



# 617 WEST 7TH STREET

*Move-In Ready Office  
Suites Available for Lease  
in Downtown Los Angeles*

LOS ANGELES, CA 90017

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617 WEST 7TH STREET

# THE REDEFINED OFFICE EXPERIENCE

*With a recent renovation and convenient downtown location, 617 W 7th Street is an excellent option for those looking to be at the heart of Los Angeles.*

BUILDING SIZE	215,469 SF
AVAILABLE	2,243 RSF-48,876 RSF
LEASE RATE	\$24.00 (SF/YR), Full Service Gross
STORIES	13
BUILT/RENOV.	1923/2022
CONDITION	Beautiful move-in ready office suites with high end creative office build outs

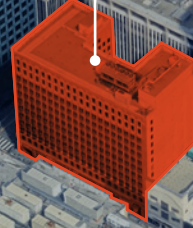
**1923/2022**  
YEAR BUILT/RENOVATED

**\$24 FSG**  
LEASE RATE (SF/YR)

617 WEST 7TH STREET

# CREATIVE. COMPETITIVE. OFFICE.

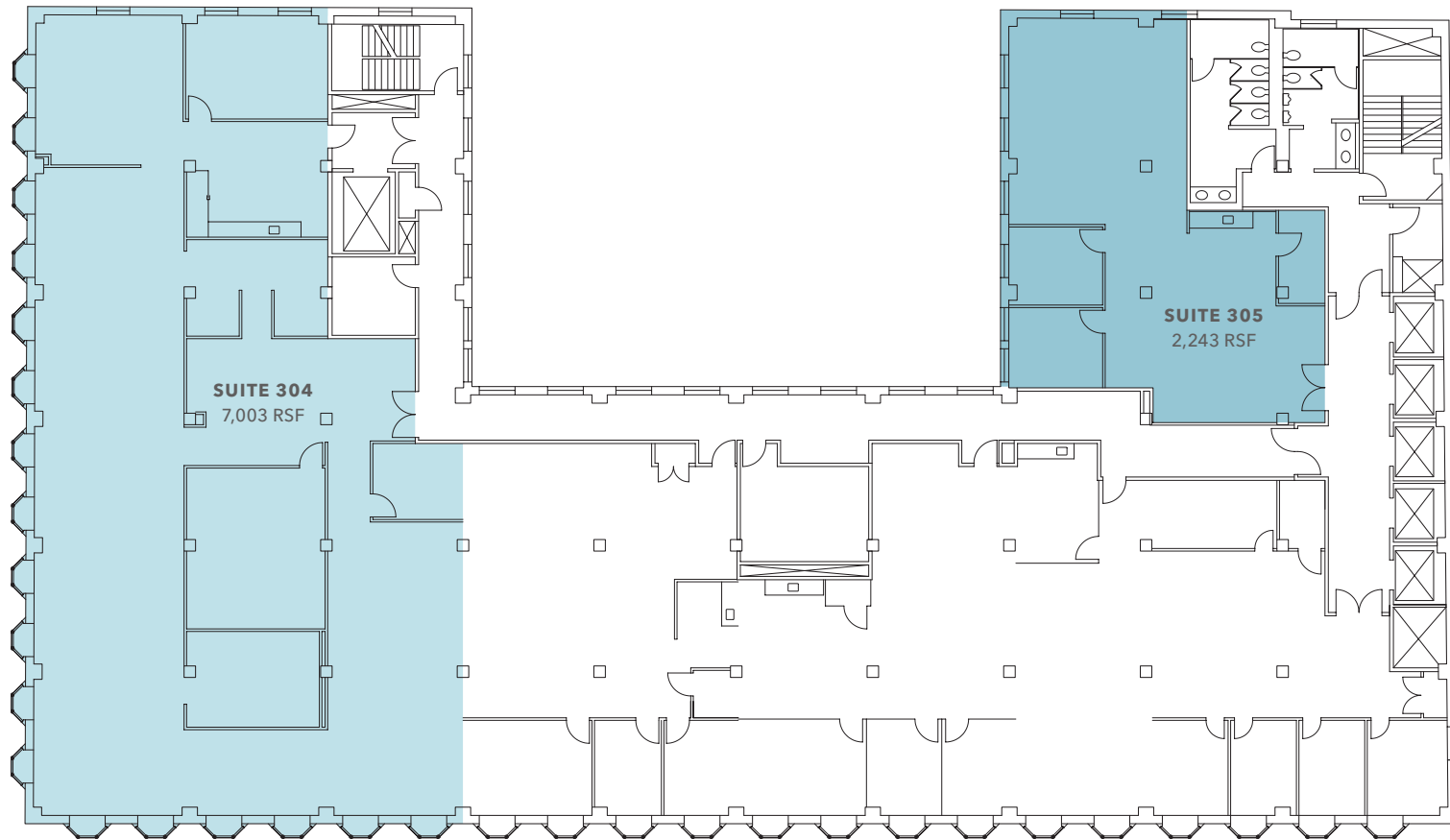
617 WEST  
7TH STREET



## SUITE AVAILABILITY

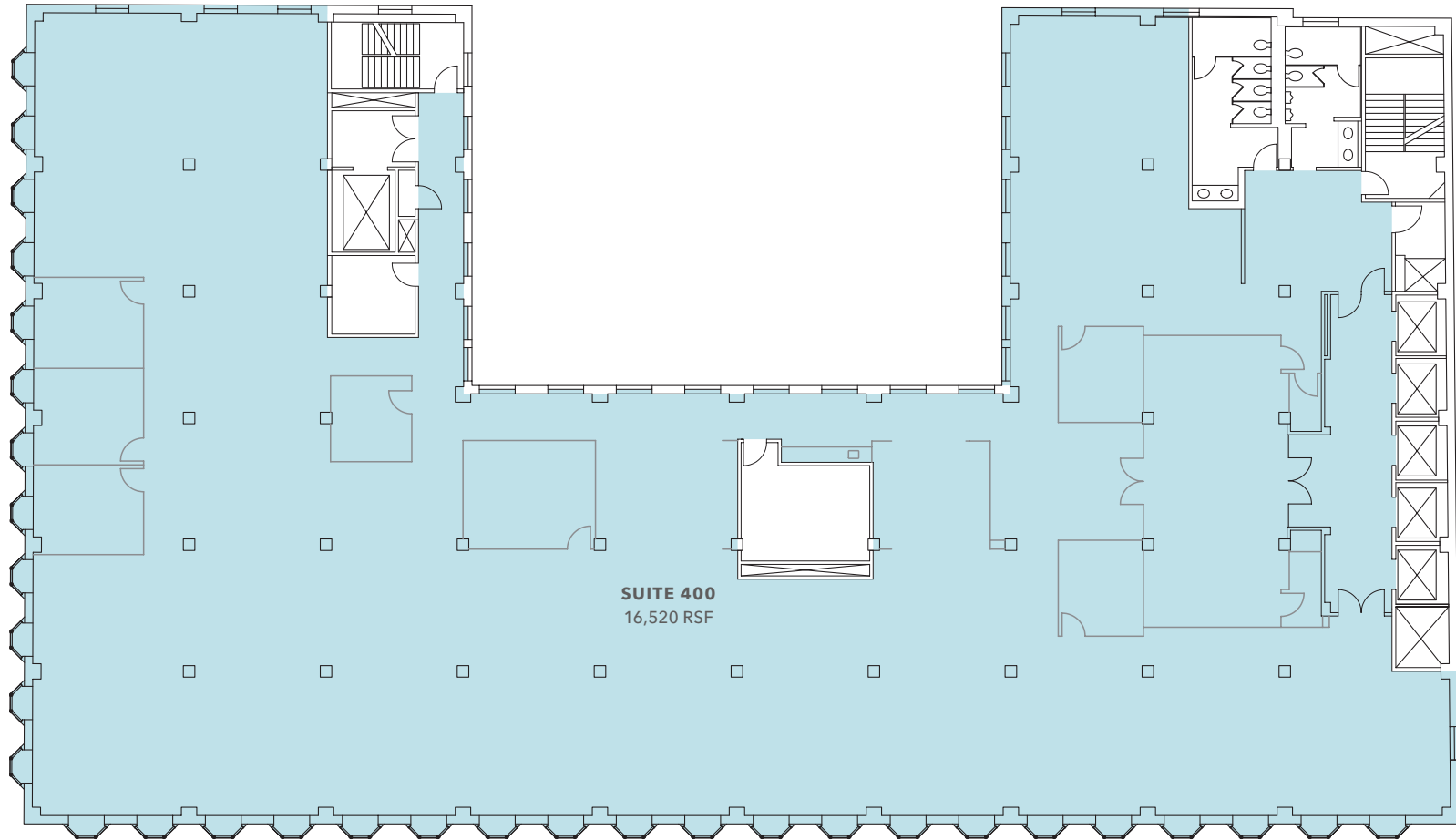
Suite #	RSF	Lease Rate (SF/YR)	Notes	Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 304	7,003	\$24.00 FSG	Creative spec suite	SUITE 704	3,009	\$24.00 FSG	Creative spec suite
SUITE 305	2,243	\$24.00 FSG	Creative spec suite	SUITE 705	2,243	\$24.00 FSG	Raw space
SUITE 400	16,520	\$24.00 FSG	Full floor of creative space	SUITE 800	16,074	\$24.00 FSG	Raw space
SUITE 500	5,405	\$24.00 FSG	Creative spec suite	SUITE 900	16,168	\$24.00 FSG	Raw space
SUITE 504	3,196	\$24.00 FSG	Creative spec suite	SUITE 1000	16,634	\$24.00 FSG	Creative spec suite
SUITE 505	2,262	\$24.00 FSG	Creative spec suite	SUITE 1100	4,887	\$24.00 FSG	Raw space
SUITE 602	6,222	\$24.00 FSG	Creative spec suite	SUITE 1104	3,951	\$24.00 FSG	Creative spec suite
SUITE 604	3,166	\$24.00 FSG	Fully furnished creative space	SUITE 1105	2,254	\$24.00 FSG	Raw space
SUITE 605	2,284	\$24.00 FSG	Creative spec suite	SUITE 1200	16,042	\$24.00 FSG	Penthouse with extra ceiling height





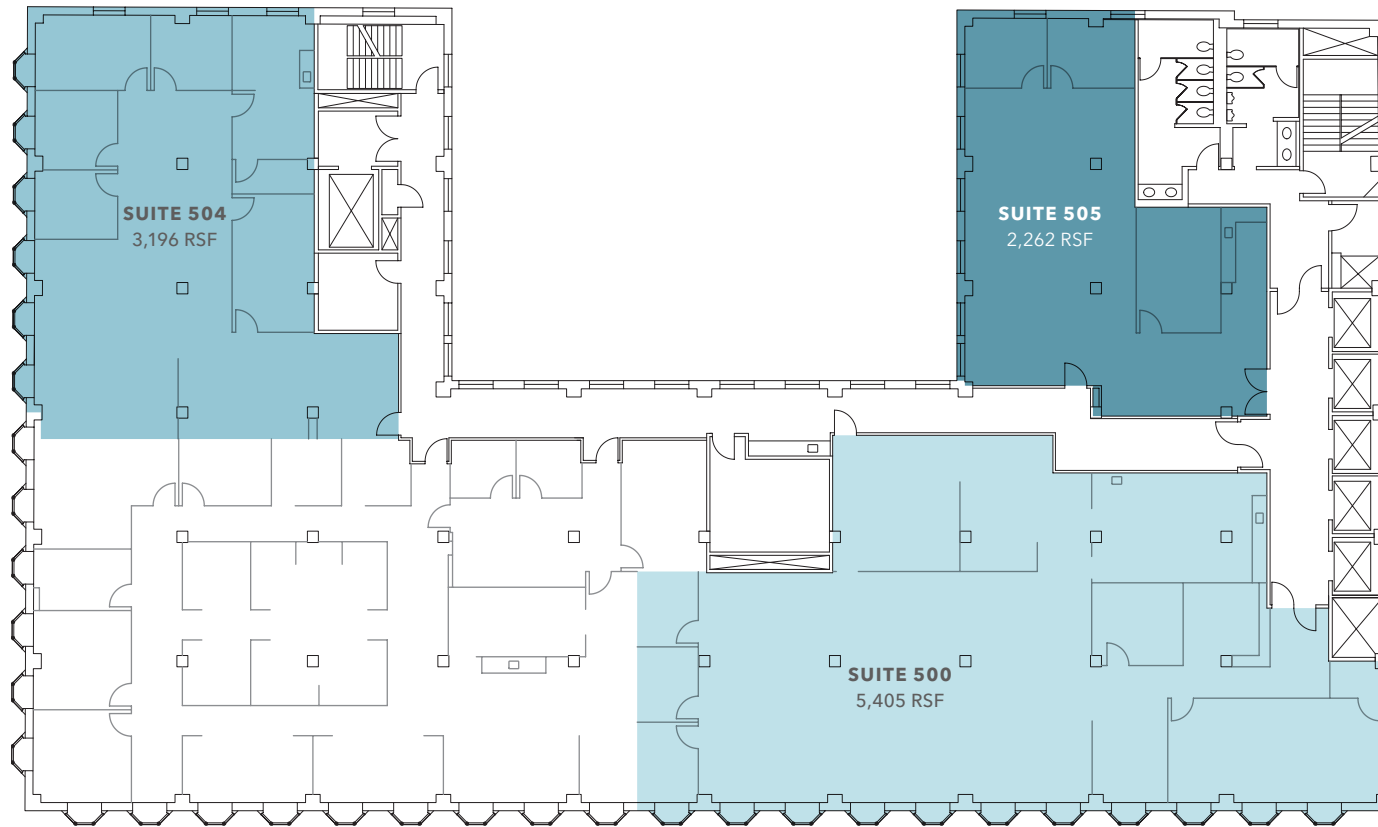
## THIRD FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 304	7,003	\$24.00 FSG	Creative spec suite
SUITE 305	2,243	\$24.00 FSG	Creative spec suite



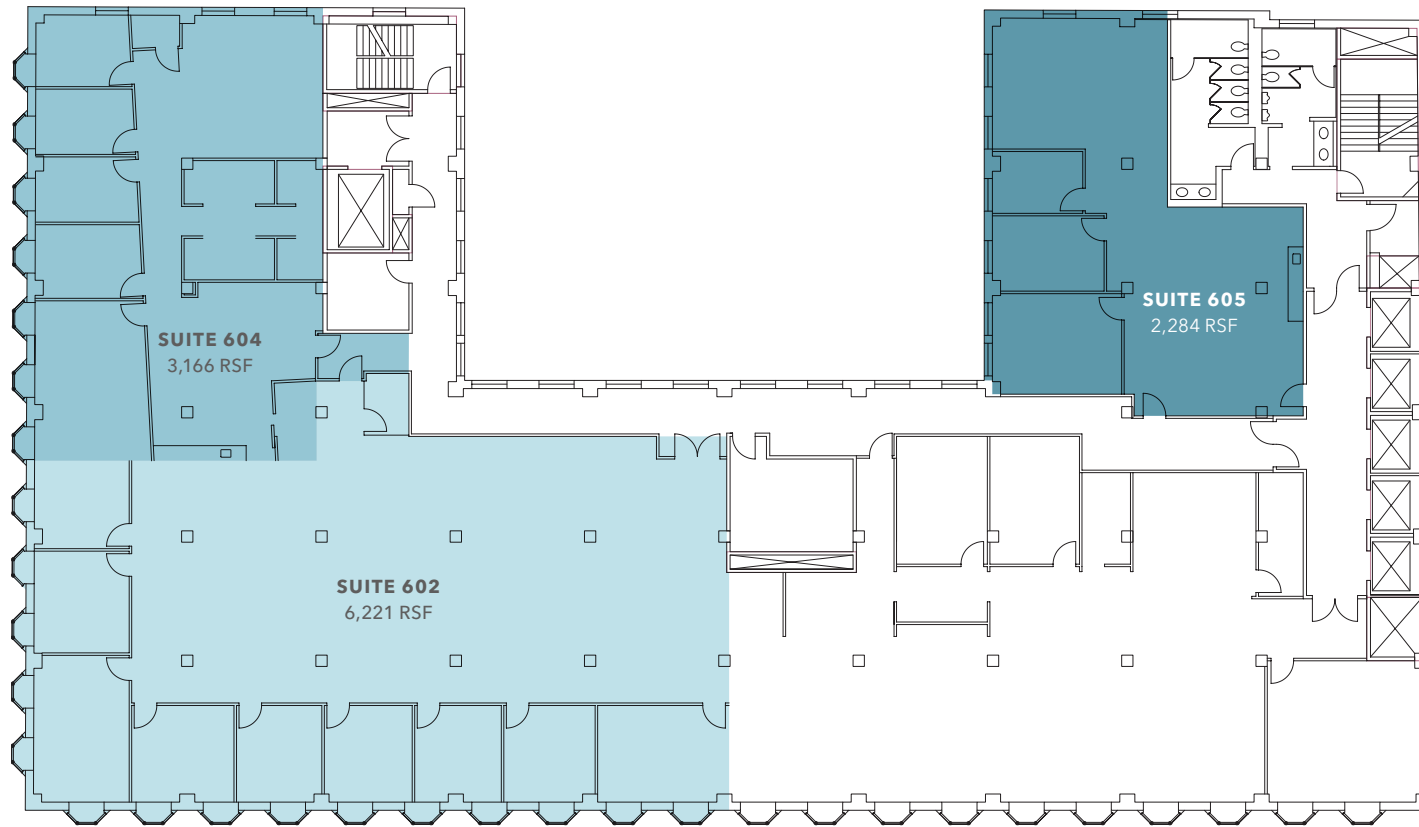
## FOURTH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 400	16,520	\$24.00 FSG	Full floor of creative space



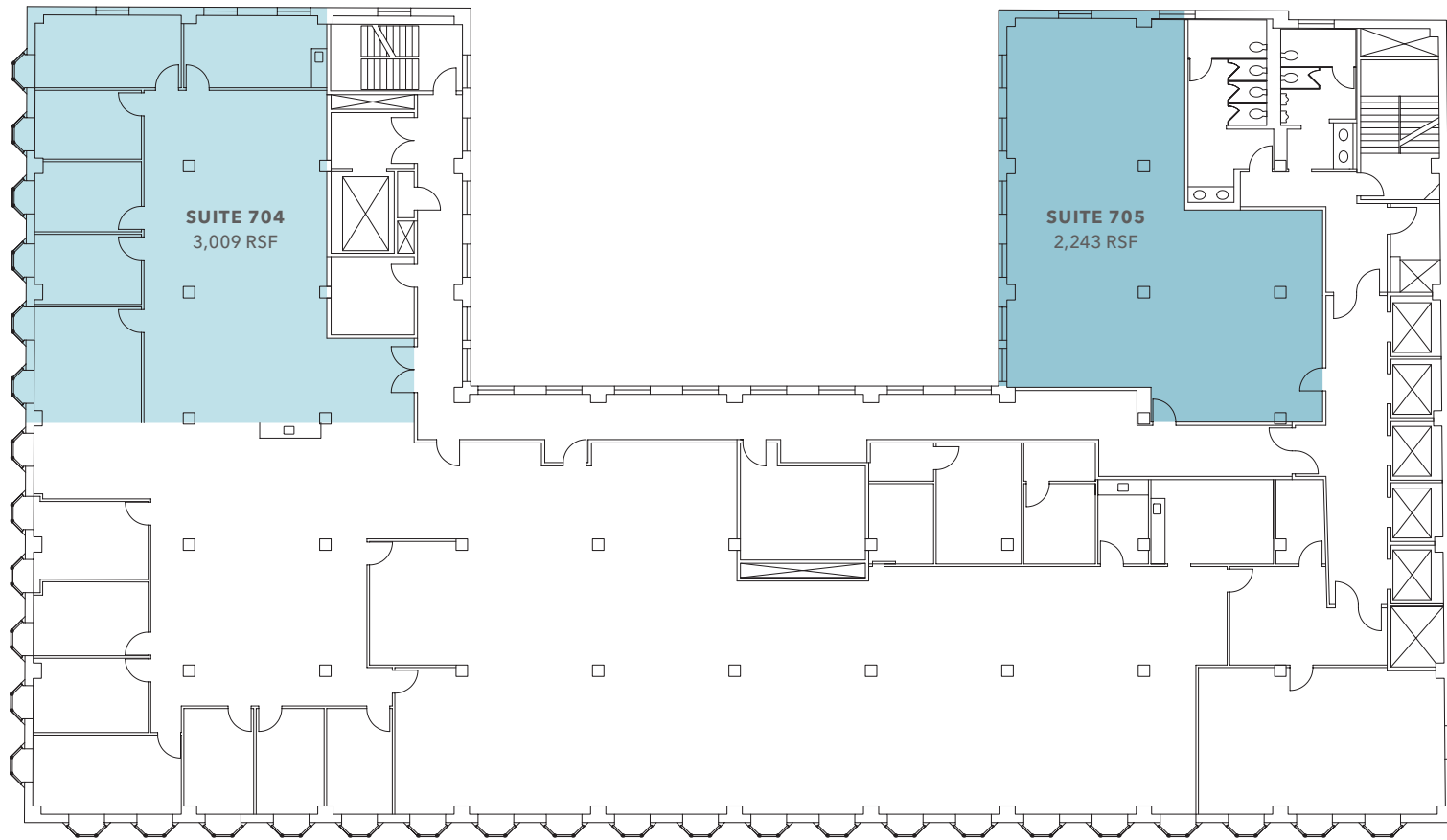
## FIFTH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 500	5,405	\$24.00 FSG	Creative spec suite
SUITE 504	3,196	\$24.00 FSG	Creative spec suite
SUITE 505	2,262	\$24.00 FSG	Creative spec suite



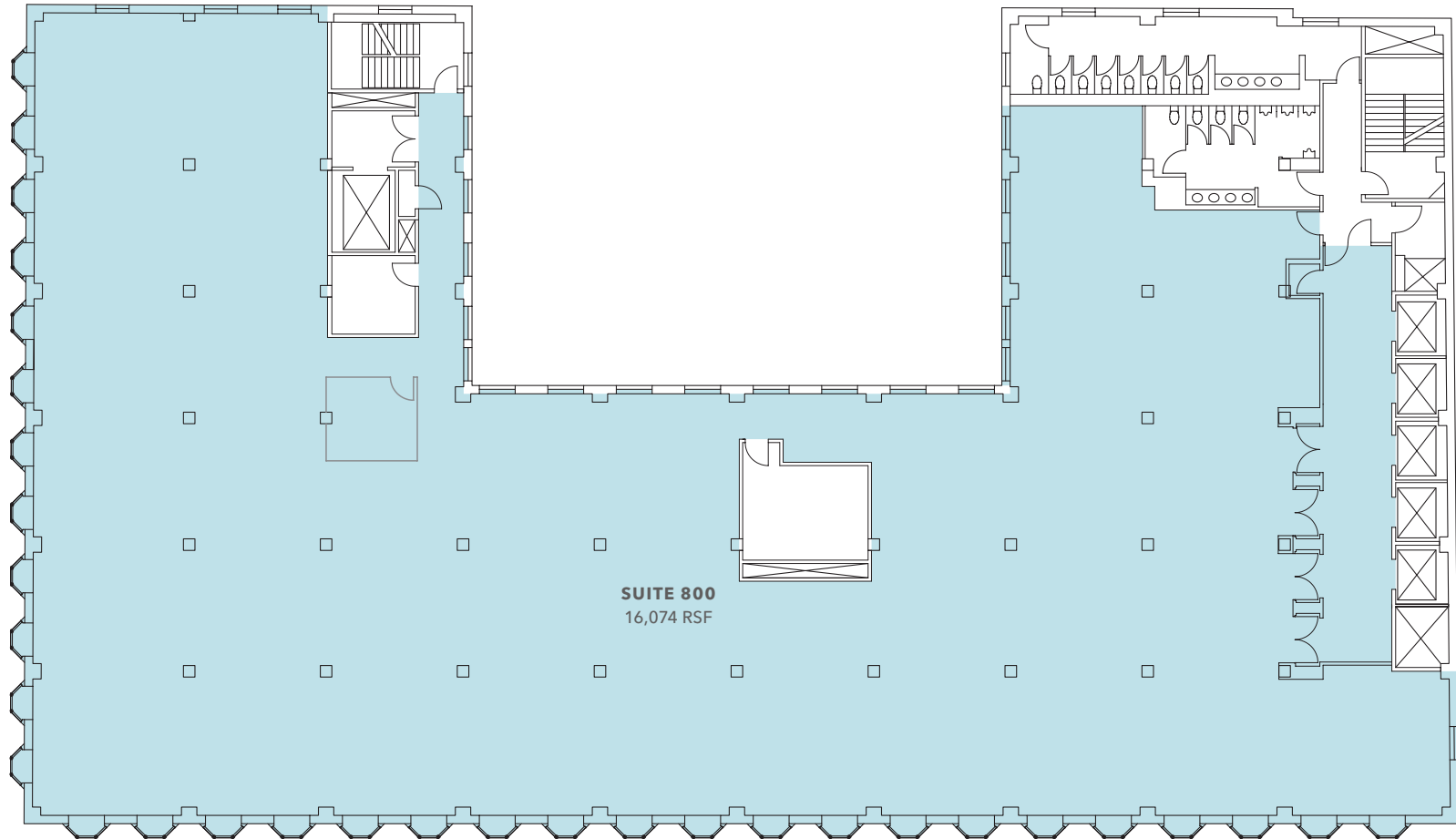
## SIXTH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 602	6,222	\$24.00 FSG	Creative spec suite
SUITE 604	3,166	\$24.00 FSG	Fully furnished creative space
SUITE 605	2,284	\$24.00 FSG	Creative spec suite



## SEVENTH FLOOR PLAN

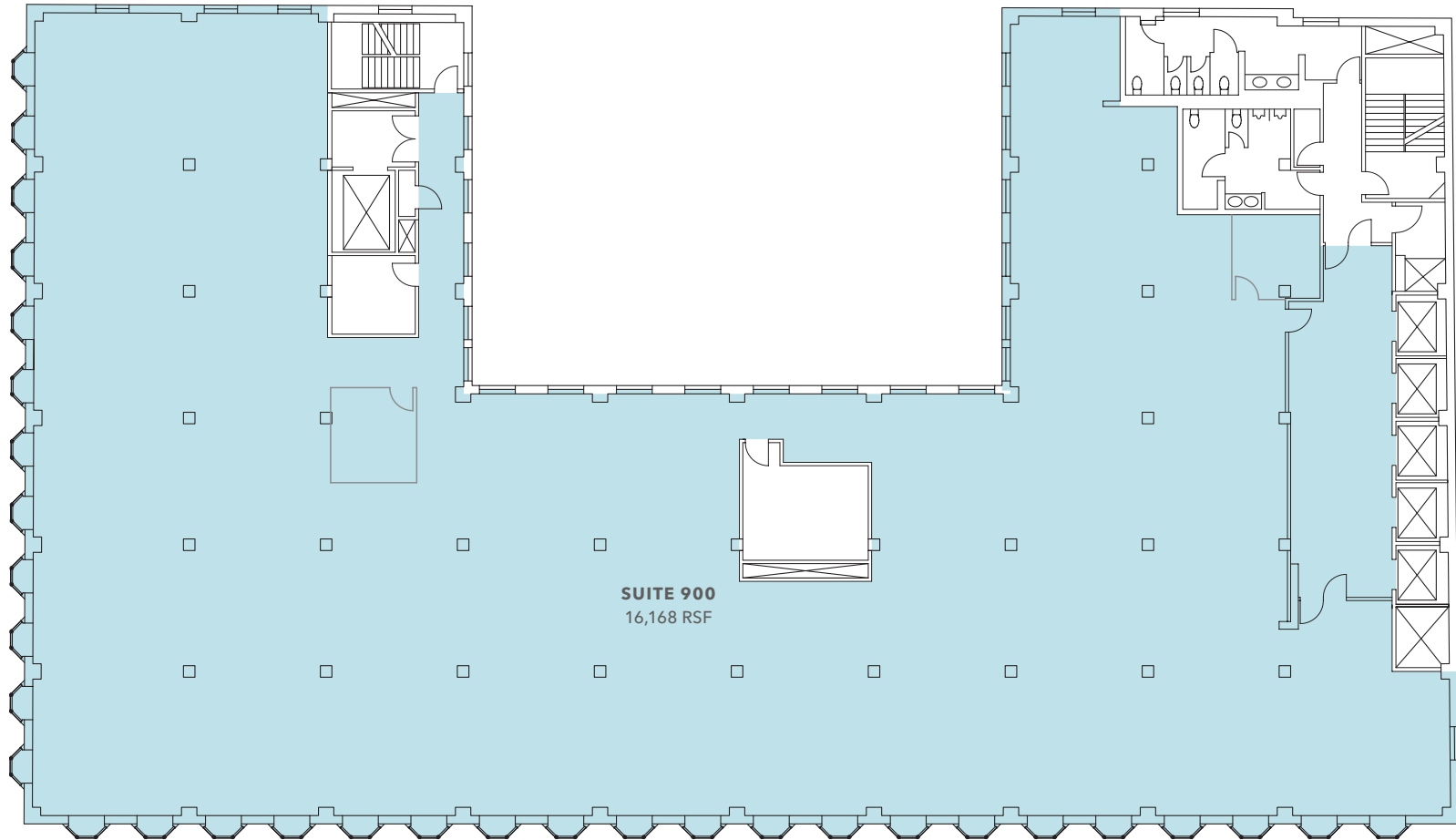
Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 704	3,009	\$24.00 FSG	Creative spec suite
SUITE 705	2,243	\$24.00 FSG	Raw space



**SUITE 800**  
16,074 RSF

## EIGHTH FLOOR PLAN

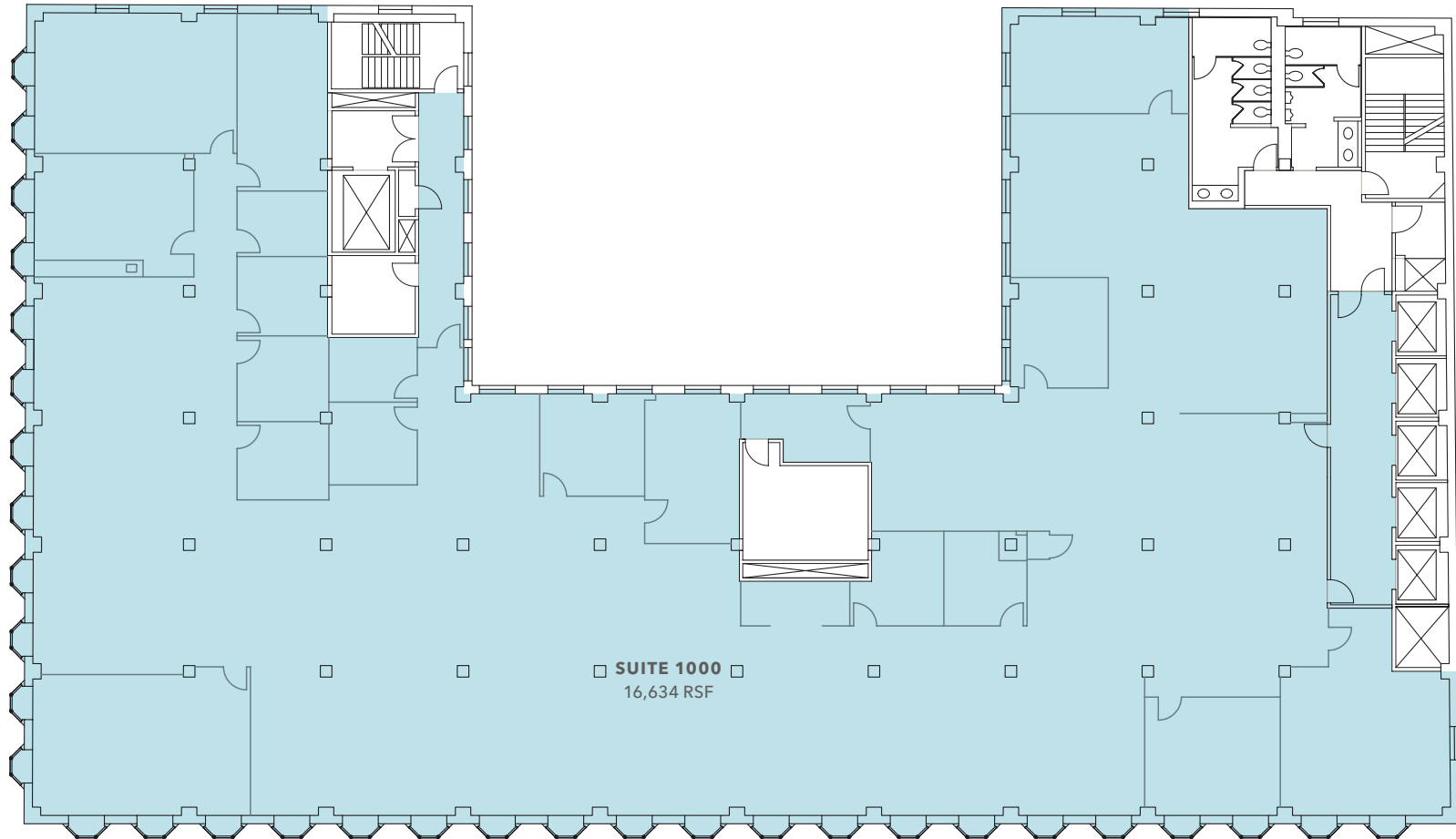
Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 800	16,074	\$24.00 FSG	Raw space



**SUITE 900**  
16,168 RSF

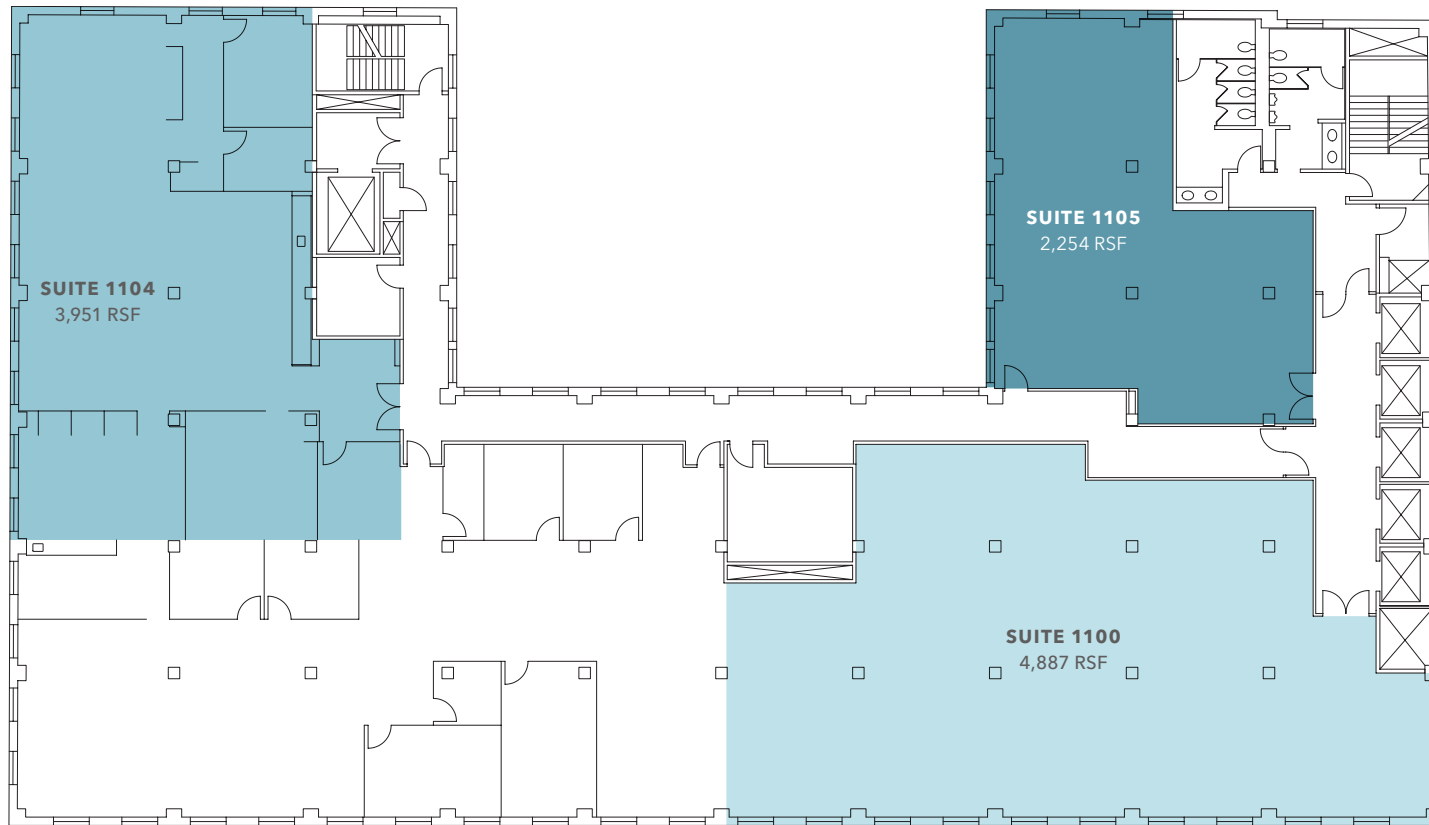
## NINTH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 900	16,168	\$24.00 FSG	Raw space



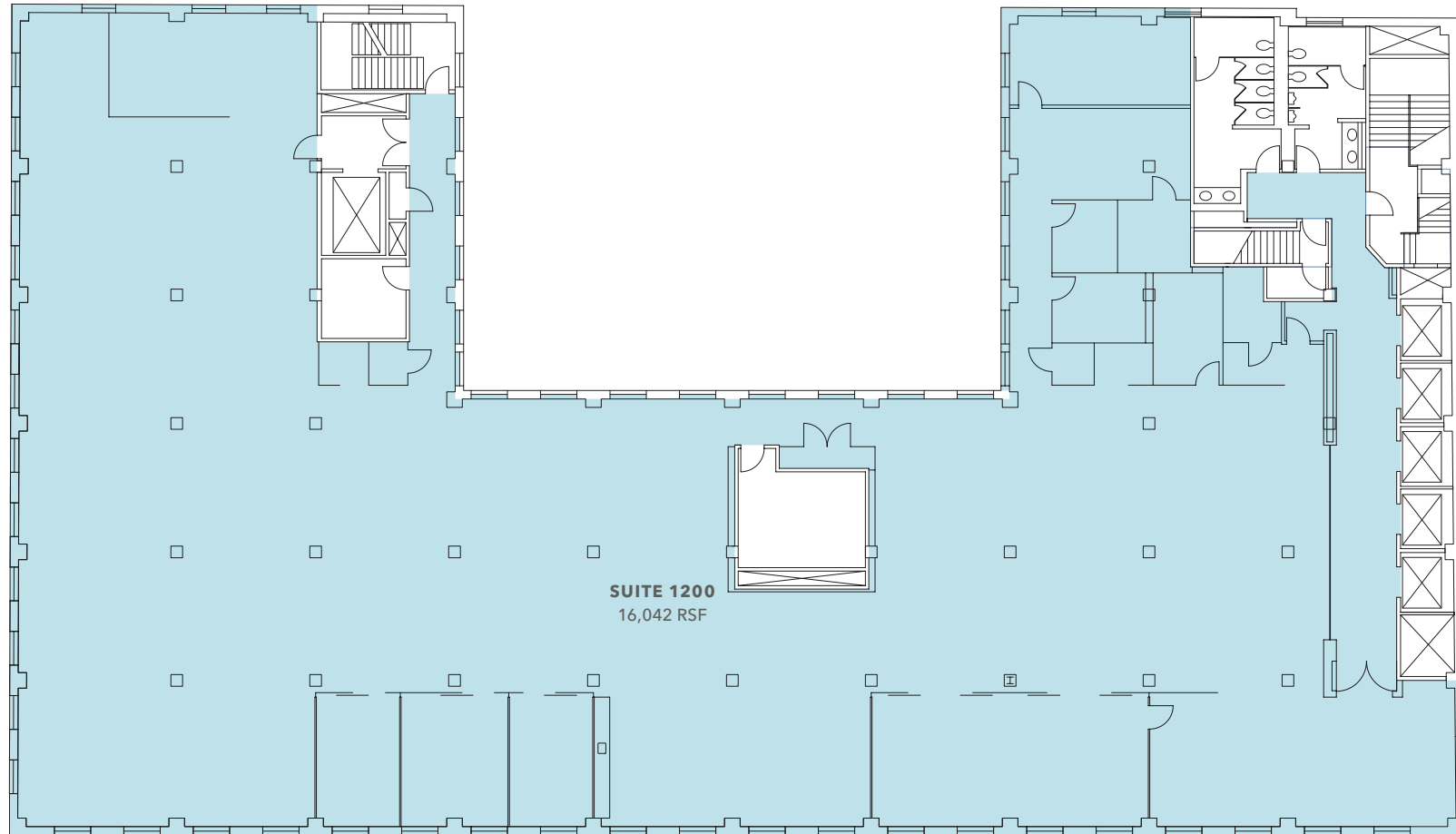
## TENTH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 1000	16,634	\$24.00 FSG	Creative spec suite



## ELEVENTH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 1100	4,887	\$24.00 FSG	Raw space
SUITE 1104	3,951	\$24.00 FSG	Creative spec suite
SUITE 1105	2,254	\$24.00 FSG	Raw space



## TWELVETH FLOOR PLAN

Suite #	RSF	Lease Rate (SF/YR)	Notes
SUITE 1200	16,042	\$24.00 FSG	Penthouse with extra ceiling height

# PREMIER DOWNTOWN LOCATION

Excellent proximity to numerous retail, local and nationally known restaurants, services, civic centers, and residential projects

Ideal corner location on S Hope St and 7th St

Located in the heart of 7th Street's Restaurant Row: Bottega Louie, Joey DTLA, Q Sushi, Nomad Hotel, Sugarfish, Le Grand, Tocaya Organica, Sheraton Hotel

Convenient access to the expansive 7th Street Metro station

**5 MIN**

CA-110 VIA 7TH ST & S FIGUEOA ST

**10 MIN**

US 101 VIA S OLIVE ST



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*Exclusively leased by*

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