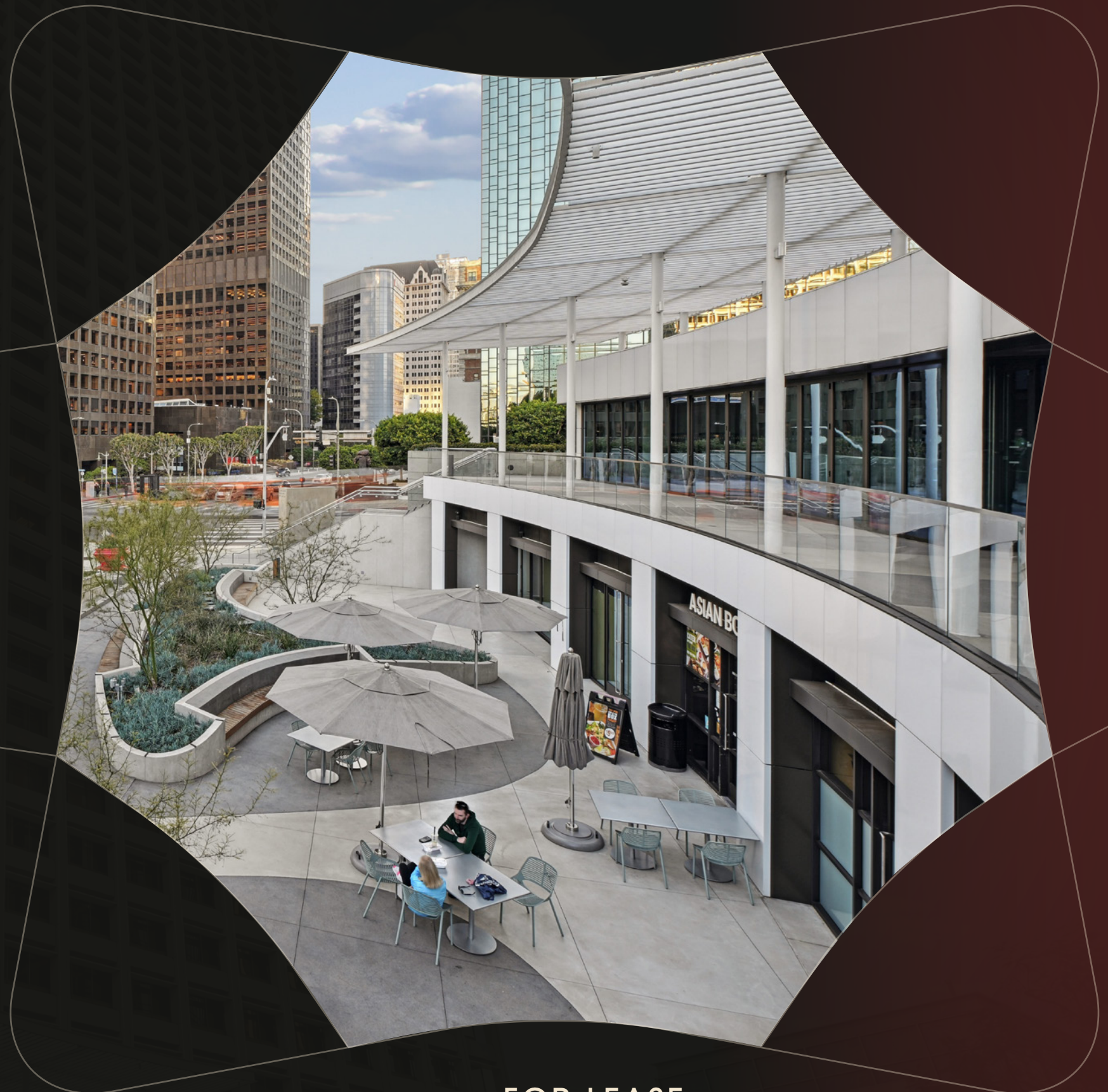


Claim Your Place in Downtown LA's Skyline

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4 | S FIGUEROA ST. LOS ANGELES, CA 90071
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RETAIL FOR LEASE

4 |
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Located at 445 S Figueroa St in Los Angeles, this iconic skyscraper stands 500 feet tall and features 37 stories of modernist architecture.

Completed in 1973, the building serves as a hub for various businesses, contributing to the vibrant downtown landscape. Its sleek design and strategic location make it a notable landmark within the city's skyline.





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LA's Skyline

DISTINCTIVE HIGHLIGHTS

Two-level retail center spanning 24,833 SF, offering a unique blend of services and both indoor and al fresco bistro dining areas

Expansive, unobstructed vistas offering breathtaking views

Inviting outdoor amenity space featuring lush landscaping, fire pits, diverse seating arrangements, and accessible Wi-Fi and power outlets

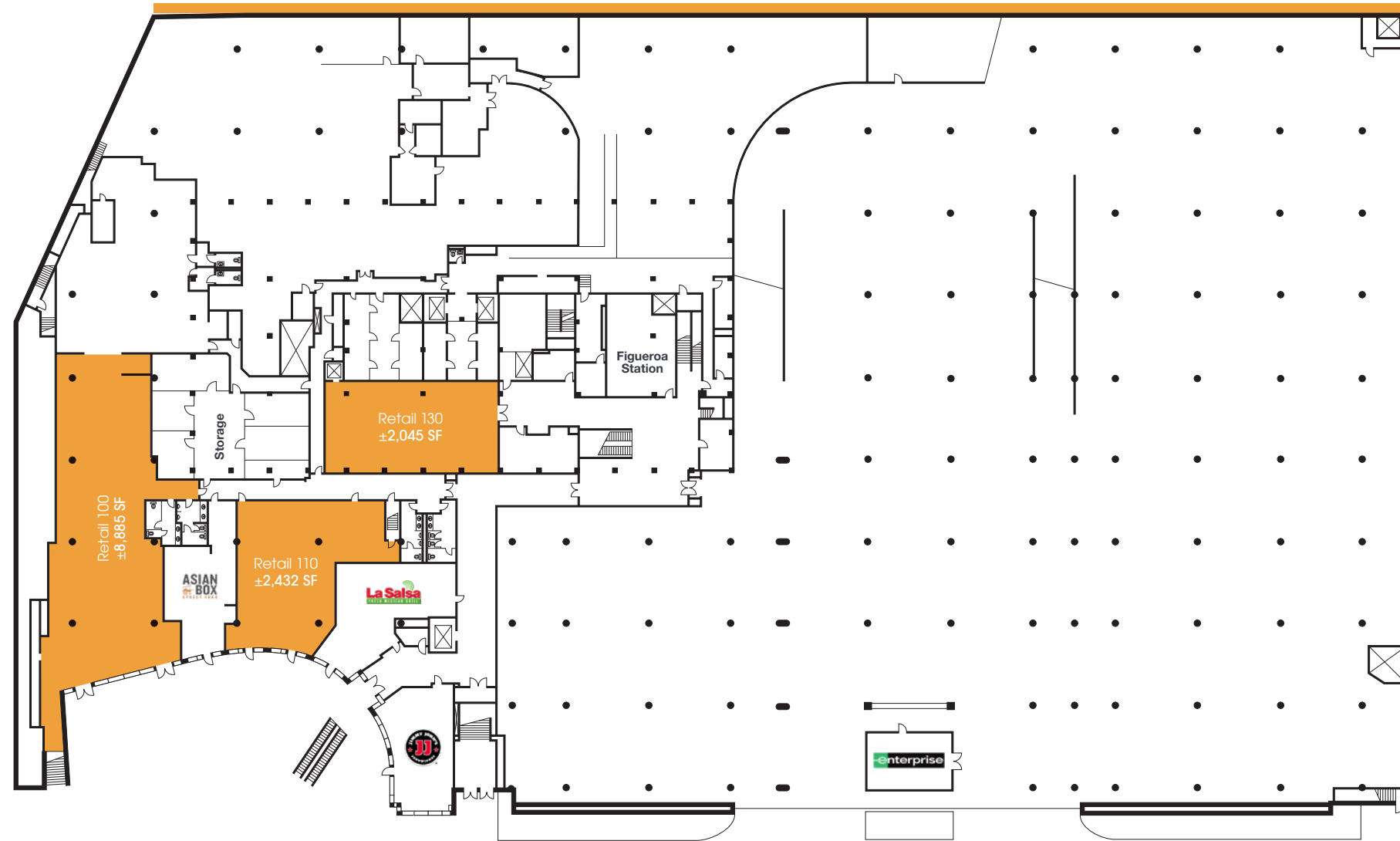
Above-average parking ratio, ensuring convenient access for tenants and visitors

Effortless ingress and egress from the 110 freeway

Newly positioned under well-capitalized ownership, promising a commitment to excellence and sustained investment in the property



ENHANCE YOUR BRAND

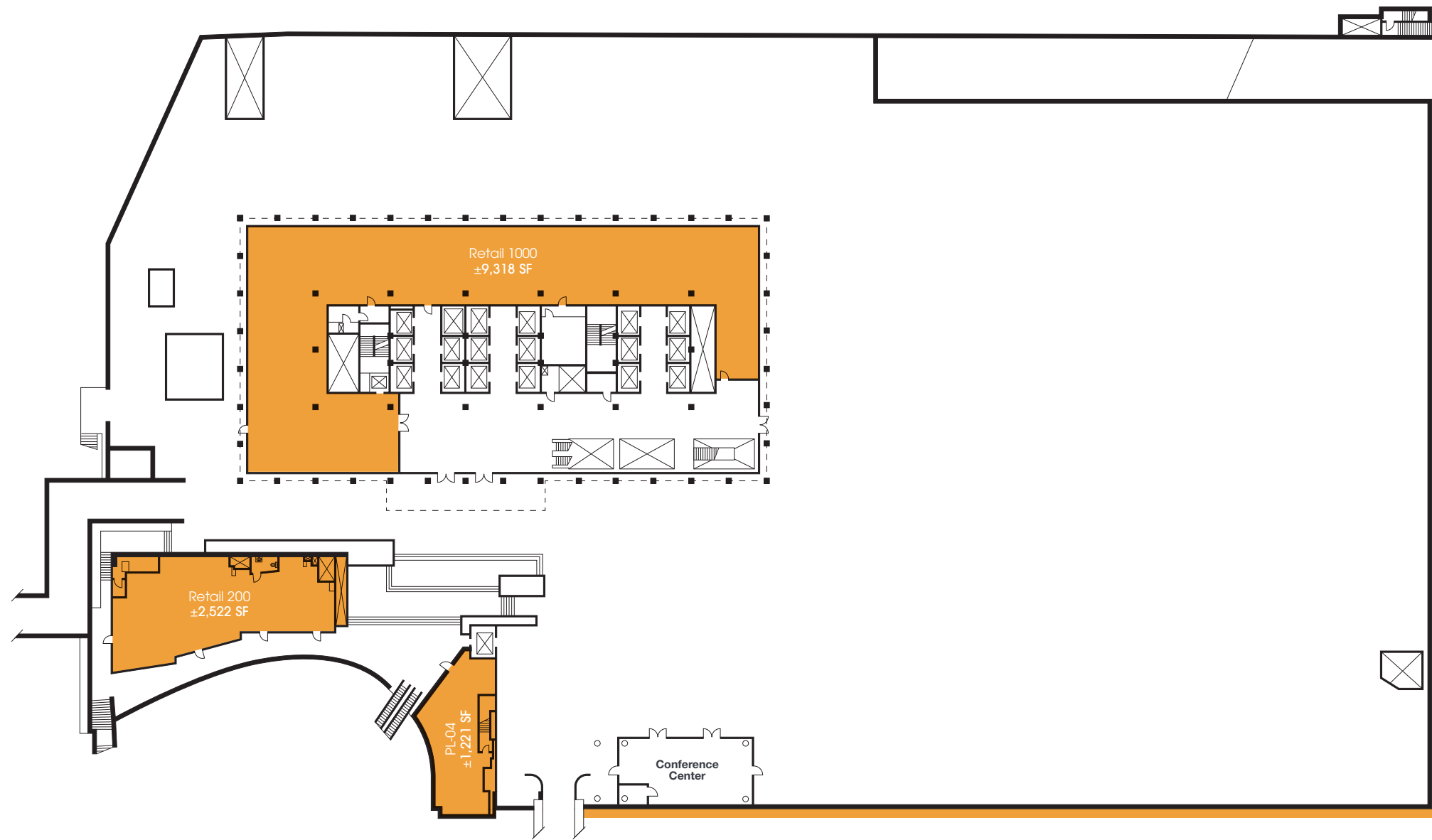


AVAILABLE	TYPE	SQUARE FEET
Retail 100	2nd generation restaurant	±8,884
Retail 110	2nd generation restaurant	±2,431
Retail 130	Retail space	±2,045
Retail 140	Retail space	±757

STREET LEVEL FLOOR PLAN



ENHANCE YOUR BRAND



AVAILABLE	TYPE	SQUARE FEET
Retail 200	Former bank space	±2,522
Retail 1000	Retail space	±9,318
PL-04	Former café space	±1,221

PLAZA FLOOR PLAN





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AREA OVERVIEW

Bunker Hill offers an ideal retail environment in a lively neighborhood, seamlessly blending accessibility by road and foot traffic. With an array of restaurants, cafes, shopping centers, and entertainment options all within reach, your days are guaranteed to be both convenient and inspiring. This vibrant locality ensures a dynamic and gratifying urban experience for residents and visitors alike.

445 S FIGUEROA ST,
LOS ANGELES, CA 90071



This vibrant locality ensures a dynamic and gratifying urban experience for residents and visitors alike.

NEARBY AMENITIES

CONRAD
LOS ANGELES

WALT DISNEY
CONCERT HALL

GRAND CENTRAL
MARKET
LOS ANGELES SINCE 1917



THE BROAD

THE
MUSIC
CENTER

NOTABLE AMENITIES

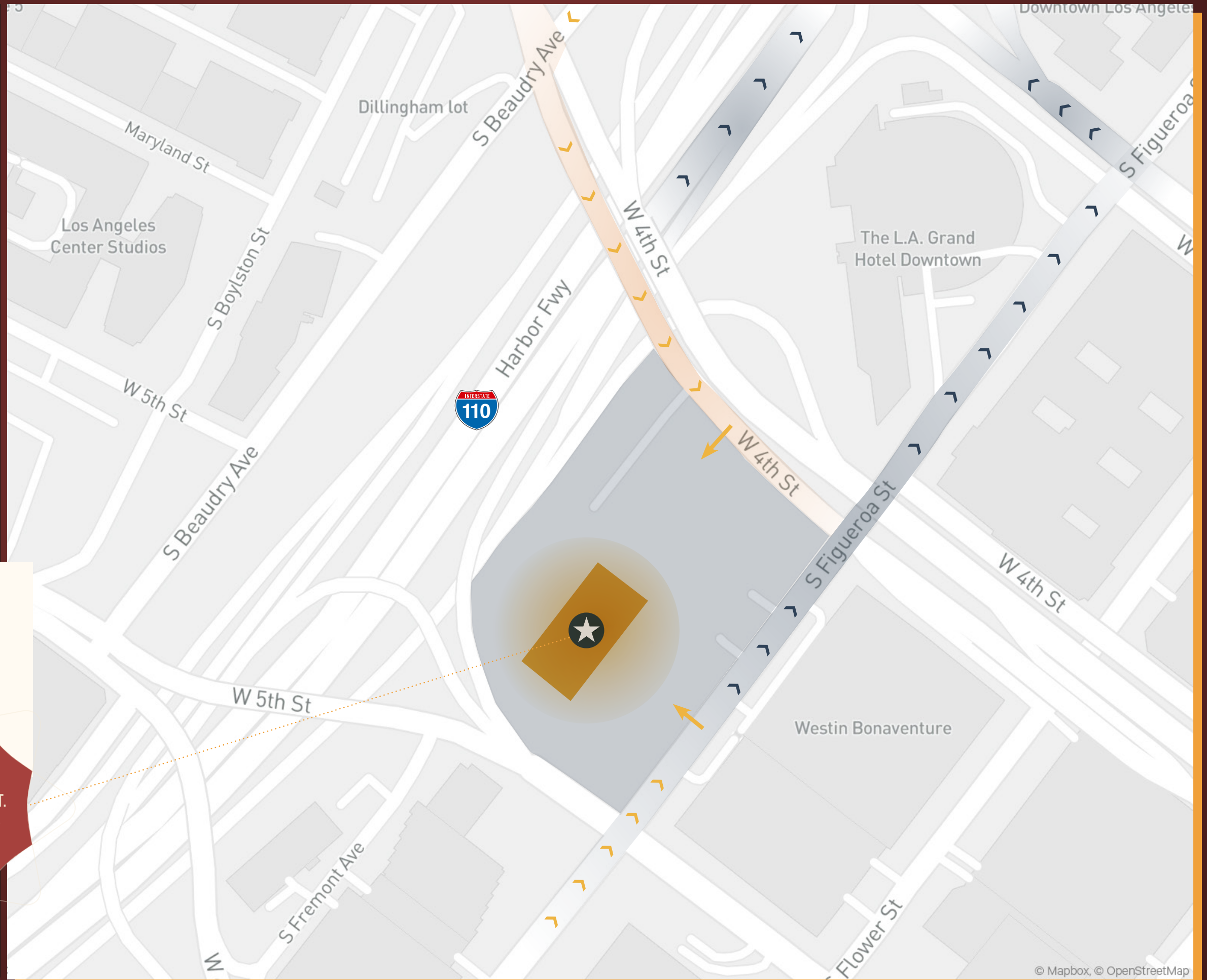
445
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LOS ANGELES
CA 90071



EASY ACCESS TO THE SKYLINE

INGRESS >
EGRESS >

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