

311 SOUTH SPRING ST. WASHINGTON BUILDING

Los Angeles, CA 90013

FOR LEASE
KEENLY PRICED OFFICE SPACE

Exclusively listed by:
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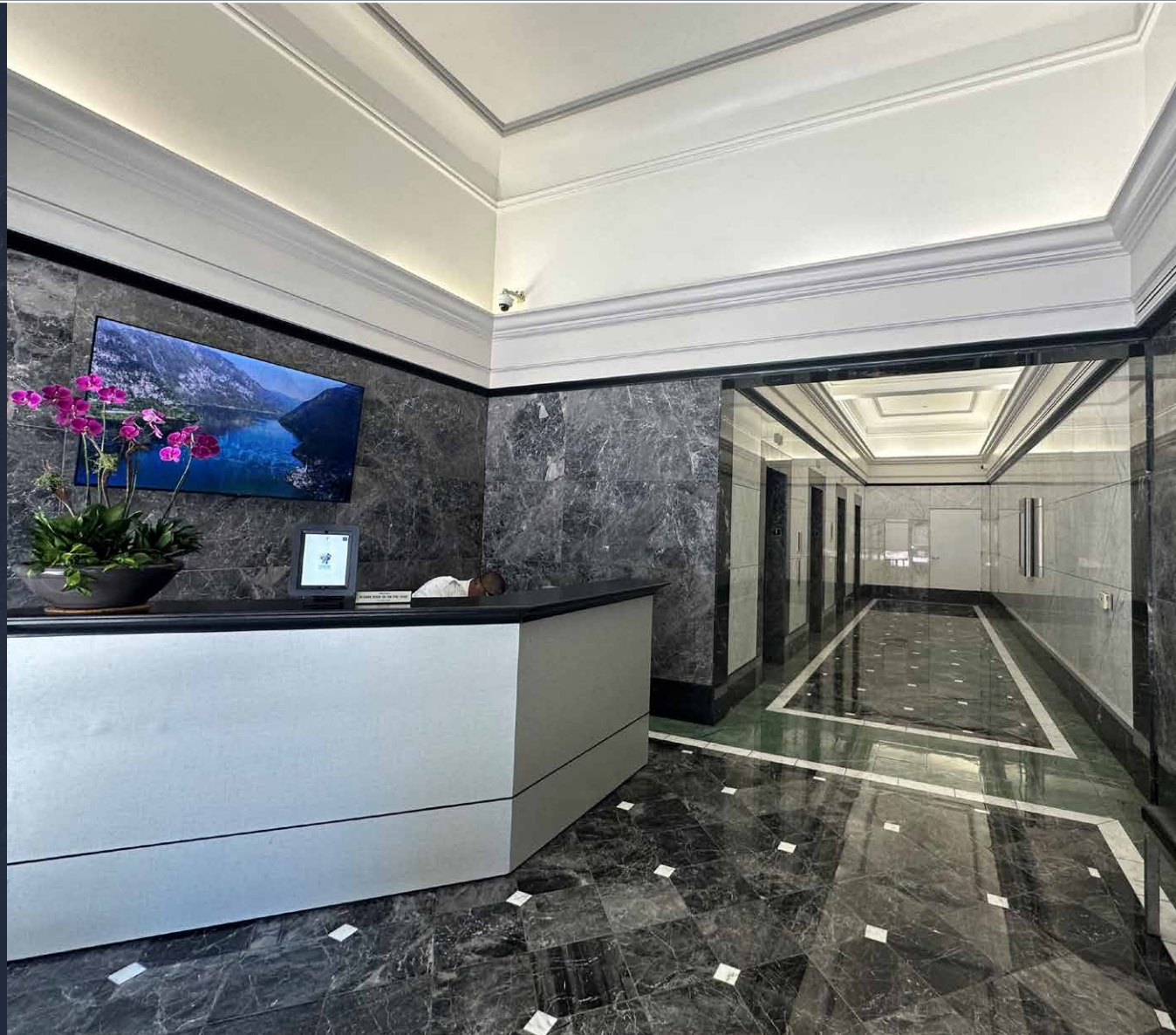
NAI Capital Commercial
800 S. Figueroa Street
Suite 925
Los Angeles, CA 90017
(213) 632-7700

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

Located in the Historic Core of Downtown Los Angeles
with plenty of local amenities including Grand Central Market

- Quoted Rental Rate: \$1.95 RSF
- Promotional terms available for leases signed by March 2025
- Flexible term: 1 - 5 years
- Available spaces ranging from 540 to 26,421 RSF
- Spec Suites available on the 3rd floor – see attached plan
- 8,835 RSF Floor Plates
- Built in 1955/Renovated in 1992 and 2023
- Abundant Parking in Adjacent Garage

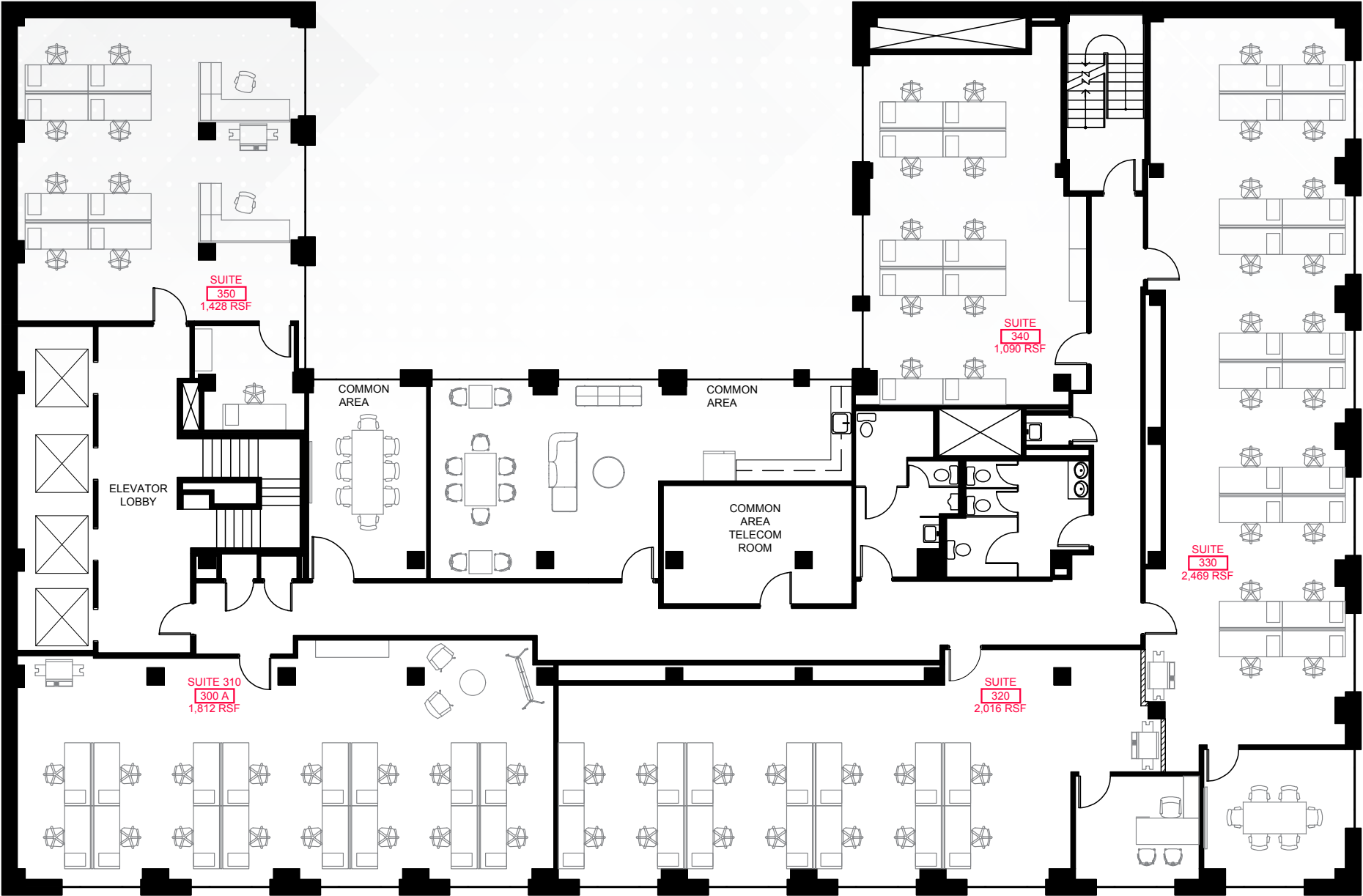




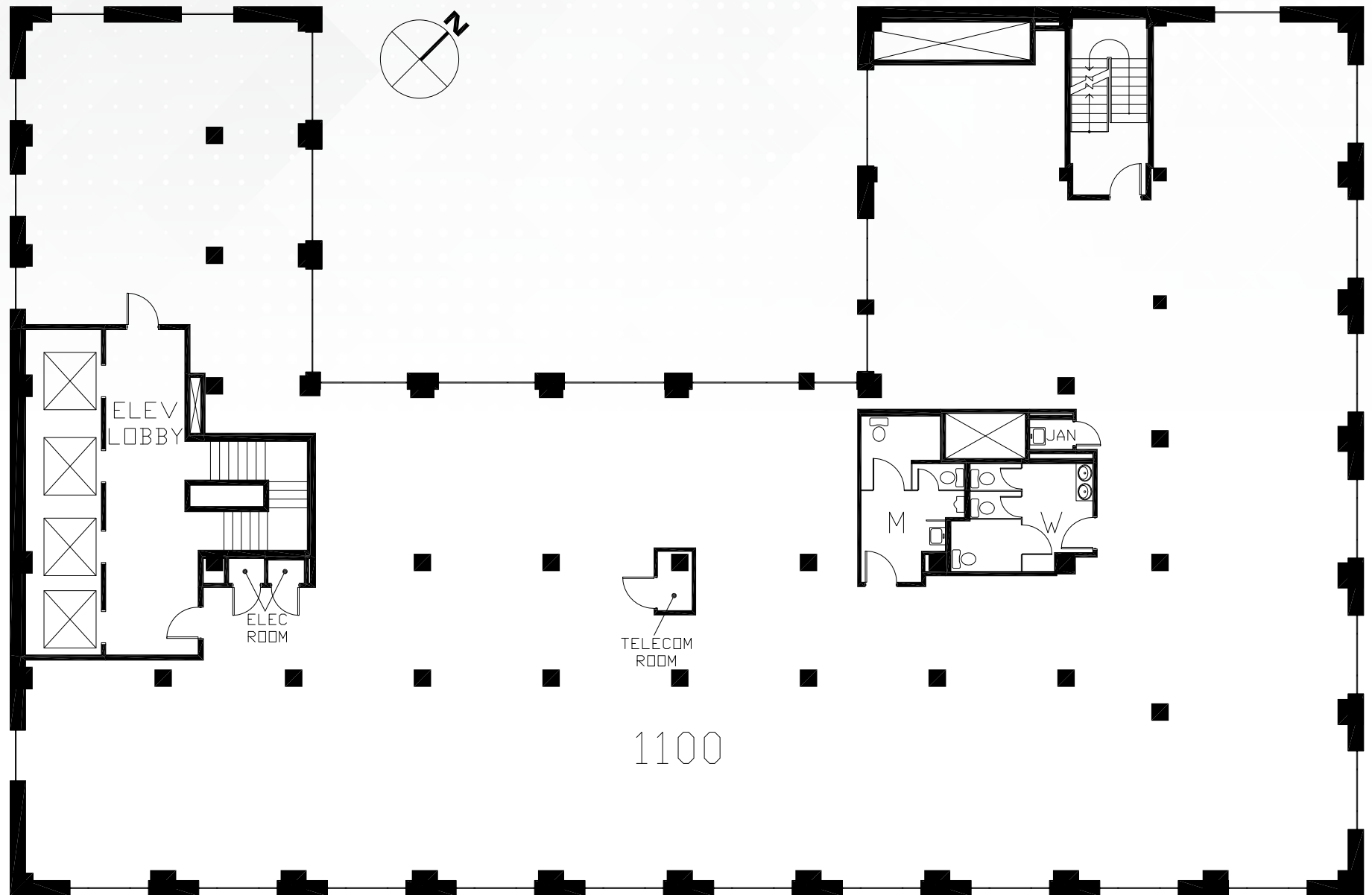
AVAILABLE SPACES

Suite 200	640 RSF
Suite 201	540 RSF
Suite 207	2,268 RSF
Suite 217	4,435 RSF
3rd Floor	1,090 – 8,775 RSF
Suite 400	8,800 RSF
Suite 500	8,806 RSF
Suite 600	8,815 RSF
Suite 800	8,835 RSF
Suite 1100	8,836 RSF
Suite 1200	8,831 RSF

3RD FLOOR SPEC SUITES | FLOOR PLAN



TYPICAL FULL FLOOR PLAN



PROPERTY PHOTOS



AMENITIES MAP



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