

1201 W 5TH STREET
LOS ANGELES, CA

CLASS A

CREATIVE OFFICE



WORK. SHOOT. PLAY.

NEWMARK



LOS ANGELES
CENTER STUDIOS



WHERE CREATIVITY TAKES CENTER STAGE

VERSATILE LOCATION

- Creative Class-A office
- Diverse campus with countless locations
- Vertical backlot
- Adjacent to Downtown LA with skyline views
- Film-friendly tenant base
- Heavy Equipment

SPECIAL EVENTS

- Breathtaking views of the Downtown LA skyline
- Multiple venues accomodating up to 7,000 guests
- Gourmet catering
- 350-seat theater
- Enclosed city streets
- Private park

AMENITY- RICH CAMPUS

- Full-service restaurant with daily specials
- Groundwork Coffee
- Catering available
- Fitness Center
- Day Spa
- EV Charging
- Various meeting rooms available for rent

DETAILS



RATE

\$3.00-\$3.50 FSG



LEASE TERM

One (1) to Ten (10) Years



PARKING

4.0/1,000 SF

Monthly Rates:

Unreserved: \$170

Reserved/VIP: \$300/\$395

Daily Visitor: \$18

AVAILABILITIES

Suite	Size	Availability	
T-200	±4,746 SF	4/1/2025	
Contiguous up to ±8,625 SF	T-220*	±5,677 SF	Available Now
	T-230*	±2,948 SF	1/1/2026
Contiguous up to ±10,712 SF	T-310*	±3,497 SF	11/15/2025
	T-320*	±7,215 SF	Available Now
Contiguous up to ±16,255 SF (FULL Floor)	T-400*	±4,514 SF	Available Now
	T-410*	±3,582 SF	6/1/2025
	T-420*	±3,004 SF	7/1/2025
	T-430*	±2,194 SF	7/1/2025
	T-450*	±2,961 SF	Available Now
Contiguous up to ±15,812 SF	T-500*	±5,348 SF	Available Now
	T-530*	±8,152 SF	Available Now
	T-550*	±2,312 SF	Available Now
	T-900	±12,259 SF	9/1/2025
	T-1200	±18,025 SF	Available Now

SOUND STAGES

Our **six, 18,000 square feet sound stages** are the newest and most technologically advanced in Los Angeles. They are all **audience-rated** with **floating wood floors, 72 dressing rooms, an in-ground pool (30'2" X 50'2" X 16")** and **150 tons of silent air**. Since being built in 1999, these stages have already been home to numerous Hollywood blockbusters including "Killers of the Flower Moon", "Top Gun; Maverick", and "Everything Everywhere All at Once" - just to name a few. In addition, television shows such as "The Masked Singer", "Griselda," and several Disney shows, film here. Los Angeles Center Studios has been used for countless commercials, music videos, special events, concert rehearsals and photo shoots.

STUDIO SERVICES



Grip & Lighting Equipment



350-Seat Theater



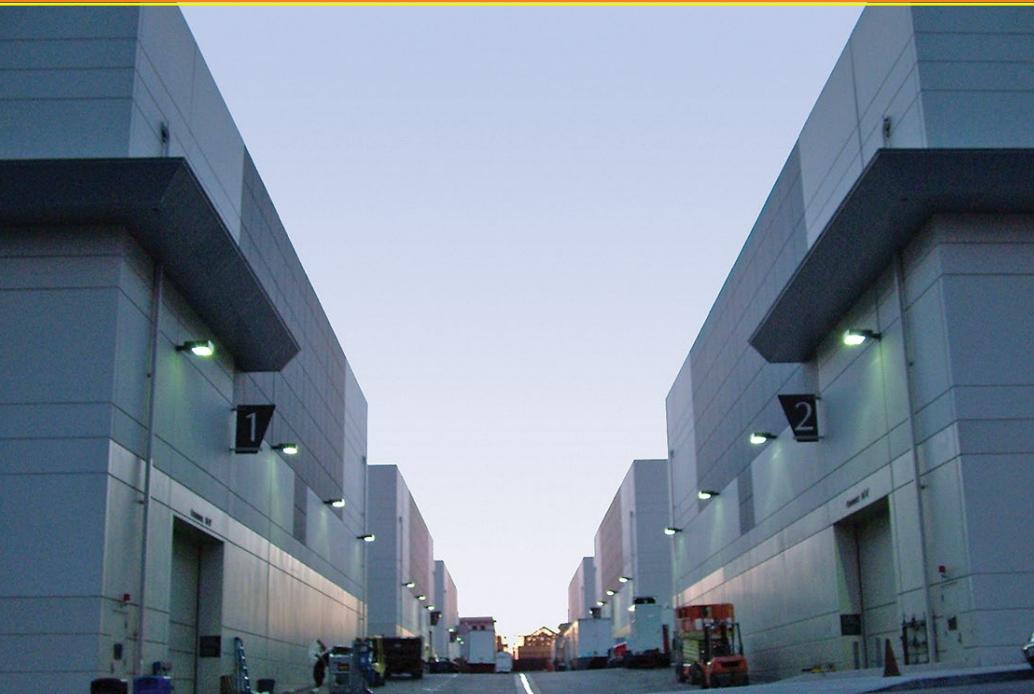
Production Supplies



Heavy Equipment



Basecamp Parking



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AMENITIES



350-Seat Theater
Screening & Presentation Facility



Fast, Redundant Internet
On One Wilshire Loop



Day Spa



EV Charging
and over 1,200 Subterranean
Parking Stalls



Groundwork Coffee



Fitness Center
and Trainers On-Site



Bocce Ball Court



Speakeasy Pub



Dry Cleaning



Conference Room
Available for Rent



Flix Cafe
A Green Certified
Restaurant



Auto Detailing



Colocation Room
High Bandwidth, up
to 2Gbps Redundant
Internet & LAN Speed



Dog Friendly
including a Dog Park



ATM Machine



**Secure Bicycle
Storage**



Recycling Services



Studio Lounge

2ND FLOOR

T-220 ±5,677 SF*
AVAILABLE NOW
*contiguous up to ±8,625 SF

T-230 ±2,948 SF*
AVAILABLE 1/1/2026
*contiguous up to ±8,625 SF

T-200 ±4,746 SF
AVAILABLE 4/1/2025



CLICK ICON TO VIEW VIRTUAL TOUR



3RD FLOOR

T-320 ±7,215 SF*

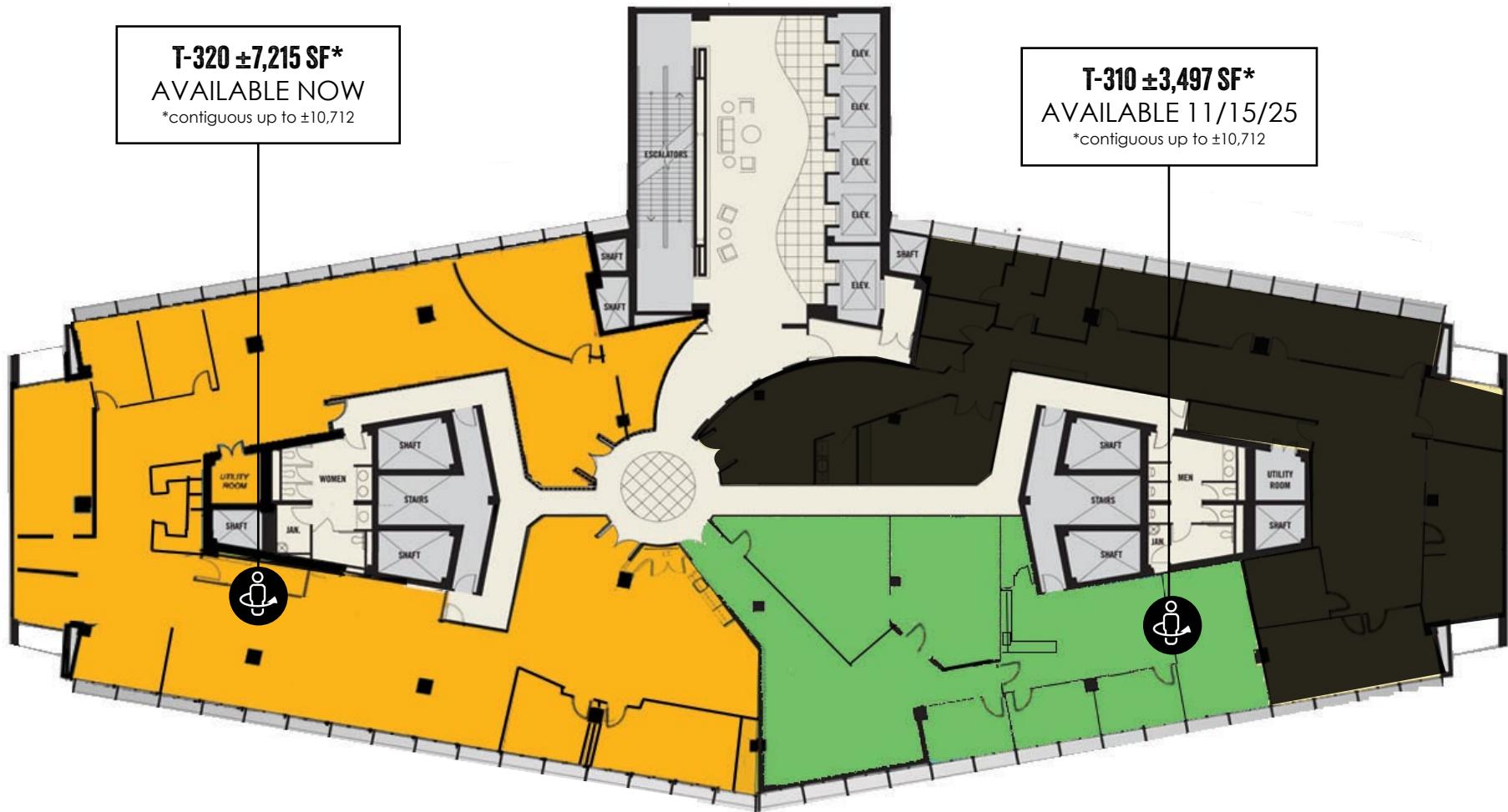
AVAILABLE NOW

*contiguous up to ±10,712

T-310 ±3,497 SF*

AVAILABLE 11/15/25

*contiguous up to ±10,712



CLICK ICON TO VIEW VIRTUAL TOUR



4TH FLOOR

T-410 ±3,582 SF*
AVAILABLE 6/1/25

*contiguous up to ±16,255 SF

T-400 ±4,514 SF*
AVAILABLE NOW

*contiguous up to ±16,255 SF

T-450 ±2,961 SF*
AVAILABLE NOW

*contiguous up to ±16,255 SF

T-420 ±3,004*
AVAILABLE 7/1/25

*contiguous up to ±16,255 SF



T-430 ±2,194*
AVAILABLE 7/1/25

*contiguous up to ±16,255 SF

CLICK ICON TO VIEW VIRTUAL TOUR

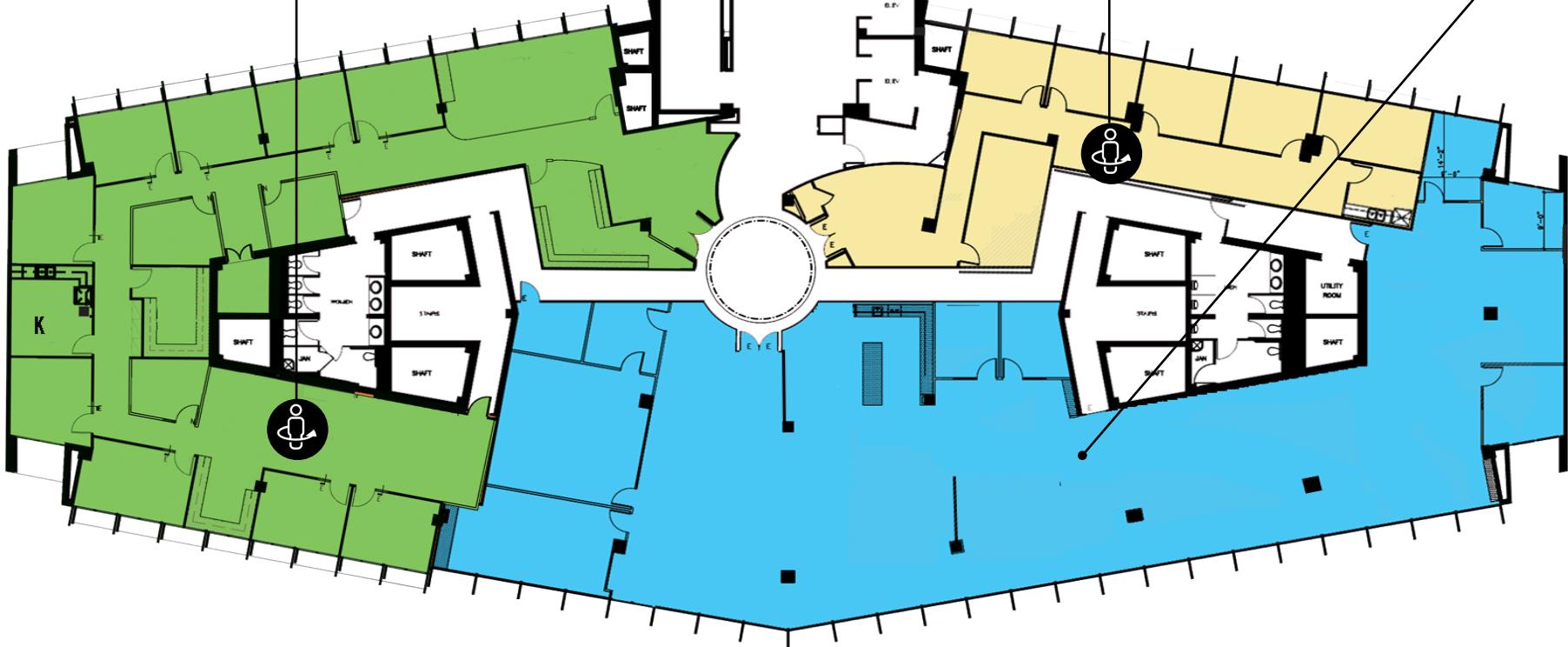


5TH FLOOR

T-500 \pm 5,348 SF*
AVAILABLE NOW
*contiguous up to \pm 15,812

T-550 \pm 2,312 SF*
AVAILABLE NOW
*contiguous up to \pm 15,812

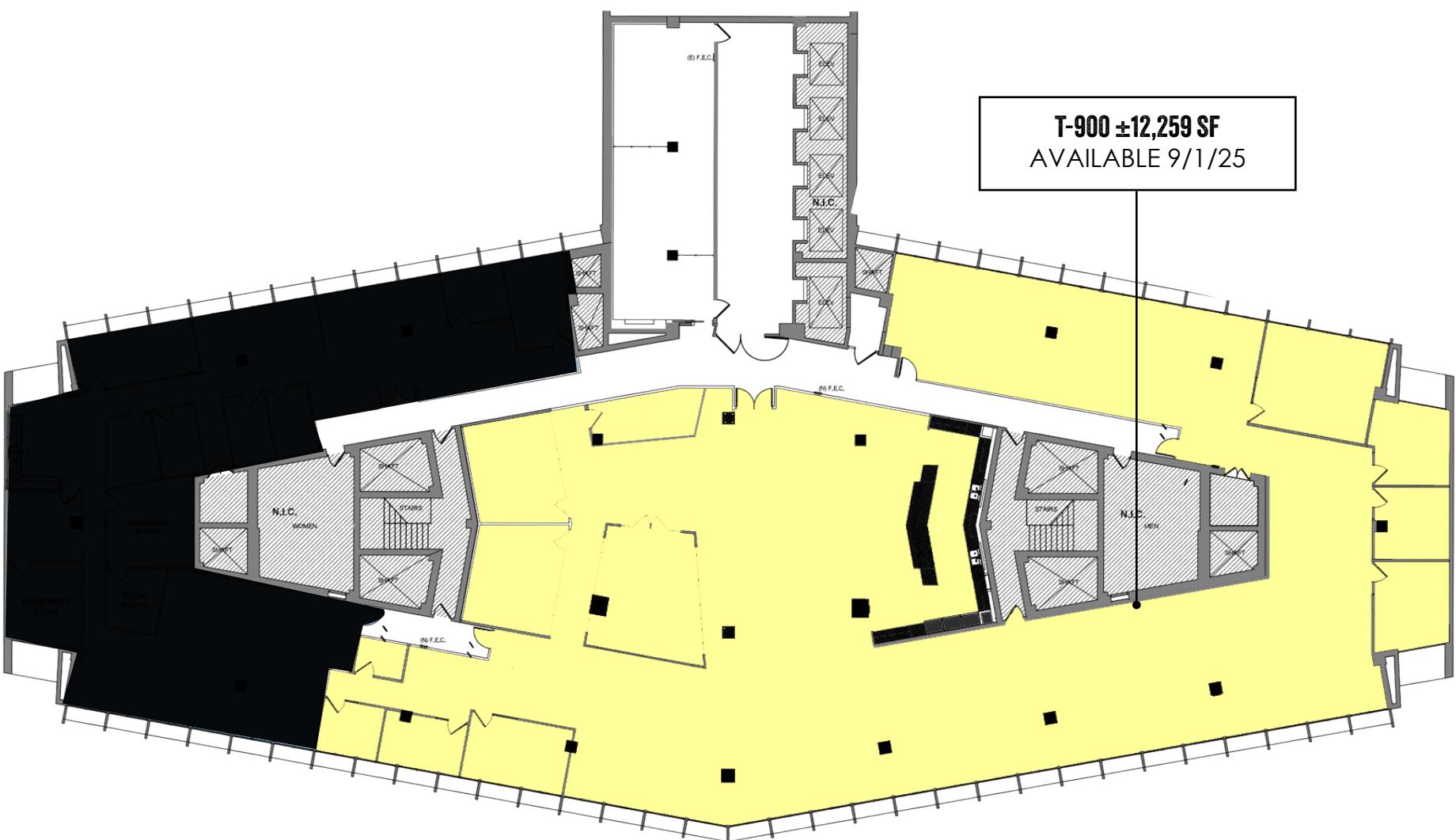
T-530 \pm 8,152 SF*
AVAILABLE NOW
*contiguous up to \pm 15,812



CLICK ICON TO VIEW VIRTUAL TOUR



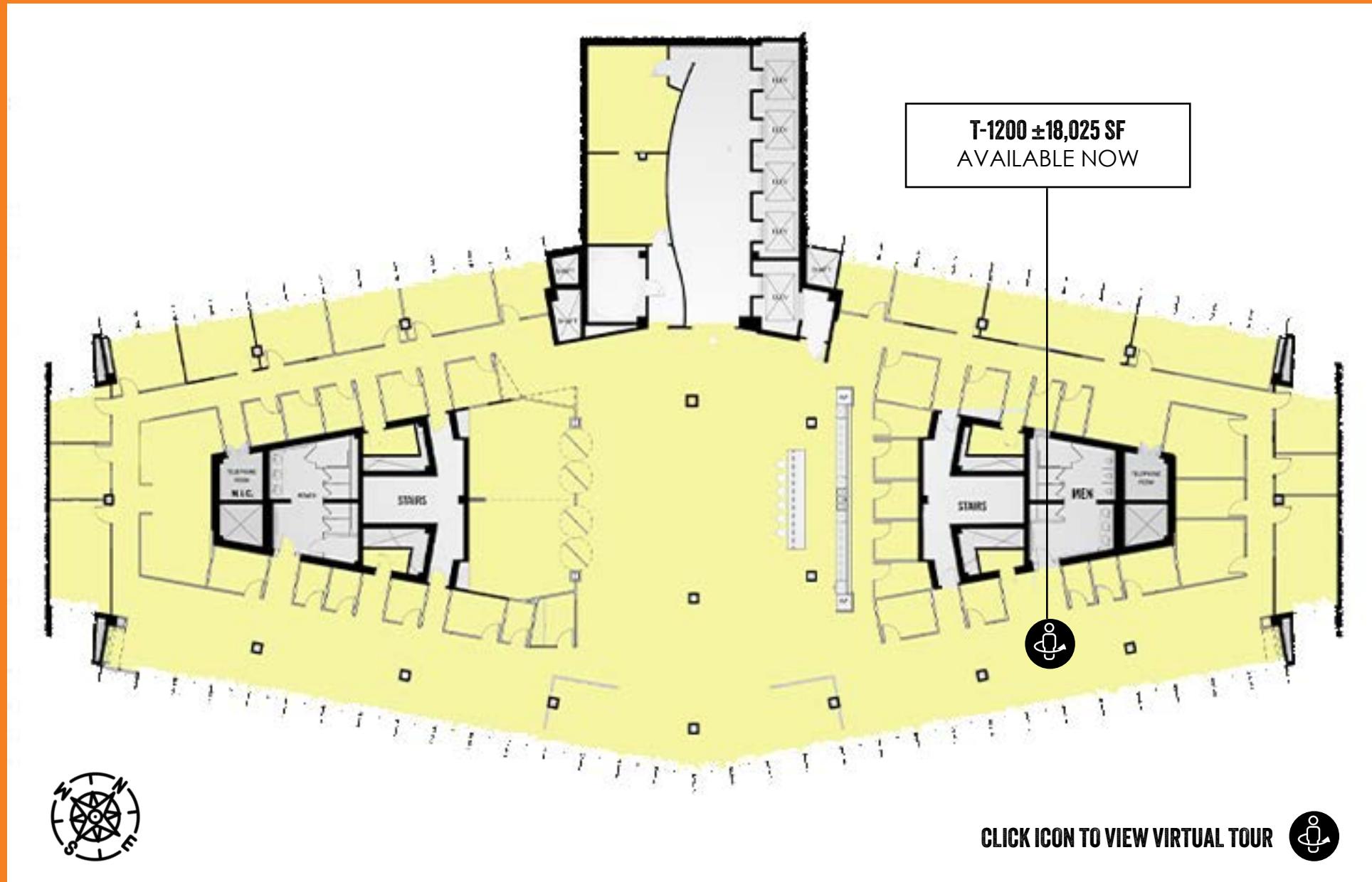
9TH FLOOR



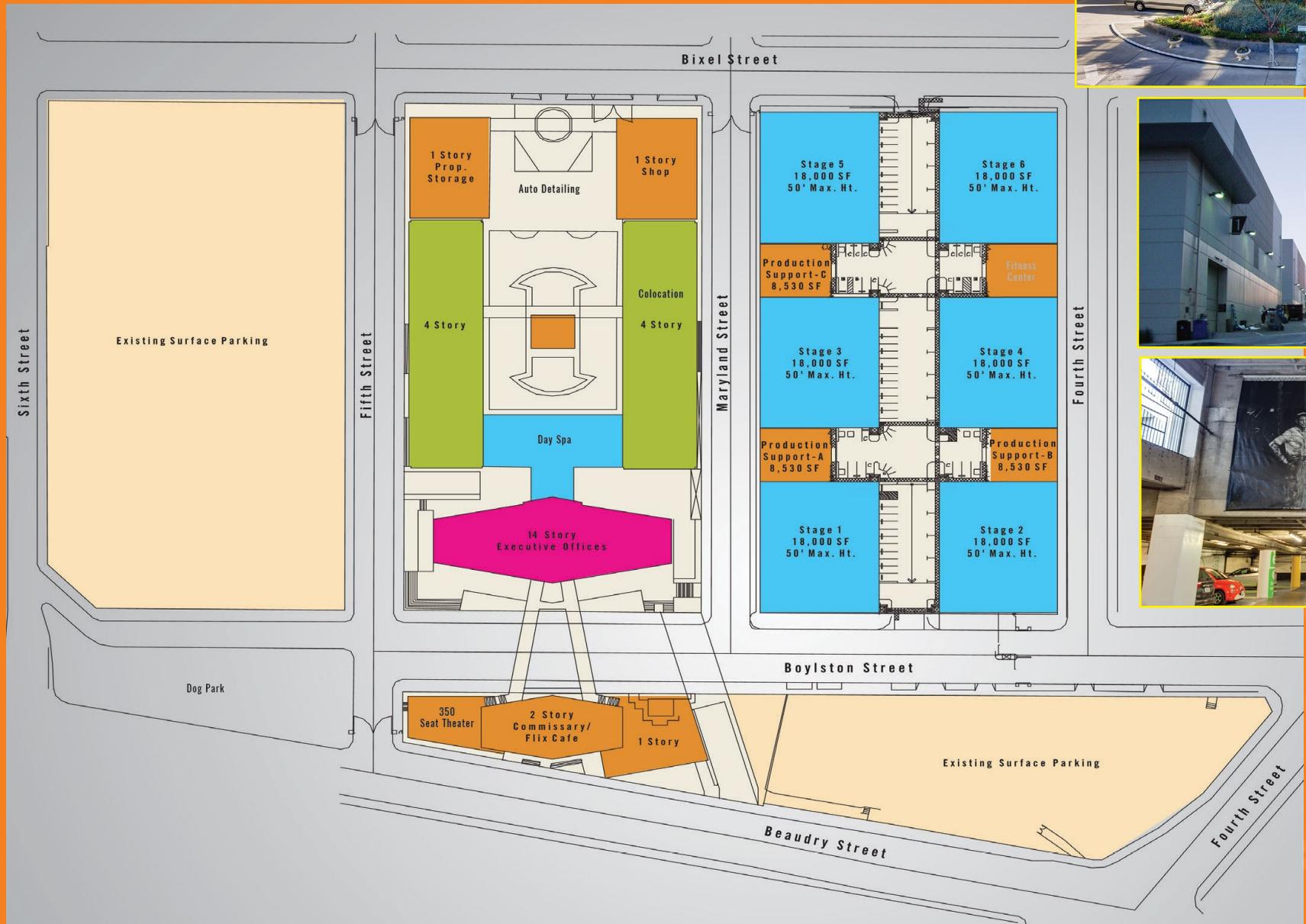
CLICK ICON TO VIEW VIRTUAL TOUR



12TH FLOOR



SITE PLAN



AMENITY MAP



SELECT LOCAL AMENITIES



STARBUCKS



THE BELLWETHER



CHIPOTLE



GROCERY OUTLET



ASIAN BOX



THE INTERCONTINENTAL



JIMMY JOHN'S



WESTIN BONAVENTURE

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CLASS A

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Corporate License #01355491

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.

NEWMARK

 **LOS ANGELES**
CENTER STUDIOS

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