



PACIFIC FINANCIAL CENTER

OFFICE SPACE  
**FOR LEASE**

**800**

**WEST SIXTH STREET**

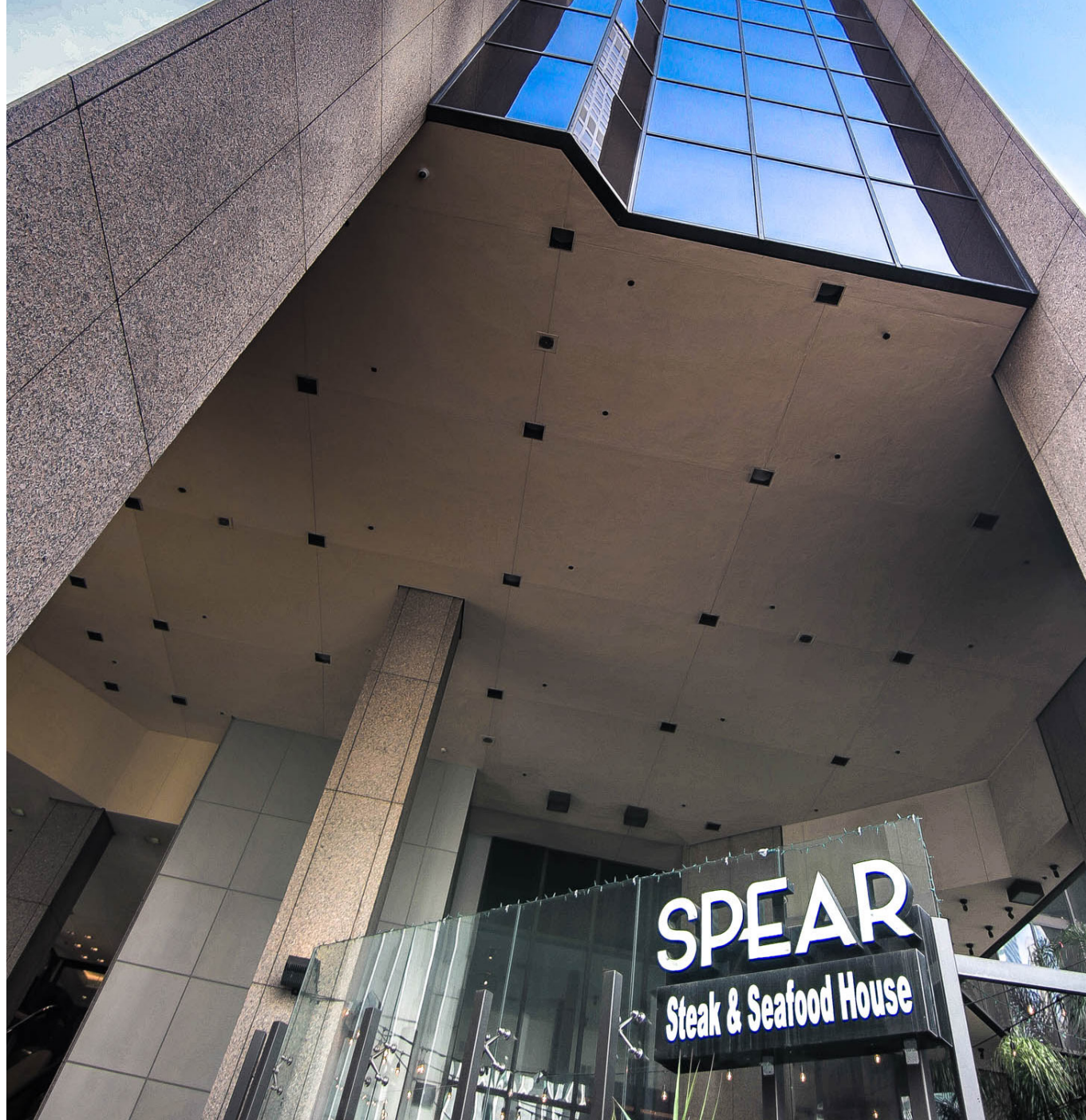
LOS ANGELES, CALIFORNIA

**\$4 BROKER BONUS\***

**DTLA'S FINANCIAL  
DISTRICT**

4,760 - 14,342 Square Feet

**FOR IMMEDIATE OCCUPANCY**



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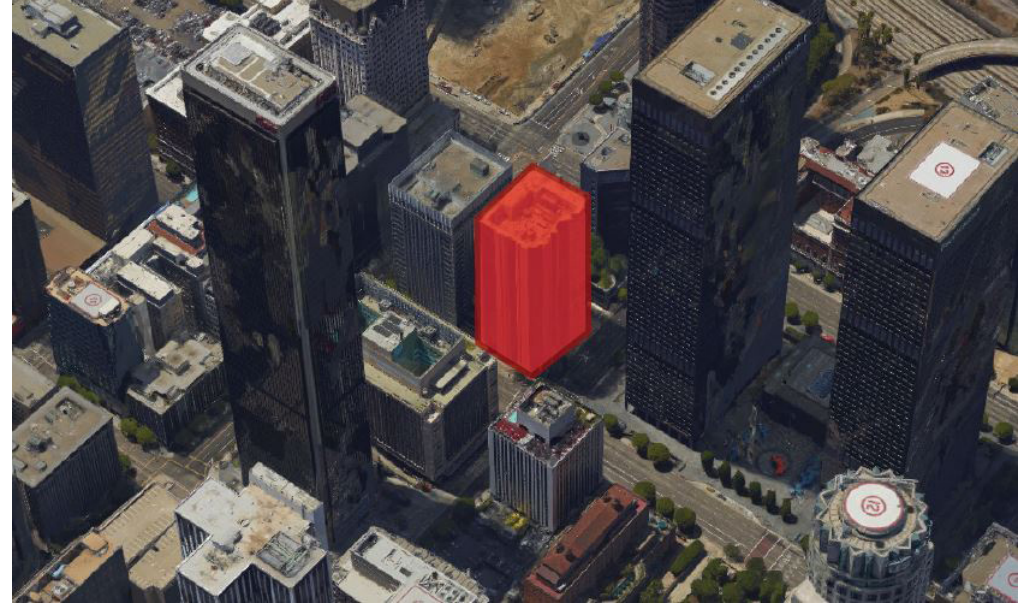
# PROPERTY AVAILABILITIES & HIGHLIGHTS

Pacific Financial Center is a unique 227,833 square foot, 18-story, Class A office building located in the heart of the Financial District of Downtown Los Angeles. The Property is centrally located on the southwest corner of West 6th Street between Flower Street. The 7th Street Metro Center and Standard Hotel are adjacent. The Financial District features some of the most diverse retail, restaurants and entertainment options making 800 West Sixth Street a perfect destination for anyone that wants to live, work and play Downtown.

- \$33.00/SF/Year, Full Service Gross
- New ground-floor full service restaurant with outdoor patio seating and bar
- New building renovations including a new lobby and common areas
- New street level elevator and elevator cabs
- Prime central downtown location, proximity to freeways and Metrorail Station
- On-site property management and ownership
- 24/7 security and access
- On-site parking with car wash

SUITE	RENTABLE SF	SUITE DESCRIPTION
400	4,760 SF	Efficient floor plan, above standard build out, creative finishes and touches
700	6,768 SF	Reception, conference room, 9 offices, workstations, IT room, storage and kitchen.
1000	7,322 SF	Reception, glass conference room, 9 perimeter offices, interior office, workstations, kitchen, storage/work room.
1400	8,408 SF	Reception, conference room, 11 perimeter offices, Open areas with workstations, kitchen/workroom and IT room
1600	14,342 SF	Reception, 3 conference rooms, 14 perimeter offices, 5 interior offices, kitchen and workstations.

**\*\$4/SF Broker Bonus for suites 700, 1000 and 1400 and if it is over 5 years.\***

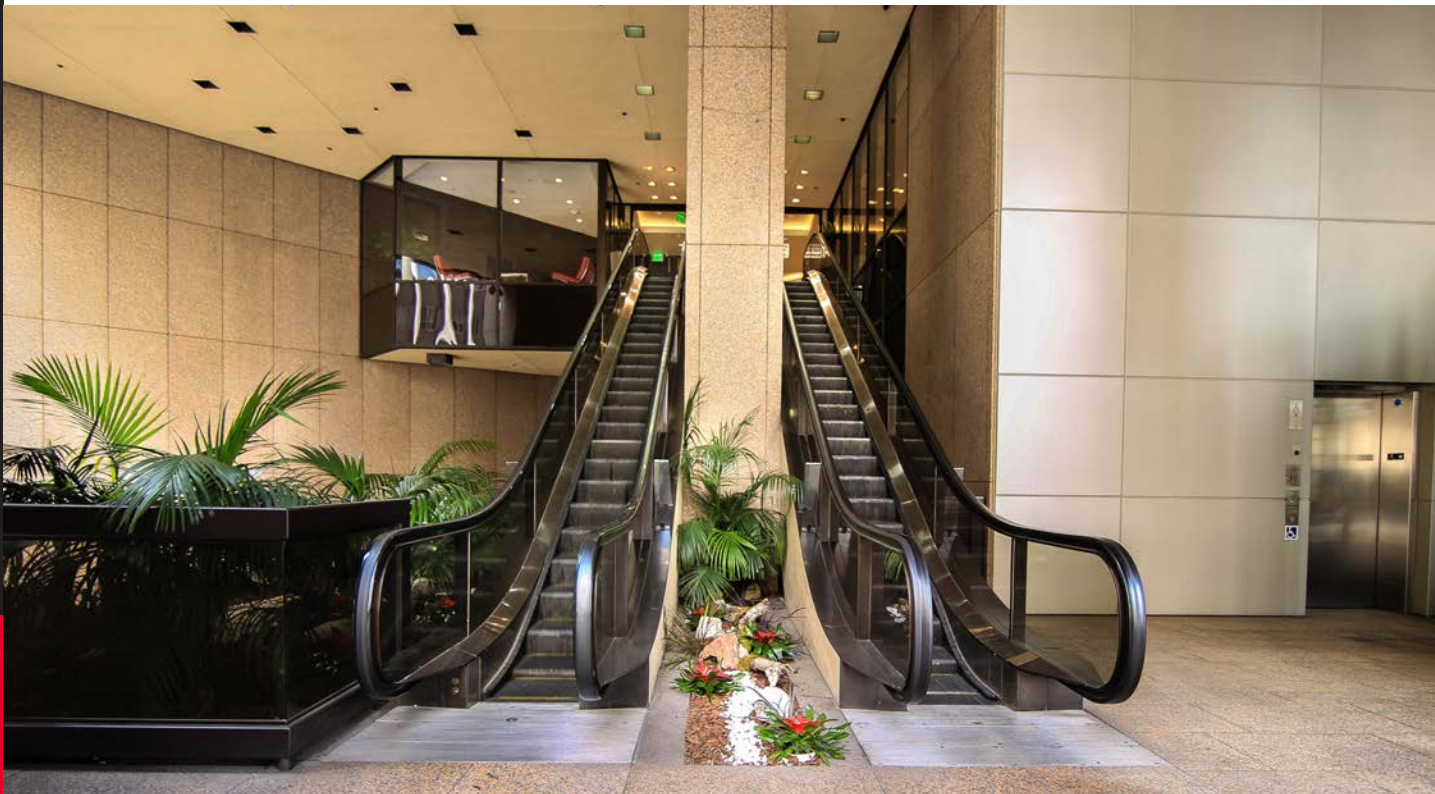




**PROPERTY PHOTOS**  
**RECENT RENOVATIONS**



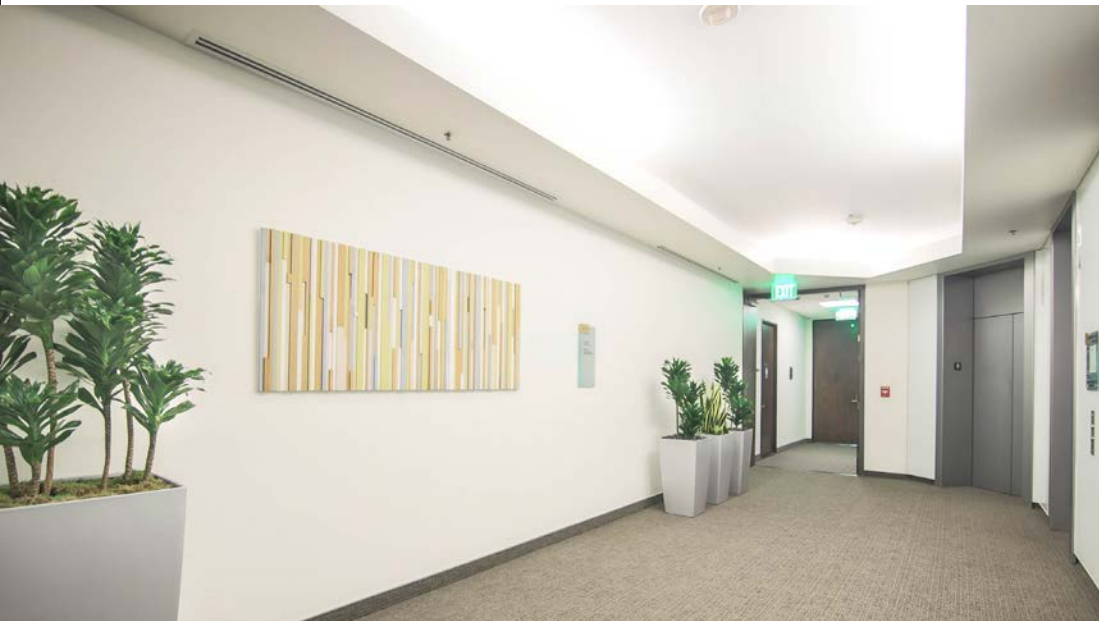
## ■ EXTERIOR PHOTOS



# ■ INTERIOR PHOTOS

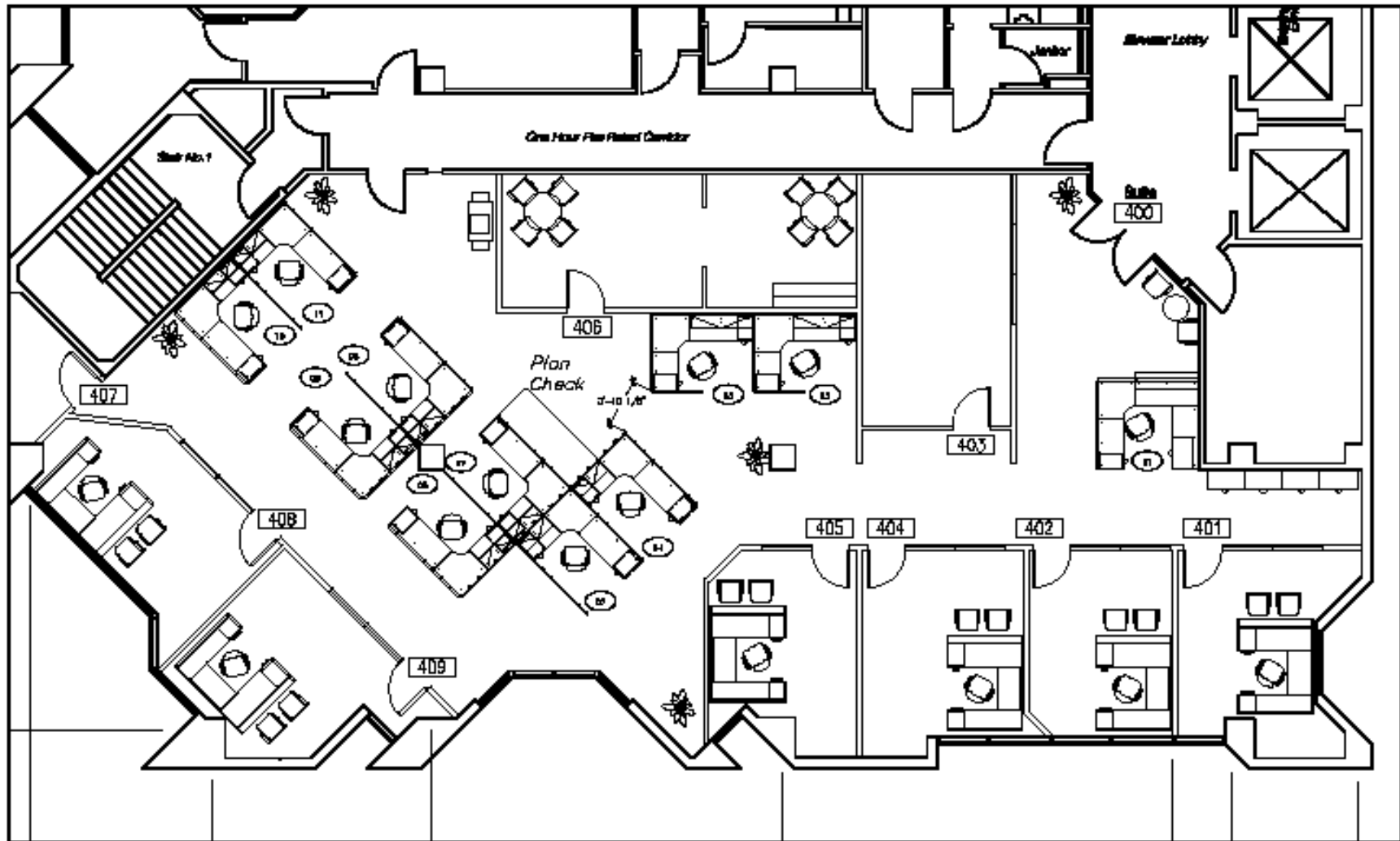


# ■ INTERIOR PHOTOS



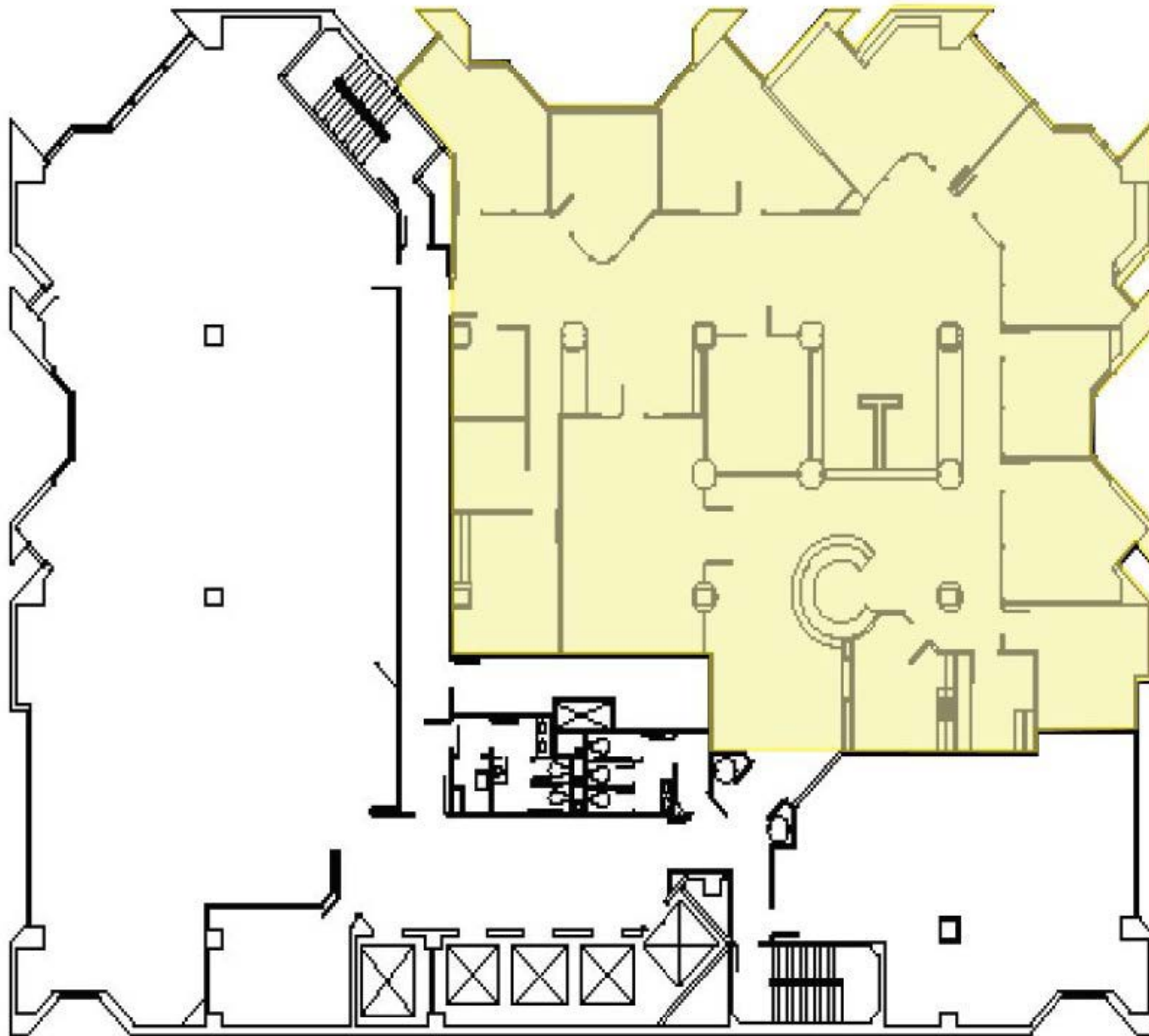
# FLOOR PLAN

Suite 400 - 4,760 RSF



# FLOOR PLAN

Suite 700 - 6,768 RSF





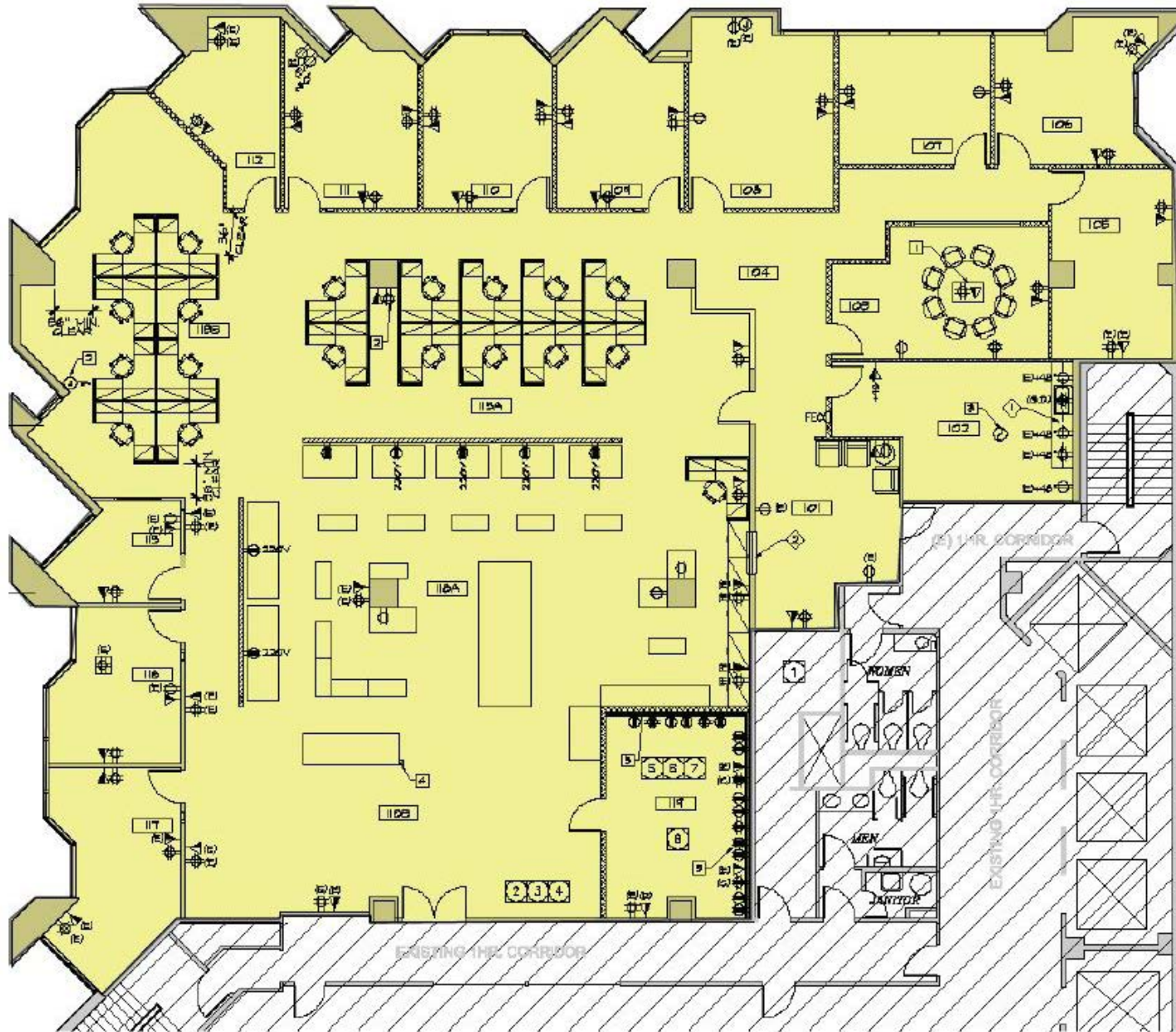
# FLOOR PLAN

Suite 1000 - 7,322 RSF



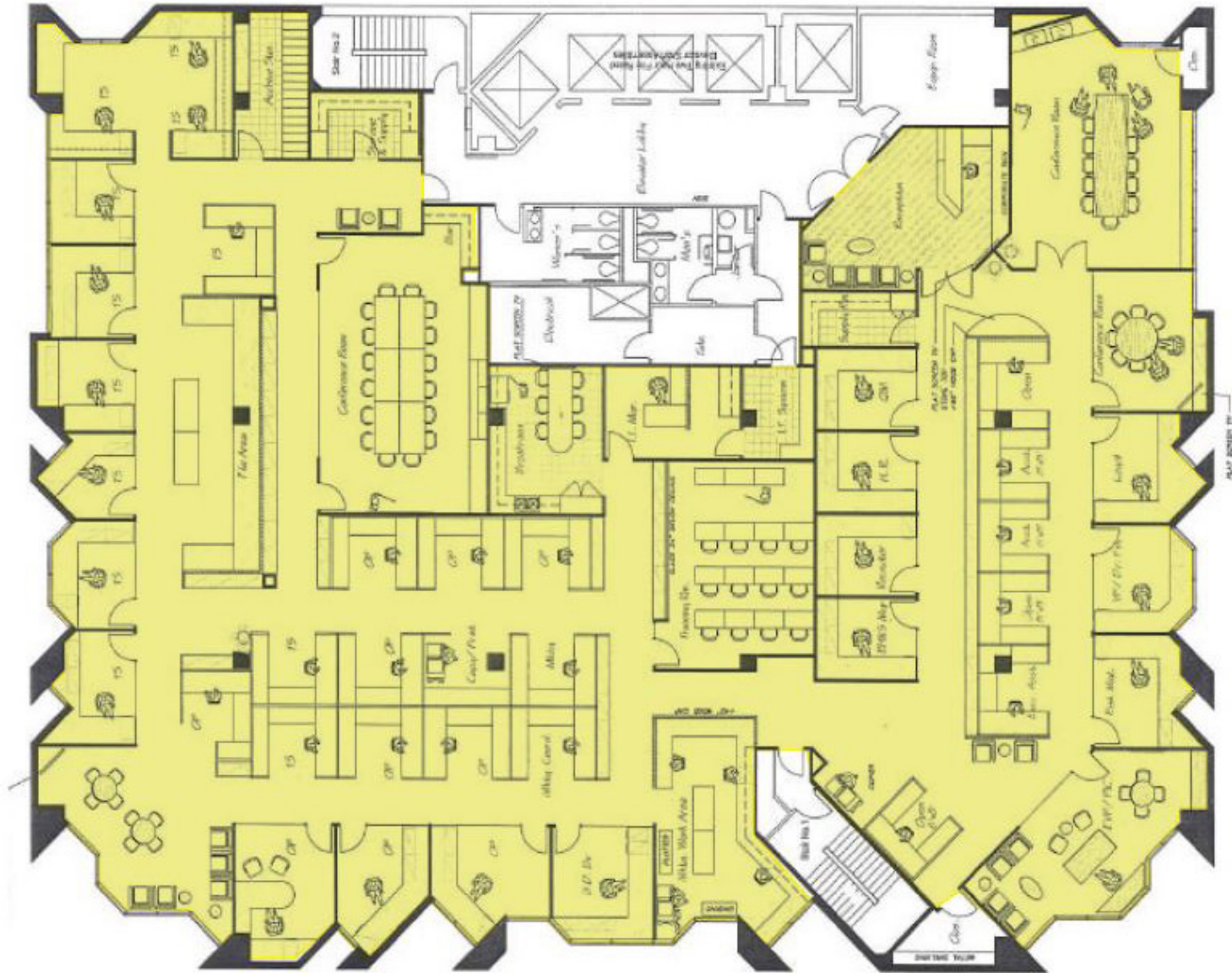
# FLOOR PLAN

Suite 1400 - 8,408 RSF

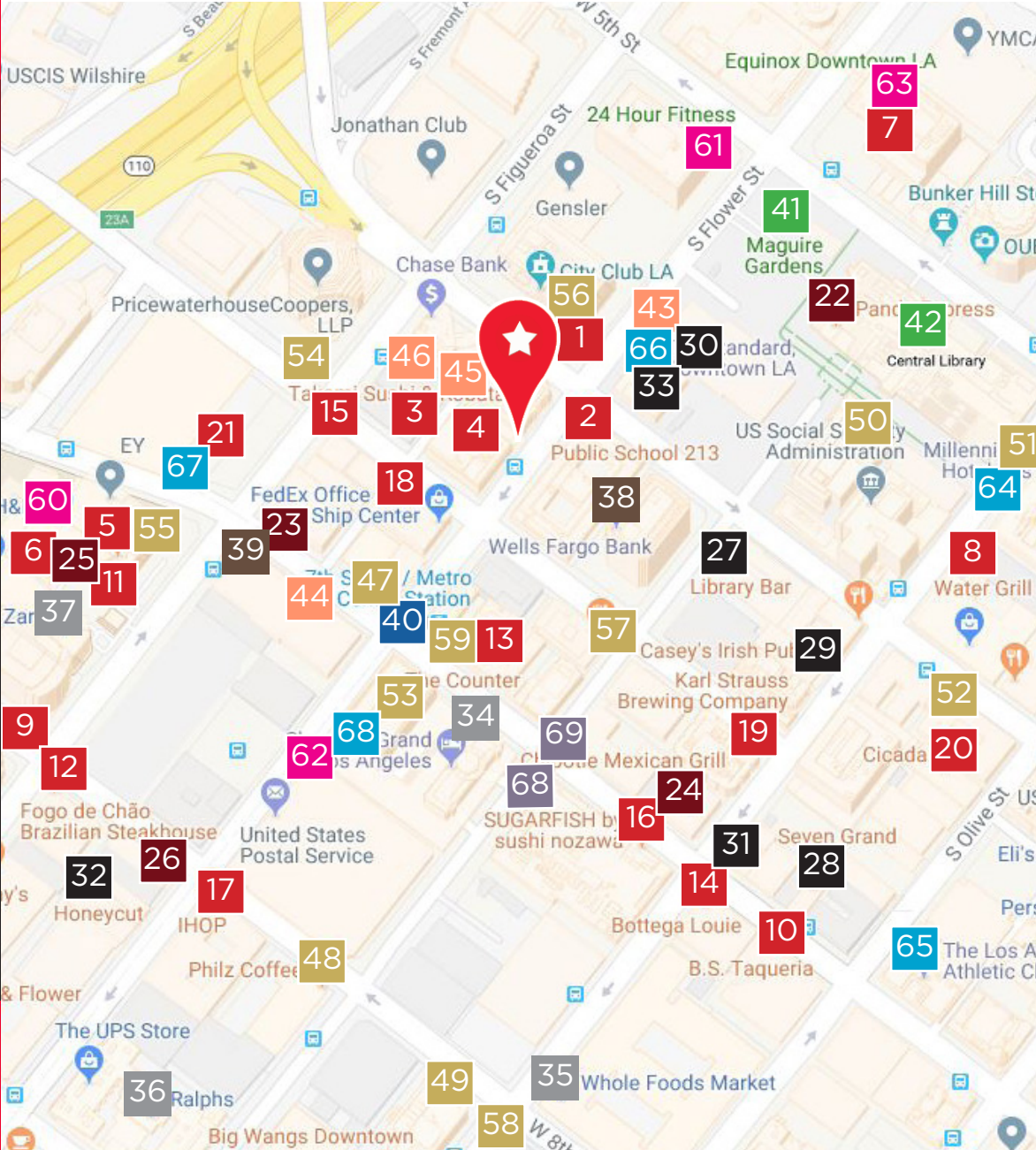


# FLOOR PLAN

Suite 1600 - 14,342 RSF



# NEARBY AMENITIES



## RESTAURANTS

1. 505 Flower Food Court
2. Public School 213
3. Takami Sushi
4. Rock & Reilly's DTLA
5. Morton's The Steakhouse
6. Taste Food Hall
7. Mendocino Farms
8. Water Grill
9. Corner Bakery
10. B.S. Taqueria
11. California Pizza Kitchen
12. Fogo de Chao
13. The Counter
14. Bottega Louie
15. Miro
16. SugarFish
17. iHop
18. 800 Degrees Woodfired Kitchen
19. Karl Strauss Brewing Company
20. Cicada
21. Spire 73

## FAST FOOD

22. Panda Express
23. Chick-fil-A
24. Chipotle Mexican Grill
25. Sprinkles
26. Subway

## BAR

27. Library Bar
28. Seven Grand
29. Casey's Irish Pub
30. Paddle Room
31. Seven Bar Lounge
32. Honeycut
33. The Rooftop Bar

## SHOPPING & GROCERY

34. Macy's
35. Whole Foods
36. Ralphs
37. FIGat7th

## BANK

38. Wells Fargo Bank
39. Bank of America

## TRANSPORTATION

40. 7th & Metro Central Station

## PARK & LIBRARY

41. Maguire Gardens
42. DTLA Central Library

## PARKING GARAGE

43. Standard Parking
44. Paragon Parking
45. Parking Concepts
46. ParkMe

## CAFÉ

47. The Coffee Bean & Tea Leaf
48. Philz Coffee
49. Capital One Café
50. Market Cafe
51. Starbucks
52. Ugo Café
53. Pine Cafe
54. Café WG
55. Starbucks
56. Starbucks
57. 85°C Bakery Café
58. Andante Coffee
59. Marie's Coffee Deli

## GYM

60. Gold's Gym
61. 24 Hour Fitness
62. LA Fitness
63. Equinox DTLA

## HOTEL

64. Millennium Biltmore Hotel
65. Los Angeles Athletic Club
66. The Standard Hotel
67. InterContinental Los Angeles
68. Sheraton Grand

## PHARMACY

69. Walgreens
70. Rite Aid

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# 800 WEST SIXTH STREET

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