

**OFFICE  
SUBLEASE**

CLASS A  
DOWNTOWN  
LOS ANGELES  
OFFICE TOWER

15,839 SF  
AVAILABLE

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# ONE CALIFORNIA PLAZA

300 South Grand Avenue, 27th Floor - Los Angeles, California 90071

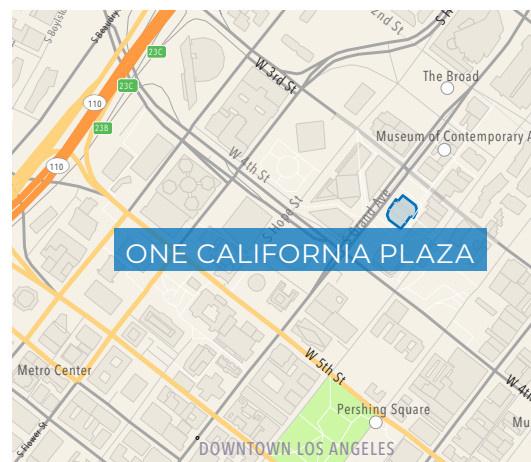


## Availability:

- 15,839 SF of total office space
- Space can be demised at 5K, 10K, or a combined 15K+ SF
- \$27.50/SF/Year, Full Service Gross
- Term through Sep 30, 2025
- Tenant improvement and rental abatement available
- Newly remodeled reception area
- Furniture available upon request

## Building Amenities:

- Class A office tower located in campus setting with 1.5-acre water court
- 5x5 Telecom internet and phone service available throughout building
- Located in Bunker Hill, surrounded Downtown LA's culture and industrial landmarks
- Convenient to freeways and Metro



## Leasing Information:

**J.D. DeRosa**  
**Vice President**

213.430.2531  
jd.derosa@transwestern.com  
CA License 01345222

**Gerry Ruiz**  
**Associate**

213.430.2520  
gerry.ruiz@transwestern.com  
CA License 02023671

601 S. Figueroa Street  
Suite 3650  
Los Angeles, CA 90017  
213.624.5700  
transwestern.com

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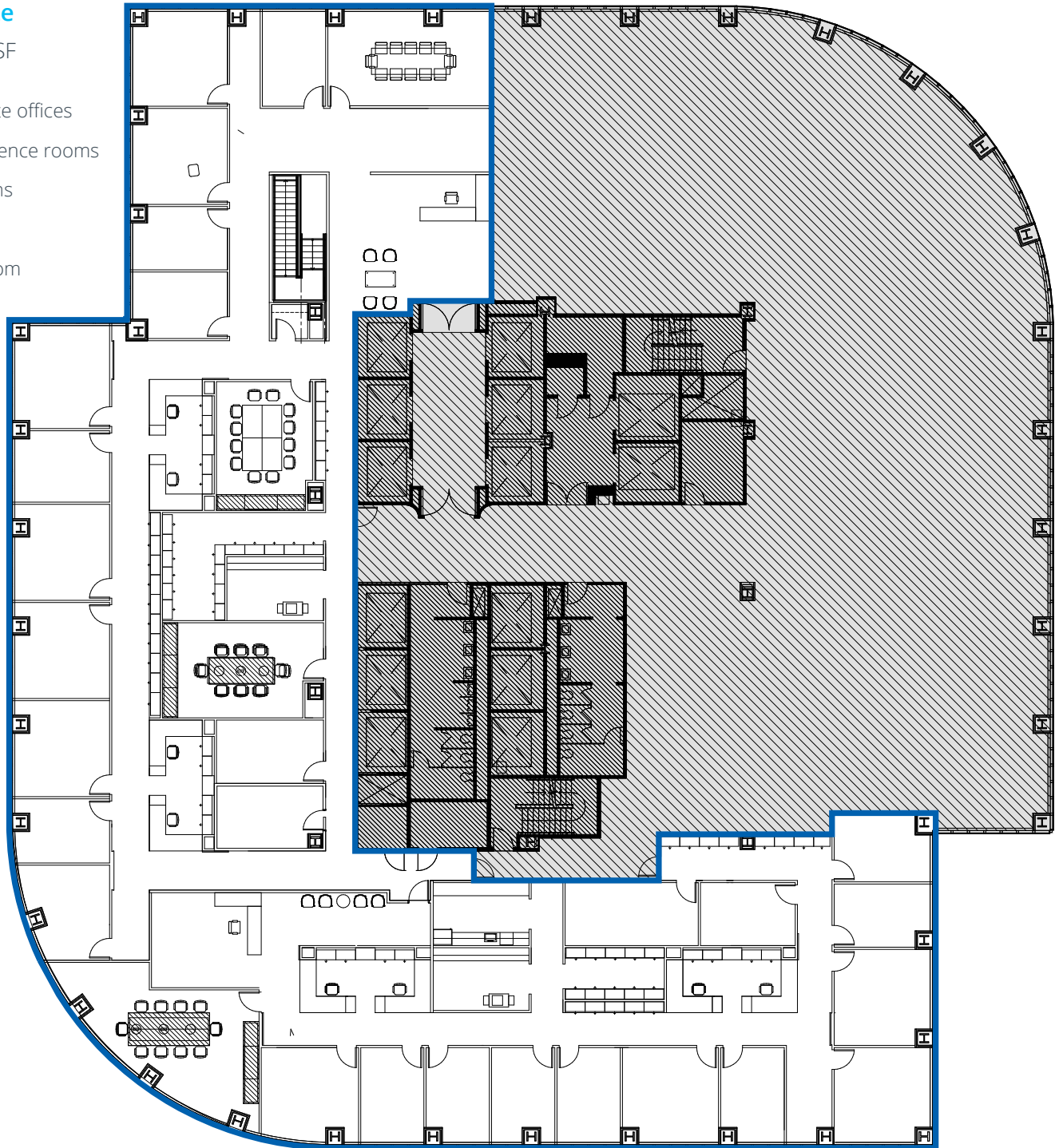
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## Full Suite

±15,839 SF

- 25 private offices
- 3 conference rooms
- 2 kitchens
- IT room
- Copy room



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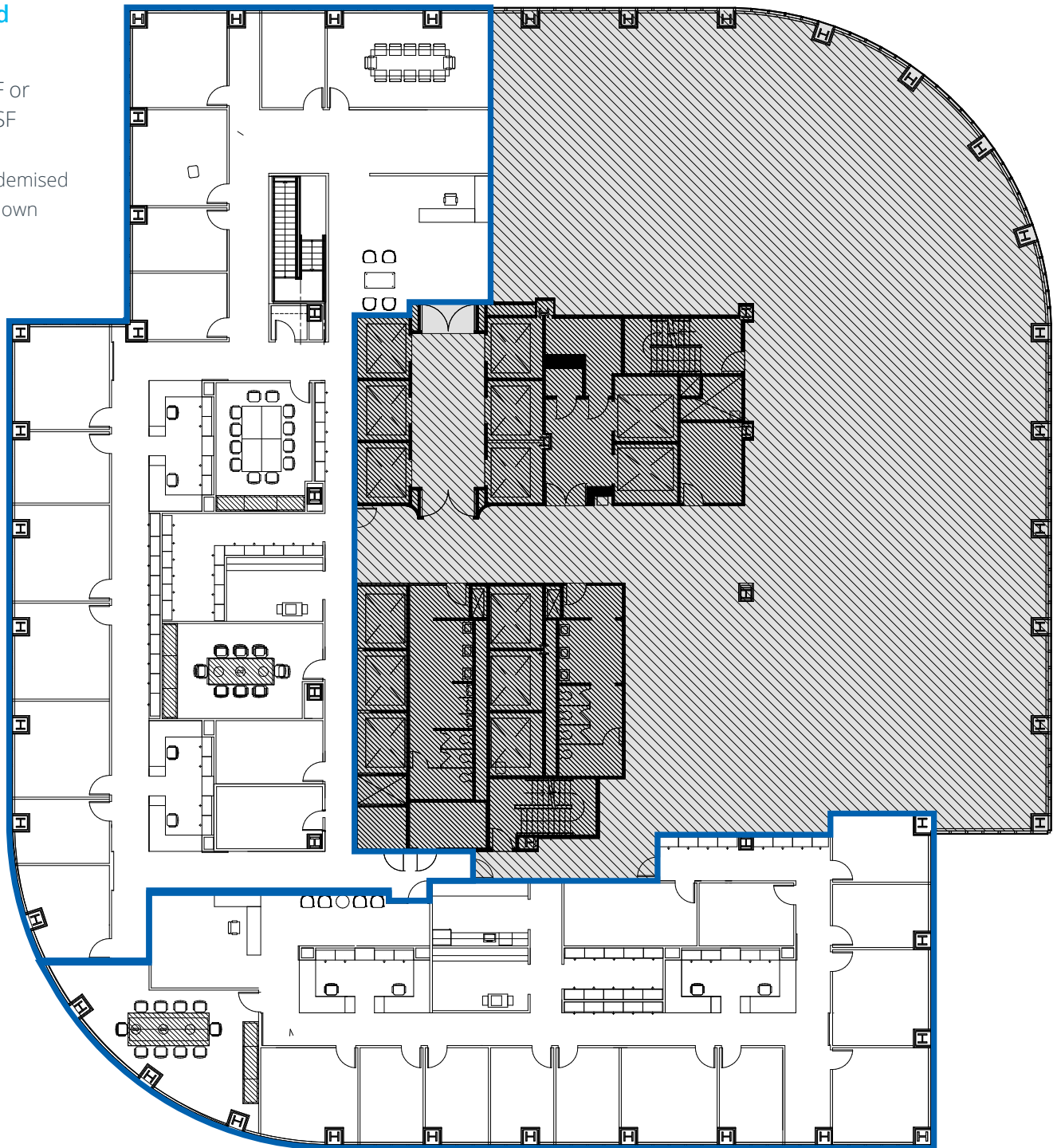
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## Demised Suites

±5,000 SF or  
±10,000 SF

- Sample demised suites shown



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