



BROADWAY MEDIA CENTER

*Brand New Creative Spec
Suites Available for Lease*

316 W 2ND ST
LOS ANGELES, CA 90012

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BRAND *NEW CREATIVE* SPEC SUITES AVAILABLE IMMEDIATELY



SUITES FROM
920 TO 6,000 SF



ON-SITE PARKING FOR
TENANTS AND VISITORS



LOW LOAD FACTOR



ACROSS THE STREET FROM
NEW REGIONAL METRO HUB



NEARBY AMENITIES INCLUDE
GRAND CENTRAL MARKET
AND GRAND AVE PROJECT



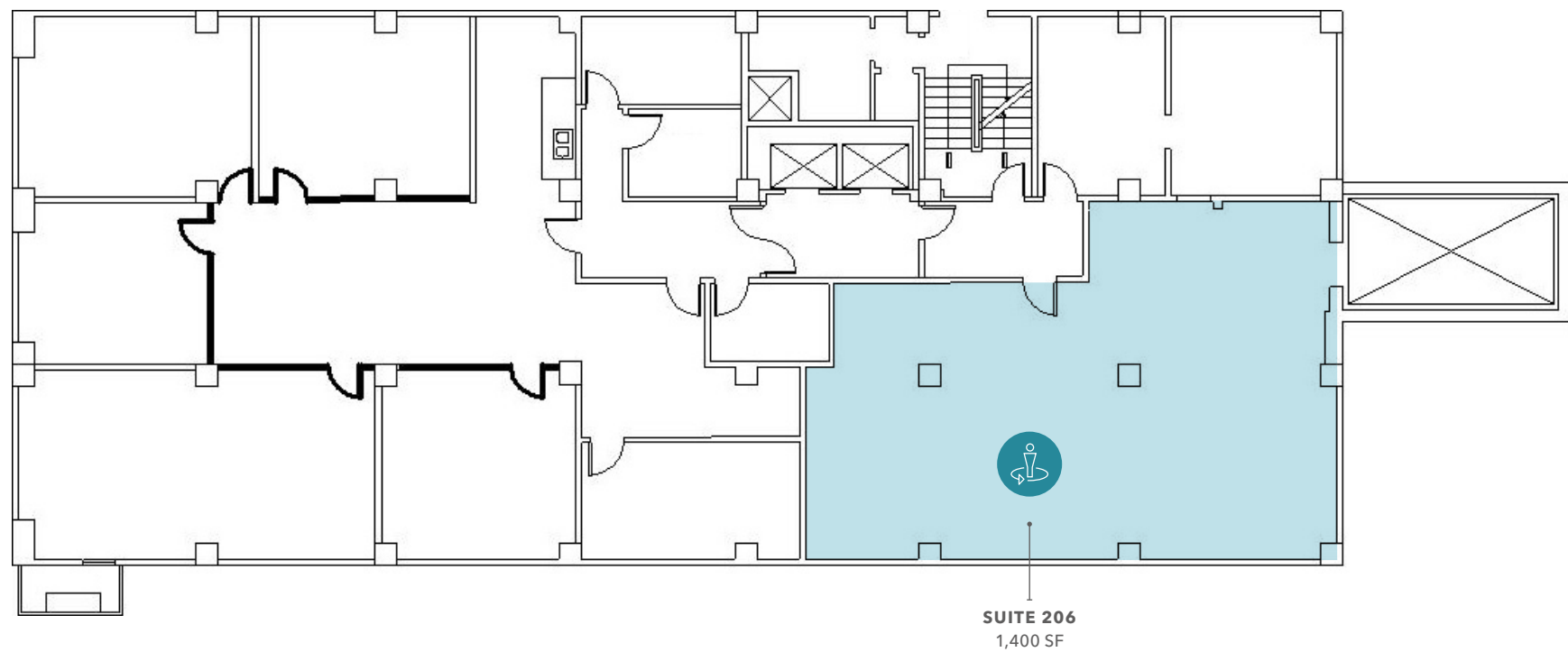
FIBER CONNECTIVITY
AVAILABLE

Availabilities

Suite	Use	Lease Rate	Available
206	Office	\$2.45 MG	1,400 SF
500	Office	\$2.45 MG	3,400 SF
503	Office	\$2.45 MG	1,680 SF
600	Office	\$2.45 MG	6,000 SF (Available 11/30/26)
700	Office	\$2.45 MG	6,000 SF
800	Office	\$2.45 MG	6,000 SF
900	Office	\$2.45 MG	6,000 SF
1000	Office	\$2.45 MG	2,750 SF
1004	Office	\$2.45 MG	1,100 SF
1104	Office	\$2.45 MG	1,400 SF
1108	Office	\$2.45 MG	1,100 SF
1202	Office	\$2.45 MG	3,700 SF

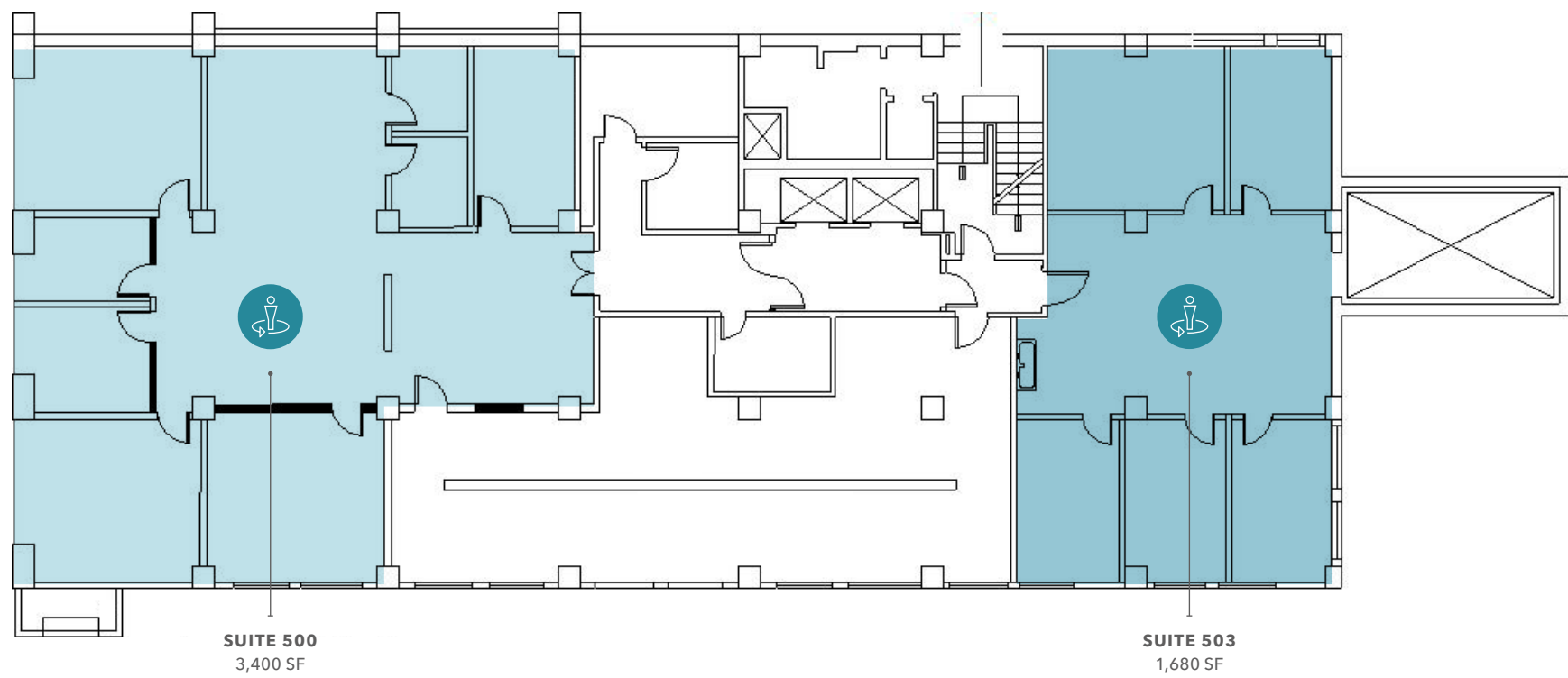
\$2.45/SF
LEASE RATE (MG)





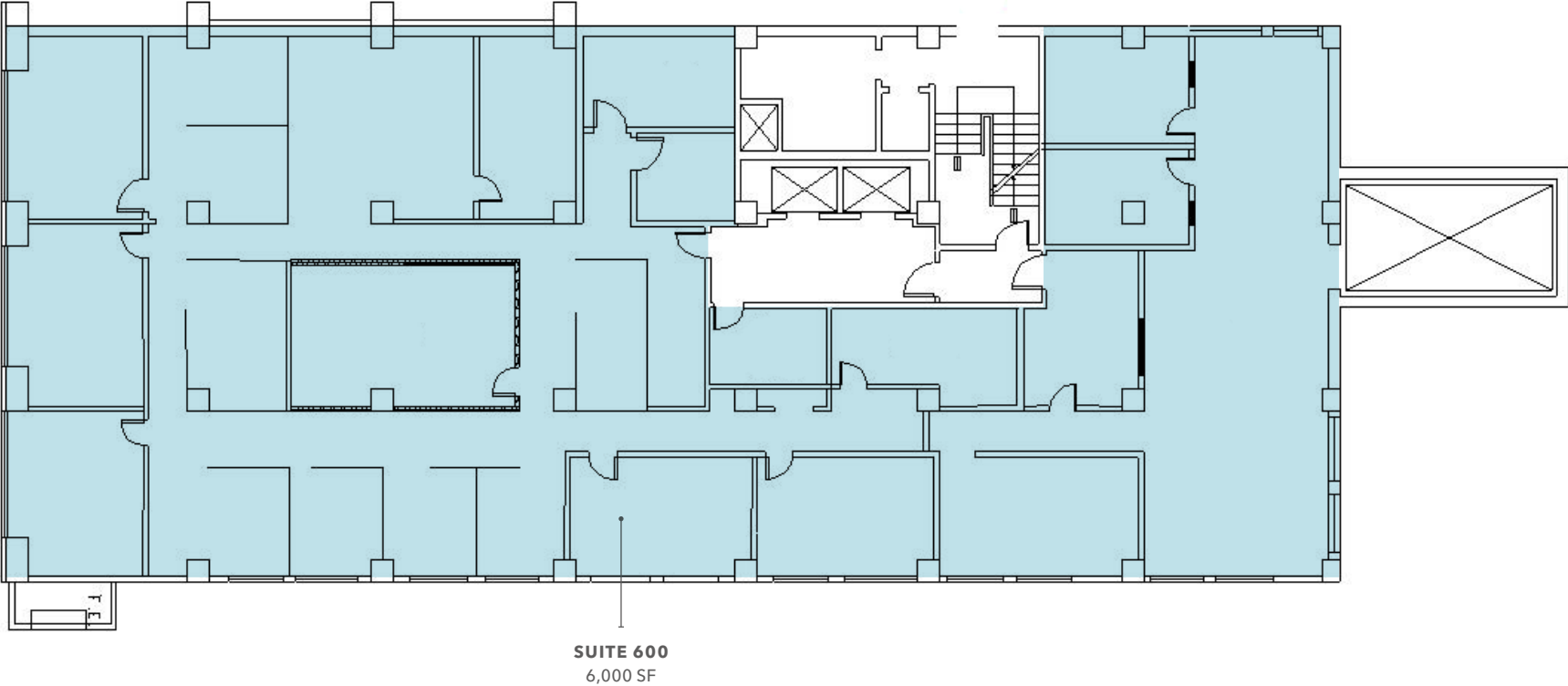
SECOND FLOOR PLAN

Suite	Use	Lease Rate	Available
206	Office	\$2.45 MG	1,400 SF



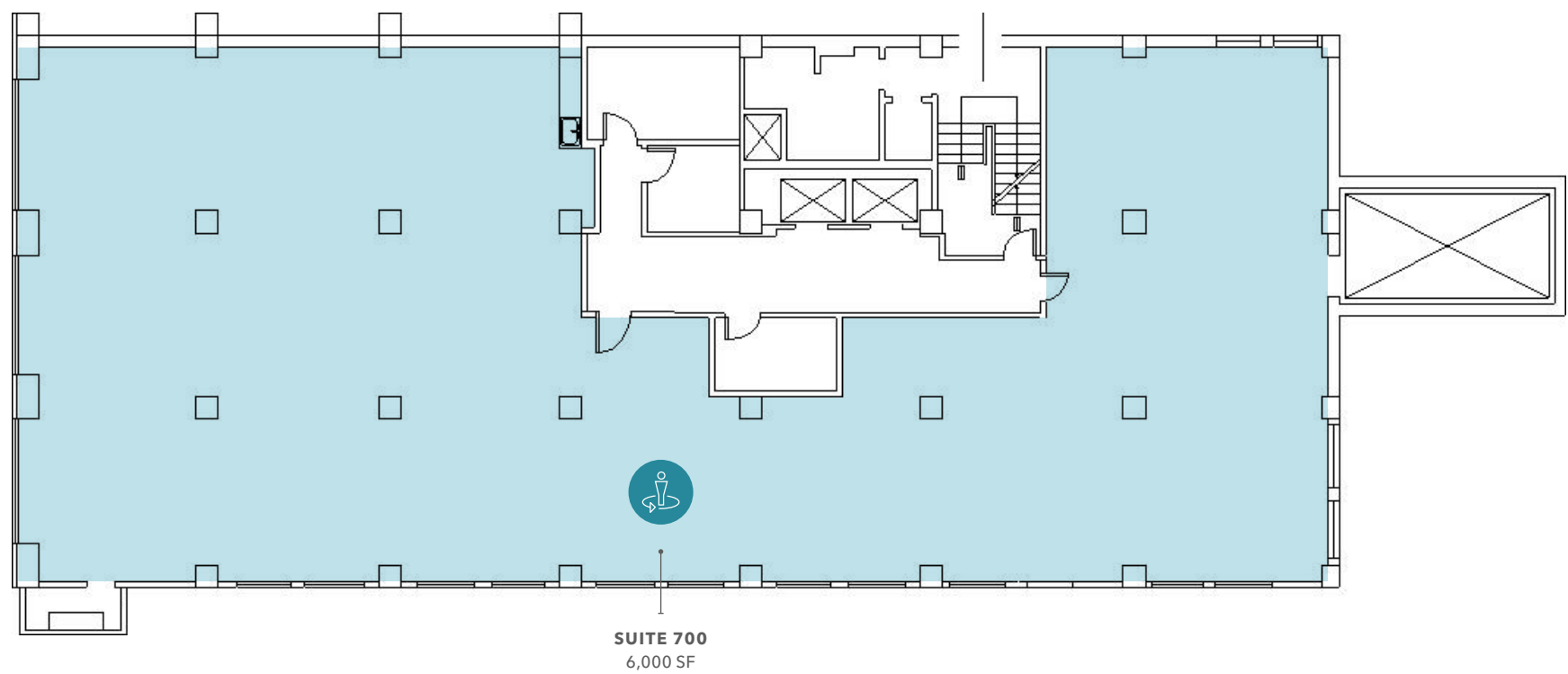
FIFTH FLOOR PLAN

Suite	Use	Lease Rate	Available
500	Office	\$2.45 MG	3,400 SF
503	Office	\$2.45 MG	1,680 SF



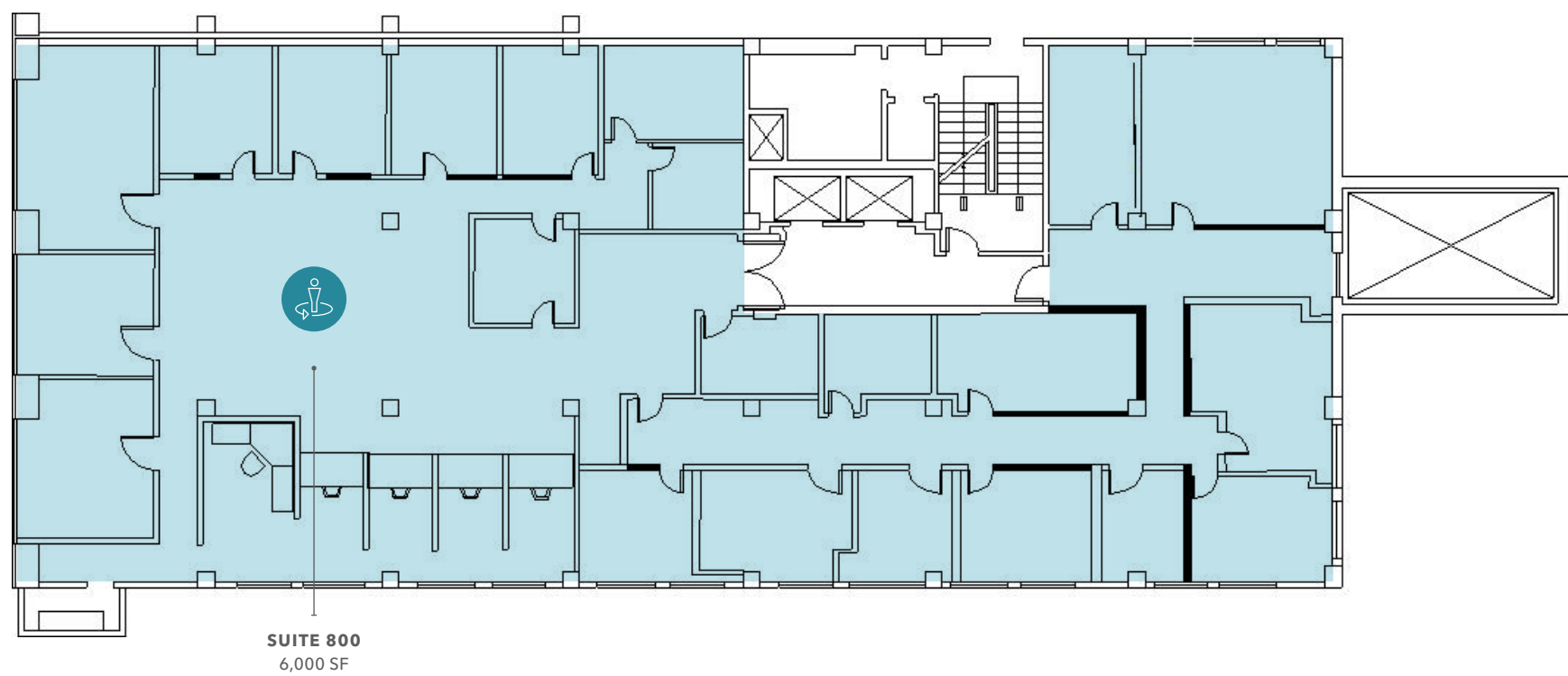
SIXTH FLOOR PLAN

Suite	Use	Lease Rate	Available
600	Office	\$2.45 MG	6,000 SF



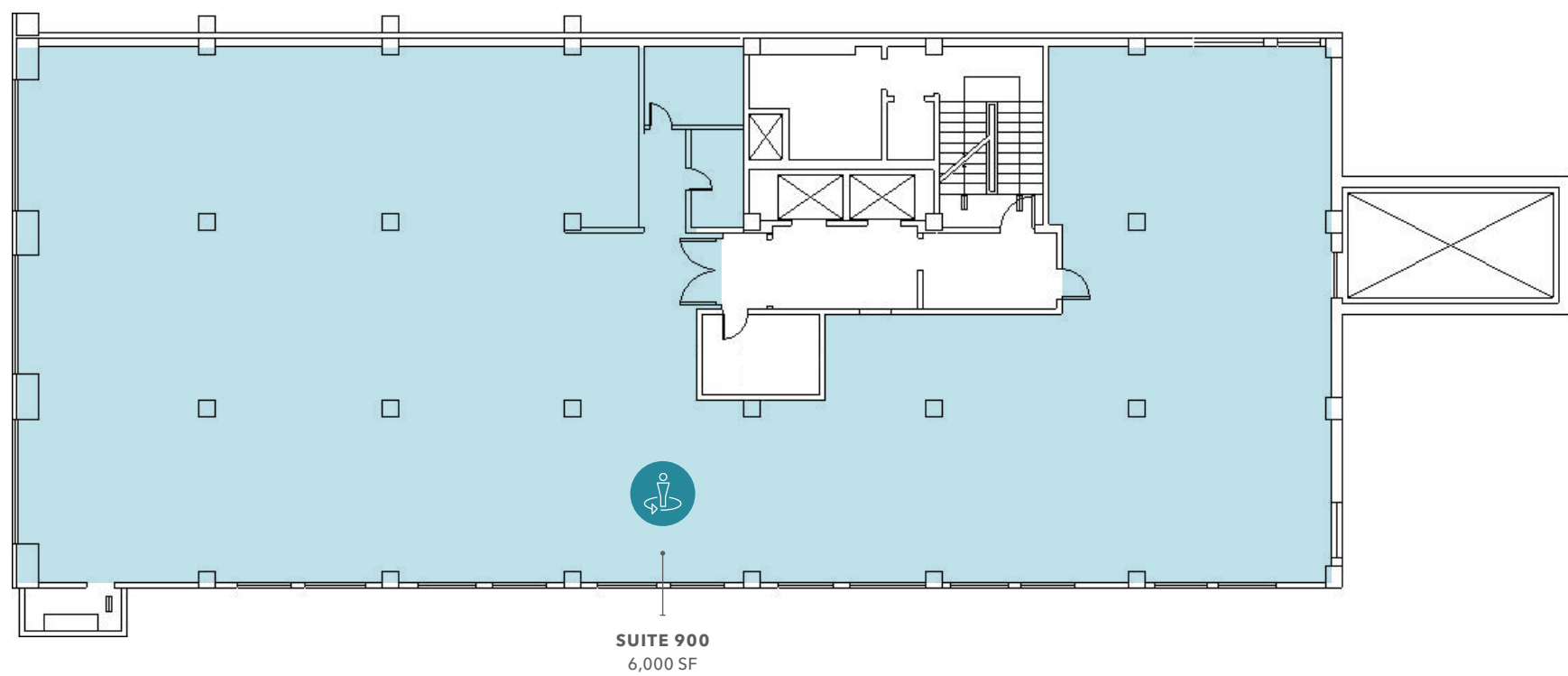
SEVENTH FLOOR PLAN

Suite	Use	Lease Rate	Available
700	Office	\$2.45 MG	6,000 SF



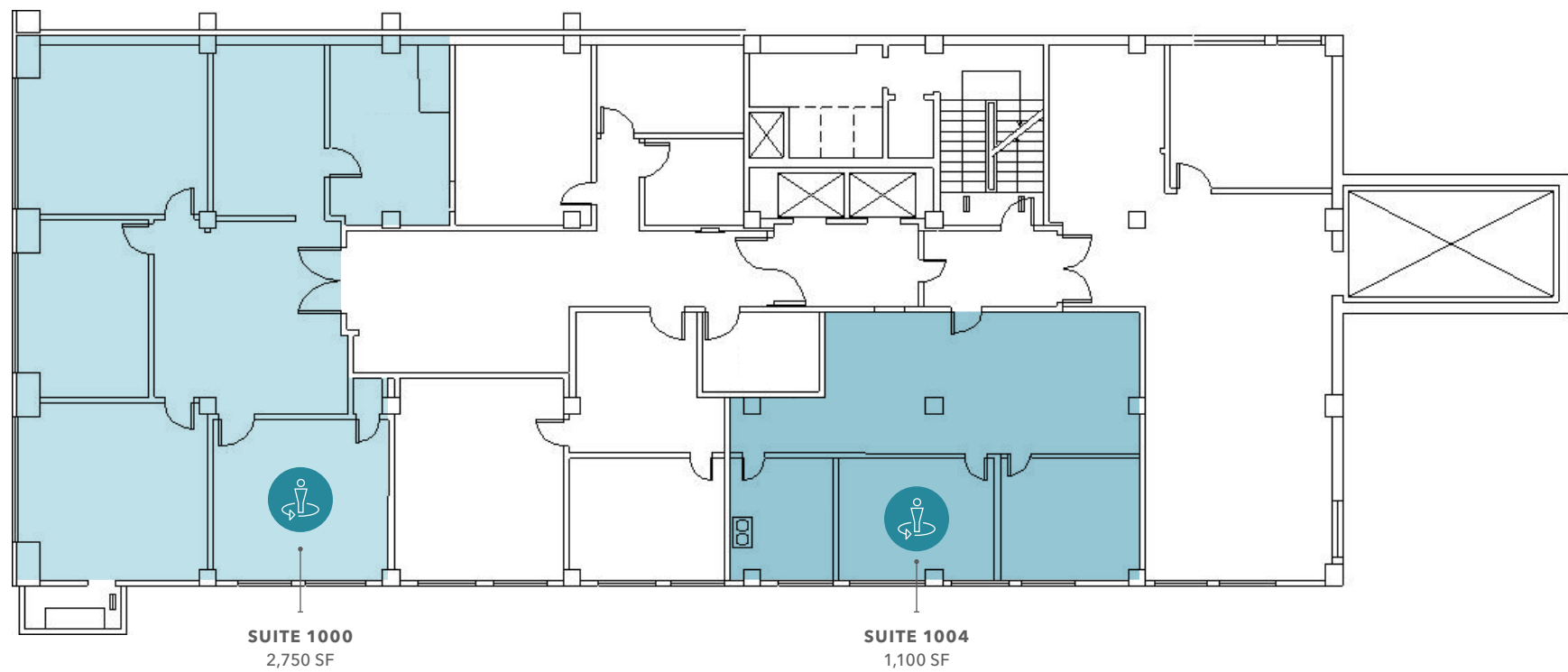
EIGHTH FLOOR PLAN

Suite	Use	Lease Rate	Available
800	Office	\$2.45 MG	6,000 SF



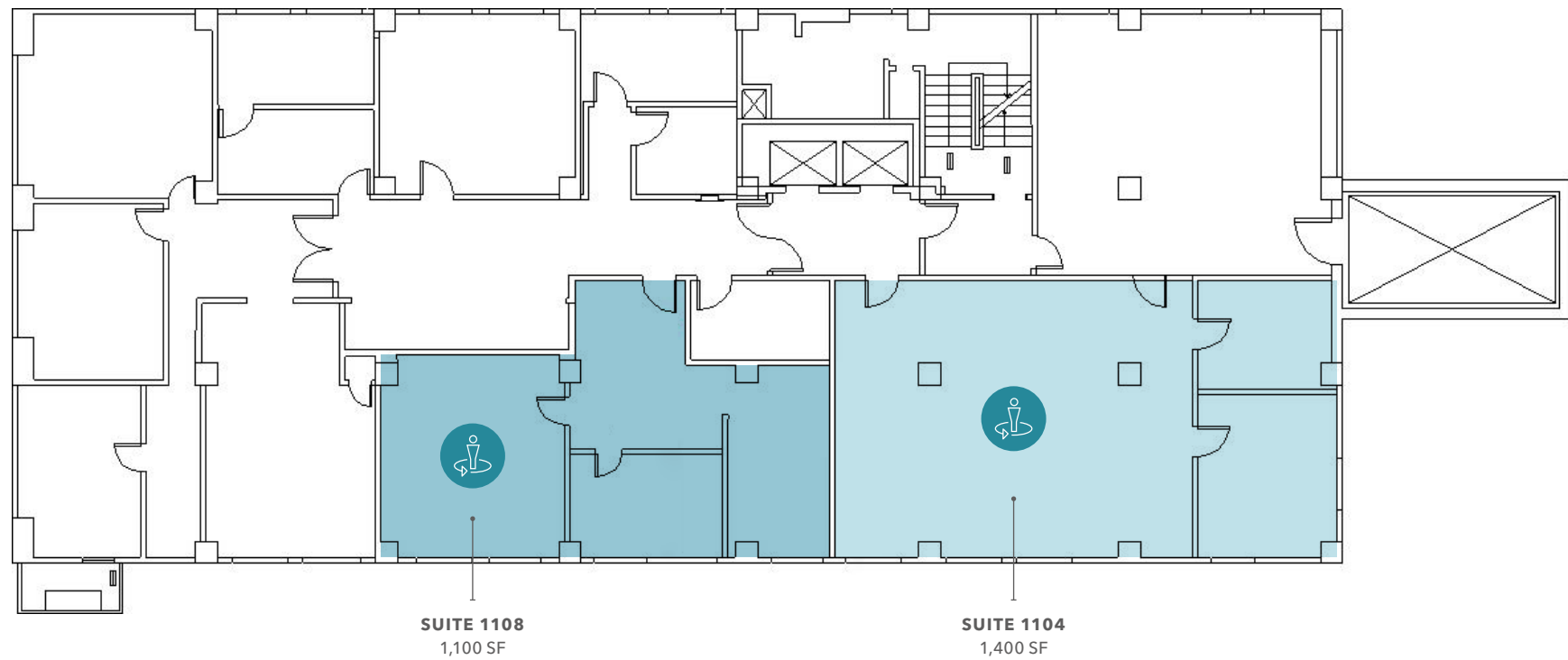
NINTH FLOOR PLAN

Suite	Use	Lease Rate	Available
900	Office	\$2.45 MG	6,000 SF



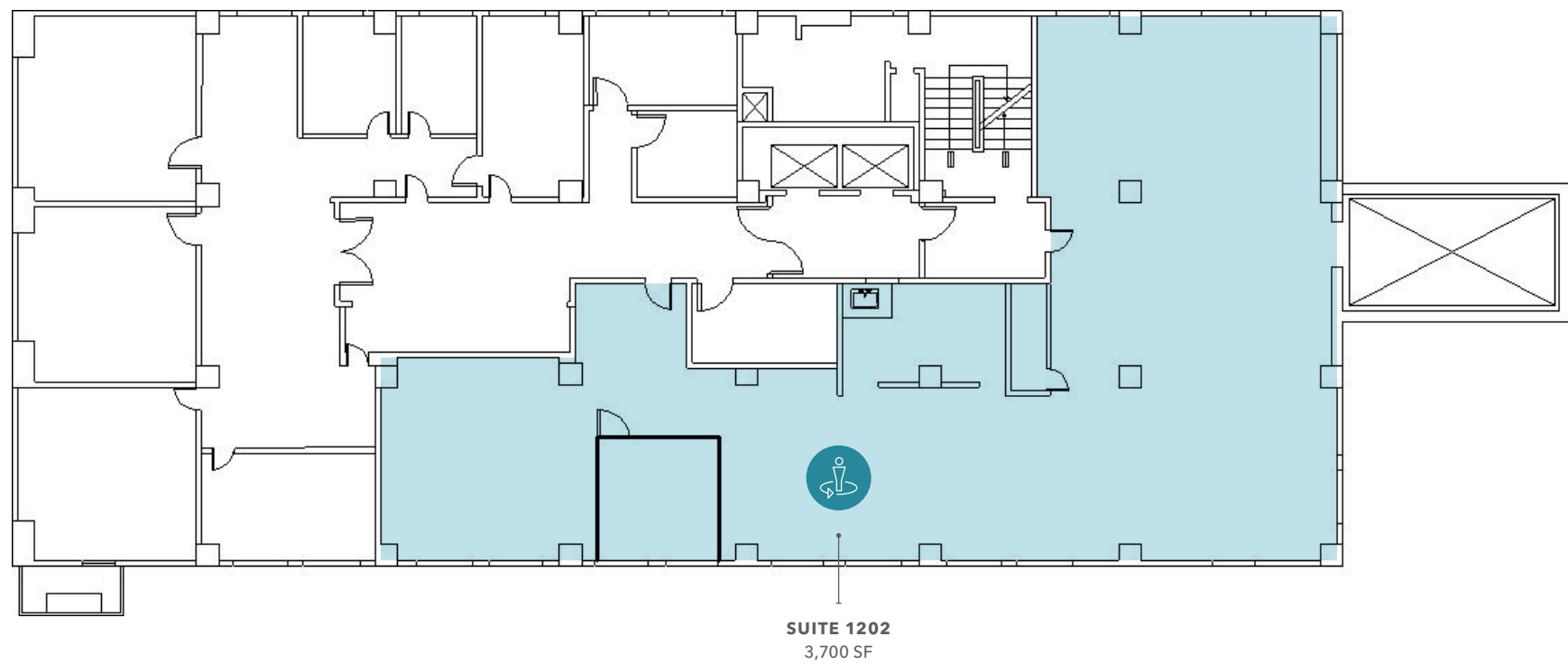
TENTH FLOOR PLAN

Suite	Use	Lease Rate	Available
1000	Office	\$2.45 MG	2,750 SF
1004	Office	\$2.45 MG	1,100 SF



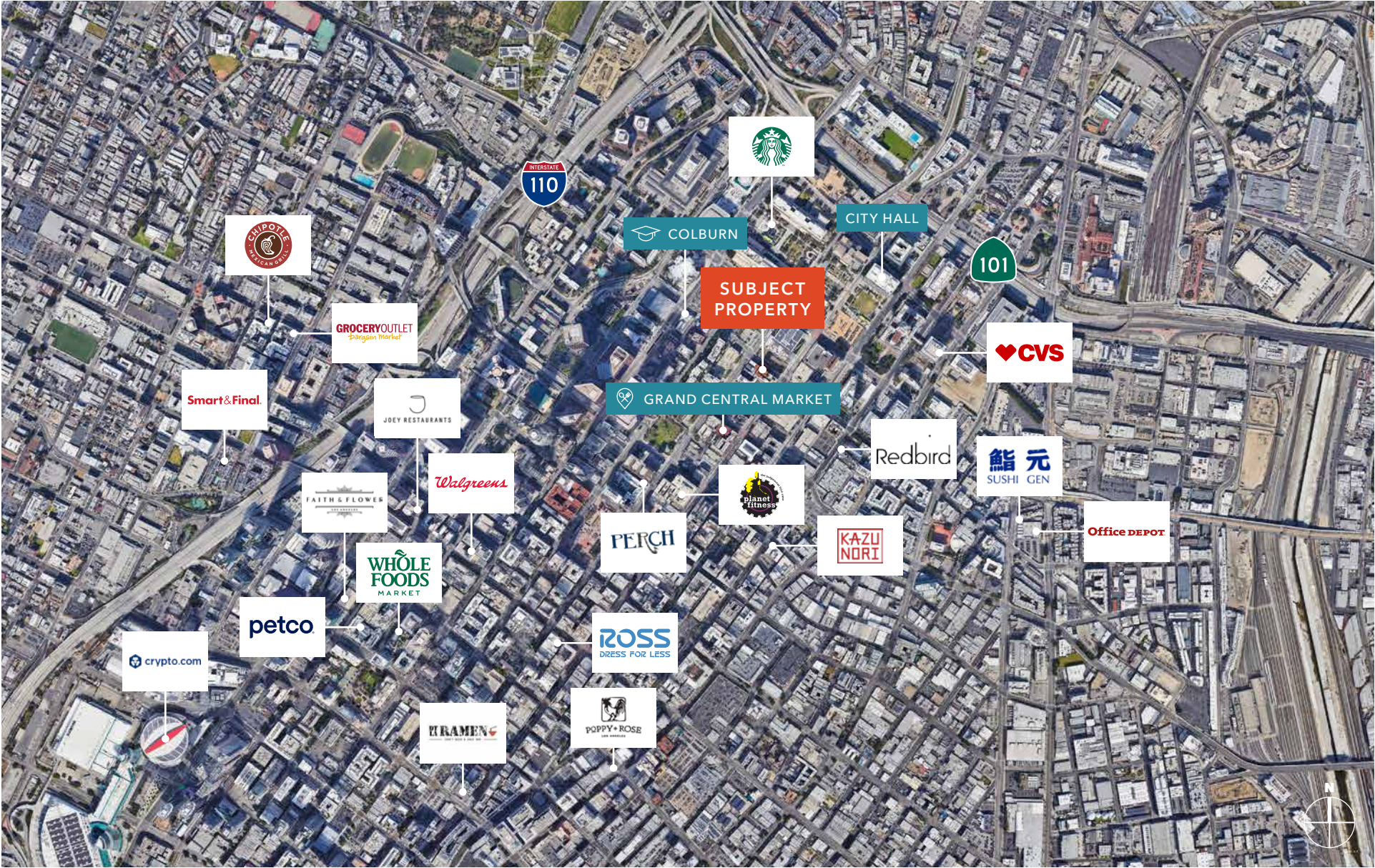
ELEVENTH FLOOR PLAN

Suite	Use	Lease Rate	Available
1104	Office	\$2.45 MG	1,400 SF
1108	Office	\$2.45 MG	1,100 SF



TWELFTH FLOOR PLAN

Suite	Use	Lease Rate	Available
1202	Office	\$2.45 MG	3,700 SF



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Exclusively leased by

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