



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

1031  
S BROADWAY  
A V E N U E  
D O W N T O W N

**PLUG & PLAY**  
CREATIVE OFFICE  
S U B L E A S E

# SUBLEASE DETAILS

1031 S BROADWAY, SUITE 372  
LOS ANGELES, CA 90015

## SIZE

1,000-5,286 SF

## TERM

Through 6/30/2028

## RATE

\$1.99/SF FSG

## PARKING

Available

## **HISTORIC OFFICE BUILDING**

Modern & upgraded office suite within a light & bright historic DTLA building

## **TRENDY DOWNTOWN LOCATION**

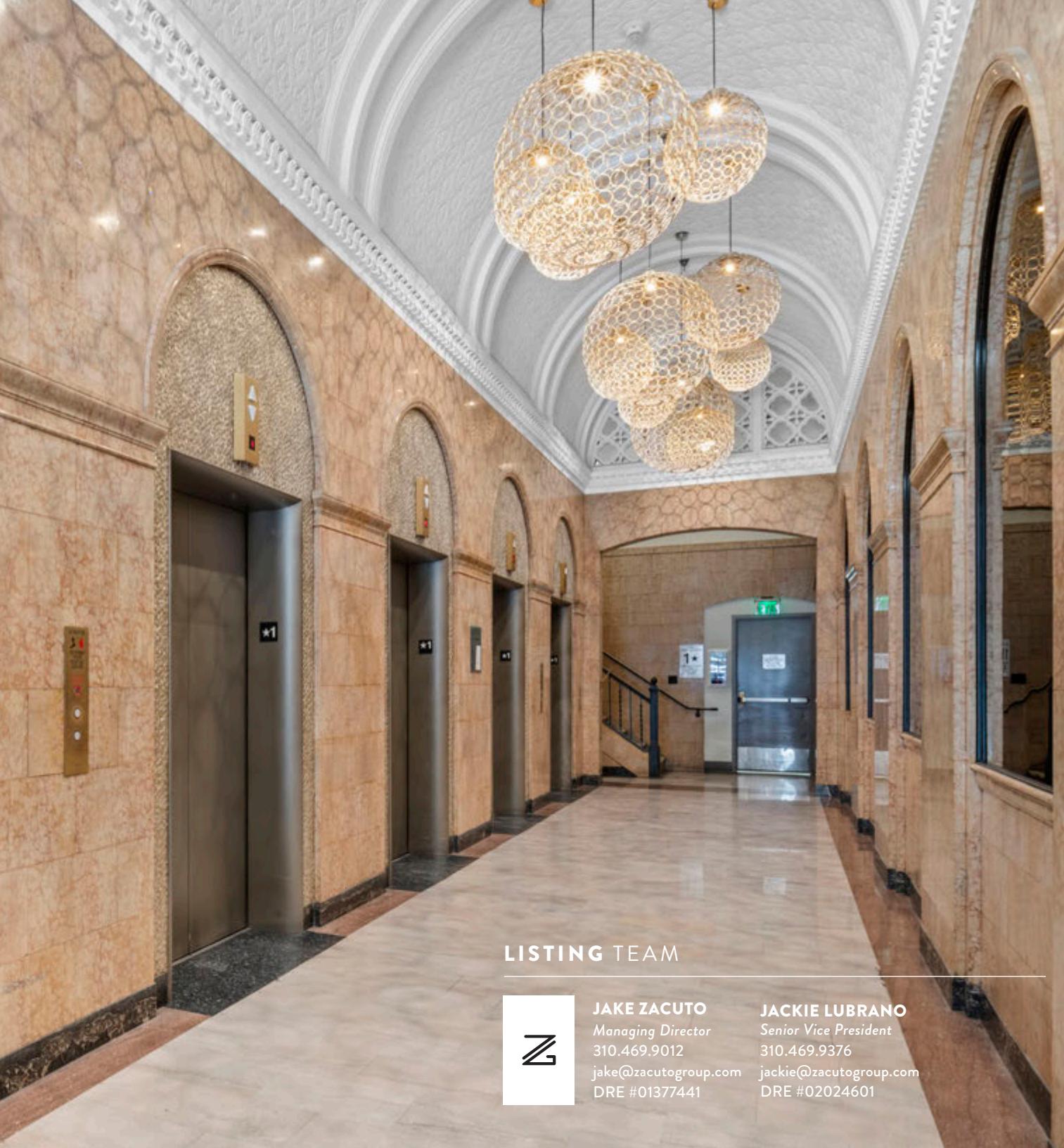
Central to trendy restaurants & amenities such as John Reed Fitness, Proper Hotel, Pine & Crane, Crypto.com Arena, Apple Tower Theatre & Starbucks

## **FLEXIBLE WORKSPACE**

Mix of 5 private offices + 2 conference rooms + open space with full kitchen

## **SHARED ACCESS**

Access to lounge area & roof deck complete with basketball court



## **LISTING TEAM**



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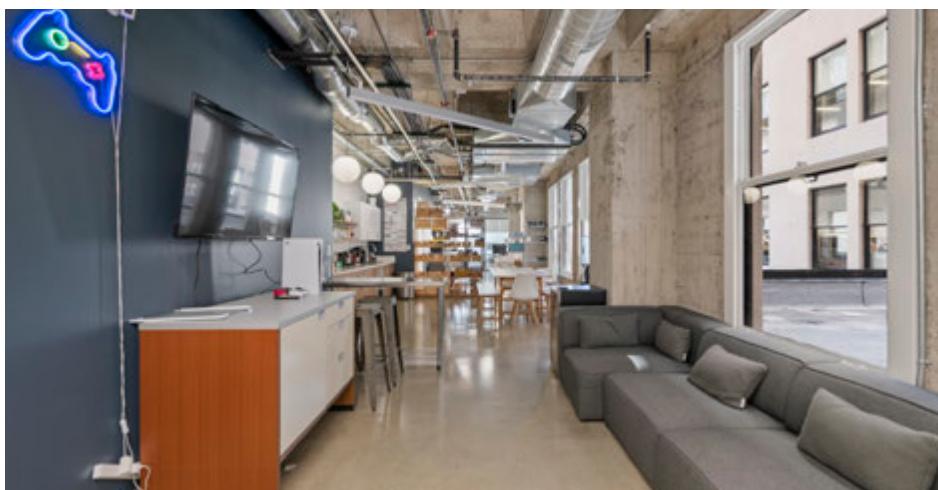
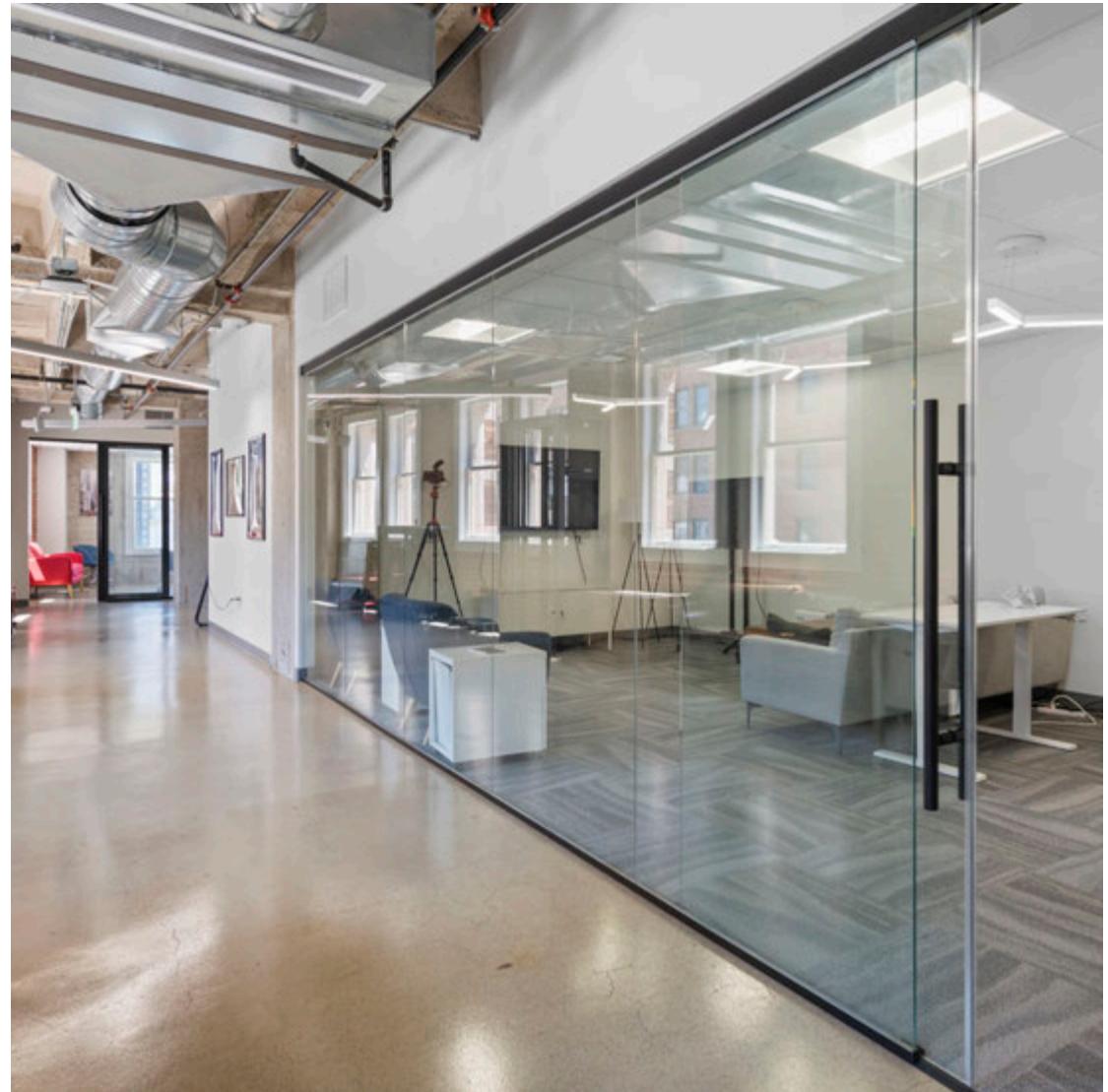
# PLUG & PLAY

Modern finishes & operable windows



# SUBLEASE

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4105 REDWOOD AVENUE, LOS ANGELES, CA 90066

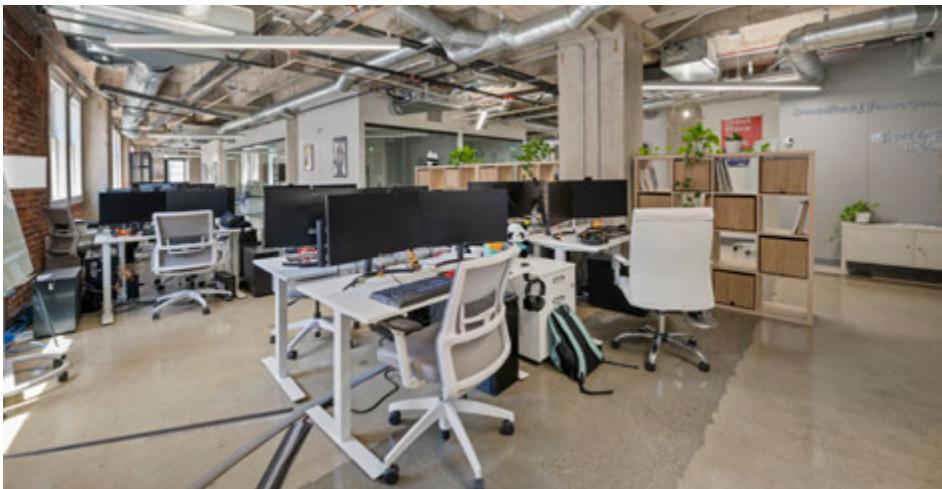
# OPEN CONCEPT

Expansive floorplan with open flow,  
allowing multi-use layouts



# SUBLEASE

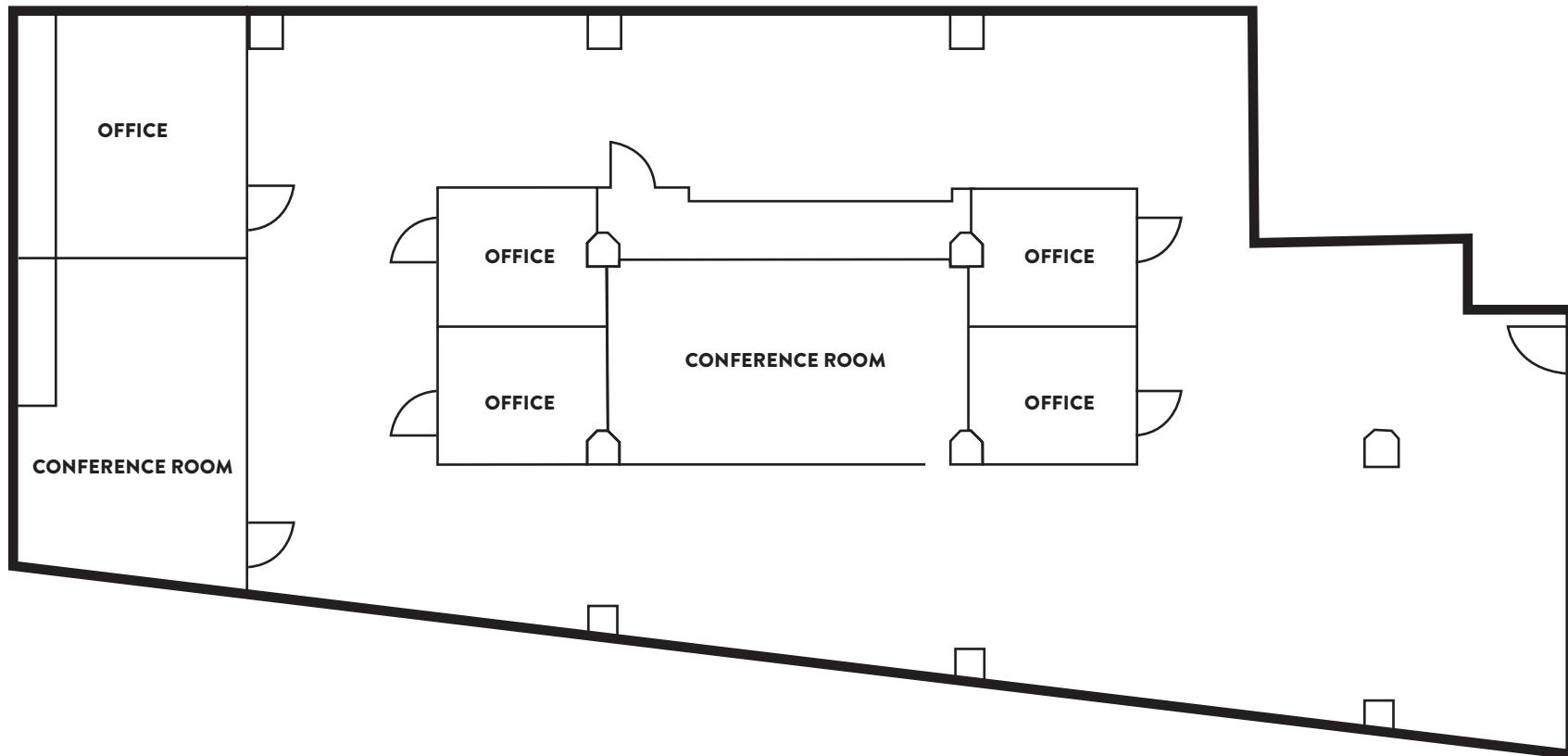
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# FLOOR PLAN

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