

THE GRAYSON

353 S BROADWAY, LOS ANGELES, CA 90013

Move-in Ready Creative Office Space
Located in the Heart of DTLA

CBRE

INTRODUCTION



The Grayson, an exquisite, historic boutique office building, encompasses a remarkable modern renovation, which enhanced its allure and sophistication. Located in the Downtown Center business improvement district, this architectural gem stands as a testament to modern luxury and convenience.



24-hour access



Convenient parking



High-speed internet



High, exposed ceilings



Stunning views of the city



Adjacent to
Grand Central Market



BUILDING SPECS

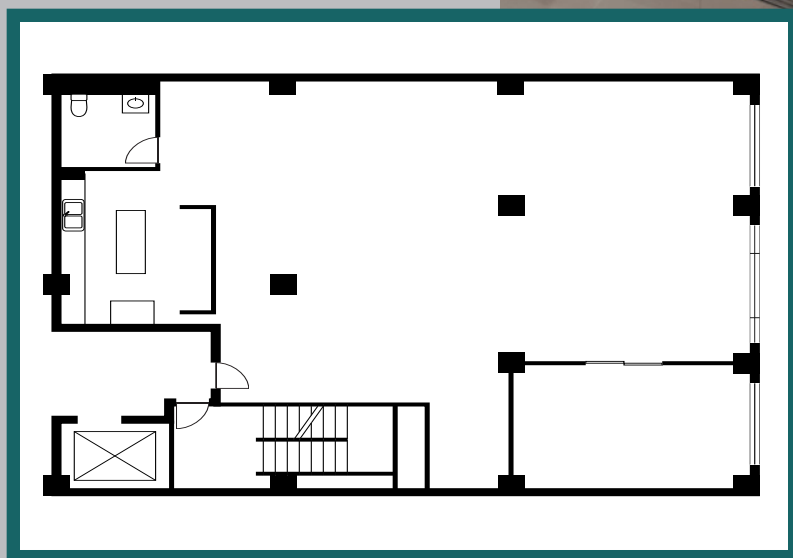
Building Size: 34,658 SF

Year Built: 1913 (Ren. 2016)

Typical Floor: 4,952 SF



4



Entire full floor can
be made available
(±4,650 RSF)



SUITE

201

SIZE: 2,123 RSF

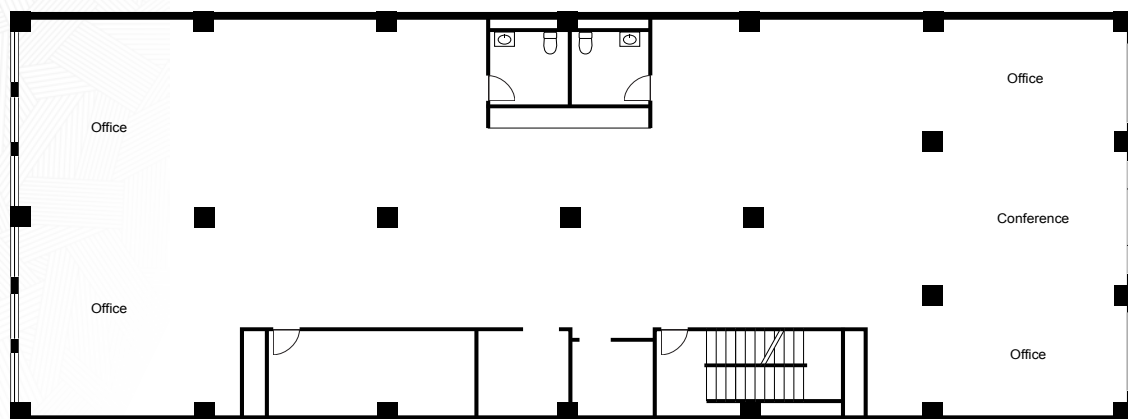
ASKING RATE: NEGOTIABLE

Move-in ready creative space with open layout, private office, exposed brick, hardwood floors, high ceilings, kitchenette, private restroom, and ample natural light.

FULL FLOORS

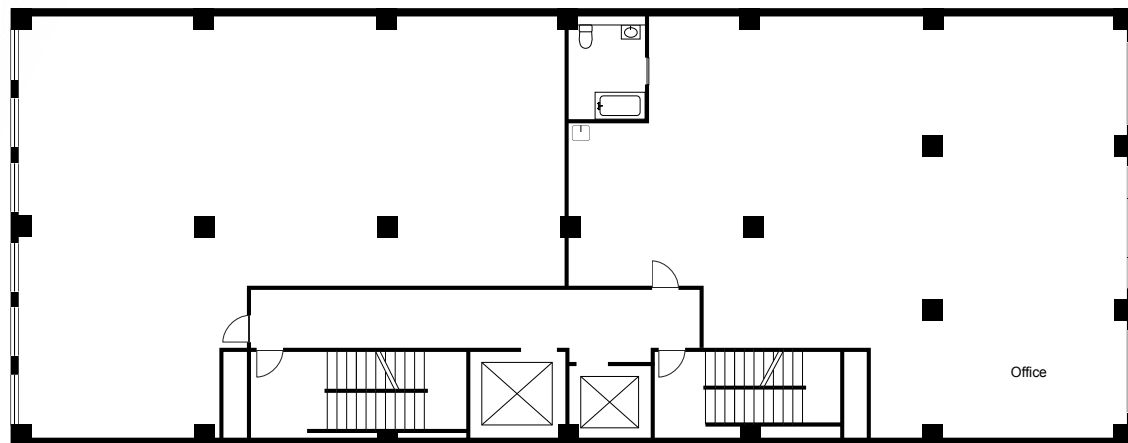
ASKING RATE: NEGOTIABLE

Entire 4th Floor Available: move-in ready, features four (4) private offices, large conference room, reception, private restrooms and open work area.



FOURTH FLOOR

±4,675 RSF



FIFTH FLOOR

±4,650 RSF



SUITE

501

SIZE: 2,338 RSF

ASKING RATE: NEGOTIABLE

Move-in ready creative space with open layout, private office, concrete floors, beautiful views, kitchenette, high ceilings, private restroom, and ample natural light.



FEATURED DOWNSTAIRS ON THE GROUND FLOOR:

THE GRAYSON BAR

A lively neighborhood eatery & bar with an indoor pétanque court, snacks, cocktails, beer & wine—The perfect happy hour destination.

The Grayson is located within walking distance of several public transportation options, including the Metro Red, Purple, and Blue lines, as well as the Los Angeles County Metropolitan Transportation Authority (Metro) bus system.

A variety of amenities, attractions, and restaurants are also nearby, including:

- Walt Disney Concert Hall
- Pershing Square
- The Music Center
- Grand Park
- Bottega Louie
- Grand Central Market
- The Broad Museum
- Angel's Flight
- The Palm



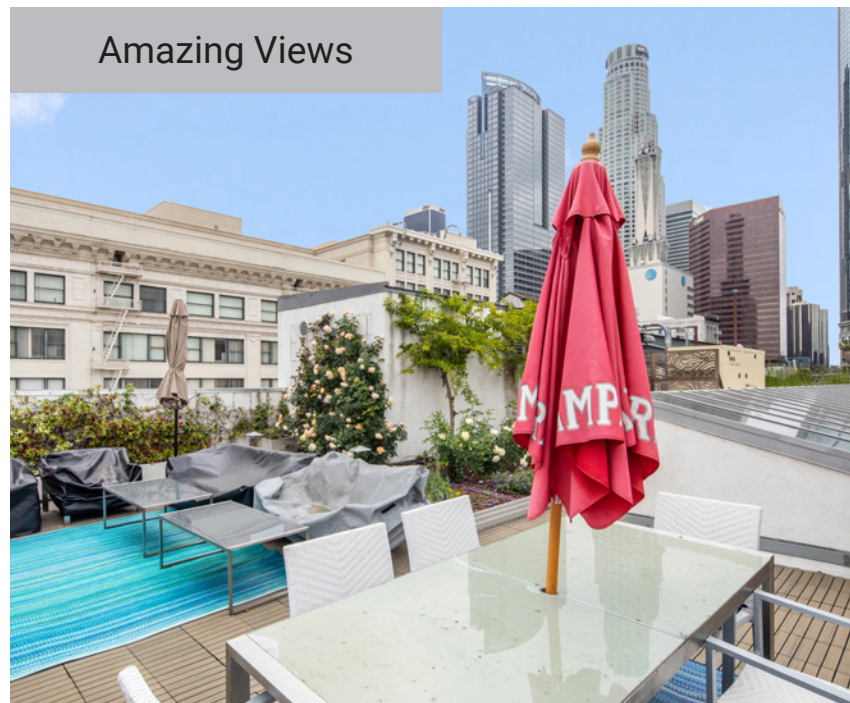
Creative Office Space with Natural Light



Directly Adjacent Parking Lot



Amazing Views



THE GRAYSON



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