



# 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

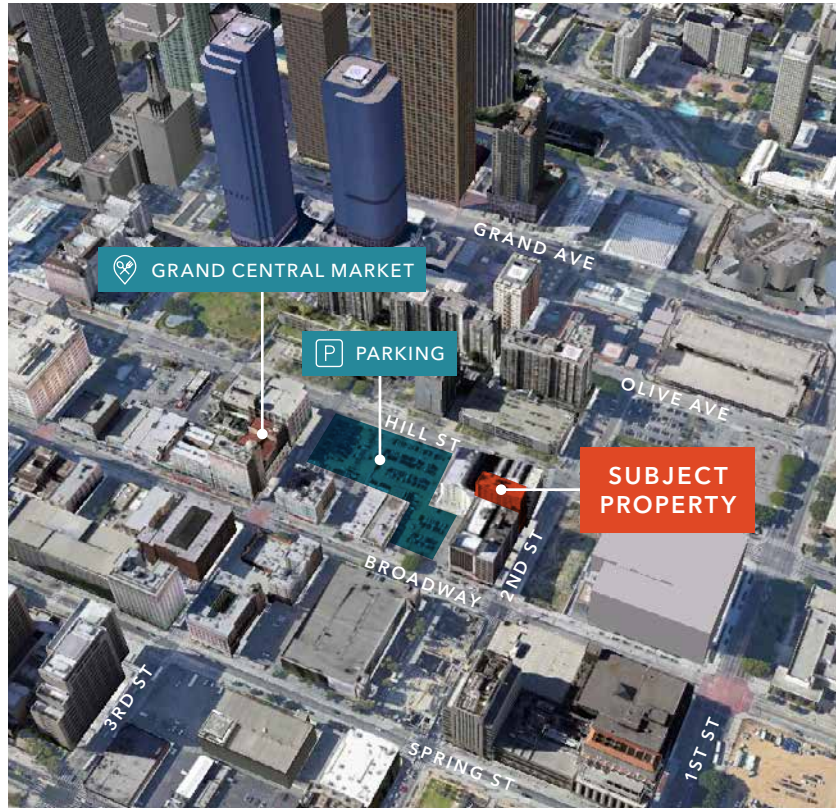
# BROADWAY MEDIA CENTER

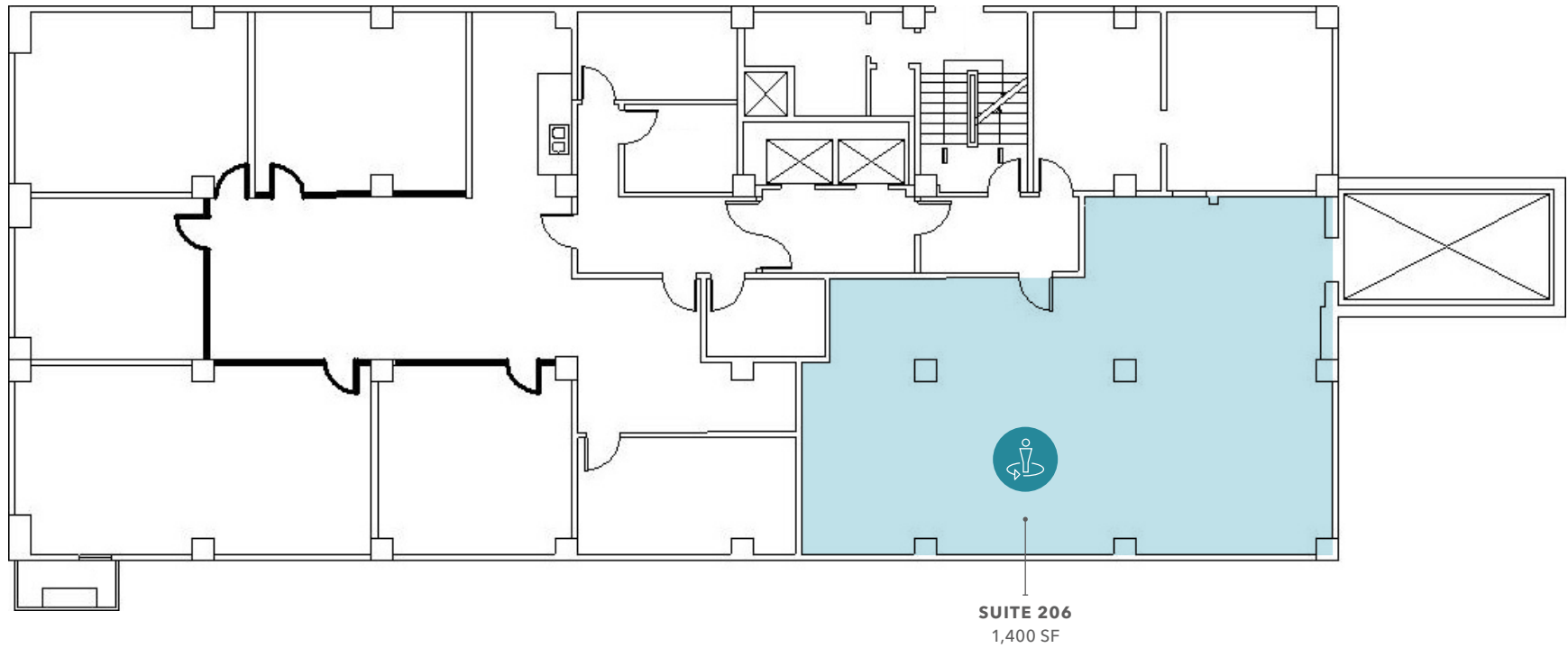
## Availabilities

Suite	Use	Lease Rate	Available
206	Office	\$2.45 MG	1,400 SF
500	Office	\$2.45 MG	3,400 SF
502	Office	\$2.45 MG	920 SF
503	Office	\$2.45 MG	1,680 SF
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**

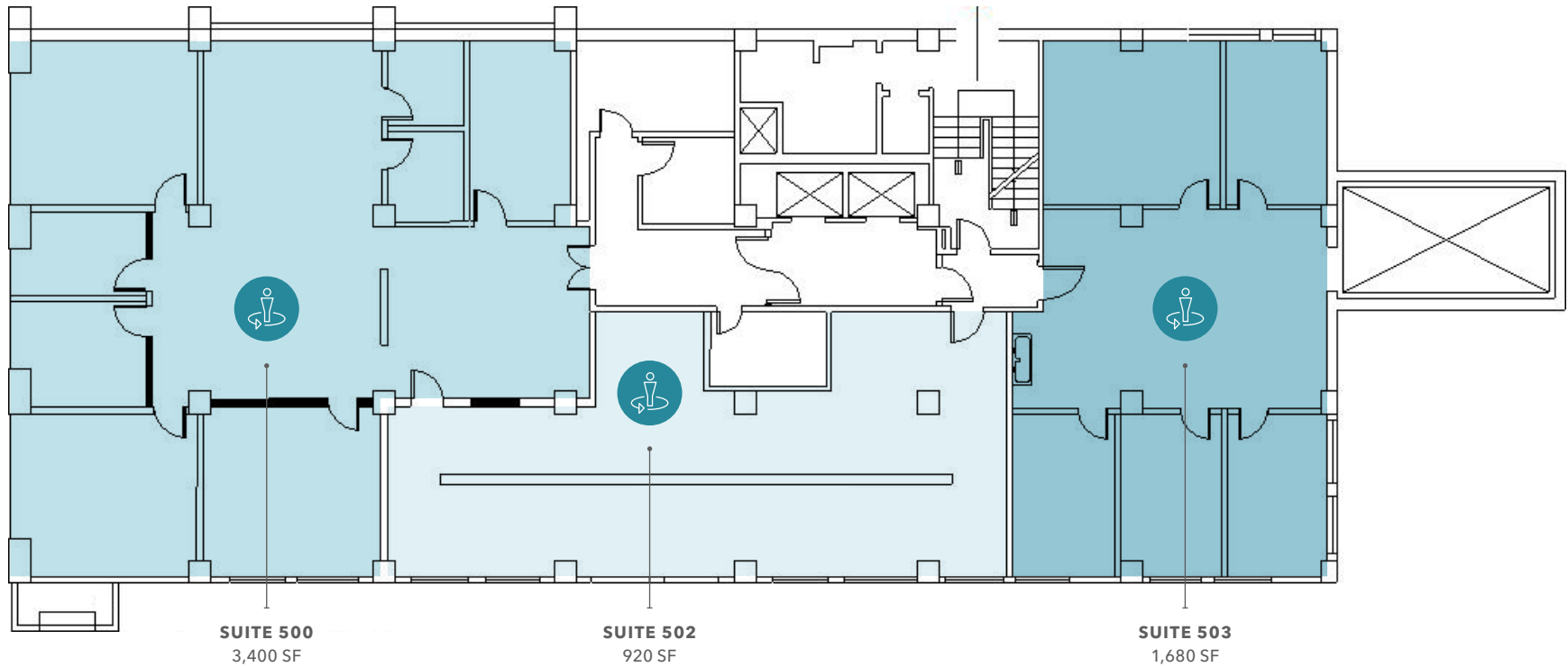
LEASE RATE (MG)





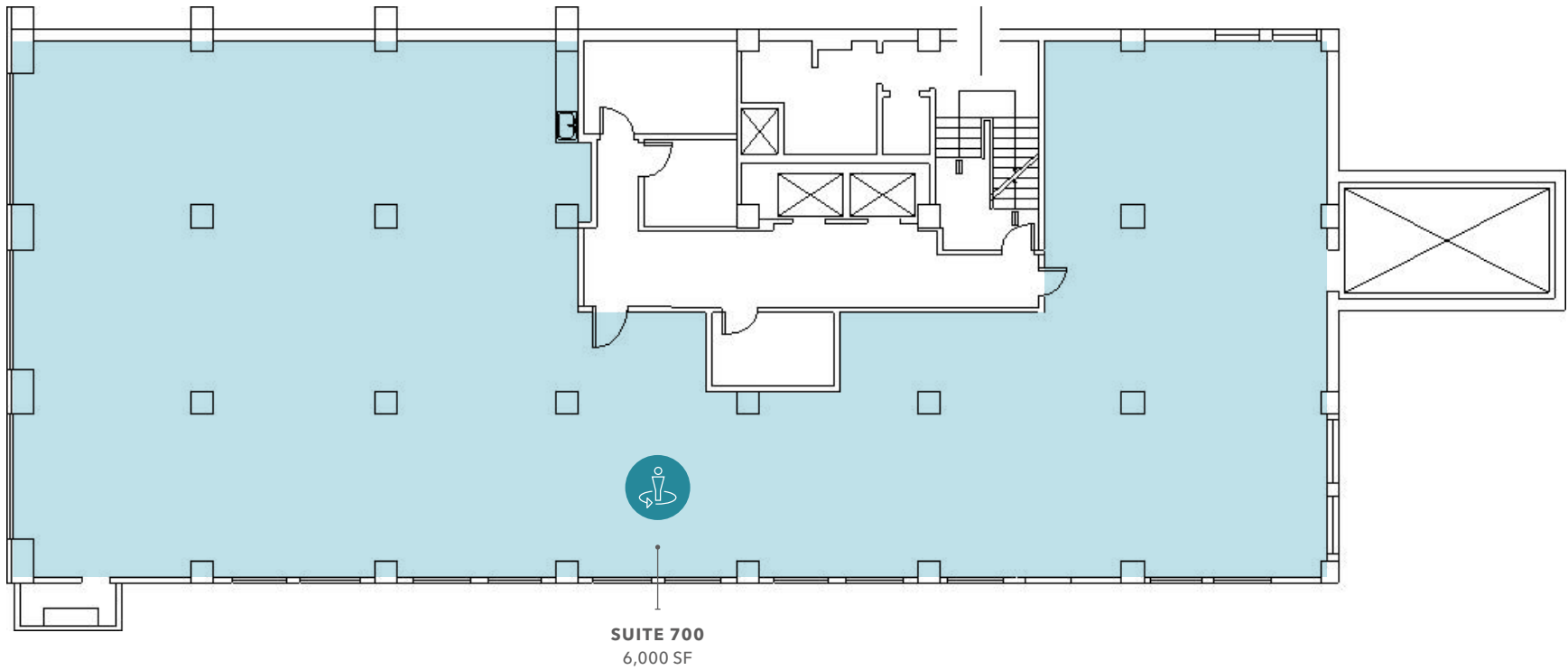
## SECOND FLOOR PLAN

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



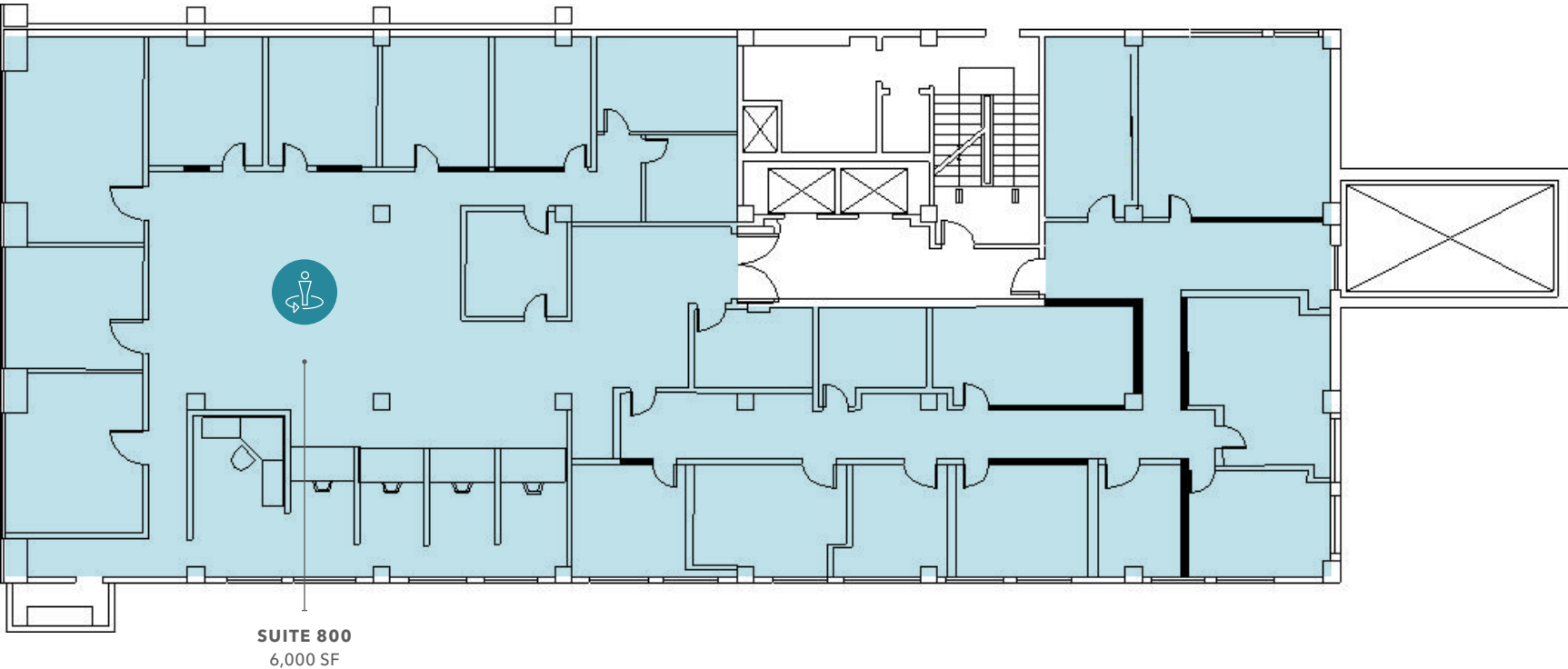
## FIFTH FLOOR PLAN

Suite	Use	Lease Rate	Available
500	Office	\$2.45 MG	3,400 SF
502	Office	\$2.45 MG	920 SF
503	Office	\$2.45 MG	1,680 SF



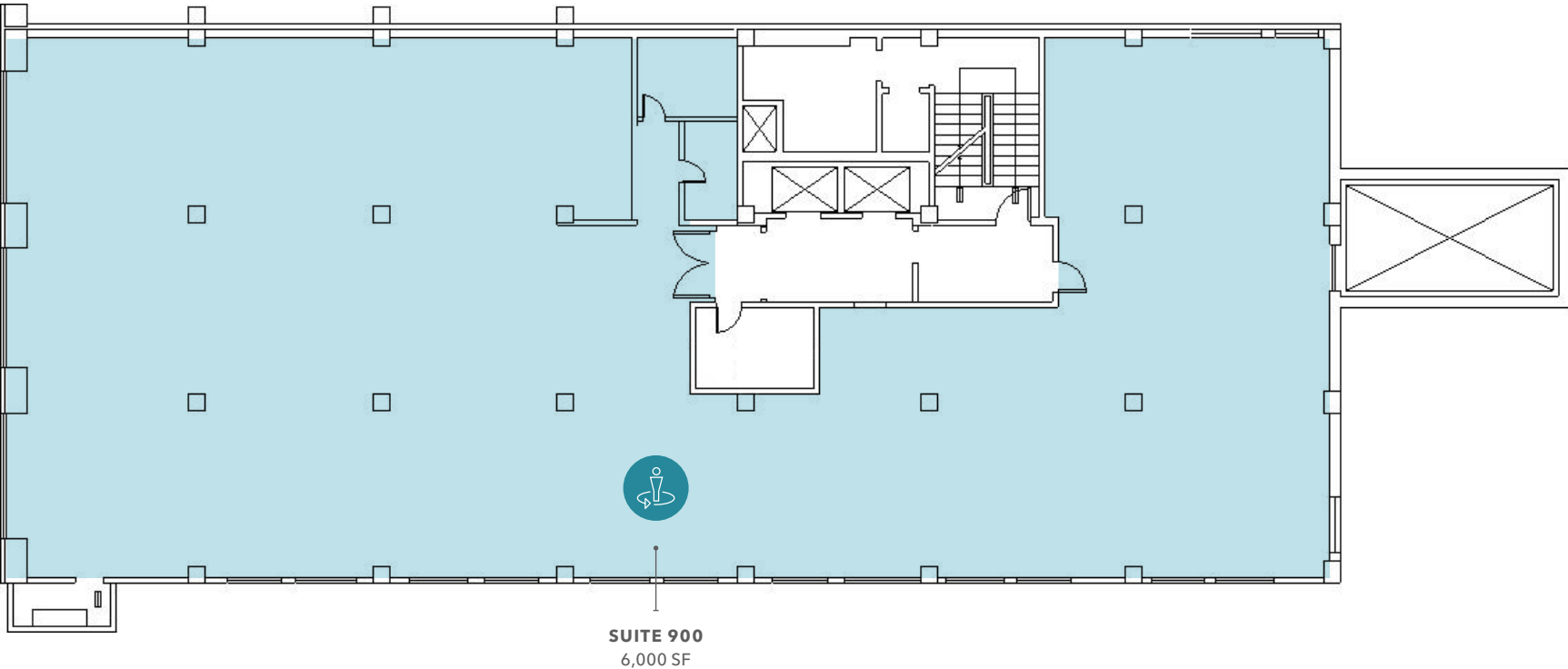
## SEVENTH FLOOR PLAN

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



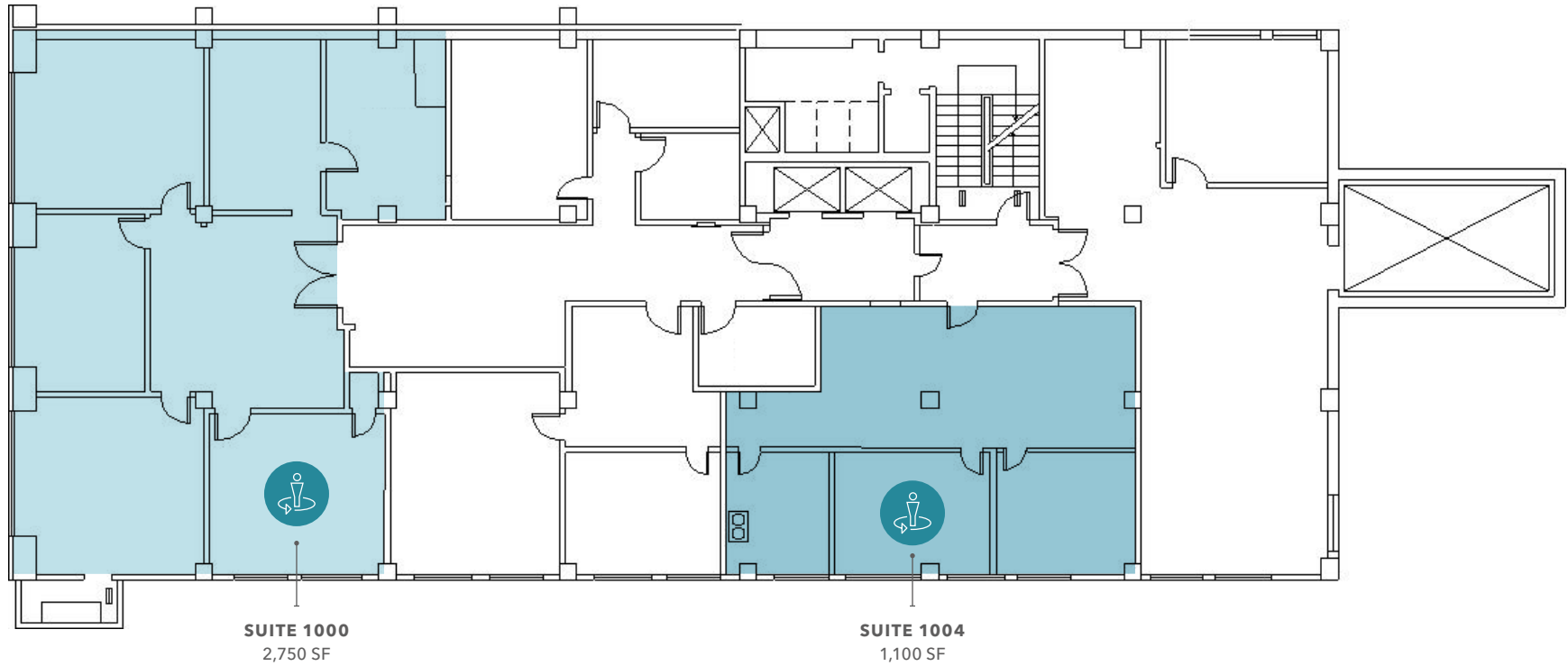
# EIGHTH FLOOR PLAN

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



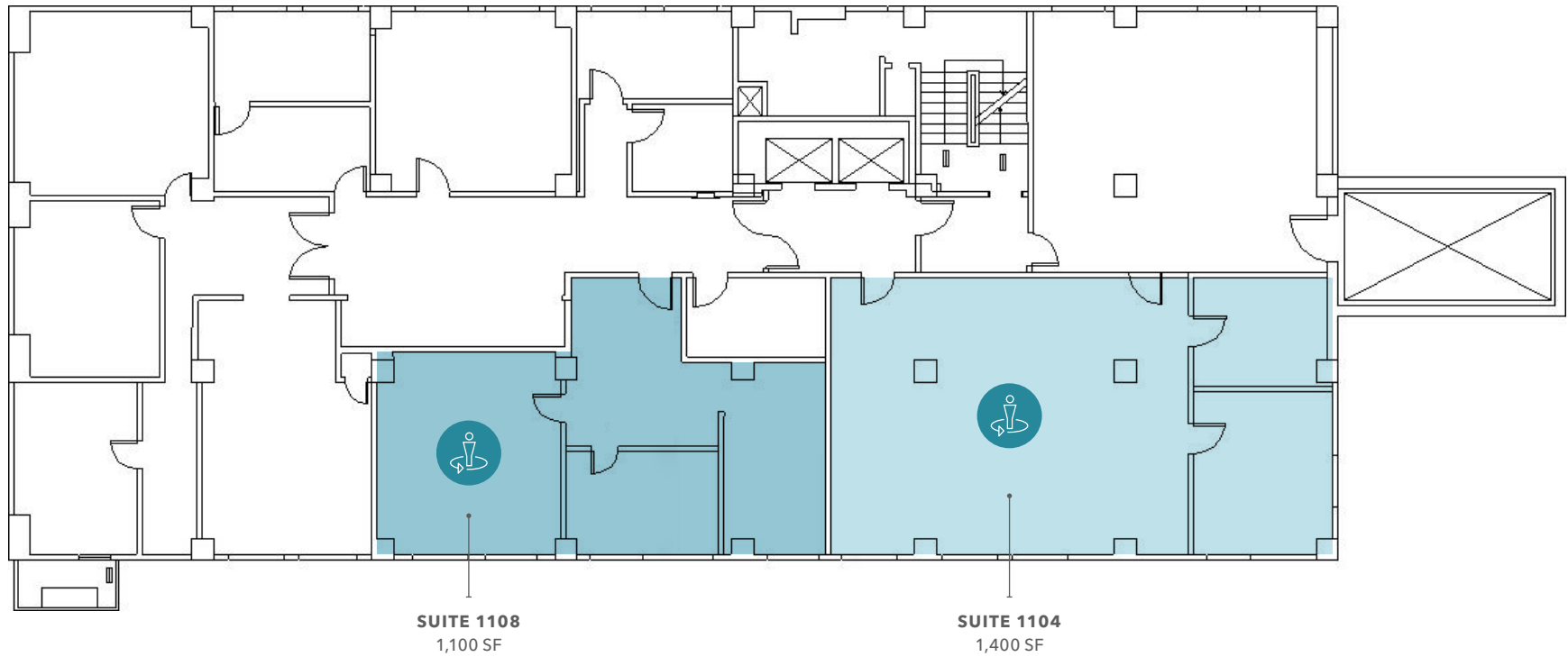
# NINTH FLOOR PLAN

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



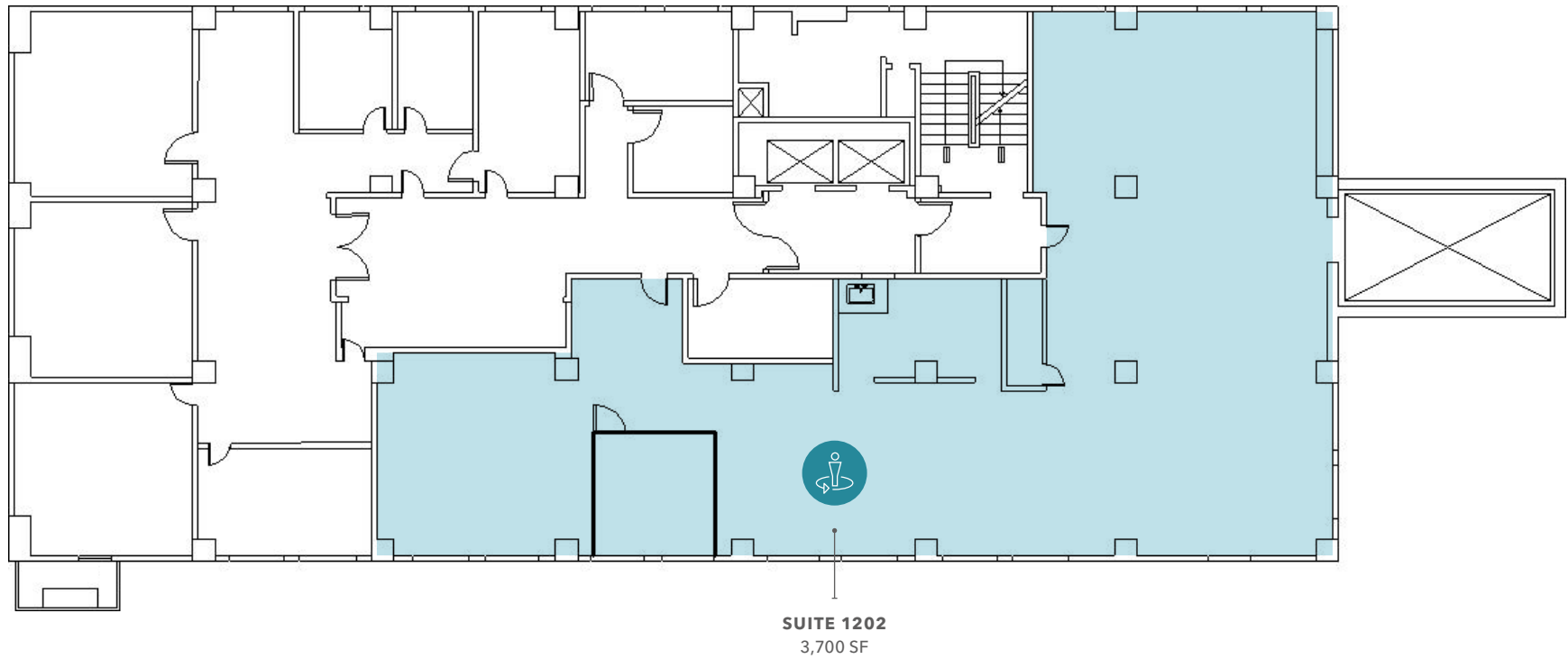
## TENTH FLOOR PLAN

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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