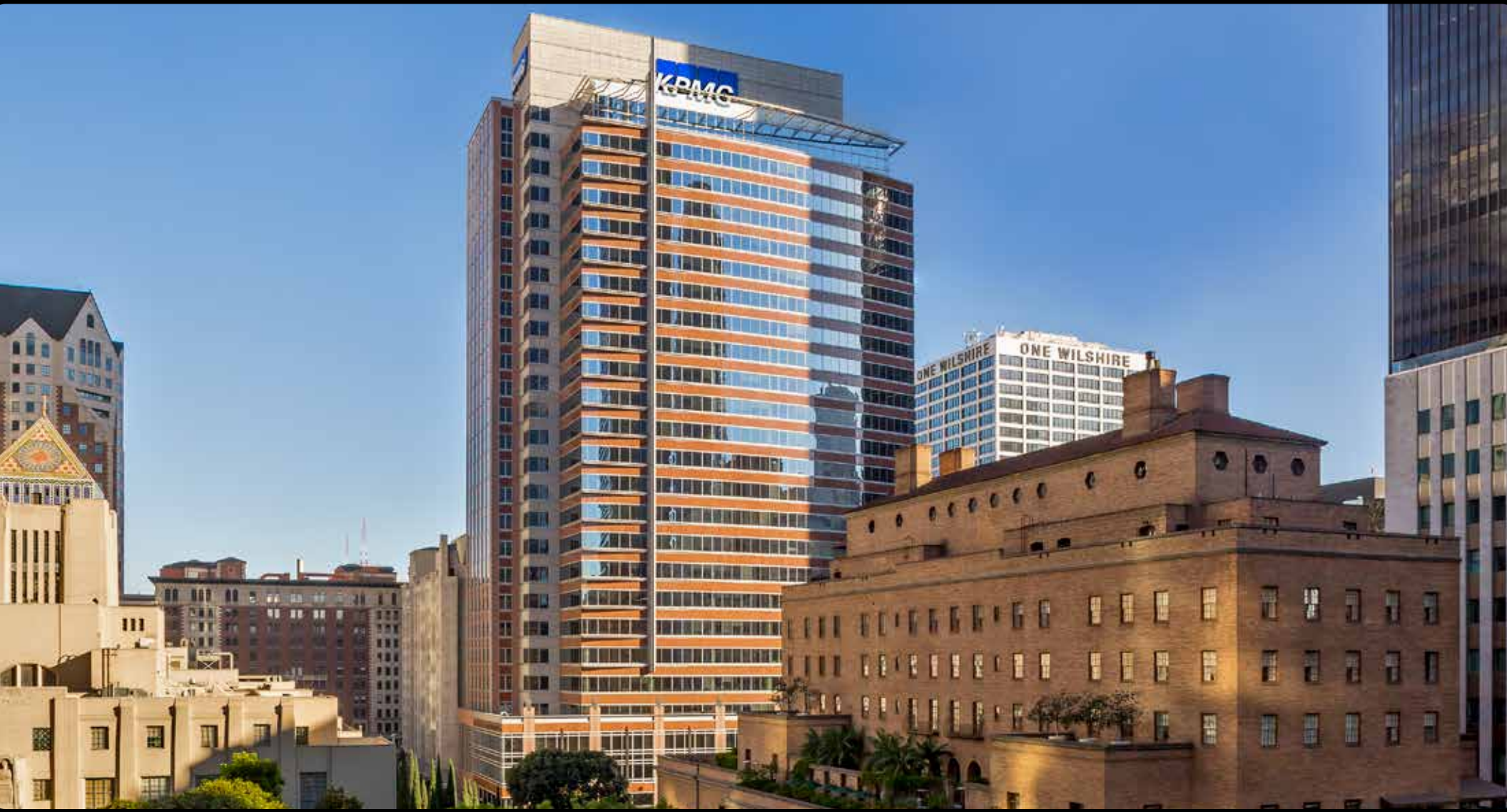




# 550 SOUTH HOPE STREET

DOWNTOWN LOS ANGELES - CENTRAL BUSINESS DISTRICT



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# 550 SOUTH HOPE STREET

## CREATIVE SPEC SUITES ARE COMING!

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Convenient location with access  
to the entire DTLA CBD

Immediately adjacent to the 7th  
Street Metro station, Standard  
Hotel, Chaya, Drago, and  
numerous retail amenities

Live, Work, Play environment -  
Immediate access to South Park

On site tenant lounge,  
conference center, cafe & bank

Comfortable outdoor terrace  
with wifi, charging stations,  
table games and seating areas  
for meetings & events

First Class Valet Parking Service  
& car wash

LEED Platinum certification

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# Availabilities

Suite	Available RSF	Occupancy
Suite 2850	7,491	October 2020
Suite 2750	5,679	Immediate
Suite 2600	8,655	Immediate
Suite 2250	6,371	Immediate
Suite 1900	7,841	Immediate
Suite 1845	2,435	Immediate
Suite 1800	4,945	Immediate
Suite 1075	3,704	Immediate
Suite 685	2,791	Immediate
Suite 550	5,260	Immediate
Suite 535	1,402	Immediate
Suite 510	6,342	Immediate
Suite 480	2,871	Immediate
Suite 460	3,424	Immediate
Suite 450	2,665	Immediate
Suite 430	2,785	Immediate
Suite 420	2,042	Immediate
Suite 410	4,329	Immediate
Suite 400	9,011	Immediate

# Building Information

Building Size:	604,020 SF
Stories:	Twenty-Eight (28)
Rental Rate:	Negotiable
Lease Term:	5-10 Years
Tenant Improvements:	Negotiable Allowance or Build-to-Suit
Ceiling Heights:	14 ft - slab to slab
Fiber Provider:	AT&T
Parking:	Ratio: 1.0/1,000 SF VIP Valet: \$450/Month Reserved Spaces: \$425/Month Unreserved Spaces: \$350/Month





# Amenities Map



## Retail

- 1 FIGat7th
- 2 The Bloc
- 3 Whole Foods Market
- 4 Ralphs
- 5 Smart & Final Extra!
- 6 Grand Central Market
- 7 Walgreens
- 8 Urban Outfitters
- 9 Burlington Coat Factory
- 10 Macy's
- 11 H & M
- 12 CVS

## Attractions | Museums

- 1 OUE Skyspace
- 2 Maguire Gardens
- 3 Pershing Square
- 4 L.A. Live
- 5 Staples Center
- 6 Los Angeles Convention Center
- 7 Microsoft Theater
- 8 GRAMMY Museum at LA Live
- 9 Walt Disney Concert Hall
- 10 The Museum of Contemporary Art
- 11 The Broad
- 12 Colburn School

## Restaurants | Bars

- 1 Water Grill
- 2 Cabbage Patch
- 3 Library Bar
- 4 Public School
- 5 SUGARFISH by Nozawa
- 6 Bottega Louie
- 7 Seven Grand
- 8 Cicada Restaurant
- 9 Perch
- 10 Starbucks
- 11 Colori Kitchen
- 12 Little Sister Downtown
- 13 Mas Malo
- 14 Chaya Downtown
- 15 Drago Centro
- 16 Border Grill
- 17 Mendocino Farms
- 18 Nick & Stef's Steakhouse
- 19 Blue Cow Kitchen Bar
- 20 LA Prime
- 21 TOMGEORGE Restaurant
- 22 Miro
- 23 The Coffee Bean & Tea Leaf
- 24 Le Pain Quotidien
- 25 Tender Greens
- 26 Pitchoun Bakery & Cafe
- 27 Astro Doughnuts and Fried Chicken

## Hotels

- 1 The Standard
- 2 The Westin Bonaventure Hotel & Suites
- 3 Millennium Biltmore
- 4 Hilton Checkers Los Angeles
- 5 Sheraton Grand Los Angeles
- 6 JW Marriott
- 7 The Ritz Carlton Los Angeles
- 8 InterContinental Los Angeles Downtown
- 9 Luxe City Center

## Social Clubs

- 1 Jonathan Club
- 2 Los Angeles Athletic Club
- 3 The California Club



Bottega Louie



Perch



Jonathan Club



L.A. Live



FIGat7th





## About 550 South Hope

Spectacular views, award winning architecture, the finest materials, invigorating public spaces and reflective artwork all converge at 550 South Hope to create an address unmatched in downtown Los Angeles.

The design by renowned architect Kohn Pederson Fox is highlighted by flamed and polished Swedish granite alternating with a glass curtain wall, and features a grand, two-story lobby featuring modernist patterns of marble and granite.

LEED Platinum certified, 550 South Hope Street enhances productivity through its state-of-the-art infrastructure, connectivity and building systems.

Private valet service greets customers and tenants alike. An exterior grand staircase leads to the serene private courtyard and dining patio, highlighted by a waterfall and reflecting pool art installation by renowned artist, Lita Albuquerque.







## Optimal Location

550 South Hope is located in the heart of downtown Los Angeles, offering quick and easy ingress and egress to all of downtown's major freeways and public transit options; a quick onramp to the 110 (Harbor) Freeway and mere minutes from the 5, 10 and 101 freeways; a short walk to the Pershing Square Metro Station and just 3 blocks to the 7th Street Metro Station, with access to the Red and Blue lines.

When the work day is done, Staples Center, LA Live and the Convention Center are close by for entertainment and gatherings. Disney Hall, MOCA, the Colburn School of Performing Arts and The Music Center are all within walking distance. For visiting clients, the Millennium Biltmore, Hilton Checkers and The Standard Hotels are all in close proximity.

In the center of everything, and all within easy access of 550 South Hope – Downtown's most iconic building.







# 550 SOUTH HOPE STREET

DOWNTOWN LOS ANGELES - CENTRAL BUSINESS DISTRICT



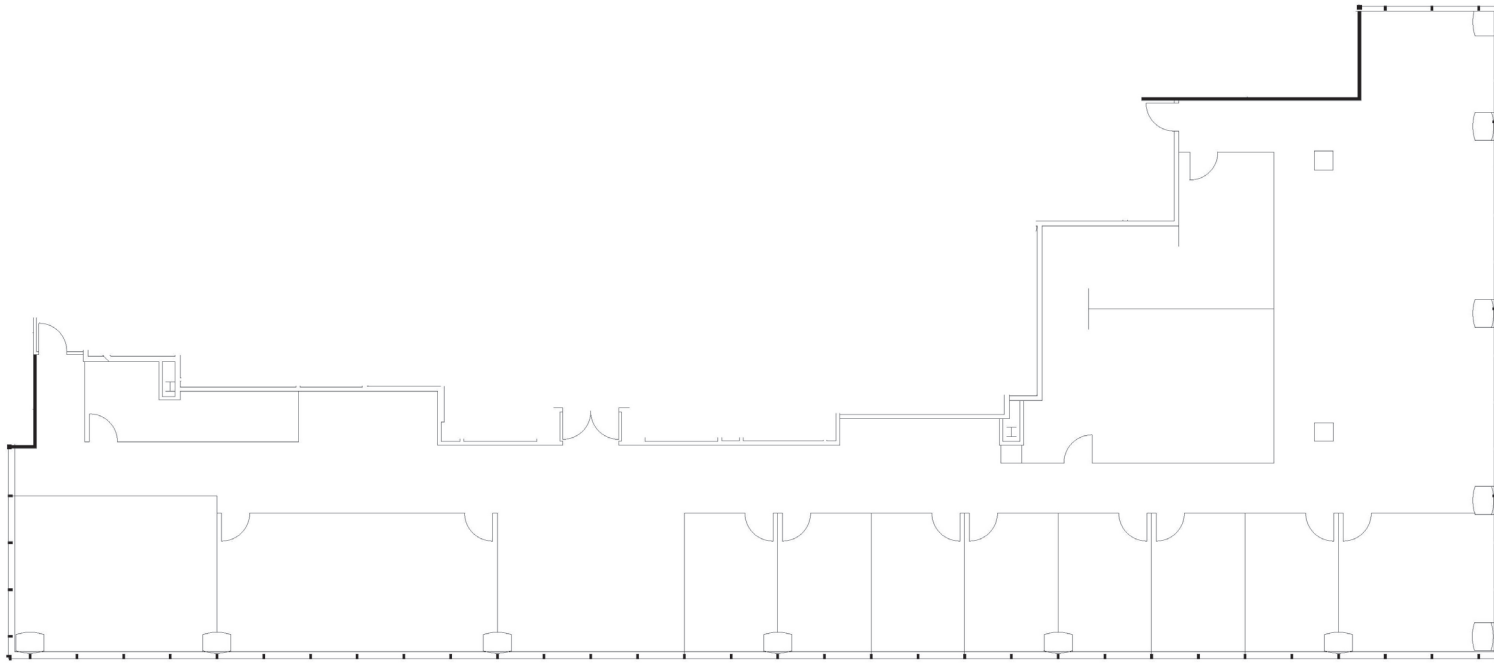
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

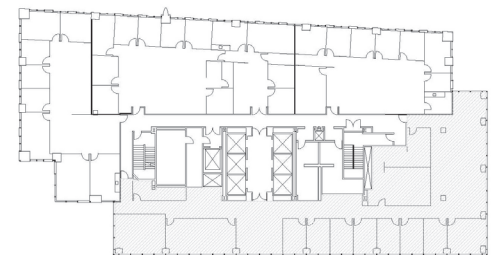


SUITE 2850

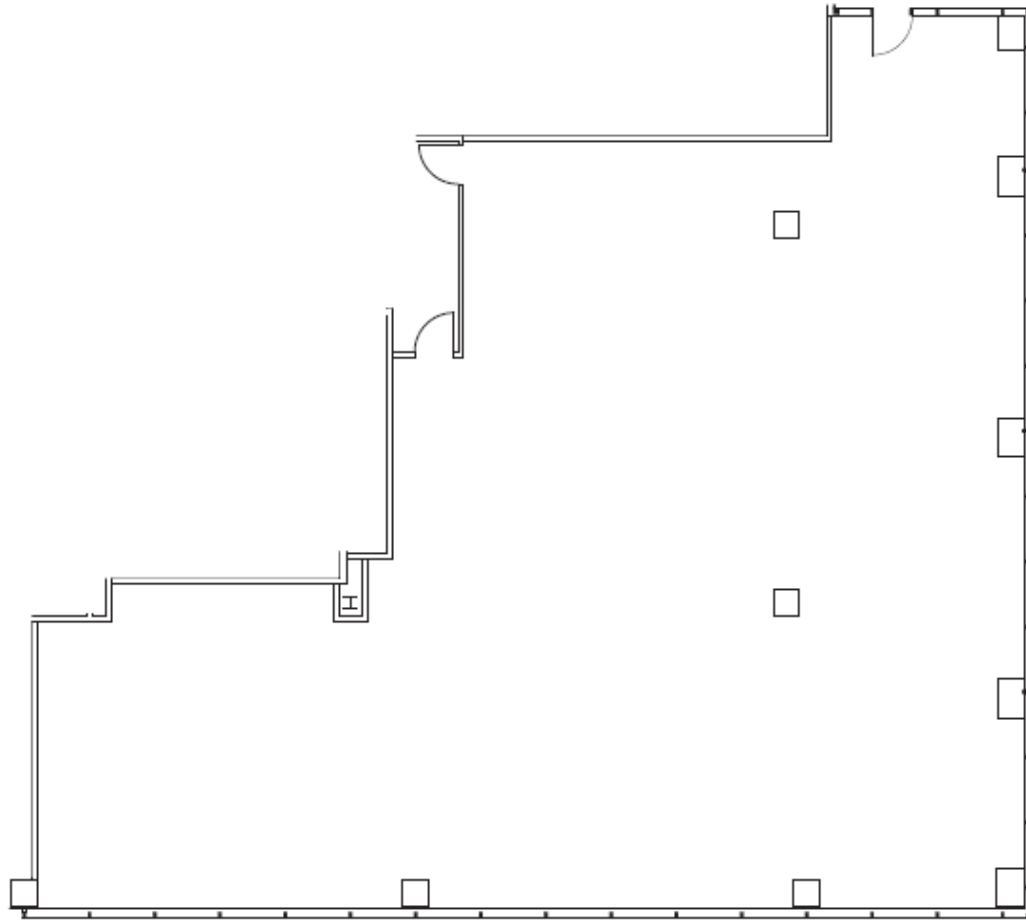
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**7,491 RSF**



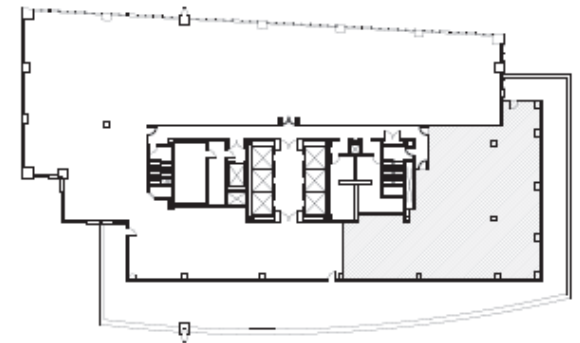
**Newmark**  
**Knight Frank**



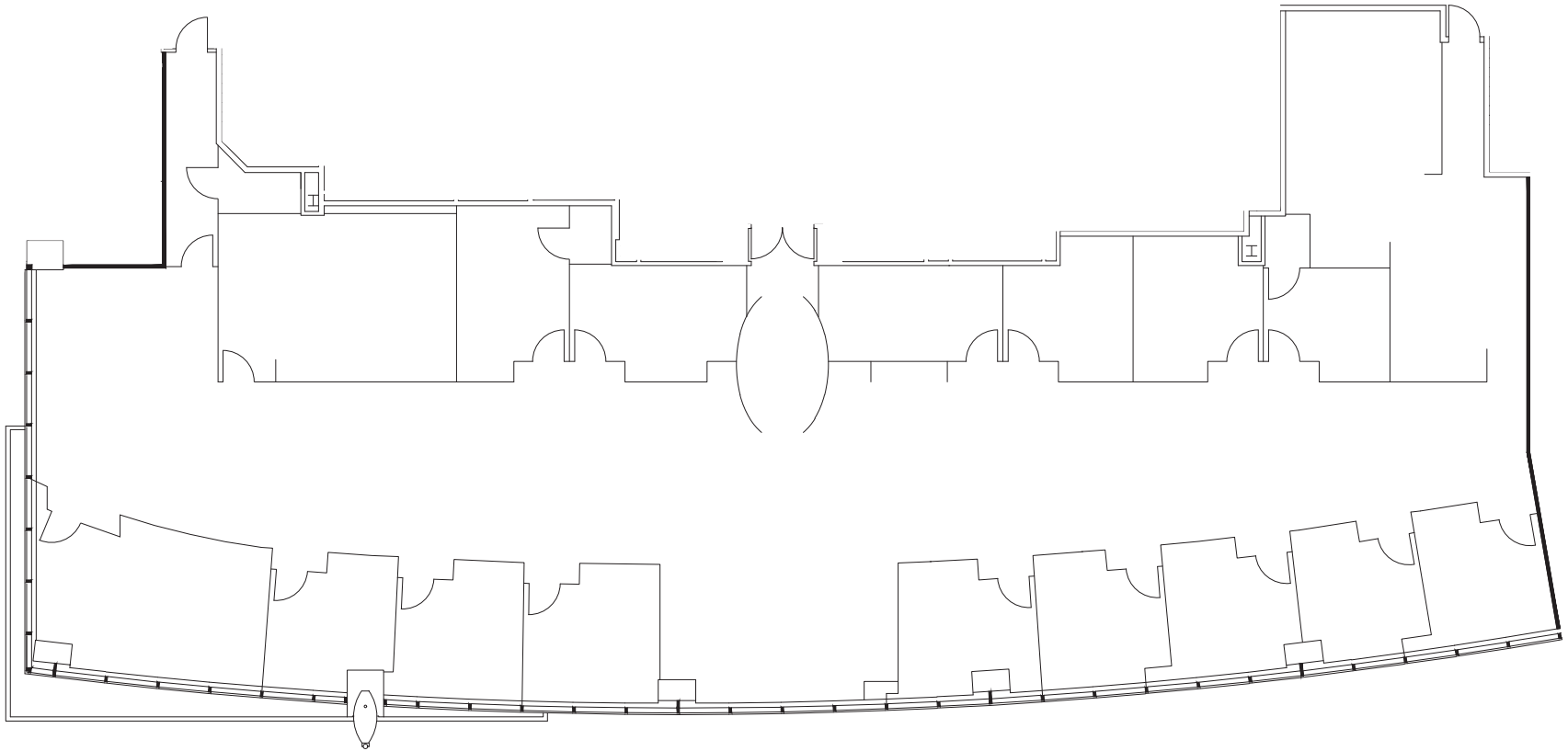




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**5,679 RSF**



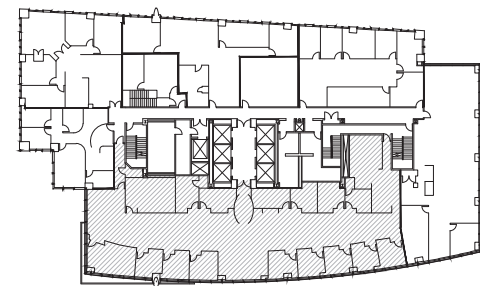




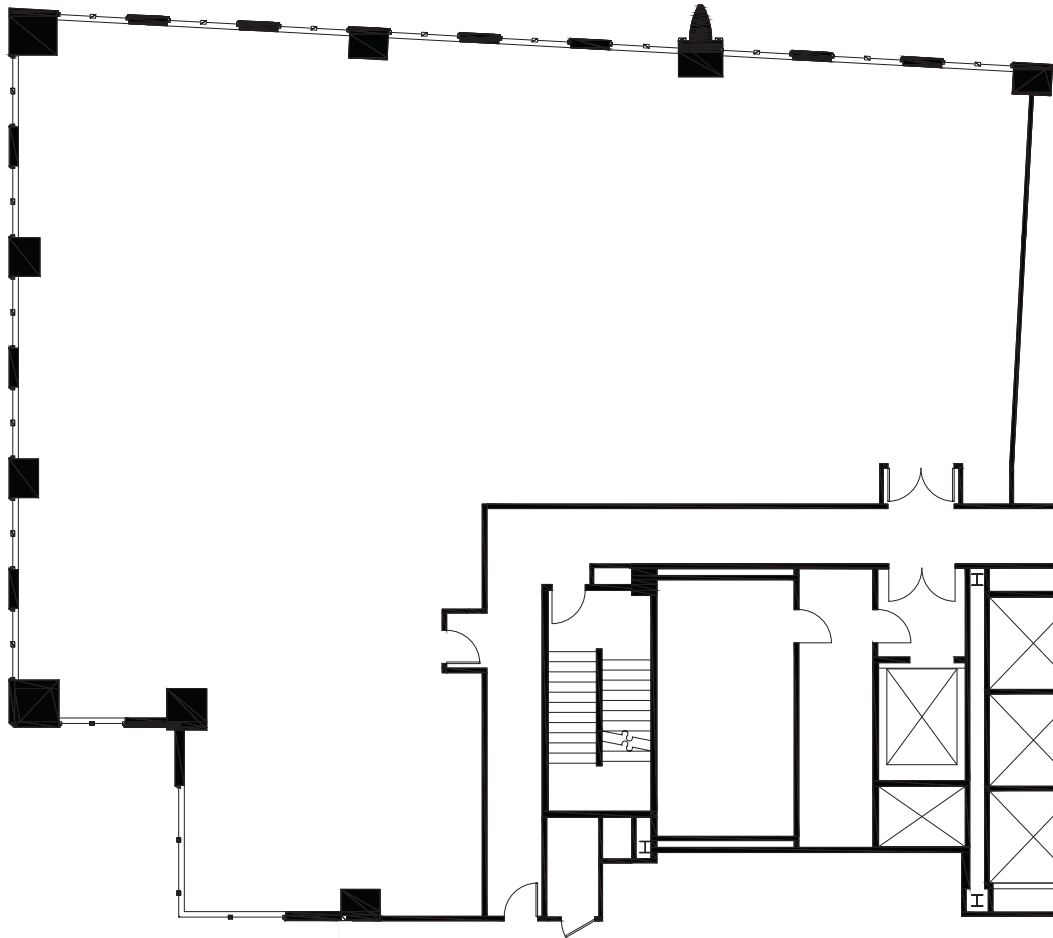
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**8,655 RSF**



**Newmark  
Knight Frank**



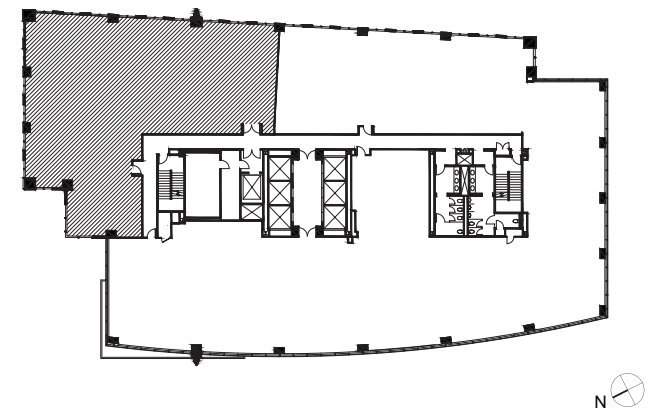




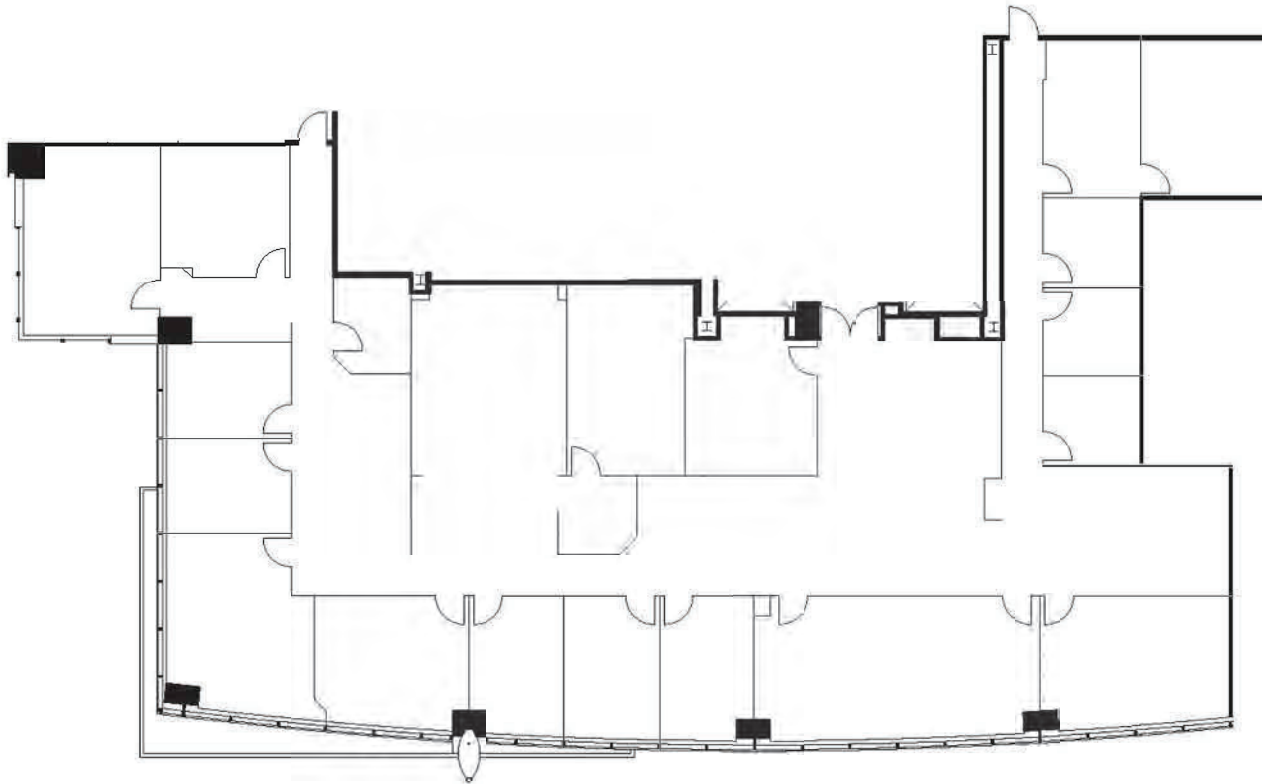
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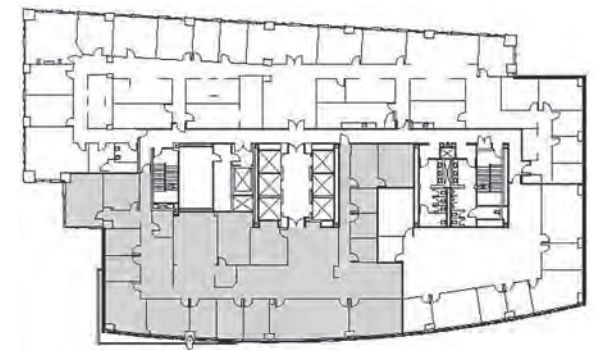
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Knight Frank**

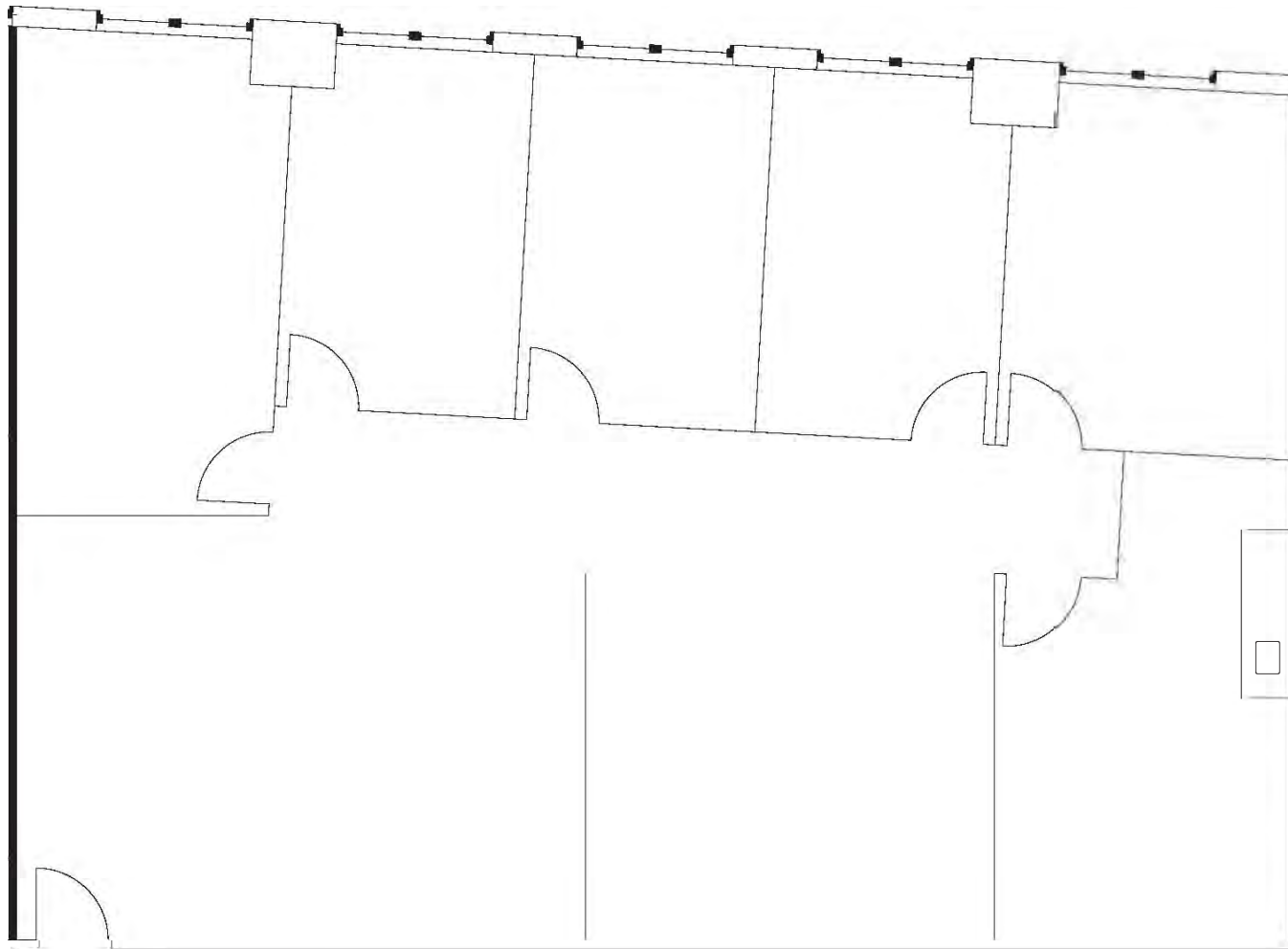




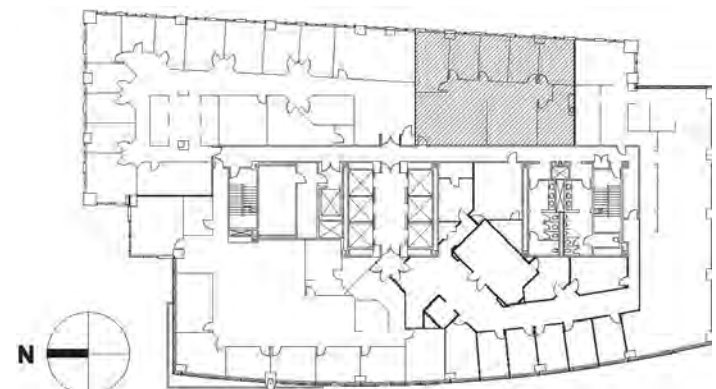


Suite 1900  
7,841 RSF

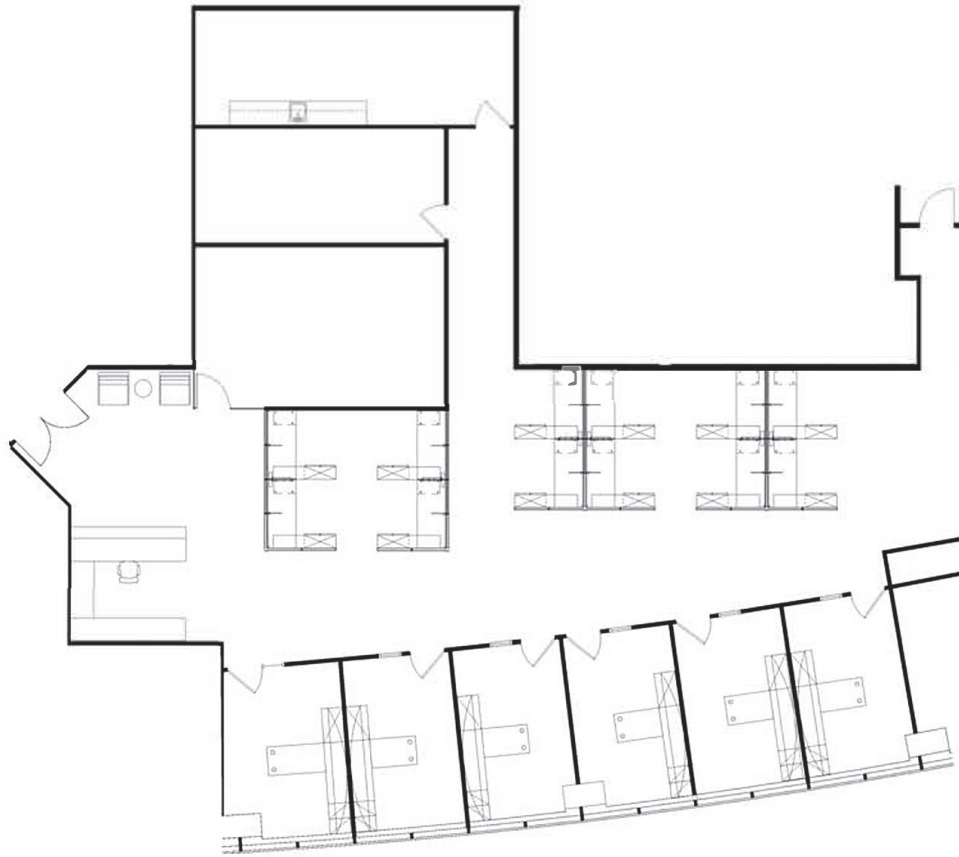




**Suite 1845**  
**2,435 RSF**



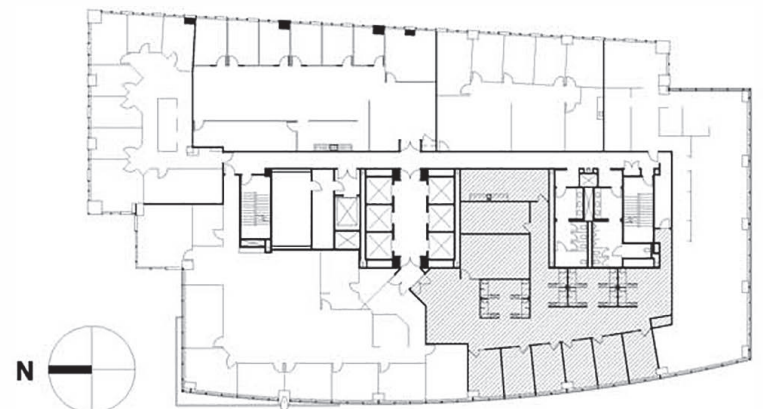


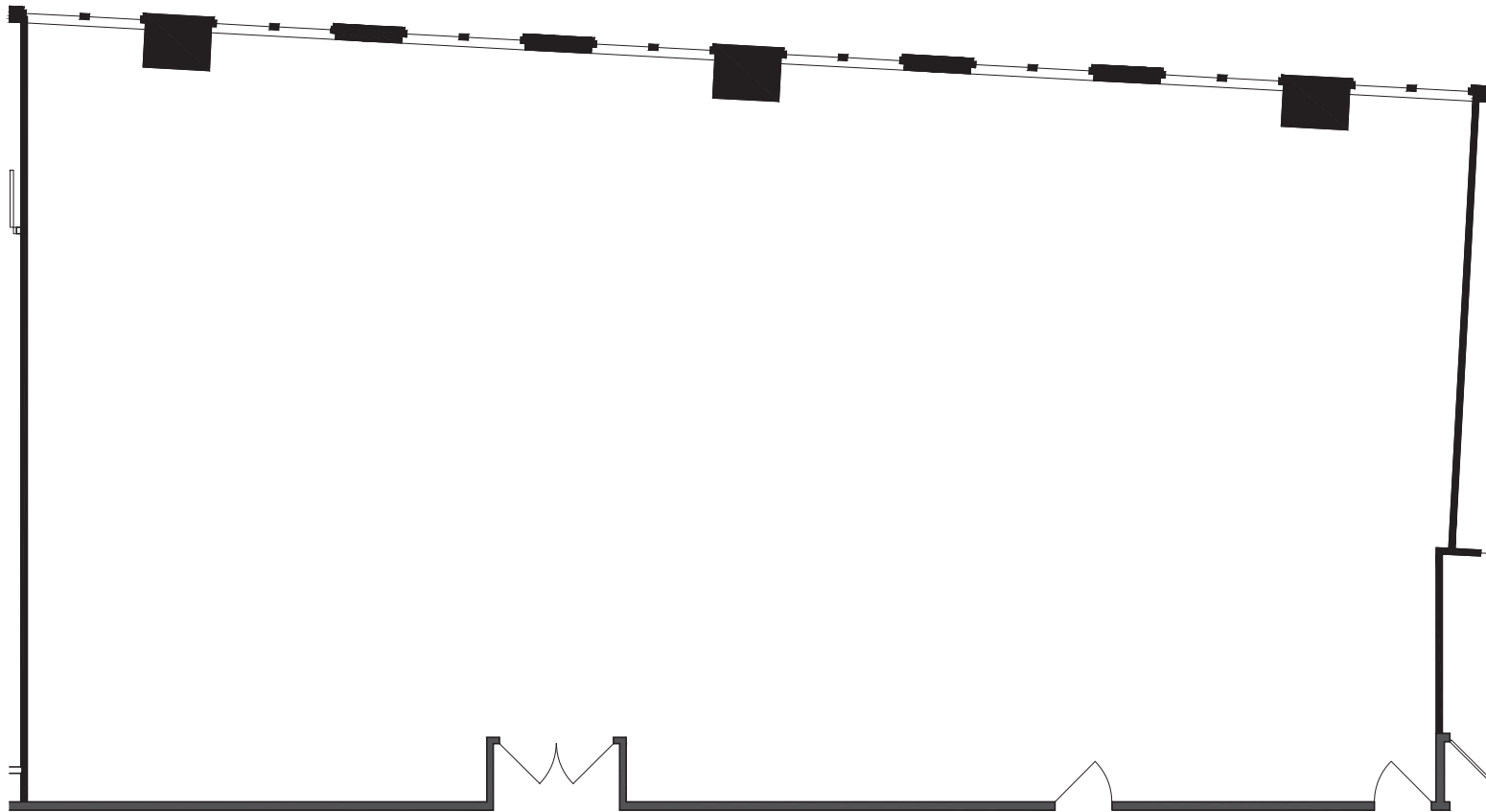


**Suite 1800**  
**4,945 RSF**



**Newmark**  
**Knight Frank**

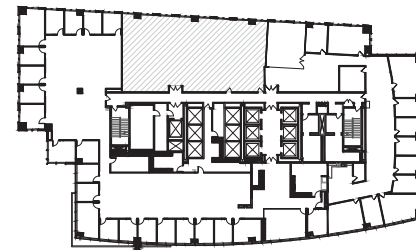




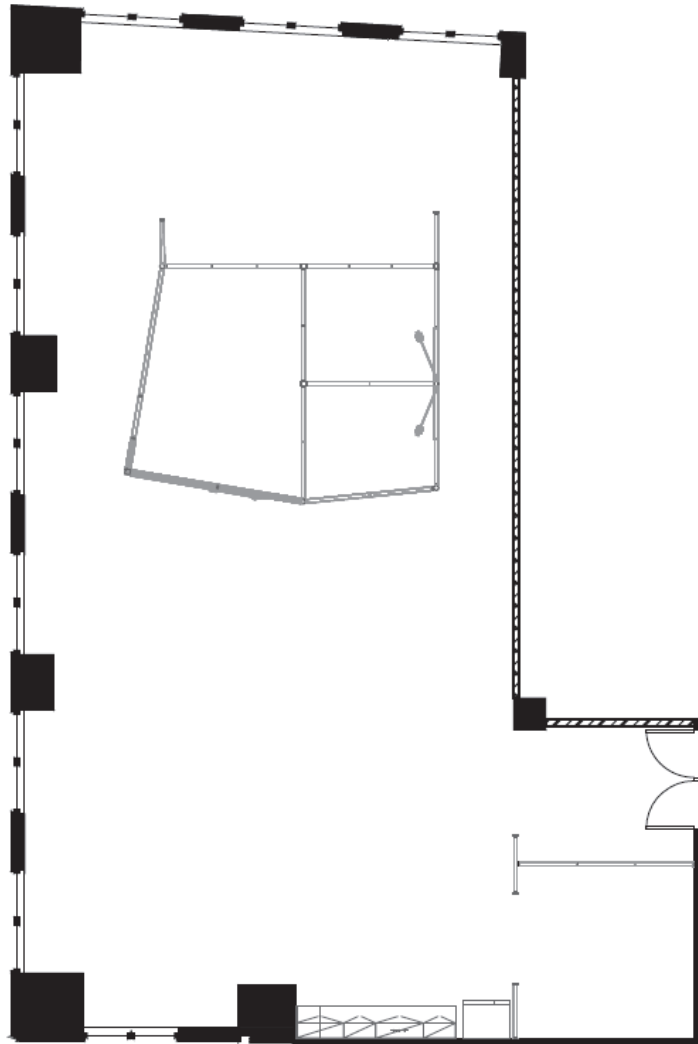
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3,704 RSF



**Newmark  
Knight Frank**



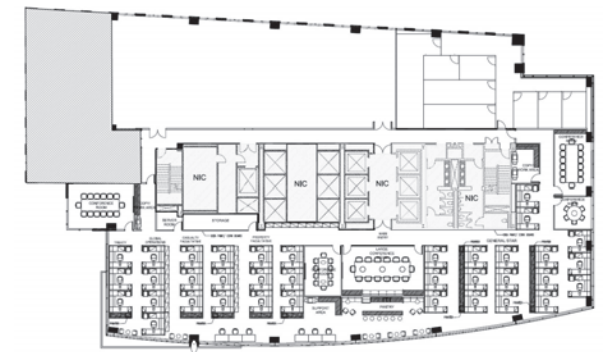


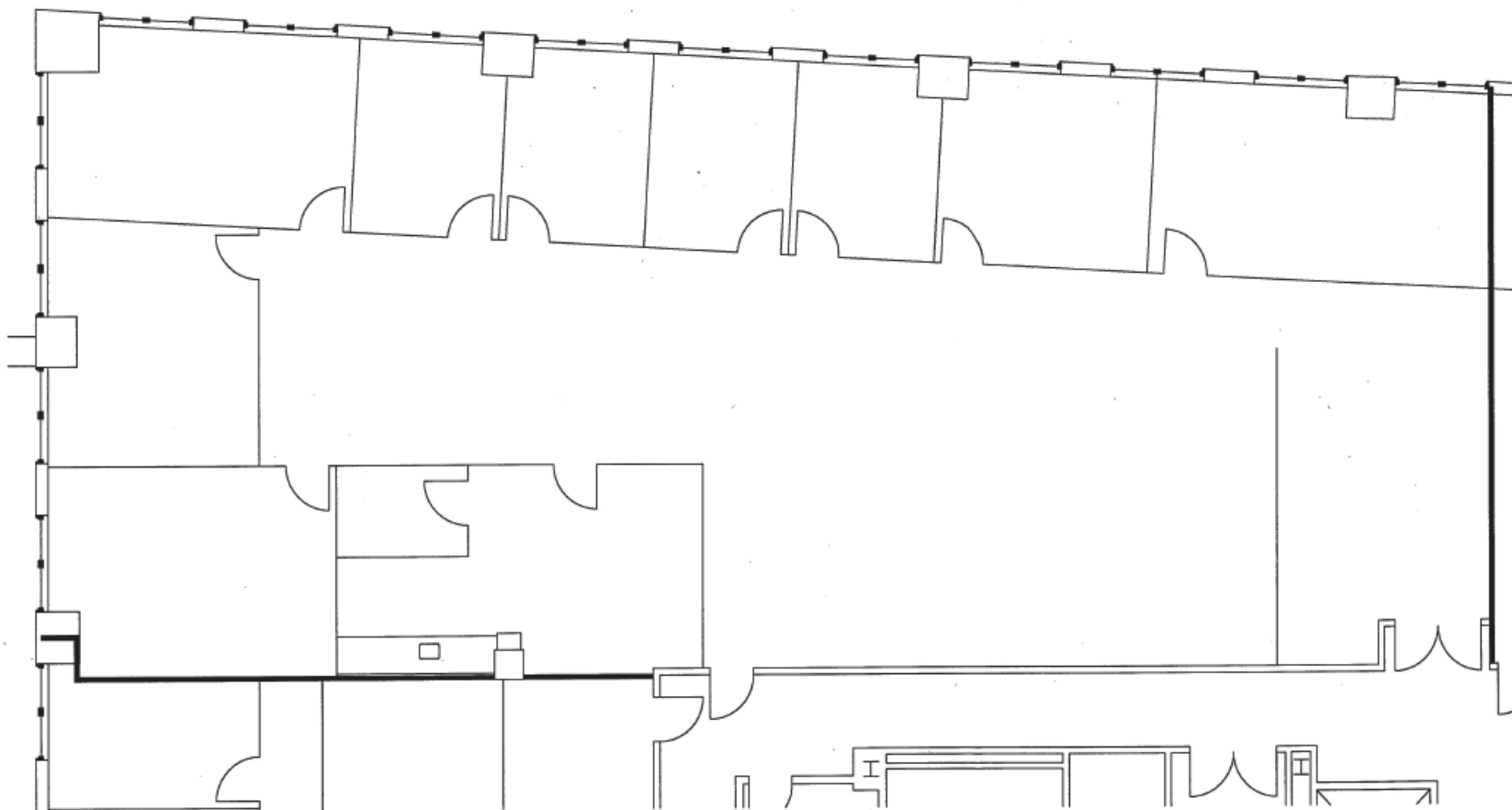


Suite 685  
2,791 RSF

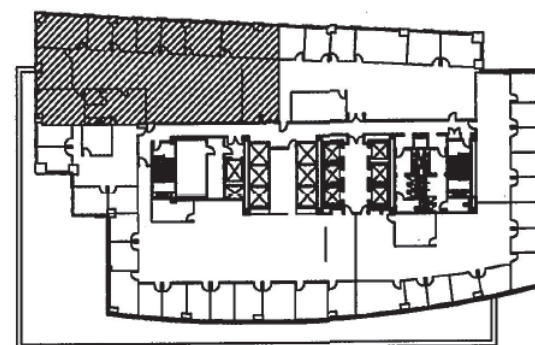


**Newmark  
Knight Frank**

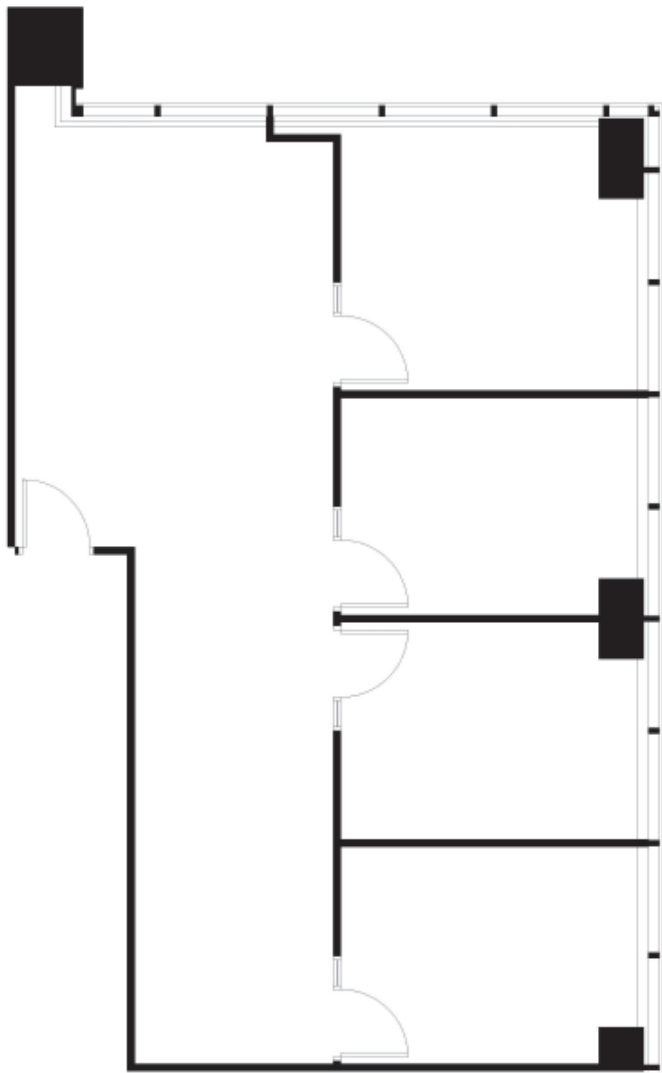




Suite 550  
5,260 RSF



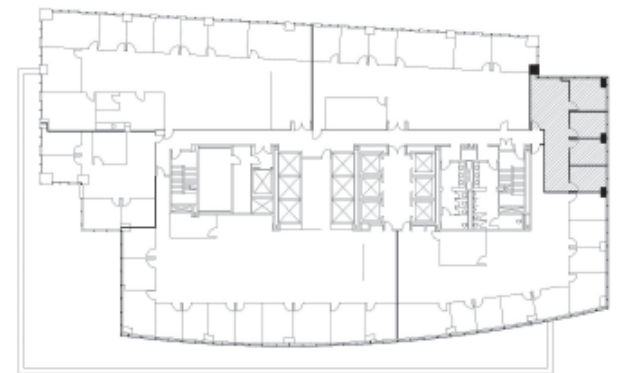


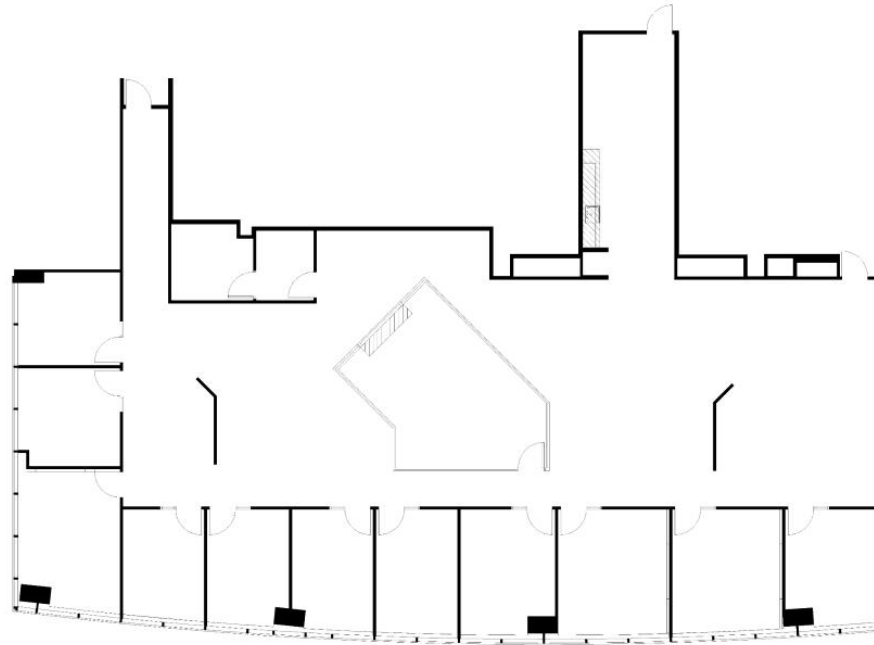


**Suite 535**  
**1,402 RSF**

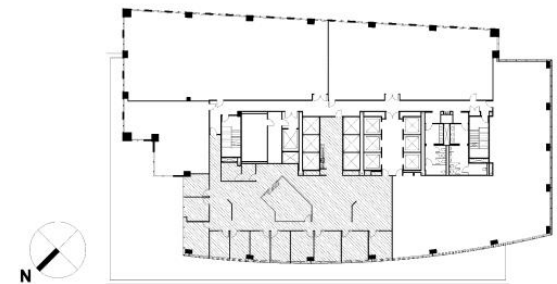


**Newmark  
Knight Frank**





**Suite 510**  
**6,342 RSF**







4th Floor  
Spec Suite  
27,127 RSF

