



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

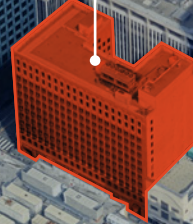
1923/2022
YEAR BUILT/RENOVATED

\$24 FSG
LEASE RATE (SF/YR)

617 WEST 7TH STREET

CREATIVE. COMPETITIVE. OFFICE.

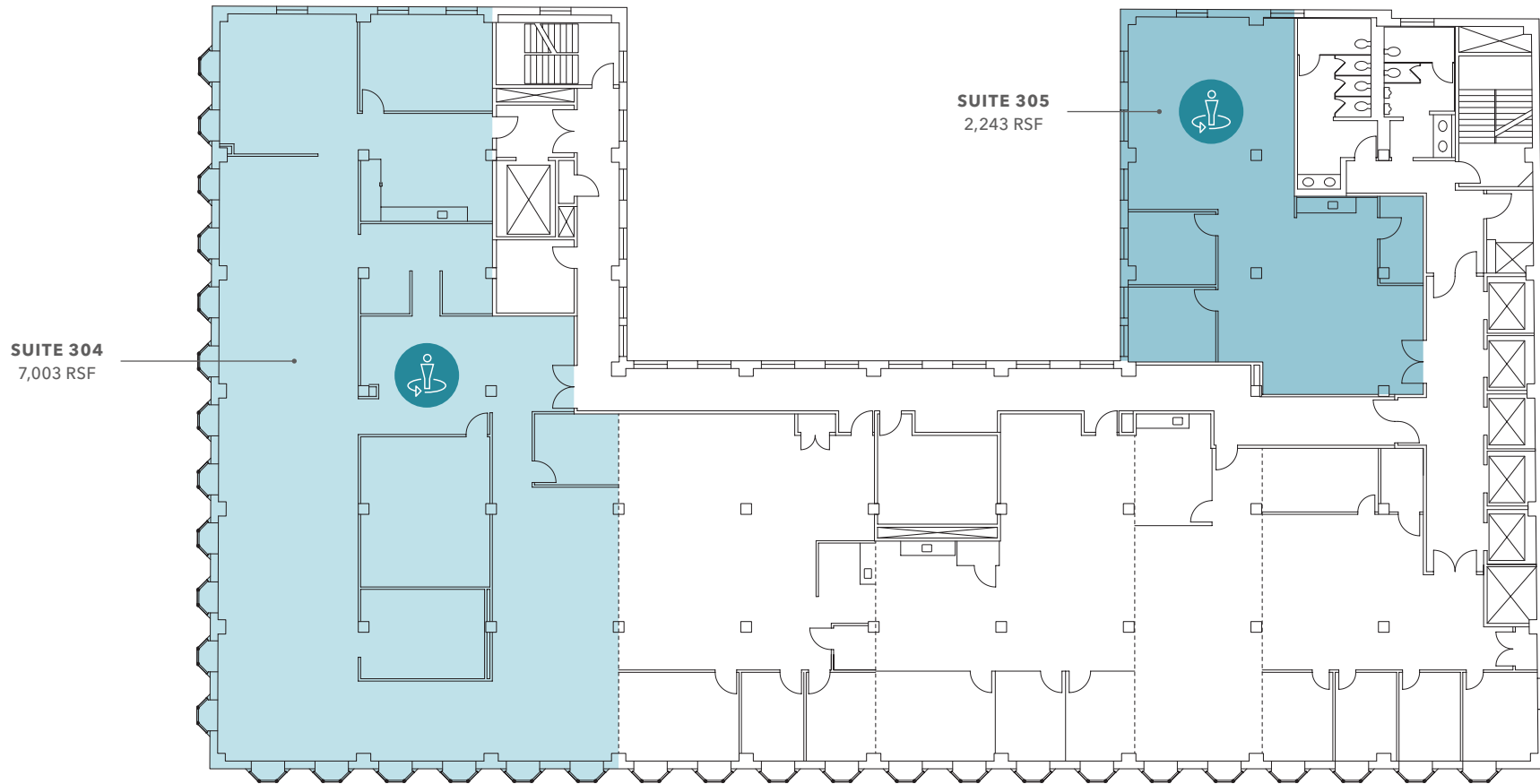
617 WEST
7TH STREET



SUITE AVAILABILITY

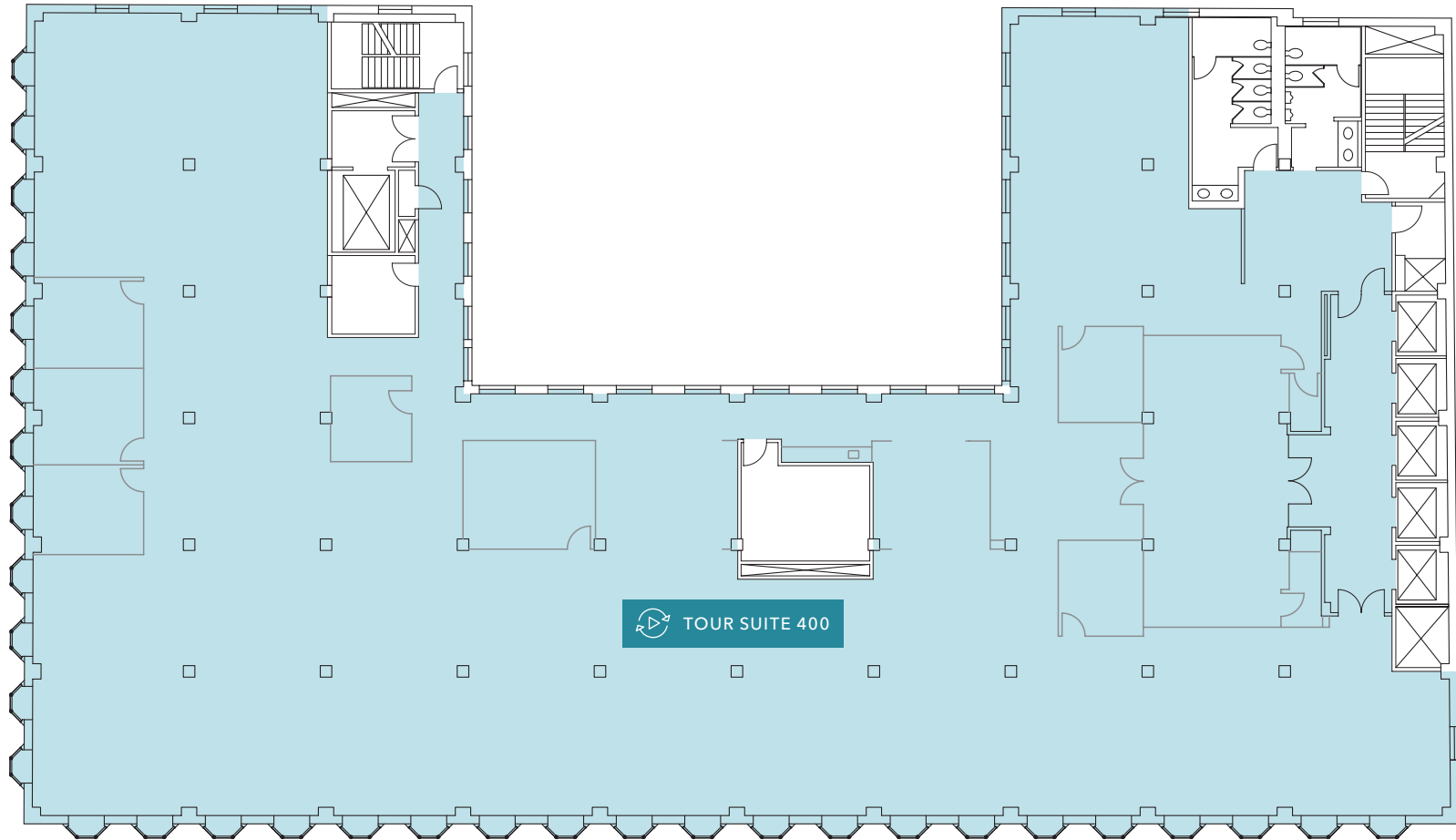
Suite #	RSF	Notes	Suite #	RSF	Notes
SUITE 304	7,003	Creative spec suite	SUITE 705	2,243	Raw space
SUITE 305	2,243	Creative spec suite	SUITE 800	16,074	Raw space
SUITE 400	16,520	Full floor of creative space	SUITE 900	16,168	Raw space
SUITE 504	3,196	Creative spec suite	SUITE 1000	16,634	Creative spec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





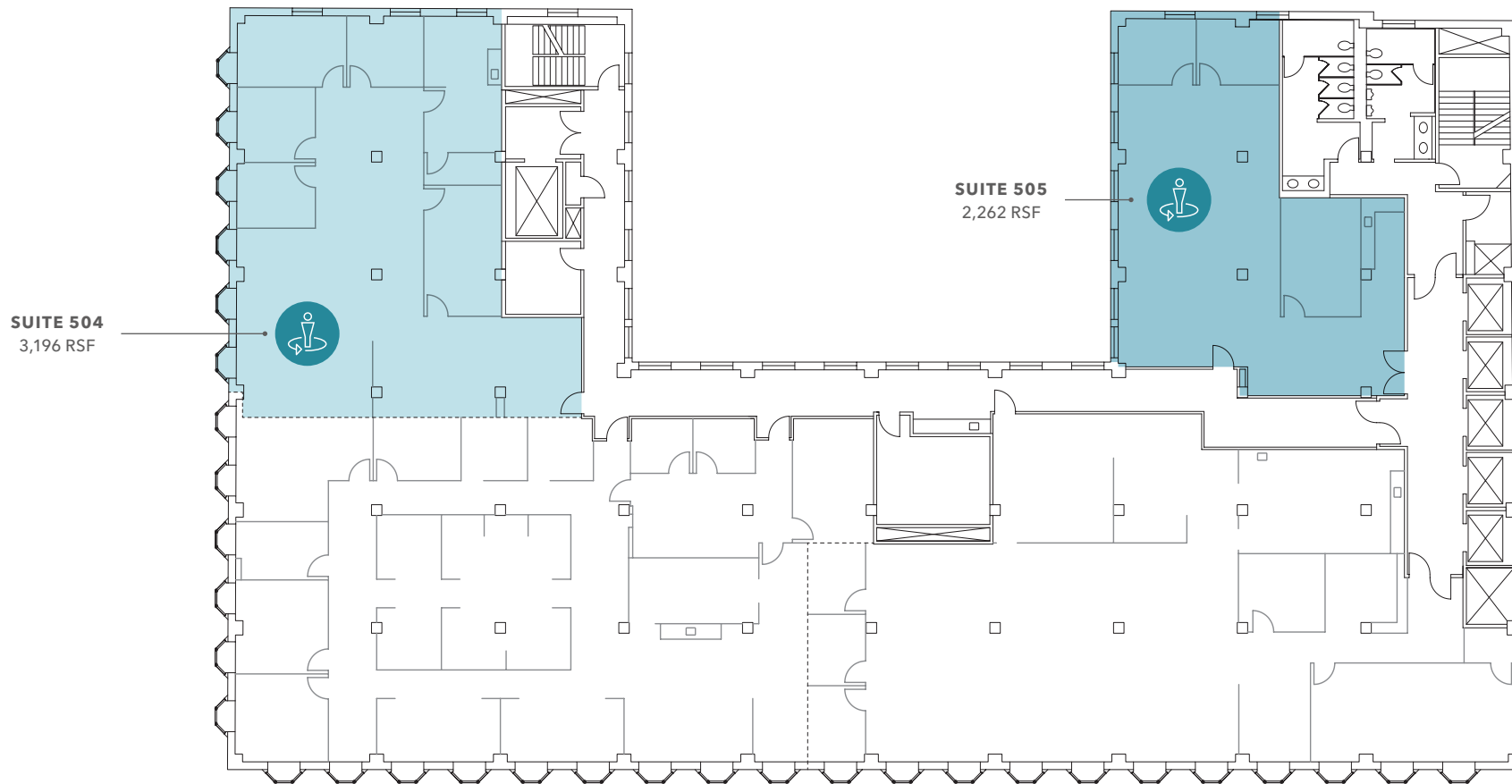
THIRD FLOOR PLAN

Suite #	RSF	Notes
SUITE 304	7,003	Creative spec suite
SUITE 305	2,243	Creative spec suite



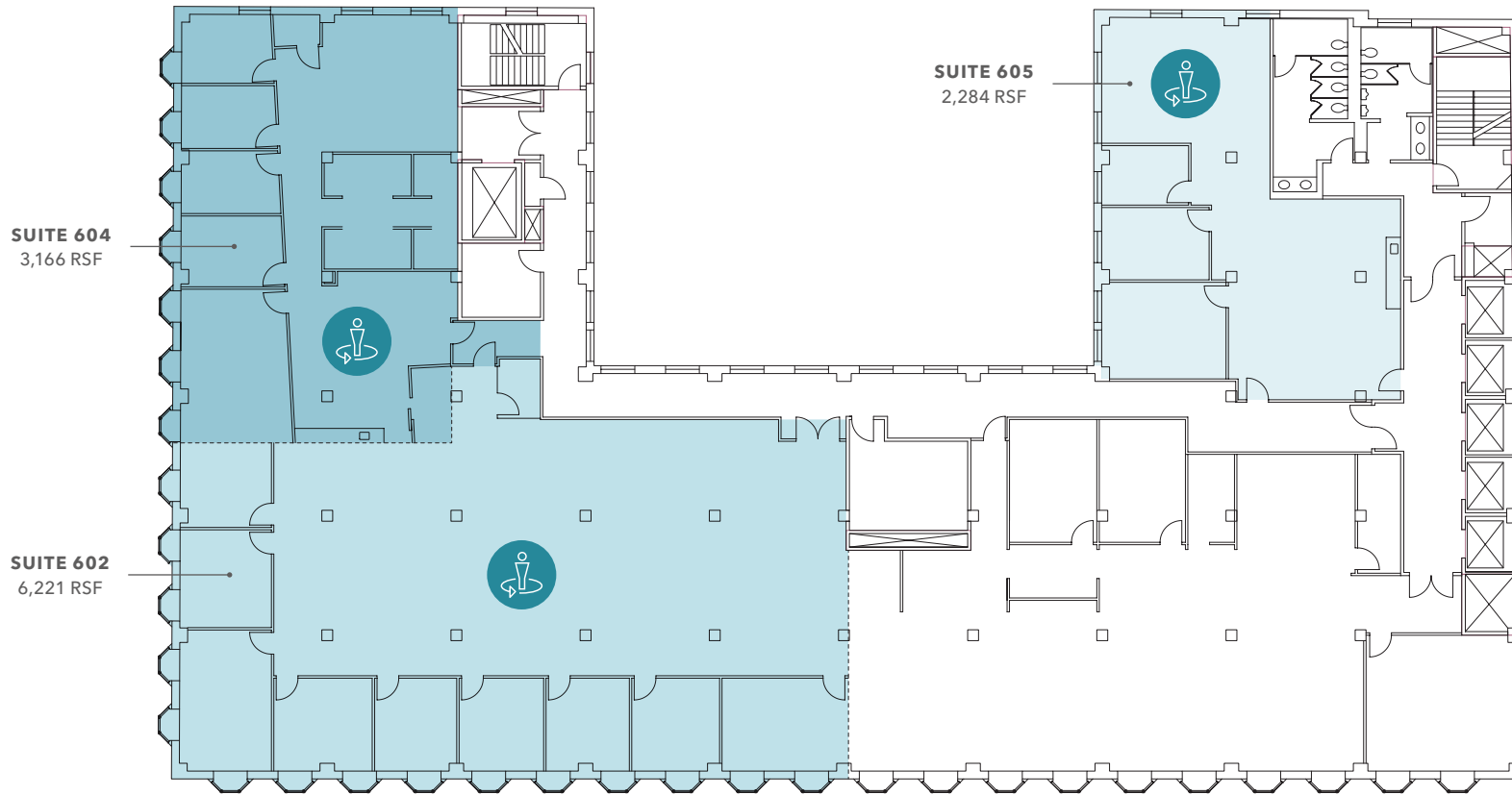
FOURTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 400	16,520	Full floor of creative space



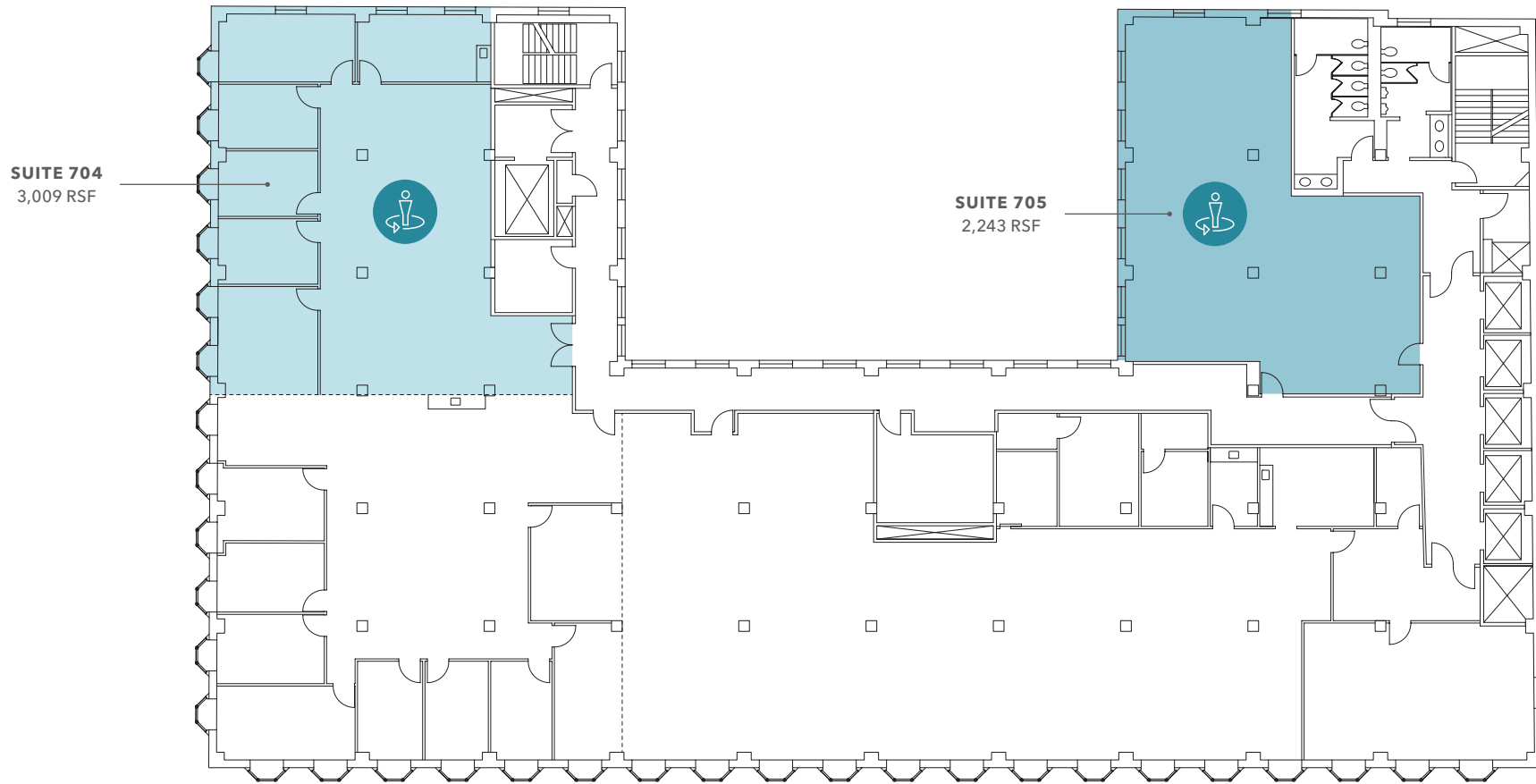
FIFTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 504	3,196	Creative spec suite
SUITE 505	2,262	Creative spec suite



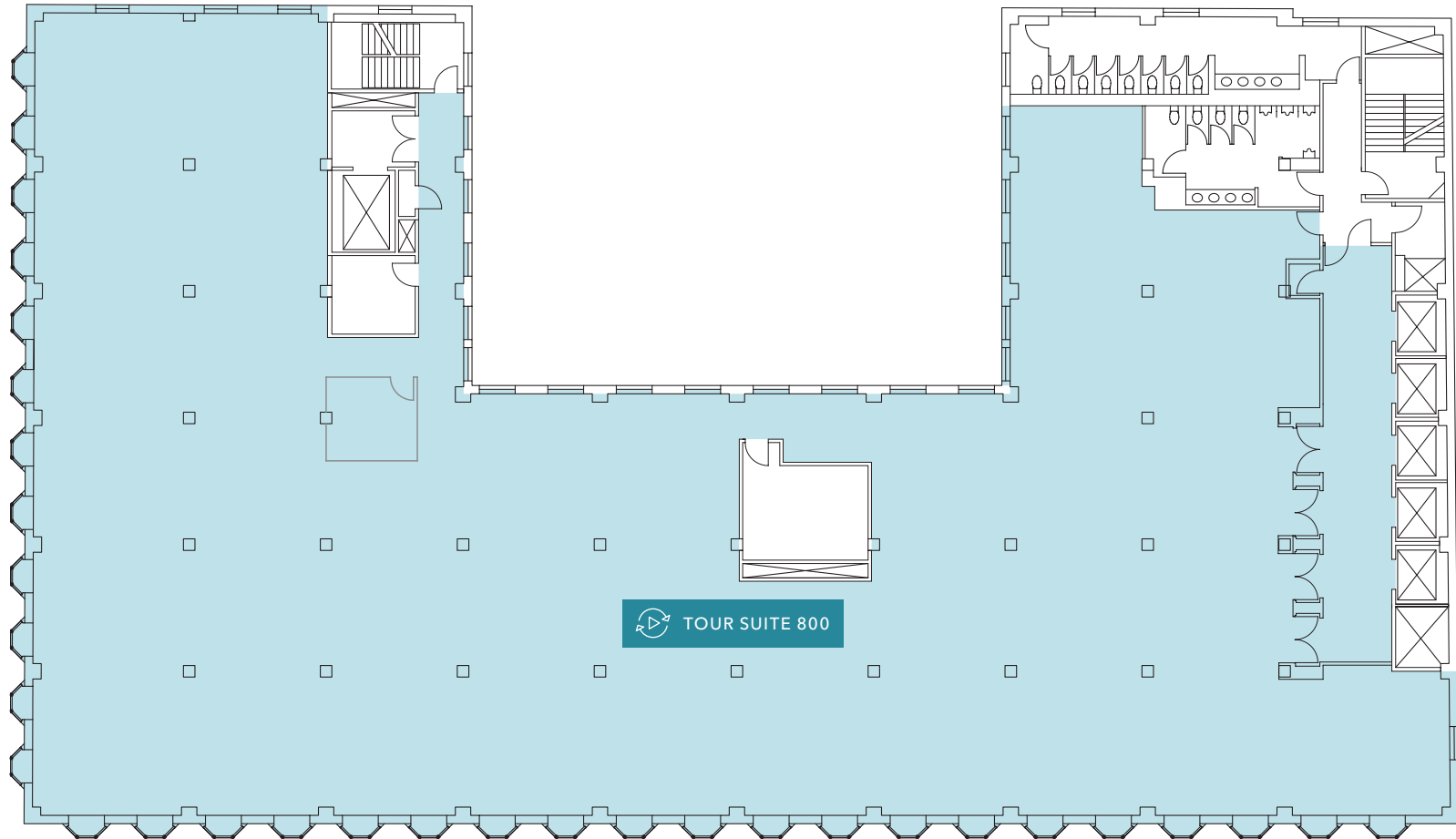
SIXTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 602	6,222	Creative spec suite
SUITE 604	3,166	Fully furnished creative space
SUITE 605	2,284	Creative spec suite



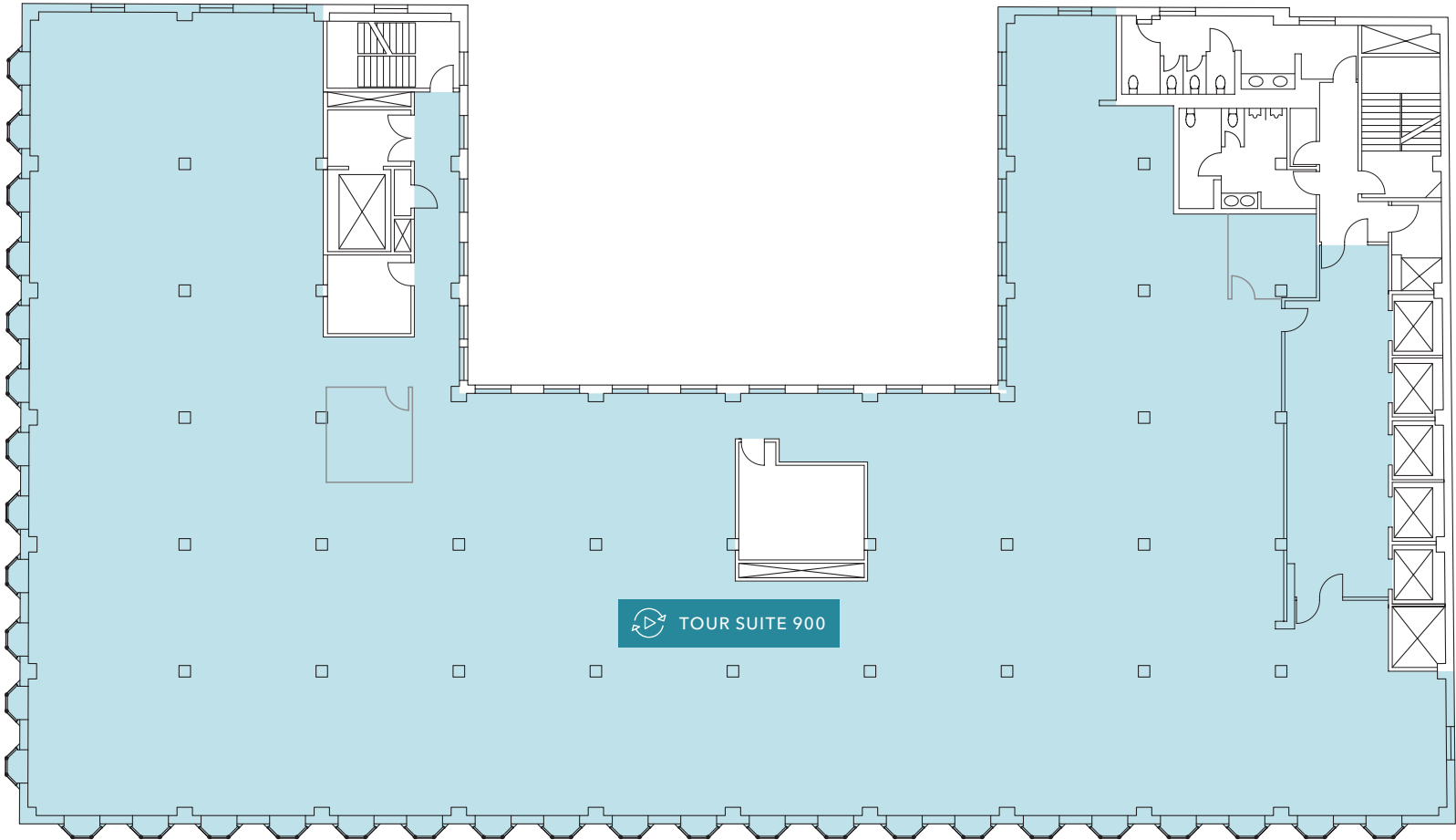
SEVENTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 704	3,009	Creative spec suite
SUITE 705	2,243	Raw space



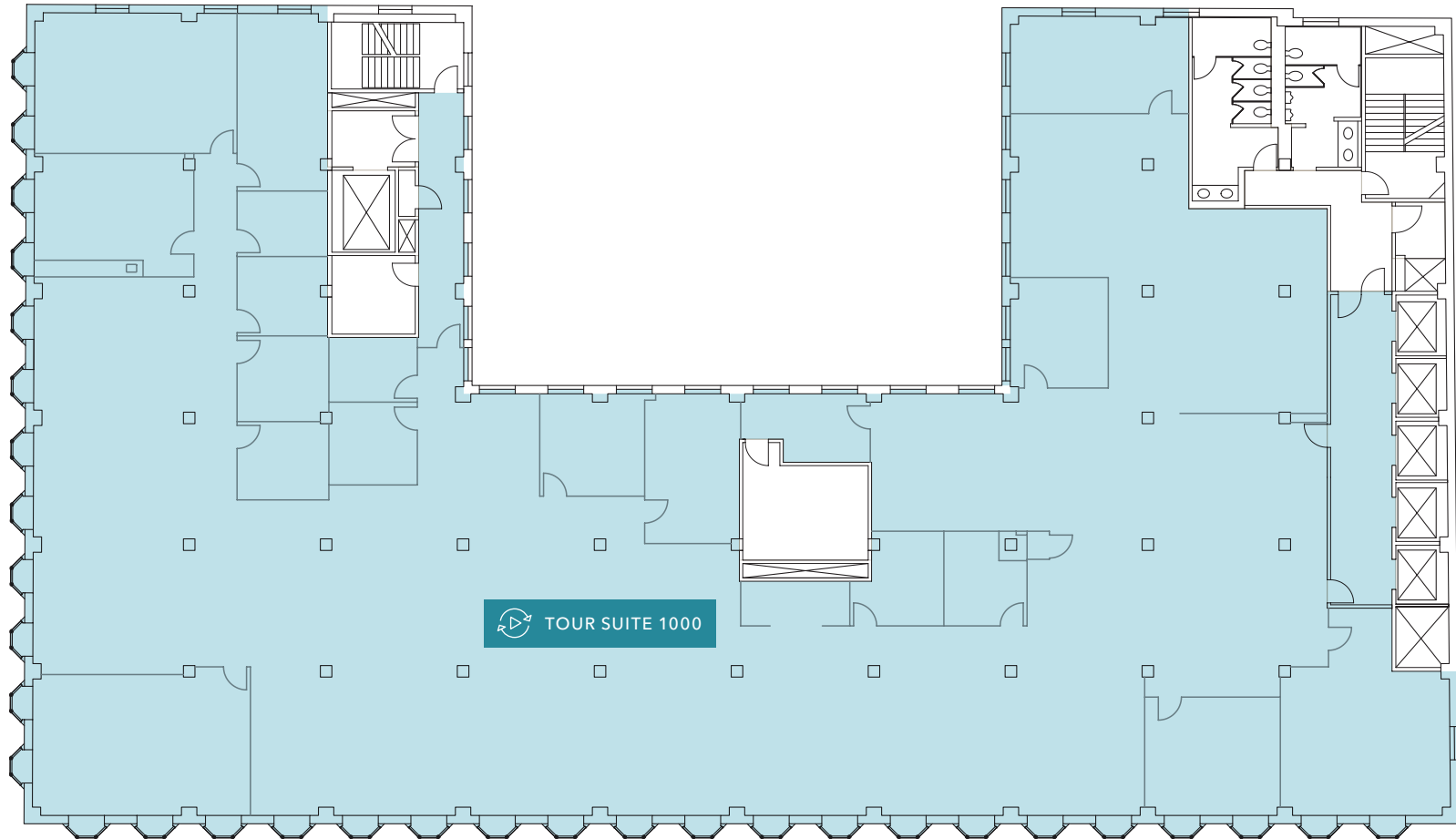
EIGHTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 800	16,074	Raw space



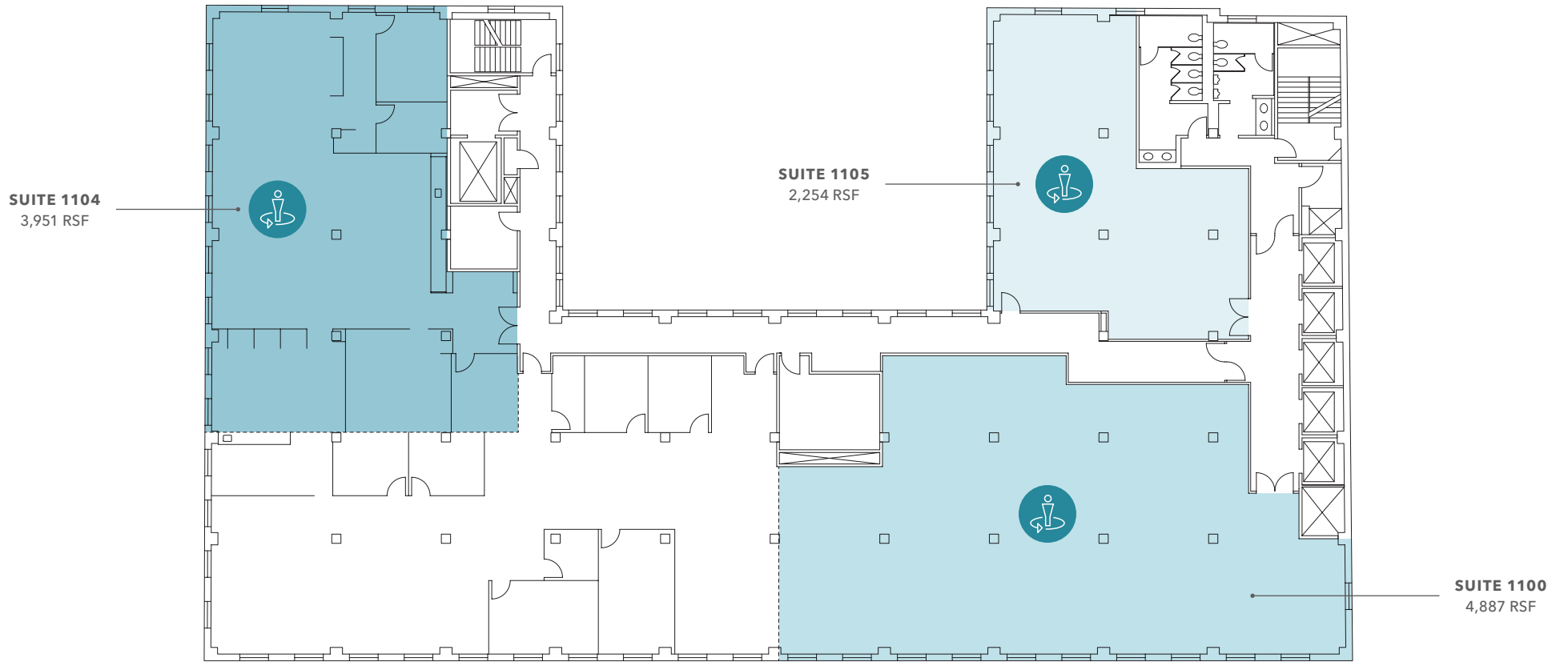
NINTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 900	16,168	Raw space



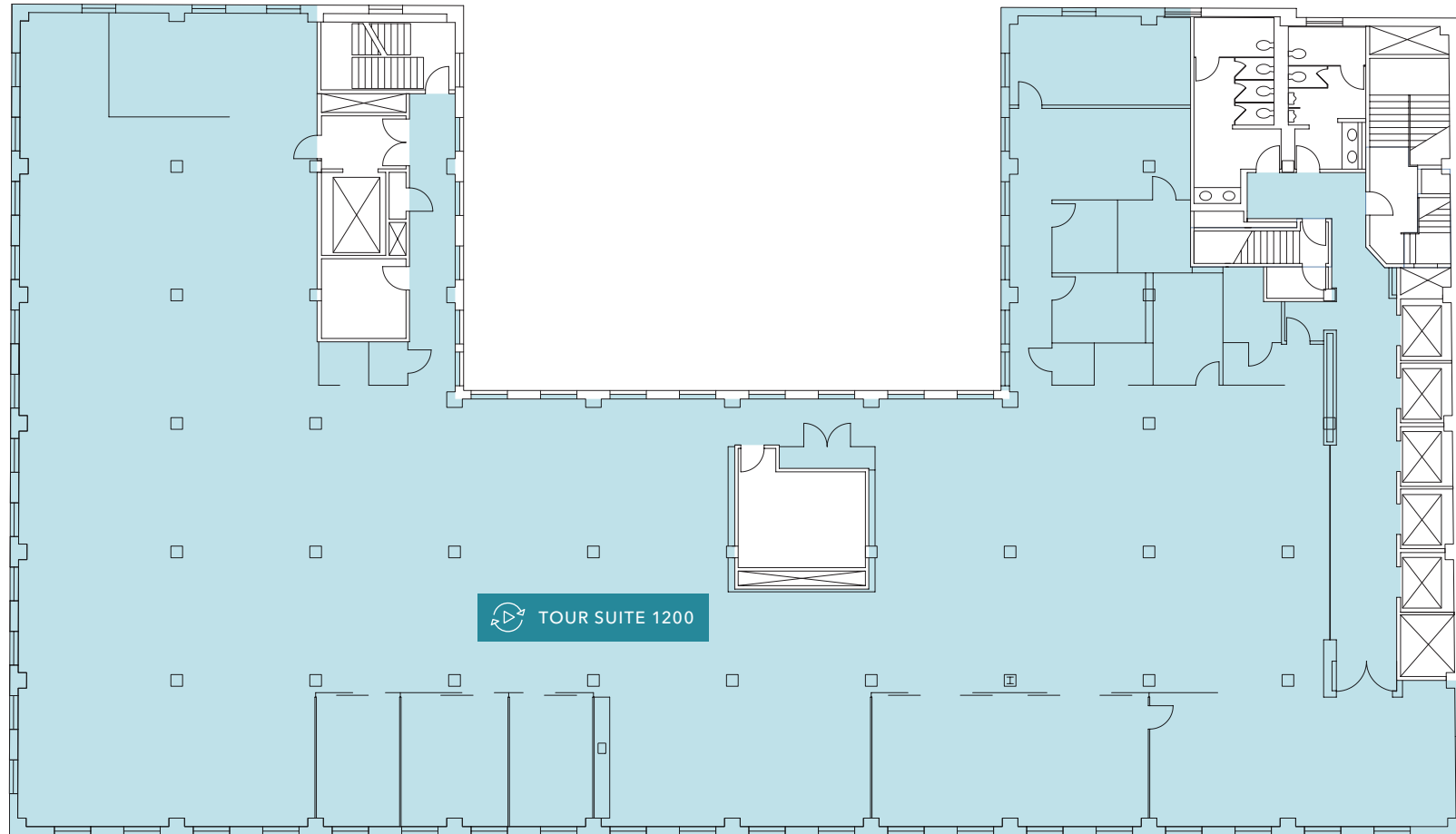
TENTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 1000	16,634	Creative spec suite



ELEVENTH FLOOR PLAN

Suite #	RSF	Notes
SUITE 1100	4,887	Raw space
SUITE 1104	3,951	Creative spec suite
SUITE 1105	2,254	Raw space



TWELVETH FLOOR PLAN

Suite #	RSF	Notes
SUITE 1200	16,042	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, Tocaya Organica, Sheraton Hotel

Convenient access to the expansive 7th Street Metro station

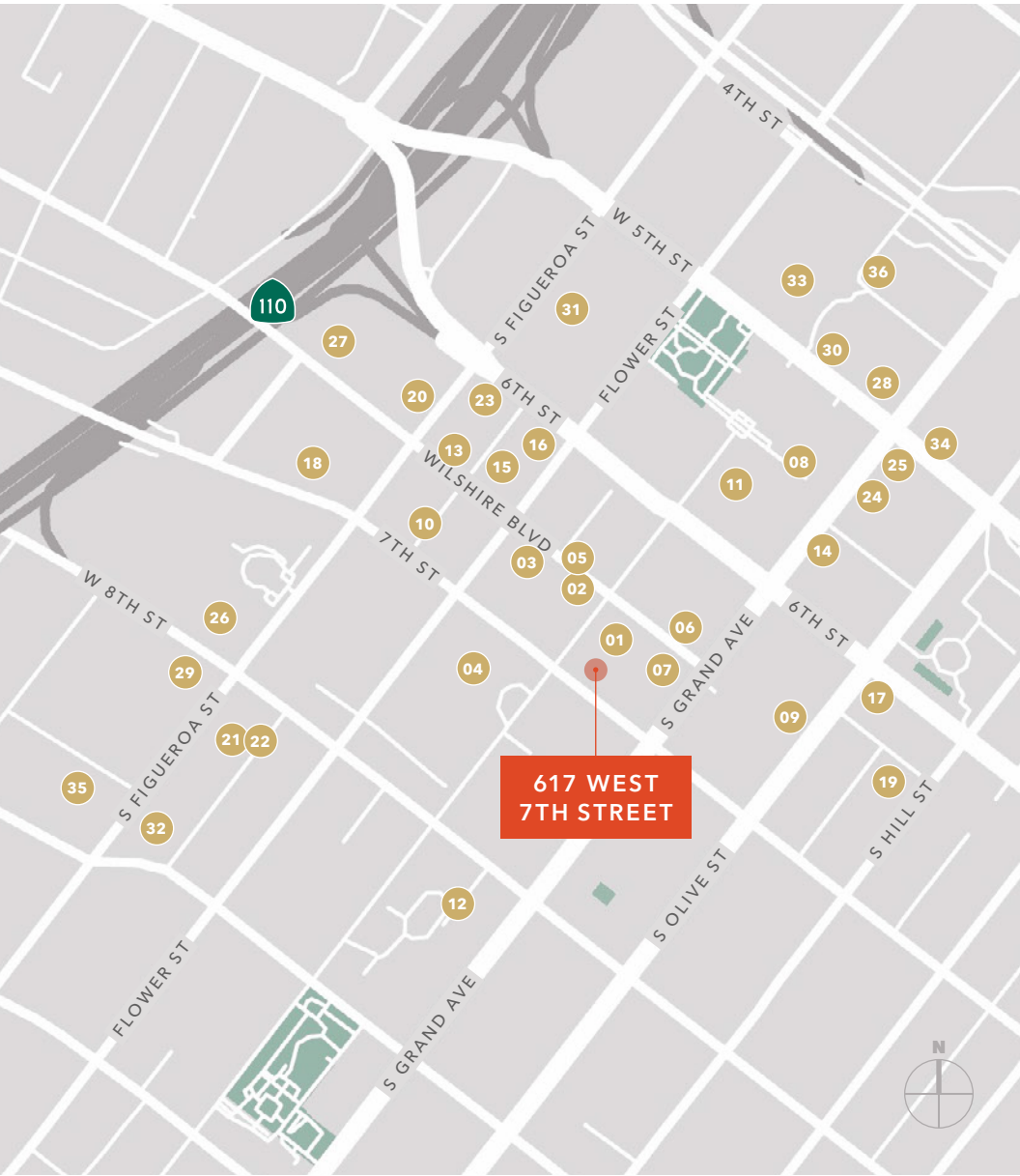
5 MIN

CA-110 VIA 7TH ST
& S FIGUEOA ST

10 MIN

US 101 VIA
S OLIVE ST





PARKING STRUCTURES

Address	Monthly Rate	Address	Monthly Rate
01 626 Wilshire Blvd	\$240	19 625 S Hill St	\$200
02 700 Wilshire Blvd	\$135	20 601 S Figueroa St	\$418
03 770 Wilshire Blvd	\$135	21 816 S Figueroa St	\$180
04 700 S Flower St	\$160	22 800 S Figueroa St	\$200
05 707 Wilshire Blvd	\$255	23 888 W 6th St	\$205
06 609 Wilshire Blvd	\$275	24 520 S Grand Ave	\$325
07 600 Wilshire Blvd	\$286	25 500 S Grand Ave	\$325
08 611 W 6th St	\$190	26 777 S Figueroa St	\$332
09 631 S Olive St	\$200	27 915 Wilshire Blvd	\$260
10 660 S Figueroa St	\$215	28 601 W 5th St	\$292
11 550 S Hope St	\$350	29 801 S Figueroa St	\$330
12 801 S Grand Ave	\$150	30 633 W 5th St	\$363
13 835 Wilshire Blvd	\$176	31 500 S Figueroa St	\$180
14 523 W 6th St	\$260	32 888 S Figueroa St	\$280
15 811 Wilshire Blvd	\$265	33 444 S Flower St	\$290
16 800 W 6th St	\$275	34 555 W 5th St	\$363
17 606 S Olive St	\$176	35 865 S Figueroa St	\$270
18 900 Wilshire Blvd	\$365	36 400 S Hope St	\$380

617 WEST 7TH STREET



7th Street Restaurant Row is one of Downtown Los Angeles's premier dining and nightlife corridors, centered along 7th Street between Figueroa Street and Hill Street, and sometimes extended slightly east toward the Fashion District/Financial District.

It's known for its high concentration of notable restaurants, bars, lounges, and eateries that make the stretch a go-to spot for casual meals, happy hours, date nights, and more formal dinners in the heart of DTLA. The area gained its "Restaurant Row" identity especially after the opening of Bottega Louie in 2009, which helped spark further restaurant-driven development along 7th Street.



FEATURED RESTAURANTS & BARS



OFFICE SUITES FOR LEASE

KIDDER MATHEWS

617 WEST 7TH STREET

Exclusively leased by

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