



# 515

## South Flower Street

Downtown Los Angeles

### Trophy Sublease Opportunity

For Further Information, Contact:

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**CBRE**



## Space Highlights

**Premises:** Floors 22, 25-26 & Partial 23rd

**Availability:** Immediate

**Total Size:**  
Floors 26: 25,531 RSF  
Floors 25: 25,531 RSF  
Partial 23rd Floor: 13,236 RSF  
Floors 22: 25,531 RSF

**Asking Rate:** Negotiable

**Available Size:** 13,236 - 89,829 RSF

**Furniture:** Negotiable

**Parking:** 1/1,000

**Sublease Term:** Through August 31, 2032

### Space Features:

- Fully built-out, move-in ready space
- Collaboration rooms on multiple floors
- Dedicated client-facing floor (25th) featuring client lounge, board room, multiple conference rooms, executive zoom room, and catering pantry
- Dedicated back-of-house floor (22nd) with server room, IT shipping, NOC storage, records room, reprographics, and Williams Lea service center
- Perimeter private offices throughout
- 3 reception areas
- Robust conferencing infrastructure across all floors including training/presentation room
- Upper block (Floors 25 & 26) connected via internal staircase



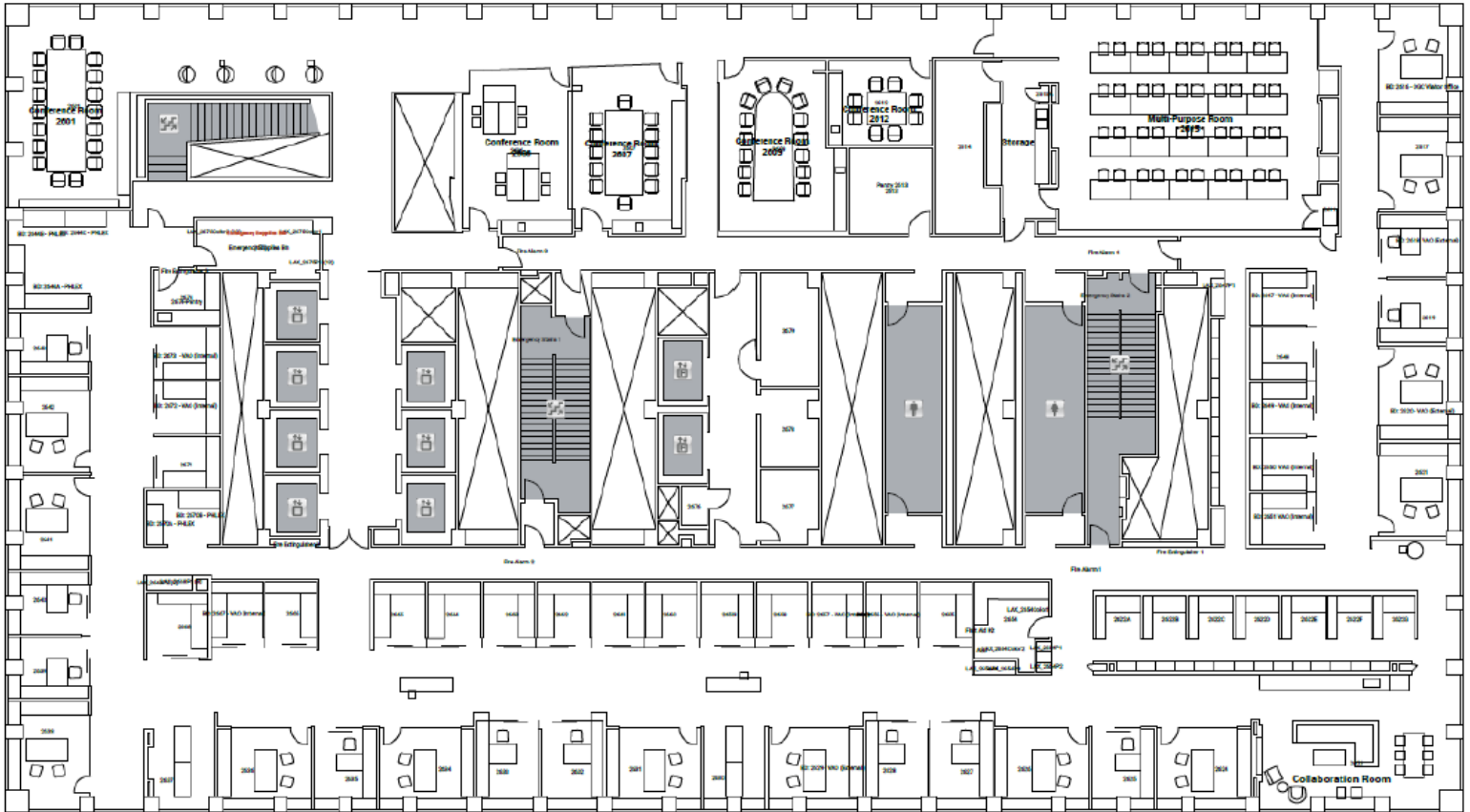
## Building Highlights

- On-site conferencing facility
- Drago restaurant on-site
- Outdoor Tenant Plaza featuring Nice Coffee Bar
- 505 Flower retail plaza (subterranean; 15 eateries and service providers)
- Efficient floor plate

# Floor Plan

## 26th Floor – 25,531 RSF

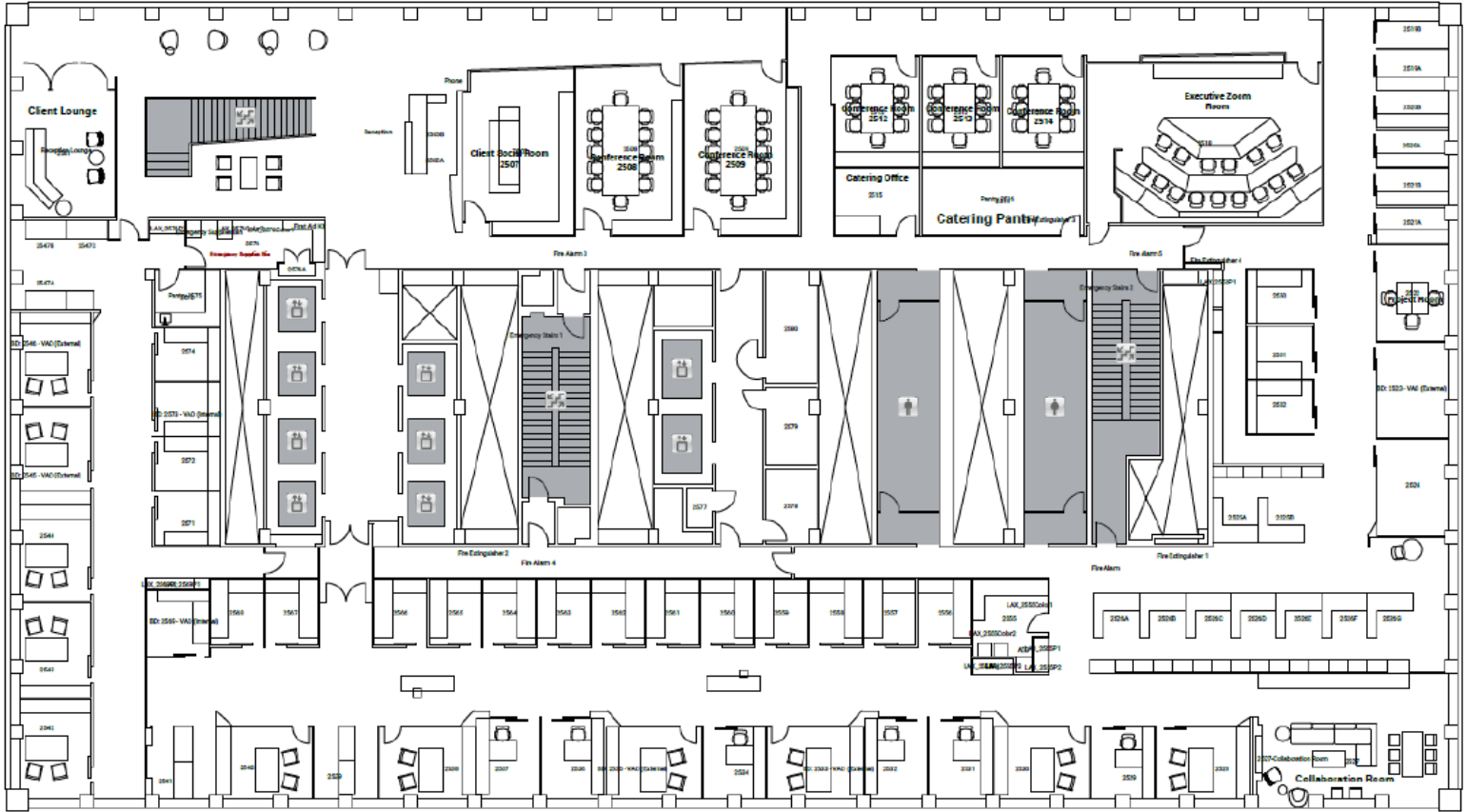
- Multiple conference rooms
- Large training/presentation room
- Collaboration room
- Perimeter private offices



# Floor Plan

## 25th Floor – 25,531 RSF

- Client lounge & board room
- Multiple conference rooms & executive zoom room
- Catering office & pantry
- Collaboration room
- Perimeter private offices



# Floor Plan

## Partial 23rd Floor – 13,236 RSF

- Collaboration room
- Perimeter private offices
- Open workstation areas



# Floor Plan

## 22nd Floor – 25,531 RSF

- 3 reception areas
- Conference room & meeting room
- Server room, IT shipping & NOC storage
- Records room & reprographics service center







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