

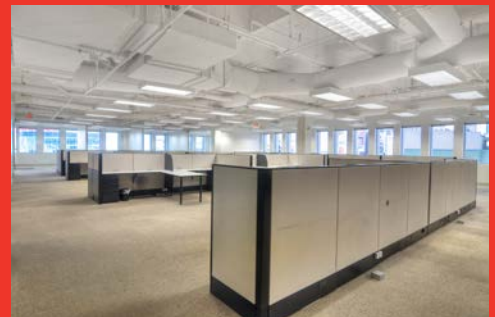
100% LEASED

1212

SOUTH
FLOWER
STREET



**CLASS A CREATIVE SPACE FOR LEASE
IN AN UNMATCHED SOUTH PARK LOCATION**



onni
group



CUSHMAN &
WAKEFIELD

1212

FLOOR/AREA AVAILABLE	100% Occupied
FLOOR PLATE SIZE	13,109 RSF
RENTAL RATE	\$3.00 PSF
STORIES	Five Levels
YEAR BUILT	1967, renovated 1991

- Recently renovated lobby and elevator cabs
- 15 foot exposed ceilings throughout with tremendous views
- Responsive, experienced and very well-capitalized ownership
- A premier address in Downtown LA's most celebrated neighborhood
- Surrounded by new restaurants, retail, housing and public transportation
- ONE BLOCK from the sports and entertainment capital of the West Coast
- Impressive tenant roster including ALL Def Digital and the Los Angeles Clippers Headquarters

BUILDING FEATURES

- Managed by an excellent on-site team and an attentive security detail
- 24/7 control access
- Upgraded elevator cabs
- Newly renovated lobby



1212

SOUTH
FLOWER
STREET

Just Steps from the Metro Rail
to Santa Monica



- :: Creative Office
- :: Collaborative design
- :: Open layout



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SOUTH FLOWER STREET

AVAILABILITY: 13,109 SF

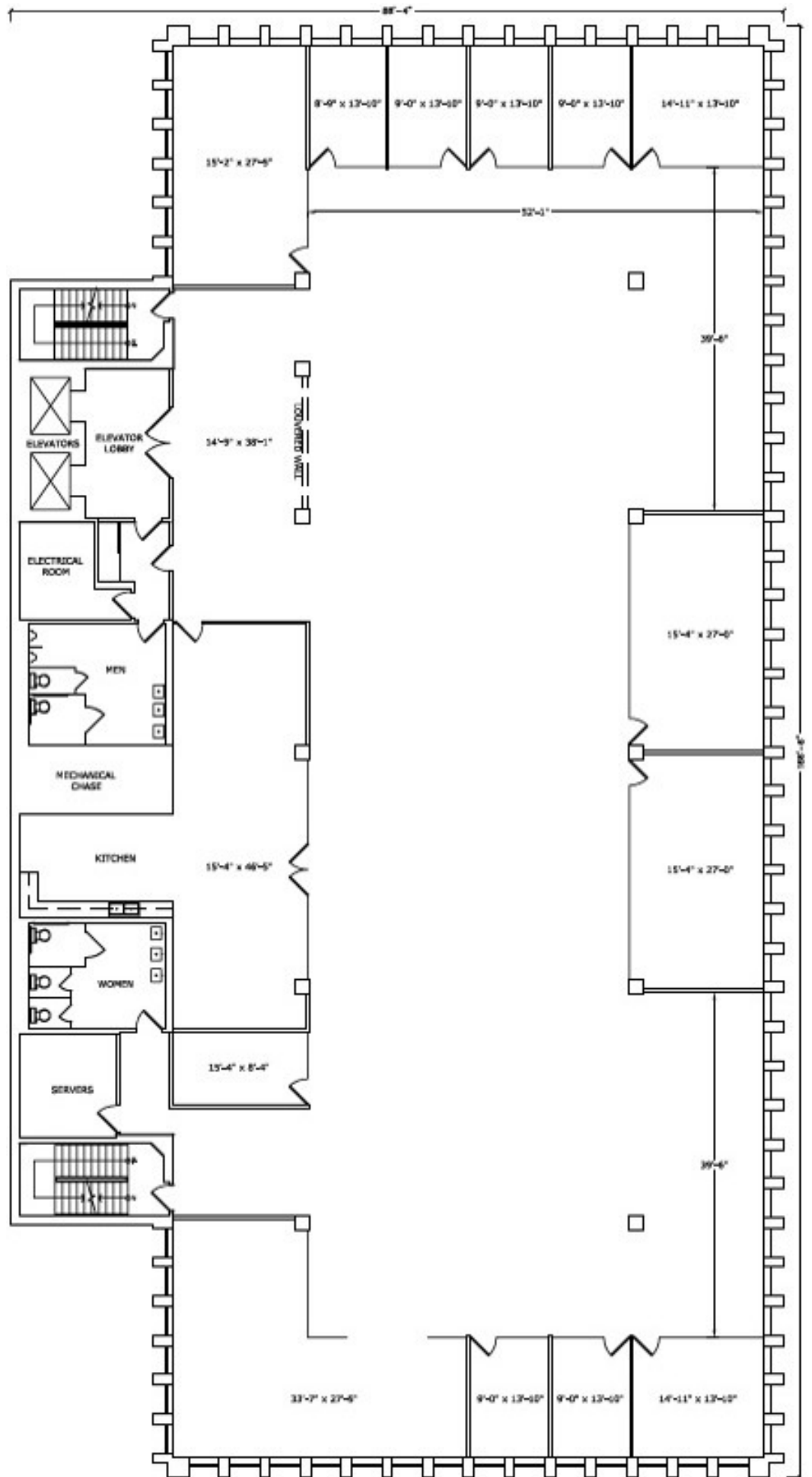
2nd FLOOR

- :: 15 Foot, Exposed Ceilings
- :: Nine Private, Glass-Front Offices
- :: Four Conference Rooms
- :: Large Kitchen / Breakout Room
- :: Polished Concrete Lobby w/Above Standard Wood Slated Separation Wall
- :: Significant Open Space
- :: Excellent Natural Light
- :: Restrooms

FOR MORE INFORMATION
PLEASE CONTACT:

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SOUTH FLOWER STREET

AVAILABILITY: 13,109 SF

3rd FLOOR

- :: 15 Foot, Exposed Ceilings
- :: 15 Private, Glass-Front Offices
- :: Two Large Glass Corner Conference Rooms
- :: Kitchen
- :: Significant Open Space
- :: Excellent Natural Light
- :: Nice Hard Lid Lobby with Built-In Reception, Glass and Polished Concrete Floors
- :: Restrooms
- :: Large Storage Room

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