



617 WEST 7TH STREET

*Move-In Ready Office
Suites Available for Lease
in Downtown Los Angeles*

LOS ANGELES, CA 90017

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617 WEST 7TH STREET

THE REDEFINED OFFICE EXPERIENCE

With a recent renovation and convenient downtown location, 617 W 7th Street is an excellent option for those looking to be at the heart of Los Angeles.

OFFICE SUITES FOR LEASE

BUILDING SIZE	215,469 SF
AVAILABLE	2,243 RSF-48,876 RSF
LEASE RATE	\$24.00 (SF/YR), Modified Gross*
STORIES	13
BUILT/RENOV.	1923/2022
CONDITION	Beautiful move-in ready office suites with high end creative office build outs

1923/2022

YEAR BUILT/RENOVATED

*\$24 MG**

LEASE RATE (SF/YR)

*The rate is for the many move-in ready suites that may require only cosmetic work. Additional work would increase the rate.

KIDDER MATHEWS

617 WEST 7TH STREET

CREATIVE. COMPETITIVE. OFFICE.

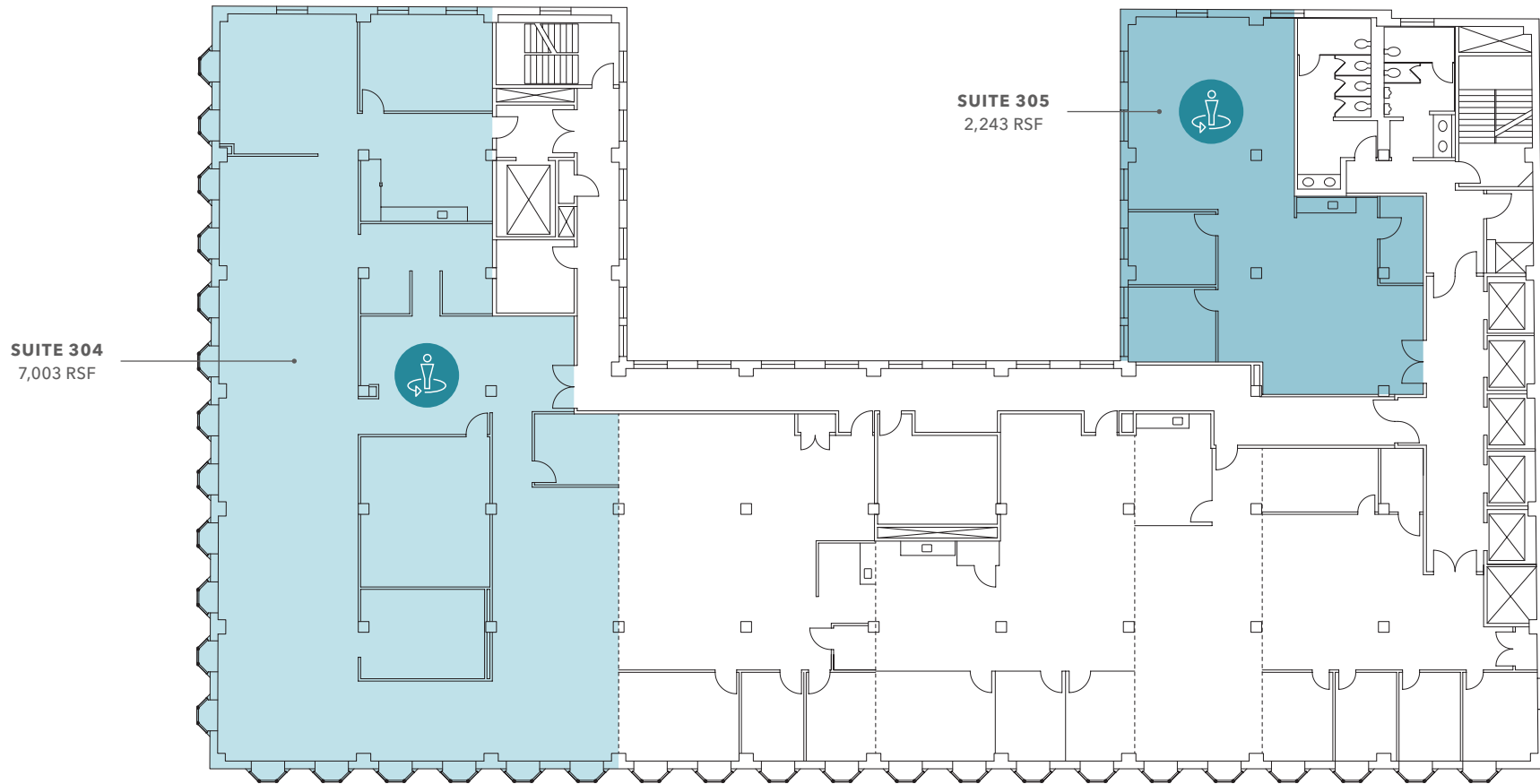
617 WEST
7TH STREET



SUITE AVAILABILITY

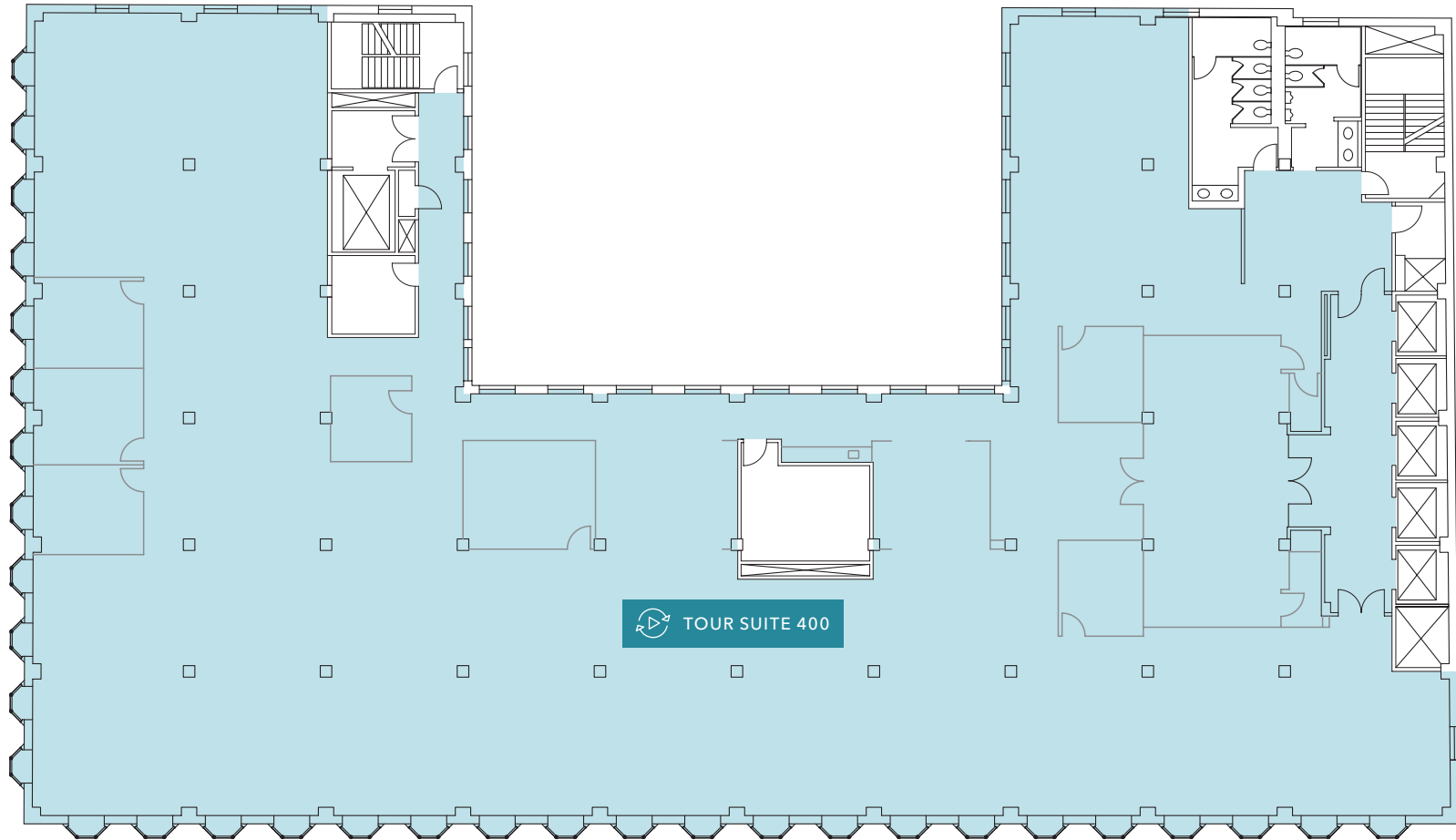
Suite #	RSF	Notes	Suite #	RSF	Notes
SUITE 304	7,003	Creative spec suite	SUITE 704	3,009	Creative spec suite
SUITE 305	2,243	Creative spec suite	SUITE 705	2,243	Raw space
SUITE 400	16,520	Full floor of creative space	SUITE 800	16,074	Raw space
SUITE 500	5,405	Creative spec suite	SUITE 900	16,168	Raw space
SUITE 504	3,196	Creative spec suite	SUITE 1000	16,634	Creative spec suite
SUITE 505	2,262	Creative spec suite	SUITE 1100	4,887	Raw space
SUITE 602	6,222	Creative spec suite	SUITE 1104	3,951	Creative spec suite
SUITE 604	3,166	Fully furnished creative space	SUITE 1105	2,254	Raw space
SUITE 605	2,284	Creative spec suite	SUITE 1200	16,042	Penthouse with extra ceiling height





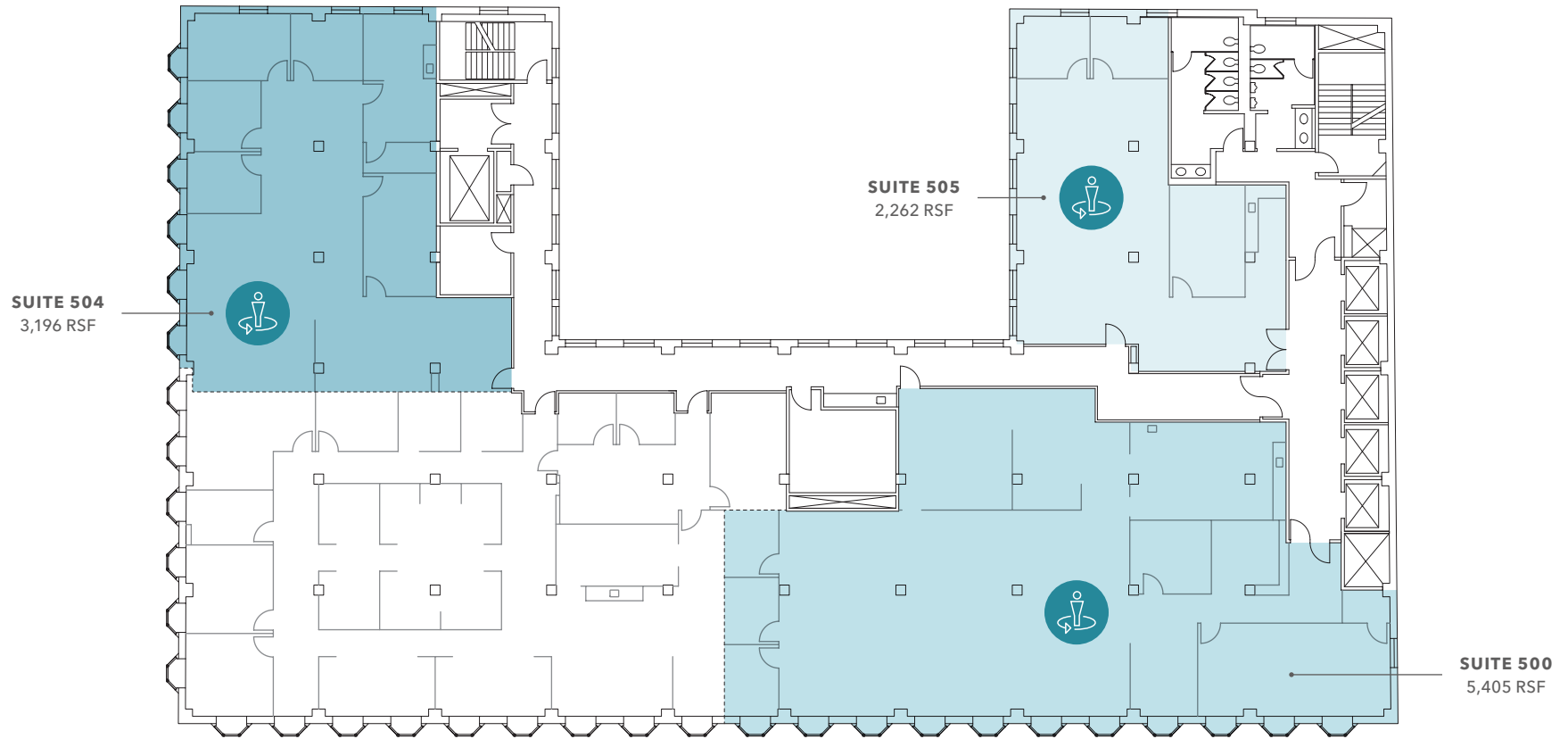
THIRD FLOOR PLAN

Suite #	RSF	Notes
SUITE 304	7,003	Creative spec suite
SUITE 305	2,243	Creative spec suite



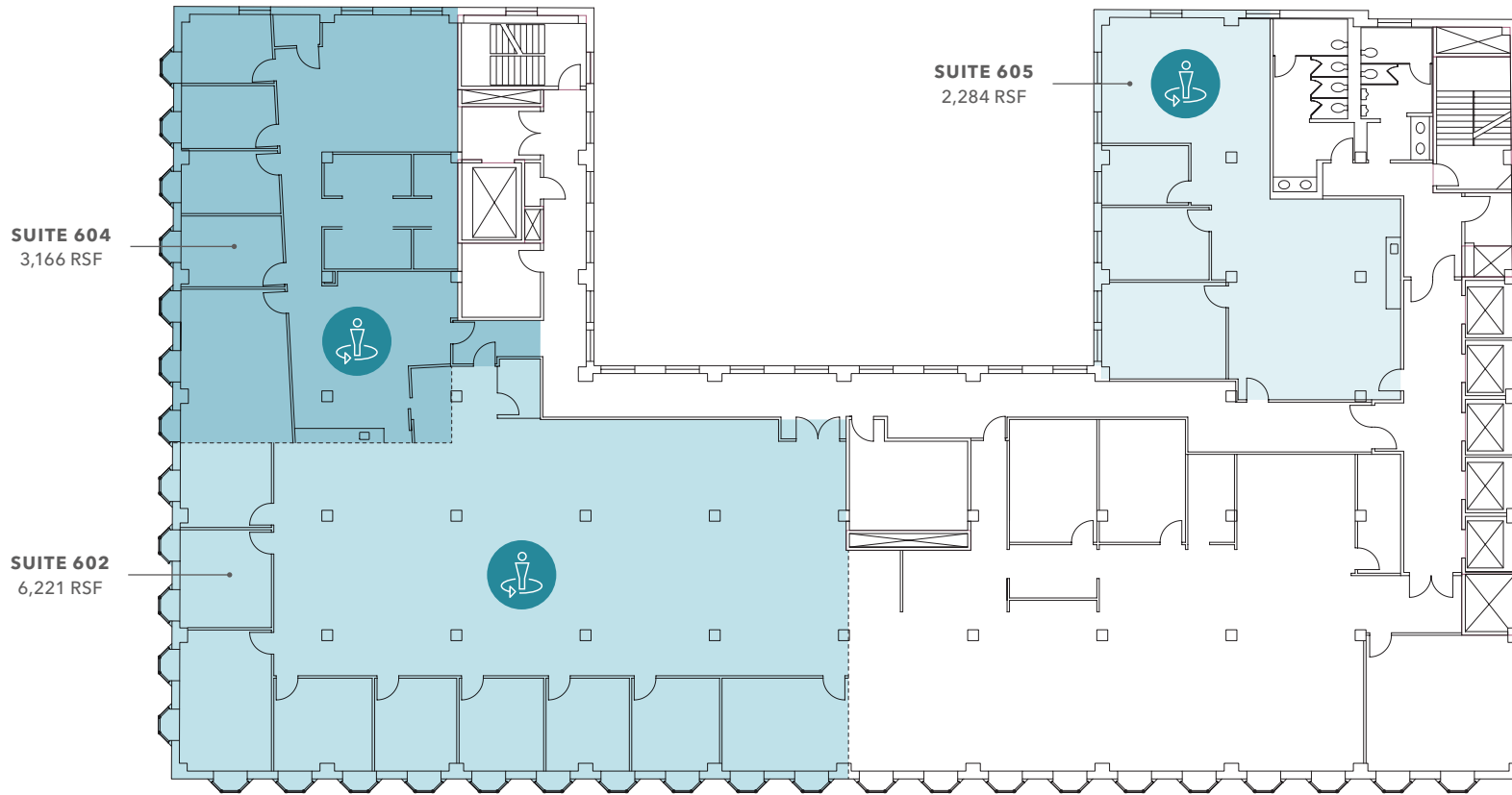
FOURTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 400	16,520	Full floor of creative space



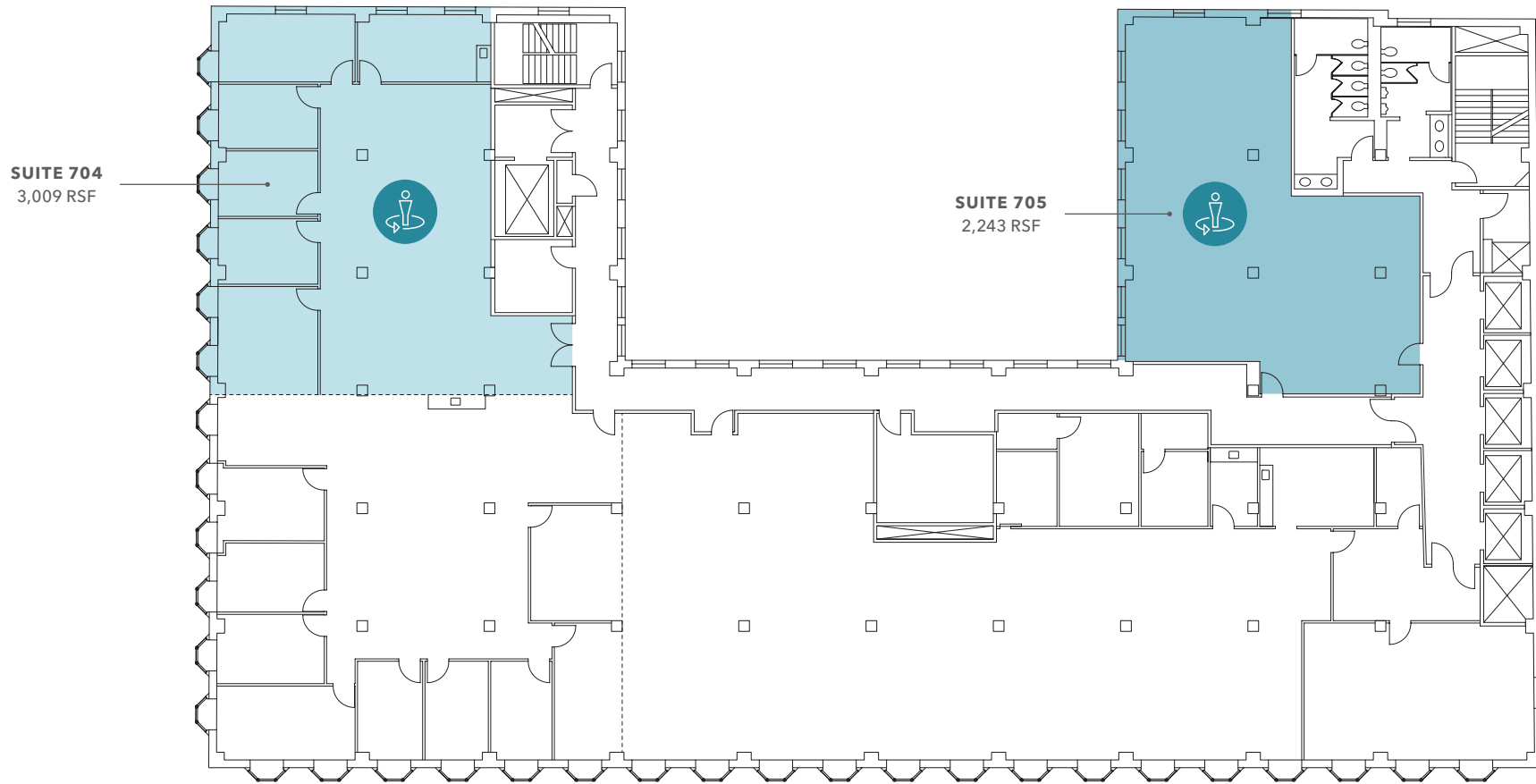
FIFTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 500	5,405	Creative spec suite
SUITE 504	3,196	Creative spec suite
SUITE 505	2,262	Creative spec suite



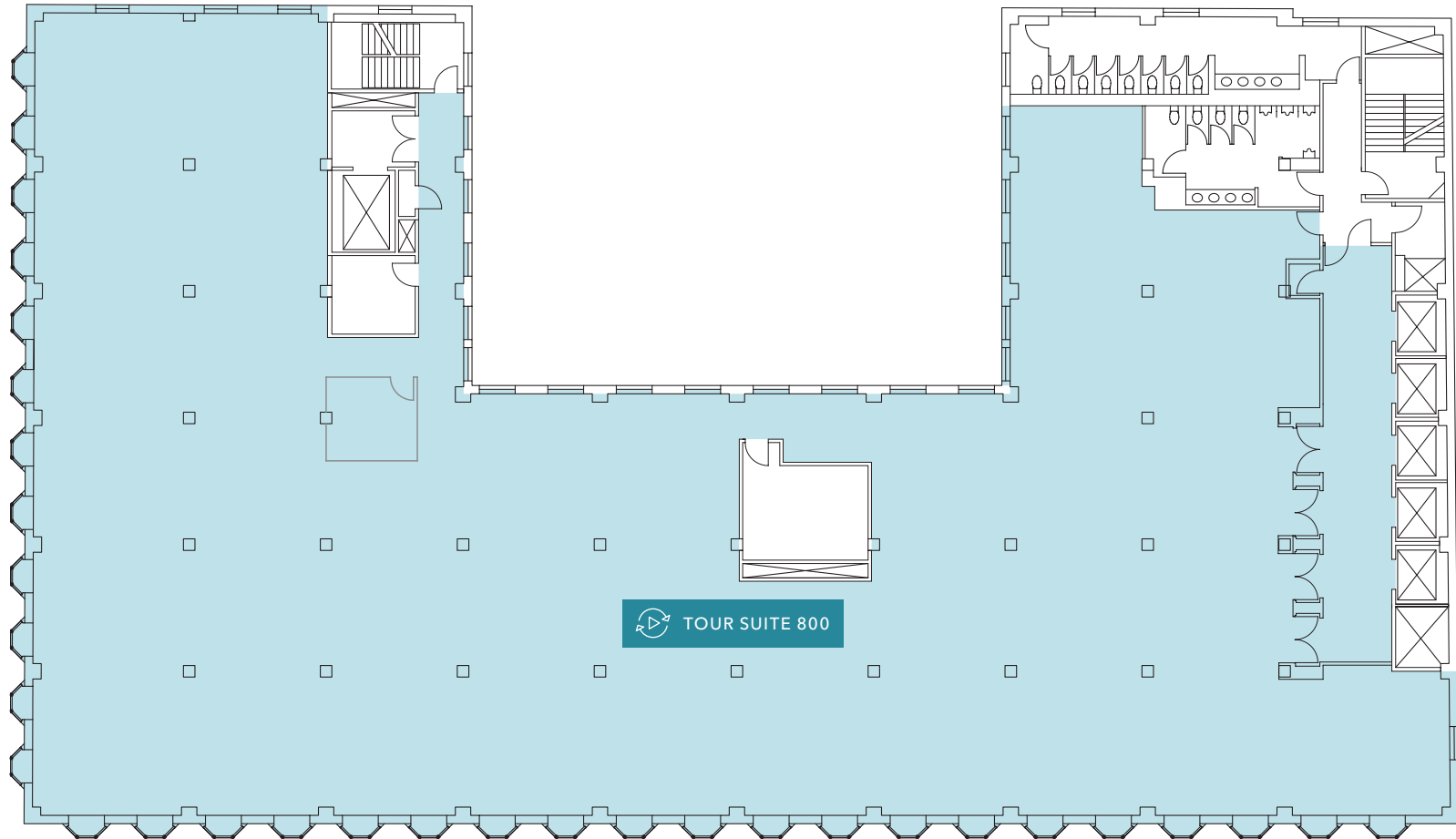
SIXTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 602	6,222	Creative spec suite
SUITE 604	3,166	Fully furnished creative space
SUITE 605	2,284	Creative spec suite



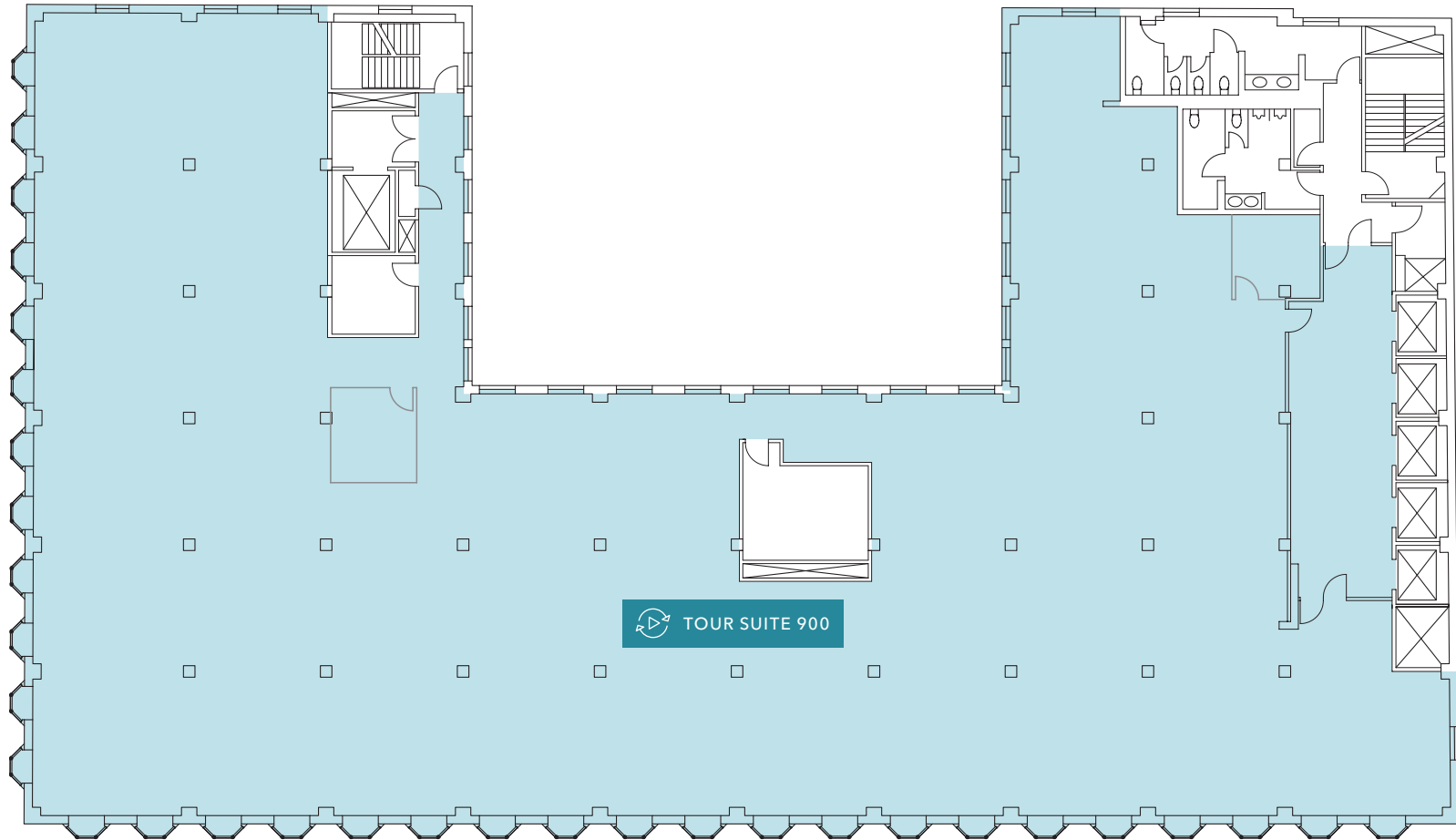
SEVENTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 704	3,009	Creative spec suite
SUITE 705	2,243	Raw space



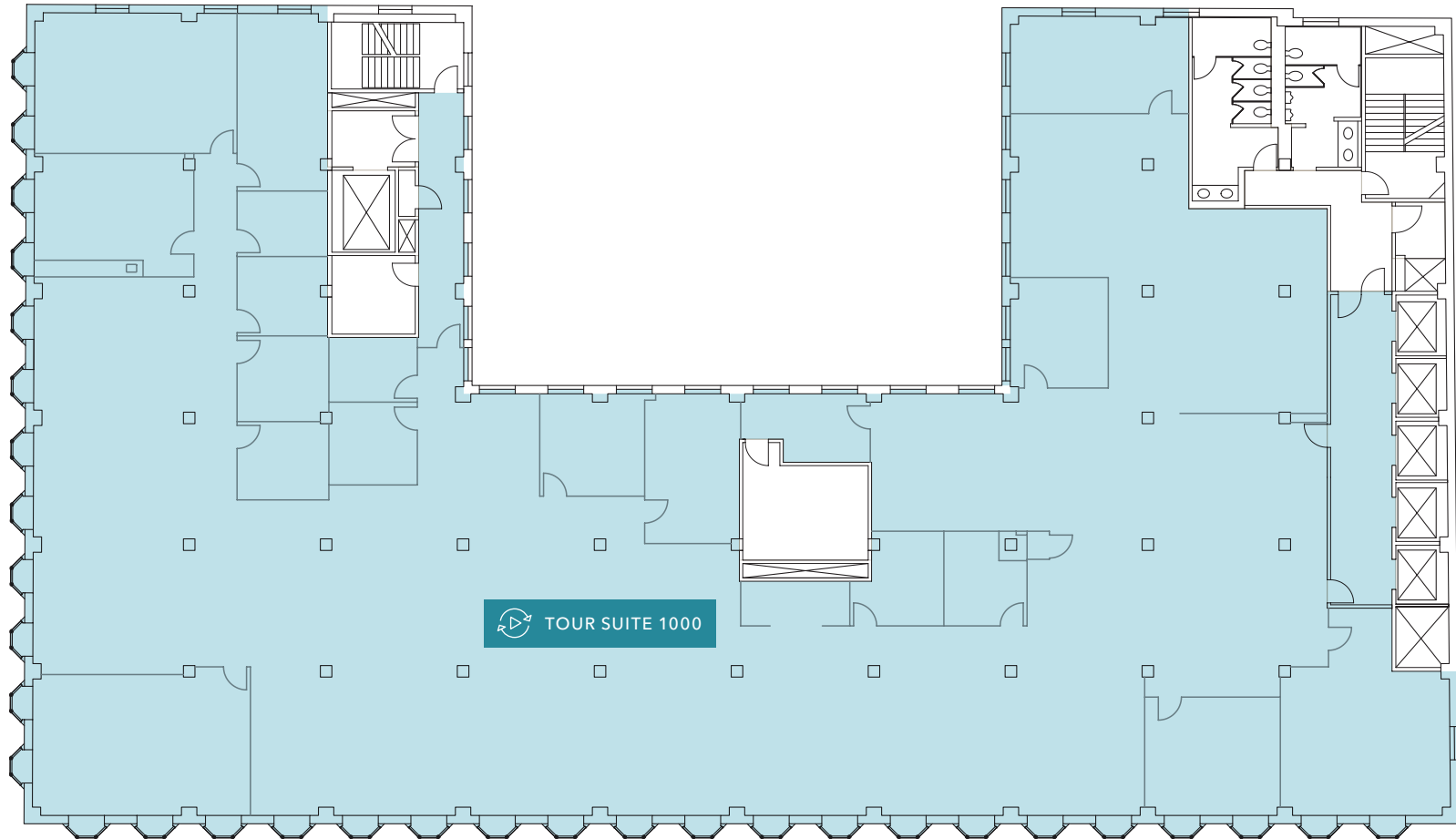
EIGHTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 800	16,074	Raw space



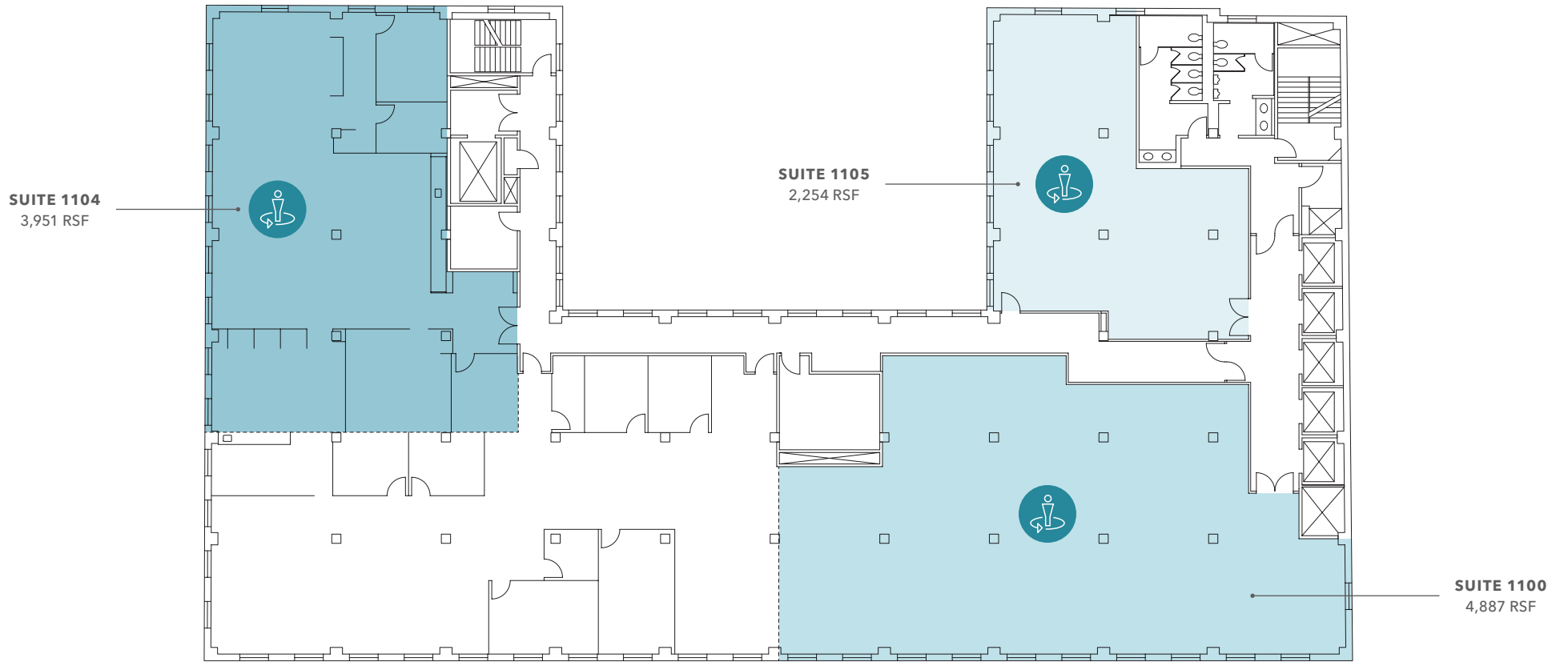
NINTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 900	16,168	Raw space



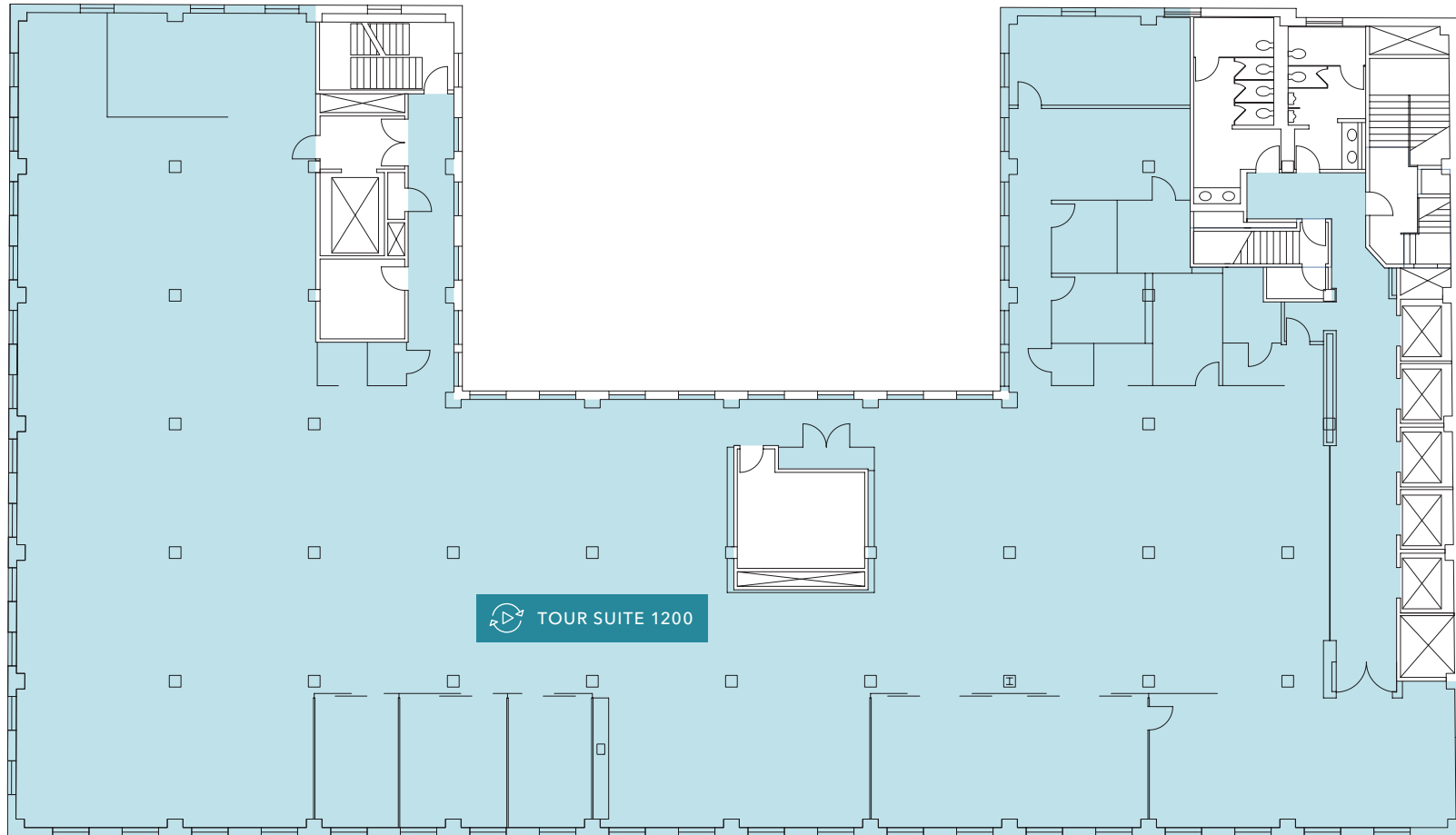
TENTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 1000	16,634	Creative spec suite



ELEVENTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 1100	4,887	Raw space
SUITE 1104	3,951	Creative spec suite
SUITE 1105	2,254	Raw space



TWELVETH FLOOR PLAN

Suite #	RSF	Notes
SUITE 1200	16,042	Penthouse with extra ceiling height

PREMIER DOWNTOWN LOCATION

Excellent proximity to numerous retail, local and nationally known restaurants, services, civic centers, and residential projects

Ideal corner location on S Hope St and 7th St

Located in the heart of 7th Street's Restaurant Row: Bottega Louie, Joey DTLA, Q Sushi, Nomad Hotel, Sugarfish, Tocaya Organica, Sheraton Hotel

Convenient access to the expansive 7th Street Metro station

5 MIN

CA-110 VIA 7TH ST
& S FIGUEOA ST

10 MIN

US 101 VIA
S OLIVE ST



617 WEST 7TH STREET



7th Street Restaurant Row is one of Downtown Los Angeles's premier dining and nightlife corridors, centered along 7th Street between Figueroa Street and Hill Street, and sometimes extended slightly east toward the Fashion District/Financial District.

It's known for its high concentration of notable restaurants, bars, lounges, and eateries that make the stretch a go-to spot for casual meals, happy hours, date nights, and more formal dinners in the heart of DTLA. The area gained its "Restaurant Row" identity especially after the opening of Bottega Louie in 2009, which helped spark further restaurant-driven development along 7th Street.



FEATURED RESTAURANTS & BARS



OFFICE SUITES FOR LEASE

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Exclusively leased by

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