

THE MOST AMENITIZED,
WELL-PARKED,
MOVE-IN READY
SPEC SUITE IN
DOWNTOWN LA



312 SOUTH HILL STREET
LOS ANGELES, CALIFORNIA



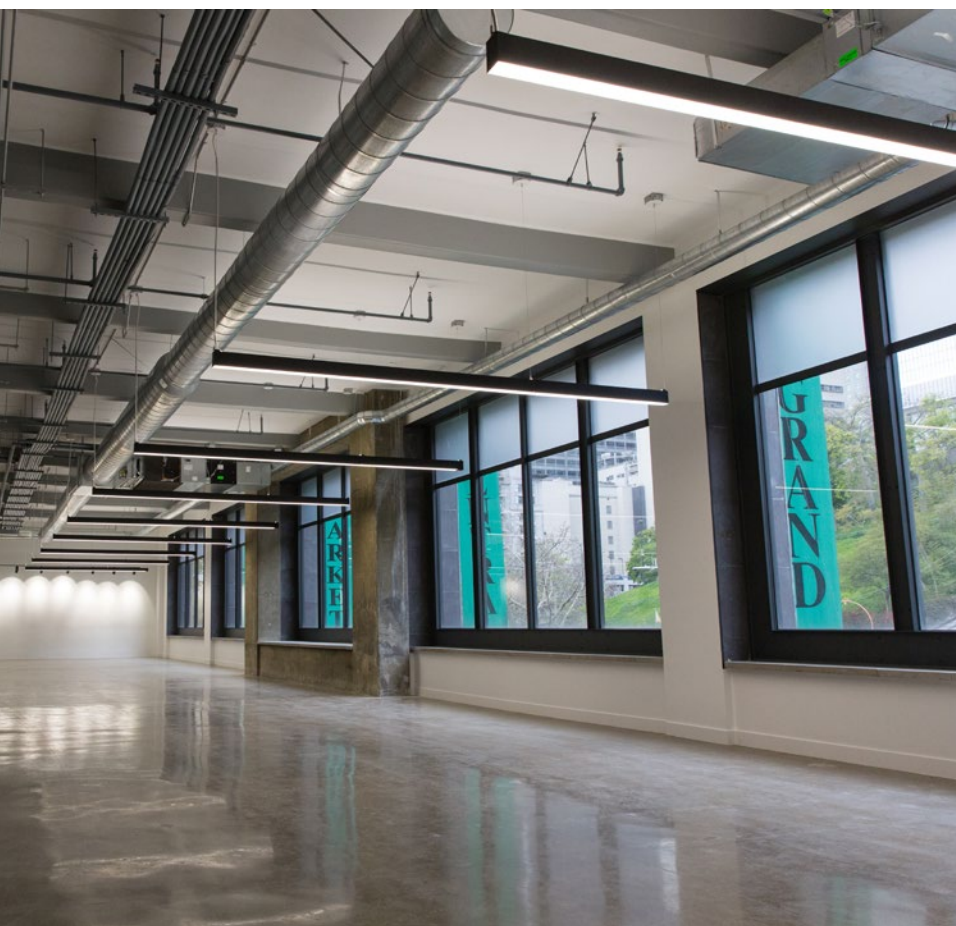
CUSHMAN &
WAKEFIELD





CREATIVE OFFICE WITH CHARACTER





Suite Highlights



10,000 SF FULL FLOOR
DESIGNED WITH
HIGH-END FINISHES



RENTAL RATE
\$3.85/SF MG



LEASE TERM
5 - 10 YEARS



DOG FRIENDLY!

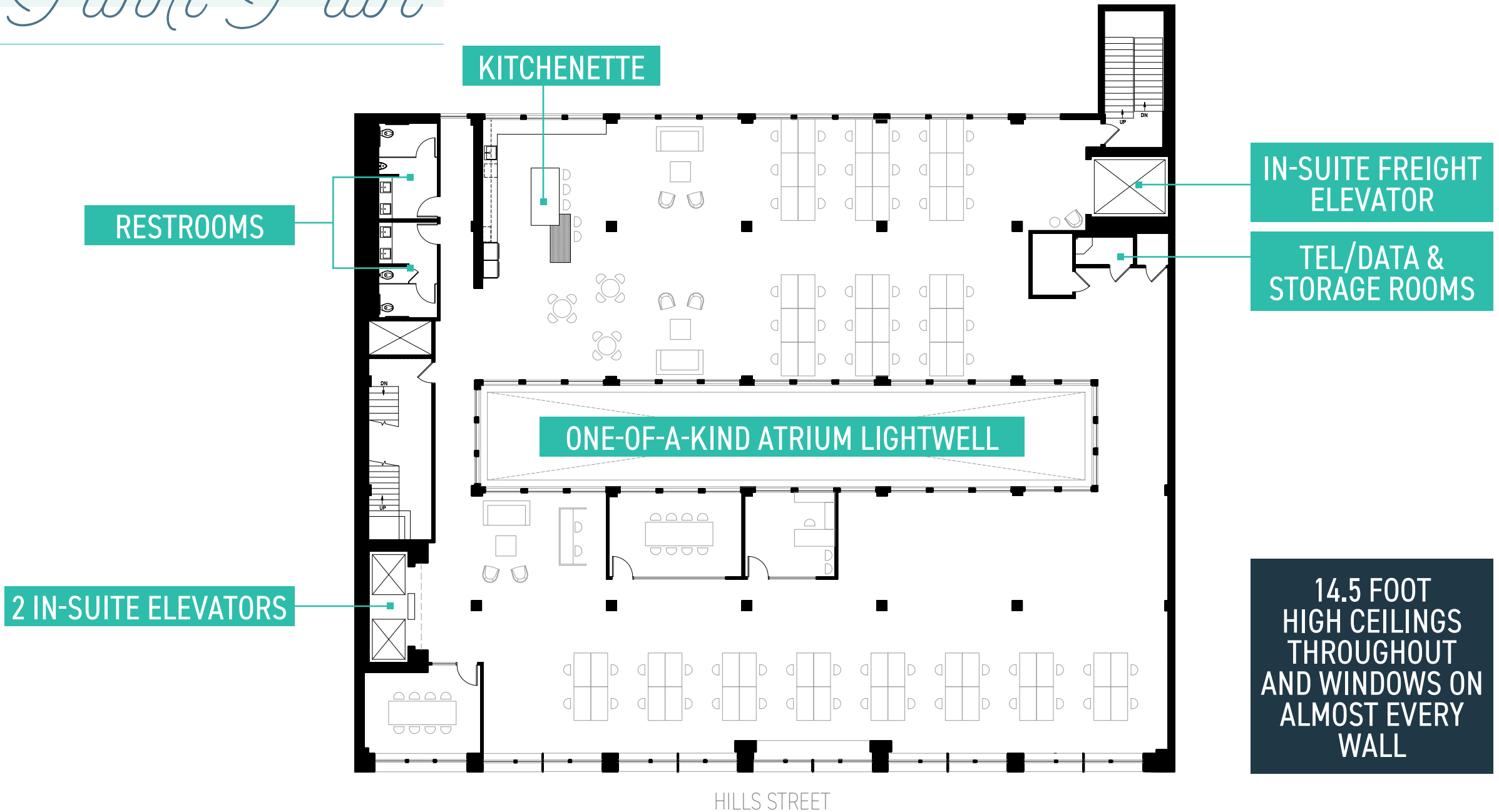


EXTREMELY FAST
FIBER INTERNET



MOVE IN
NEXT WEEK!

Floor Plan



**MORE ON-SITE PARKING THAN ANY
OTHER BUILDING IN THE HISTORIC CORE**

Parking Info

5/1,000 Ratio

10 levels

499 Stalls

\$180/Mo

EV Charging Stations

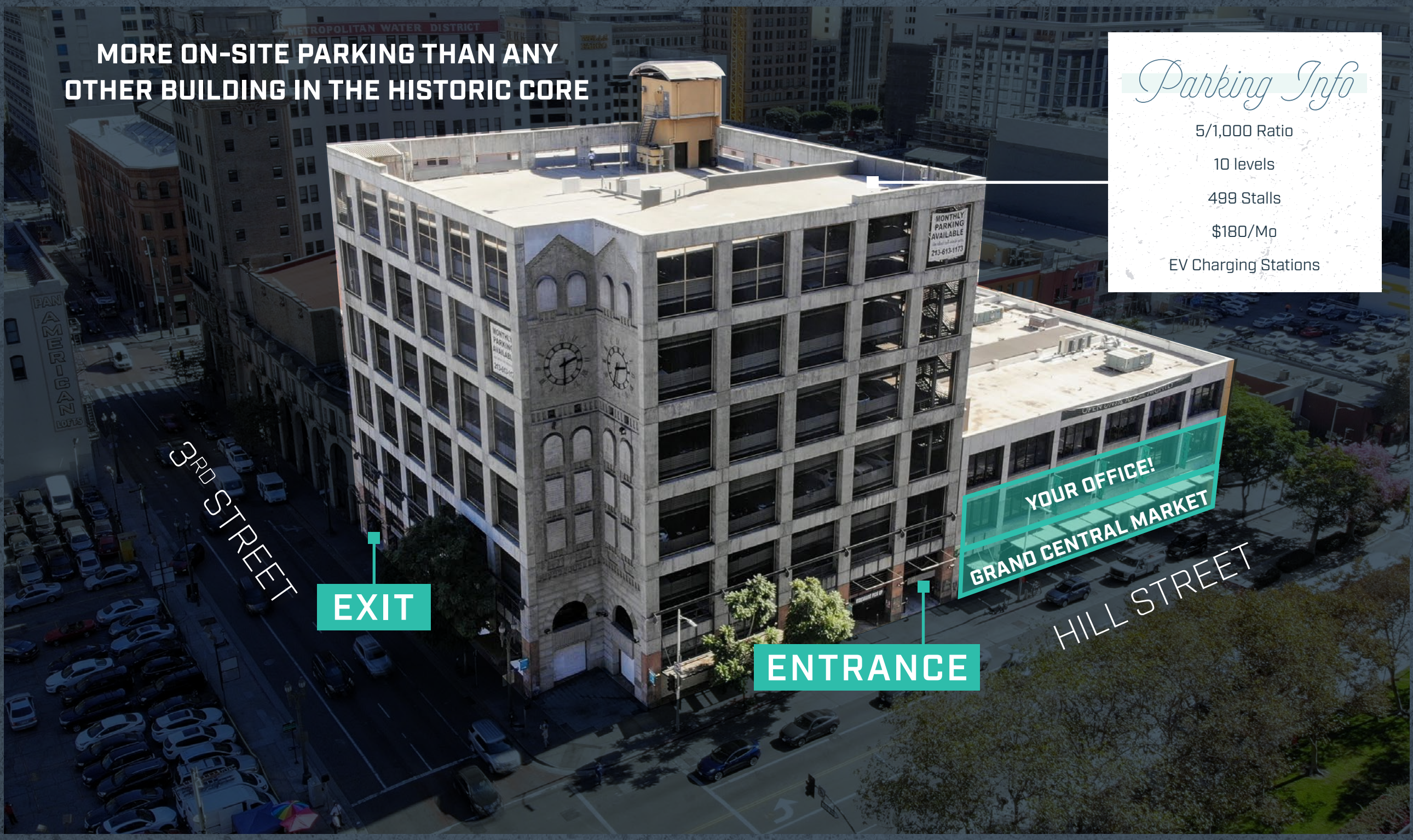
3RD STREET

EXIT

ENTRANCE

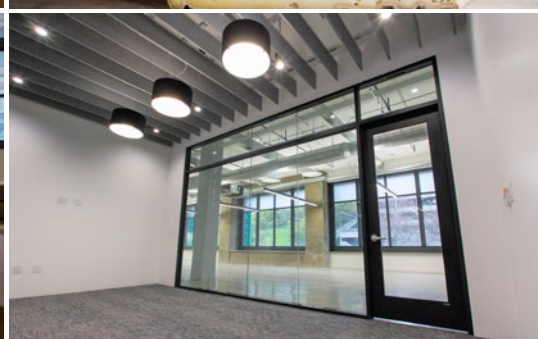
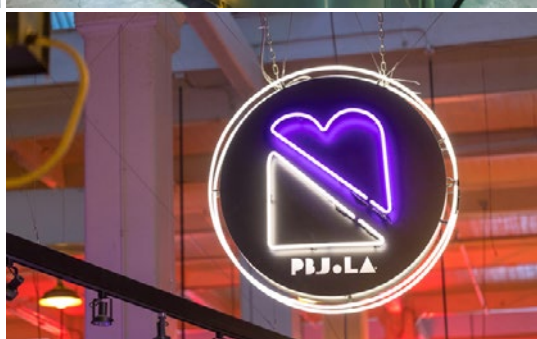
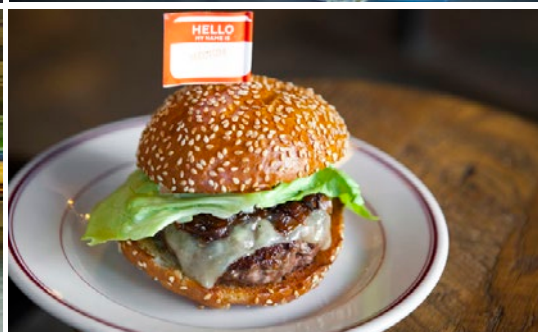
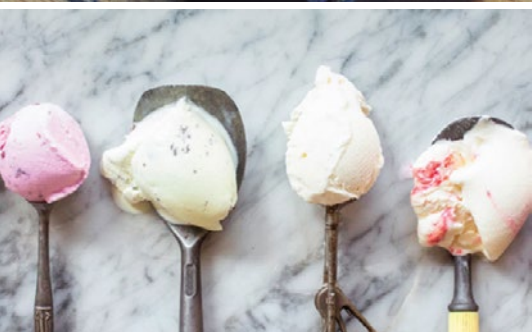
YOUR OFFICE!
GRAND CENTRAL MARKET

HILL STREET



Grand Central Market

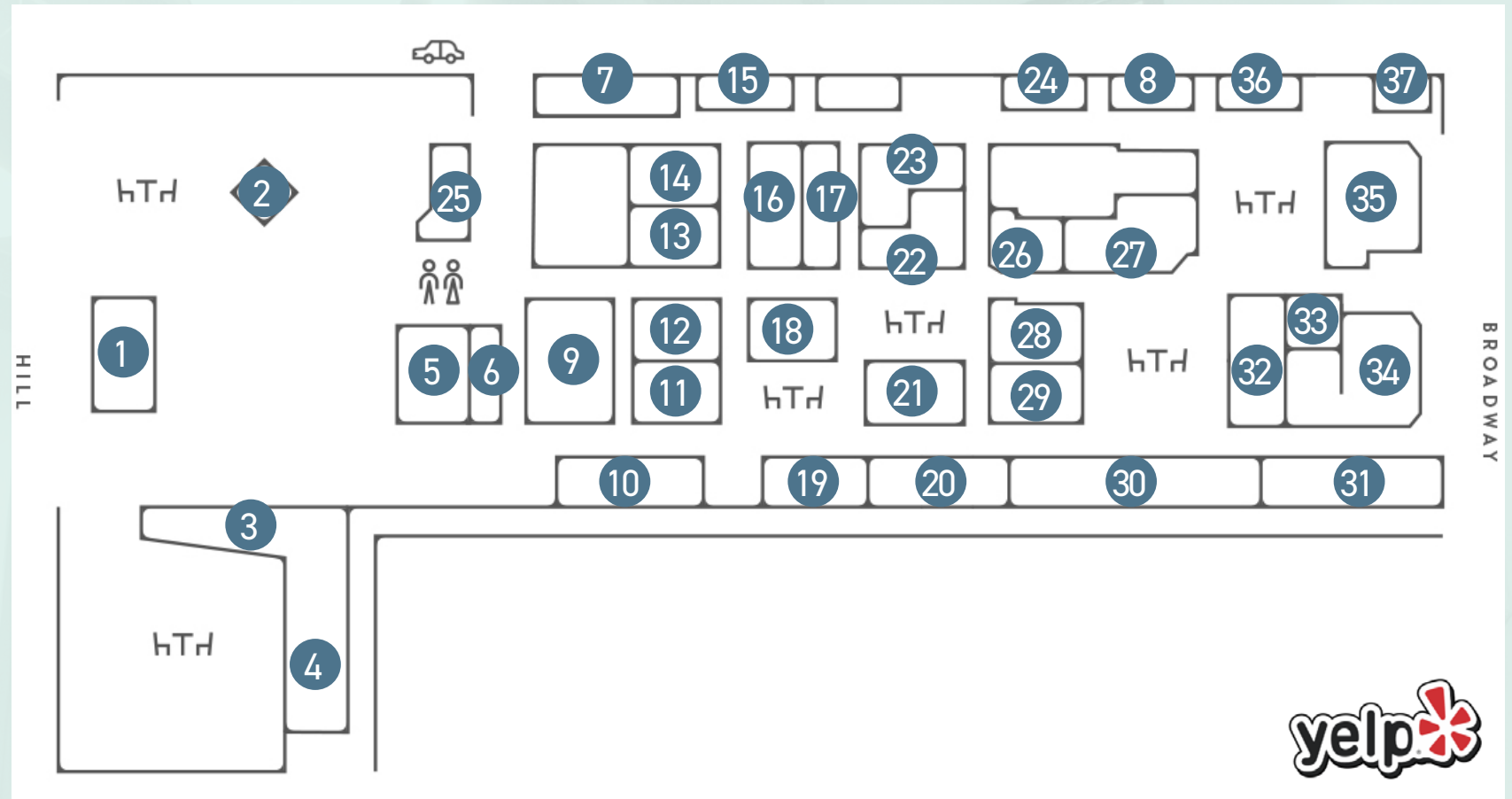
DIRECTLY UNDER YOUR DESK



Grand Central Vendor Map

EATERIES

1. **G&B Coffee:** 820 Reviews | ★★★★★ | \$\$
2. **The Oyster Gourmet:** 234 Reviews | ★★★★★ | \$\$
3. **Golden Road Grand Central Market:** 227 Reviews | ★★★★★ | \$\$
4. **Horse Thief BBQ:** 828 Reviews | ★★★★★ | \$\$
5. **China Café:** 278 Reviews | ★★★★★ | \$
6. **Chile Secos:** 6 reviews | ★★★★★ | \$
7. **Belcampo Meat Co.:** 47 Reviews | ★★★★★ | \$\$
8. **La Fruteria:** 2 Reviews | ★★★★★ | \$
9. **PBJ.LA:** 298 Reviews | ★★★★★ | \$
10. **DTLA Cheese And Kitchen:** 265 Reviews | ★★★★★ | \$\$
11. **Pop-Up Space**
12. **Ana Maria:** 230 Reviews | ★★★★★ | \$
13. **Bento Ya Japanese Cuisine:** 157 Reviews | ★★★★★ | \$
14. **La Tostaderia:** 352 Reviews | ★★★★★ | \$\$
15. **La Huerta:** 25 Reviews | ★★★★★ | \$
16. **Torres Produce:** 1 Review | ★★★★★ | \$
17. **Valeria's Groceries:** 10 Reviews | ★★★★★ | \$
18. **Roast To Go:** 154 Reviews | ★★★★★ | \$
19. **Jose Chiquito:** 113 Reviews | ★★★★★ | \$
20. **Tacos Tumbras A Tomas:** 984 Reviews | ★★★★★ | \$
21. **Olio GCM Wood Fired Pizzeria:** 273 Reviews | ★★★★★ | \$\$
22. **Wexler's Deli:** 725 Reviews | ★★★★★ | \$\$
23. **Sarita's Pupuseria:** 713 Reviews | ★★★★★ | \$
24. **Lucky Bird:** 494 Reviews | ★★★★★ | \$\$
25. **Sari Sari Store:** 498 Reviews | ★★★★★ | \$\$
26. **McConnell's Fine Ice Cream:** 765 Reviews | ★★★★★ | \$
27. **Prawn:** 359 Reviews | ★★★★★ | \$\$
28. **Sticky Rice:** 878 Reviews | ★★★★★ | \$\$
29. **Sticky Rice II:** 848 Reviews | ★★★★★ | \$\$
30. **Knead & Co. Pasta Bar + Market:** 237 Reviews | ★★★★★ | \$\$
31. **The Donut Man (Coming Soon)**
32. **Ramen Hood:** 916 Reviews | ★★★★★ | \$\$
33. **Berlin Currywurst:** 252 Reviews | ★★★★★ | \$\$
34. **Las Moreliana:** 394 Reviews | ★★★★★ | \$
35. **Eggslut:** 5,592 Reviews | ★★★★★ | \$
36. **Clark Street Bread:** 126 Reviews | ★★★★★ | \$\$
37. **Pres Brothers Juicery:** 187 Reviews | ★★★★★ | \$\$\$\$



“The bustling Grand Central Market, one of Los Angeles’ best-known cultural landmarks . . . is a popular destination for locals and tourists who can choose a meal from dozens of food stalls or shop for produce, spices and other wares.”

– Roger Vincent / Los Angeles Times

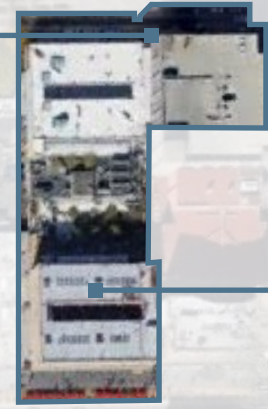


Farmer's Market

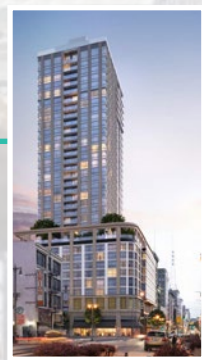
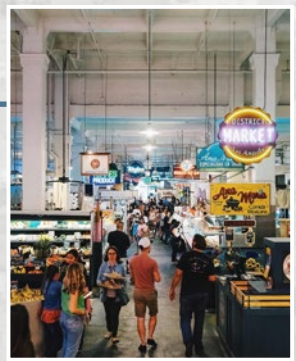
Park Fifth



TEABELLA



birds & bees



Amerities Map

IMPECCABLE LOCATION

Accessibility Map

Walk Score of

97/100

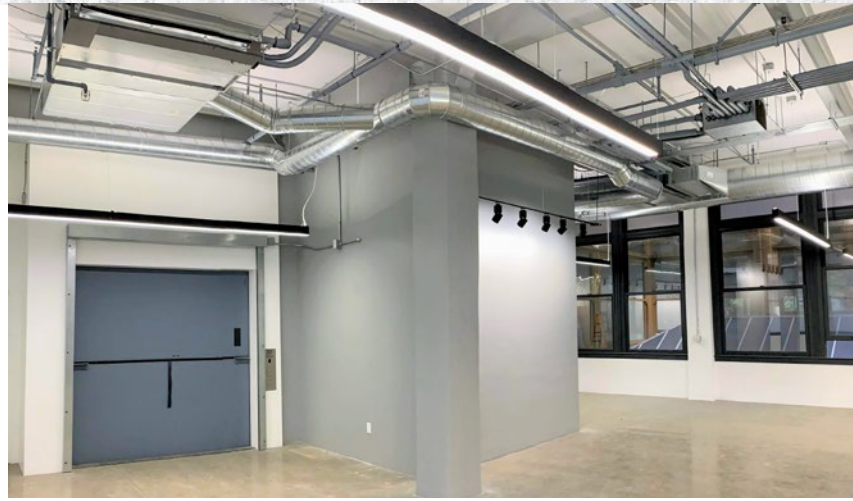
WALKER'S PARADISE:
DAILY ERRANDS DO NOT REQUIRE A CAR

Transit Score of

100/100

RIDER'S PARADISE:
WORLD-CLASS PUBLIC TRANSPORTATION







Leasing Information

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**CUSHMAN &
WAKEFIELD**