS



67,000 SF

of retail, office,
and creative space



4,795 Rentable SF

Available 6th floor
facing dtda skyline



Center of DTLA

surrounded by retail,
restaurants, and more



Easily Accessible

Walking distance to
Metro Rail & Bus Lines



Please Contact

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GREAT WESTERN BUILDING

The Great Western Building (formerly the Sun Building & the Cutts Building) is a 67,000 sf century old building located on the corner of Hill and 7th Street in the center of Downtown Los Angeles. The property features a full floor suite available for creative office use with high ceilings and abundant perimeter windows allowing for natural light to brighten the space.

AVAILABLE

11th Floor
Approx. 4,795 Rentable SF

\$2.95 PSF/Month
Full Service Gross

Based on 5 Year Lease Agreement
Tenant Improvements - Negotiable

PROPERTY

12-Story Building + Basement
67,000 SF Total

Features 24-hour Security
Elevators Recently Renovated & Modernized

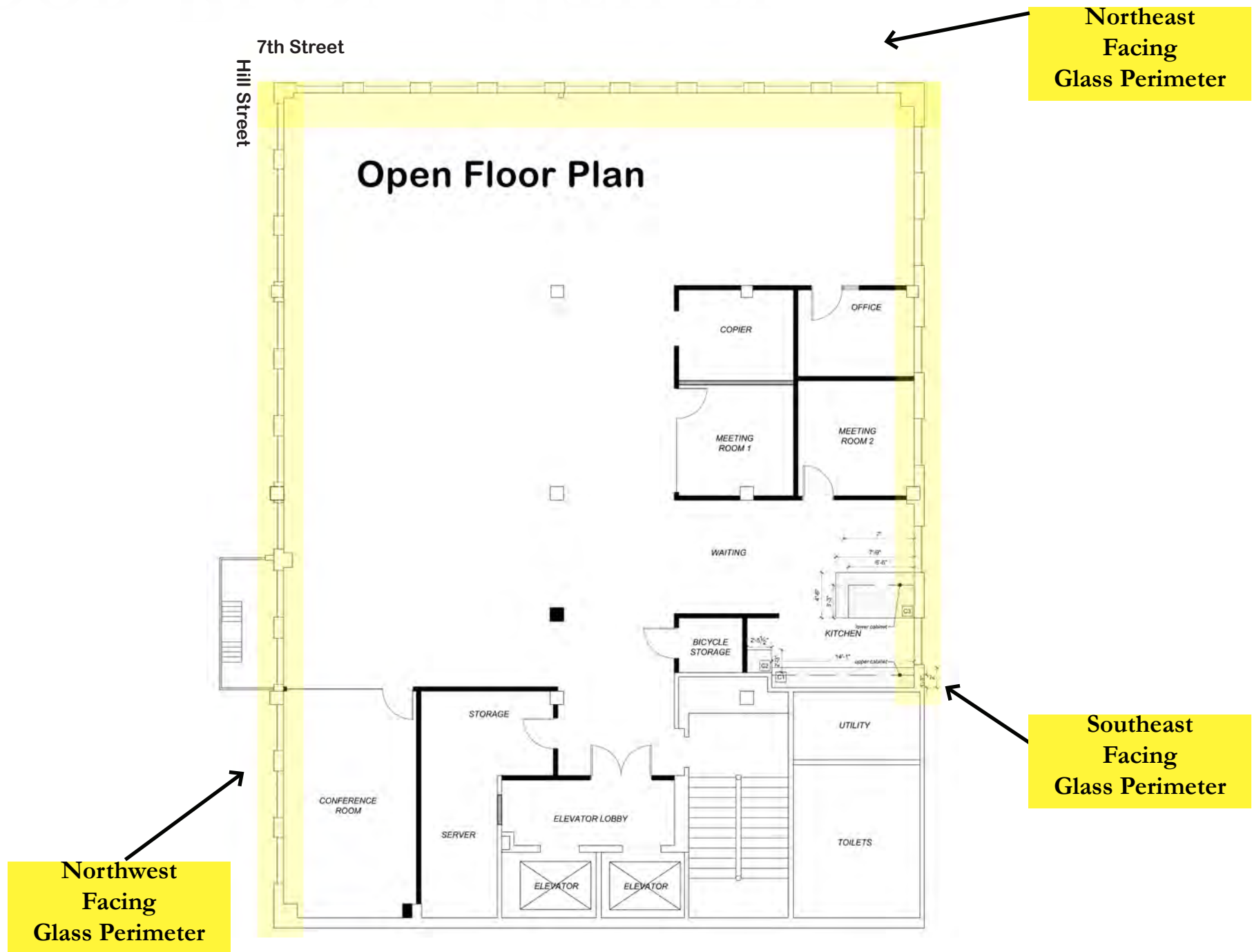
Located on 7th Street's Restaurant & Retail Row
Walking Distance to LA Metro Rail & Bus Lines



Great Western Building (1935)
(formerly the Sun Building & Cutts Building)

source: forum.skyscraperpage.com

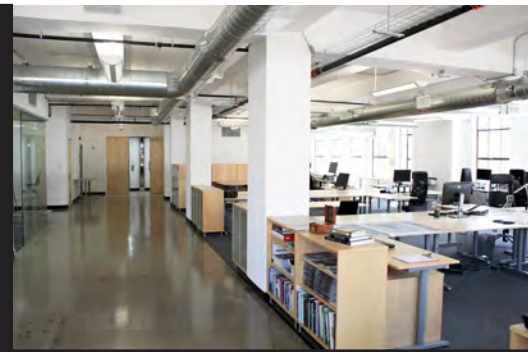
FLOOR PLAN - 11TH FL



11TH FLOOR SUITE



“Every problem is an
OPPORTUNITY
for a Creative Solution”



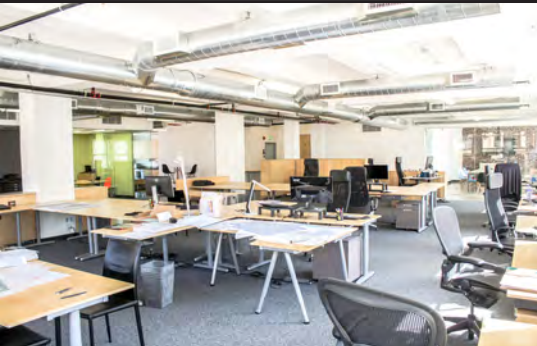
“Culture eats strategy
for breakfast.”

-Peter Drucker

success
is a journey,
not a destination



Creativity:
cre·a·tiv·i·ty
the process of bringing
something new into being.



POINTS OF INTEREST



FOREMAN & CLARK BUILDING
Building Conversion to Apartments
(1 Block Away)



410-418 WEST 7TH STREET
Building Renovation
(1 Block Away)



712 OLIVE
Building Conversion to Creative Office
(1 Block Away)



PERLA HOTEL
Building Converted to Posh Hotel
(1 Block Away)



825 SOUTH HILL
516 New Apartments
(1 Block Away)



ALTELLIER DTLA
363 Apartments
(2 Blocks Away)



8TH & GRAND
700 Apartments + Whole Foods
(2 Blocks Away)



LEVEL
300 Apartments
(3 Blocks Away)



PARKFIFTH
347 New Apartments
(3 Blocks Away)



OLYMIC & HILL
700 New Apartments
(3 Blocks Away)



THE BLOC
Recently Renovated Retail, Office, Hotel and Event Space
(3 Blocks Away)



FIG@7TH
Mixed Retail Center with Food Hall
(5 Blocks Away)



PERSHING SQUARE PARK & METRO STATION
Five-Acre Park & Event Space (Future Renovation Shown)
(2 Blocks Away)



BLOC METRO STATION
New Metro Station
(3 Blocks Away)

AERIAL MAP

