

CREATIVE OFFICE SUBLEASE

PAC MUTUAL

523 W. 6TH STREET



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

HIGHLIGHTS

- HIGH END, CREATIVE SPACE RECENTLY BUILT OUT
- SPACE INCLUDES EXPOSED CEILING, EXPOSED BRICK AND POLISHED CONCRETE FLOORS WITH ELEVATOR IDENTITY
- NON-EXCLUSIVE PATIO CONNECTED TO THE SPACE
- NUMEROUS AMENITIES WITHIN WALKING DISTANCE
- ON-SITE AMENITIES INCLUDE FITNESS CENTER, CONFERENCE CENTER AND TENANT LOUNGE

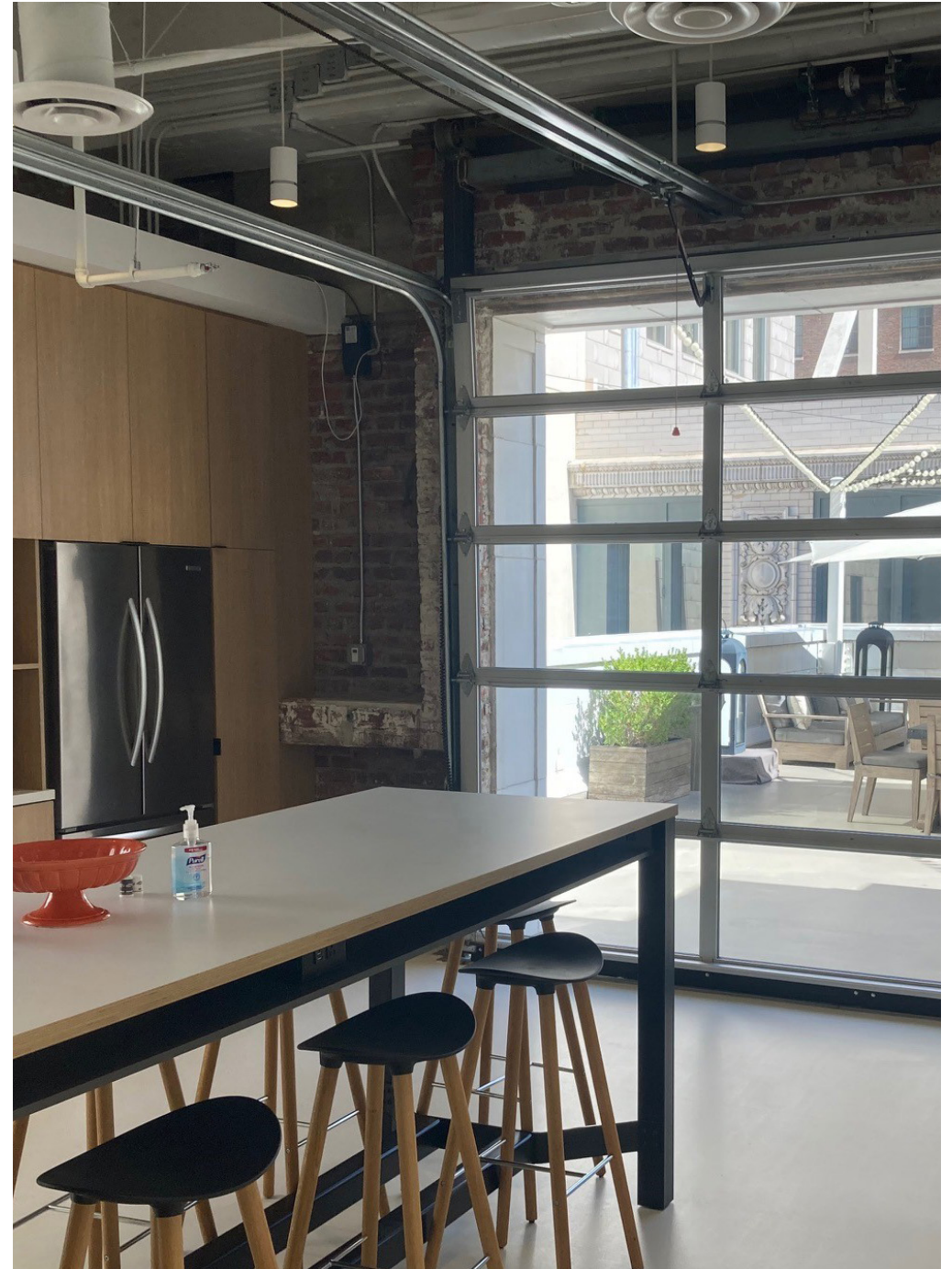


SPECIFICATIONS

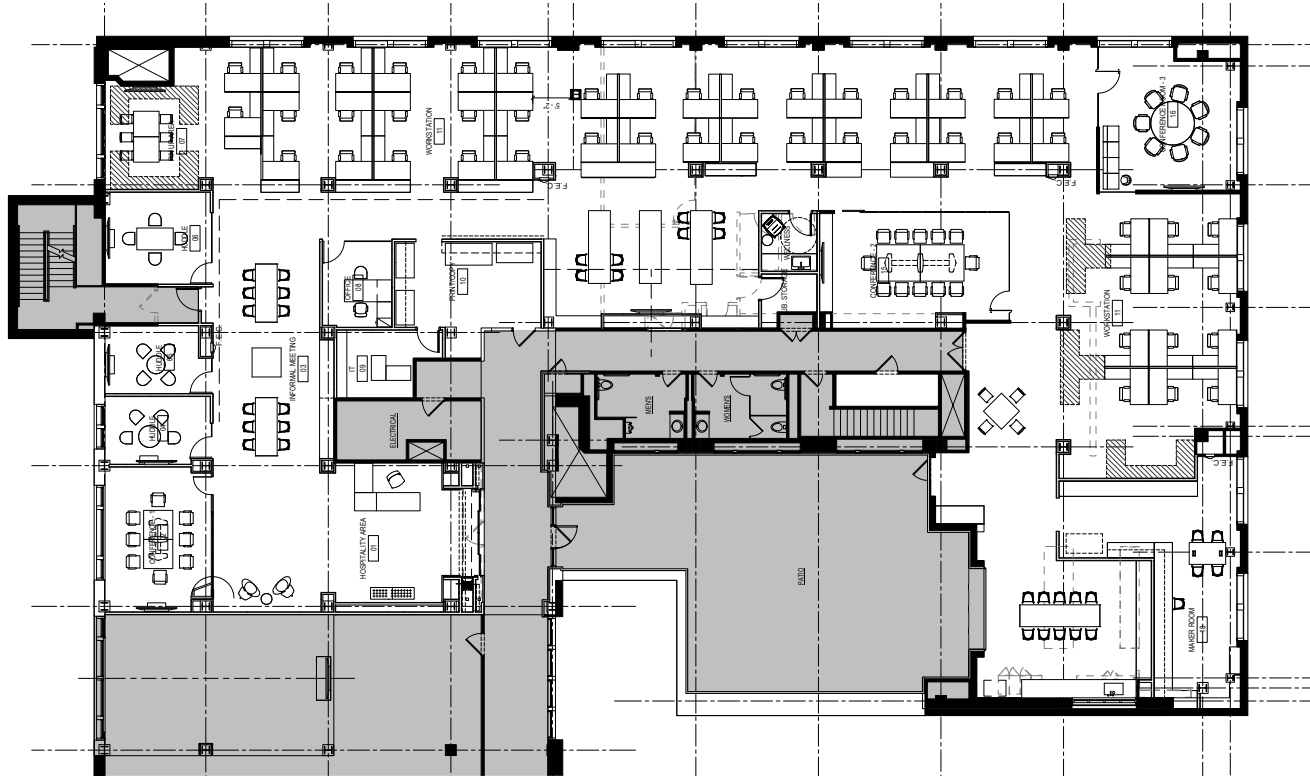
- 12,903 SF OF OFFICE SPACE ON THE 6TH FLOOR
- AVAILABLE: IMMEDIATELY
- TERM: OCTOBER 2030 (WILL CONSIDER SHORTER TERM)
- ASKING RATE: NEGOTIABLE
- HIGH-END RECEPTION AREA
- KITCHENETTE WITH SOCIAL AREA/BAR
- CONFERENCE ROOMS
- PRIVATE OFFICES WITH AMPLE GLASS
- SHARED 6TH FLOOR OUTDOOR PATIO WITH DIRECT ACCESS TO SPACE
- FURNITURE CAN BE MADE AVAILABLE
- SPACE WAS BUILT OUT IN 2020 - OCCUPIED IN 2022



523 W. 6TH STREET | LOS ANGELES



12,903 SF AVAILABLE - 6TH FLOOR



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