

OFFICE SPACE FOR LEASE
MOVE-IN READY

244
SAN PEDRO

ELEGANT LITTLE TOKYO OFFICE CAMPUS

CBRE



BUILDING INFORMATION

Address: 244 South San Pedro
Los Angeles

Building RSF: 50,992 SF

Asking Rate: \$2.35 FSG

Year Built: 1981

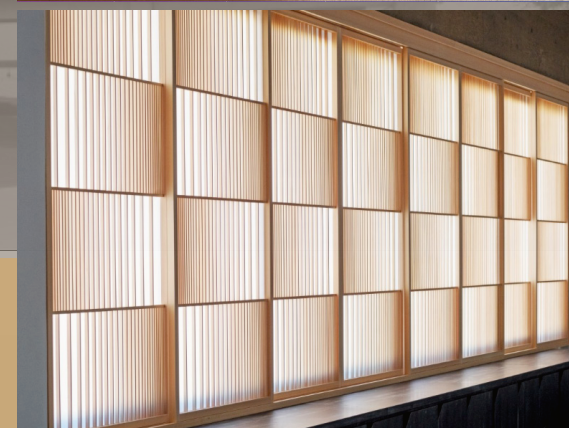
Renovated: 2022

Stories: 5

Lease Term: 1 - 10 Years

Tenant Improvements: Move-In Ready and Modify-to-Suit

On-Site Amenities: James Irvine Japanese Garden,
Doizaki Gallery, Toshizo Watanabe
Culinary Center, Isamu Noguchi Plaza



BUILDING HIGHLIGHTS



A cultural-landmark address. Offices wrap Isamu Noguchi's one-acre plaza and his only publicly accessible sculpture in Los Angeles. Exhibitions through the workday in the ground-floor Doizaki Gallery. A programmed plaza with year-round events and a weekly farmers market at the door. An award-winning Japanese garden, Seiryu-en, winner of the 1981 National Landscape Award.



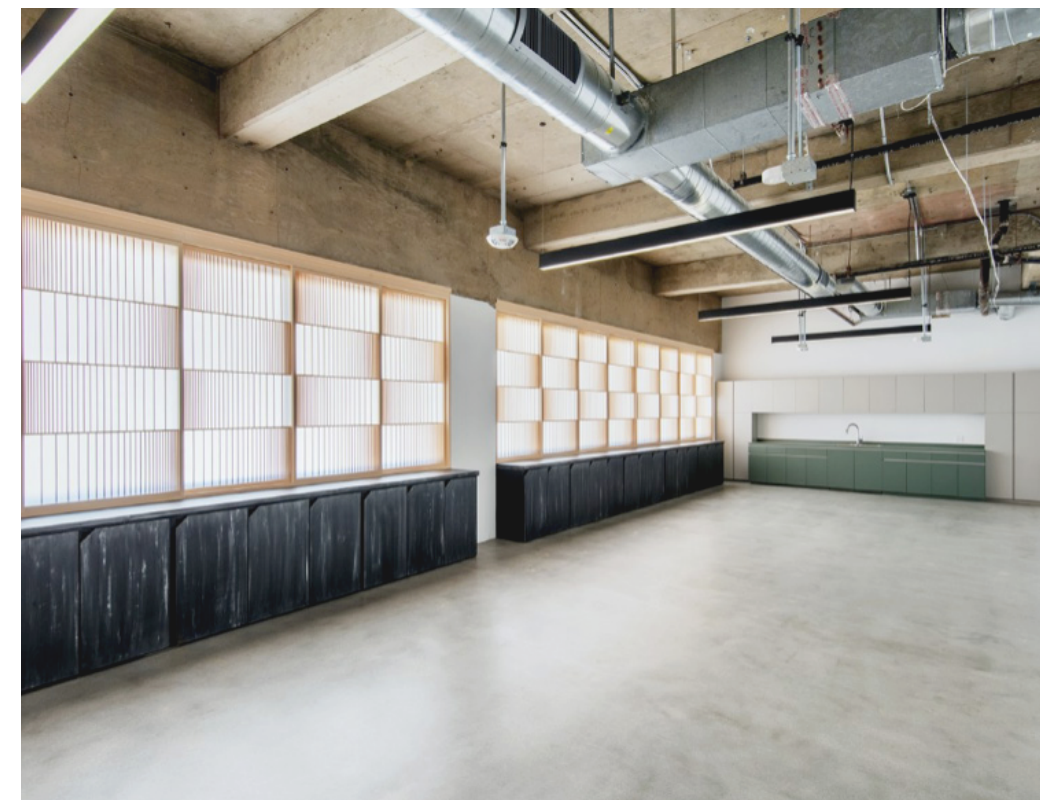
The building: Staffed lobby and information desk. Flexible suites across a range of sizes, short and long term.



On-site and bookable: Host on-site rather than across town. The Toshizo Watanabe Culinary Center is available to book for client events, launches, and offsites.



Location: One block to the Metro Little Tokyo and Arts District station, with one-seat rides from Santa Monica to Pasadena to Long Beach. In the museum district, with the Japanese American National Museum across the street and the Geffen Contemporary at MOCA minutes away. The heart of Little Tokyo, one of three remaining historic Japantowns in the country and an inaugural California Cultural District.



AVAILABILITY

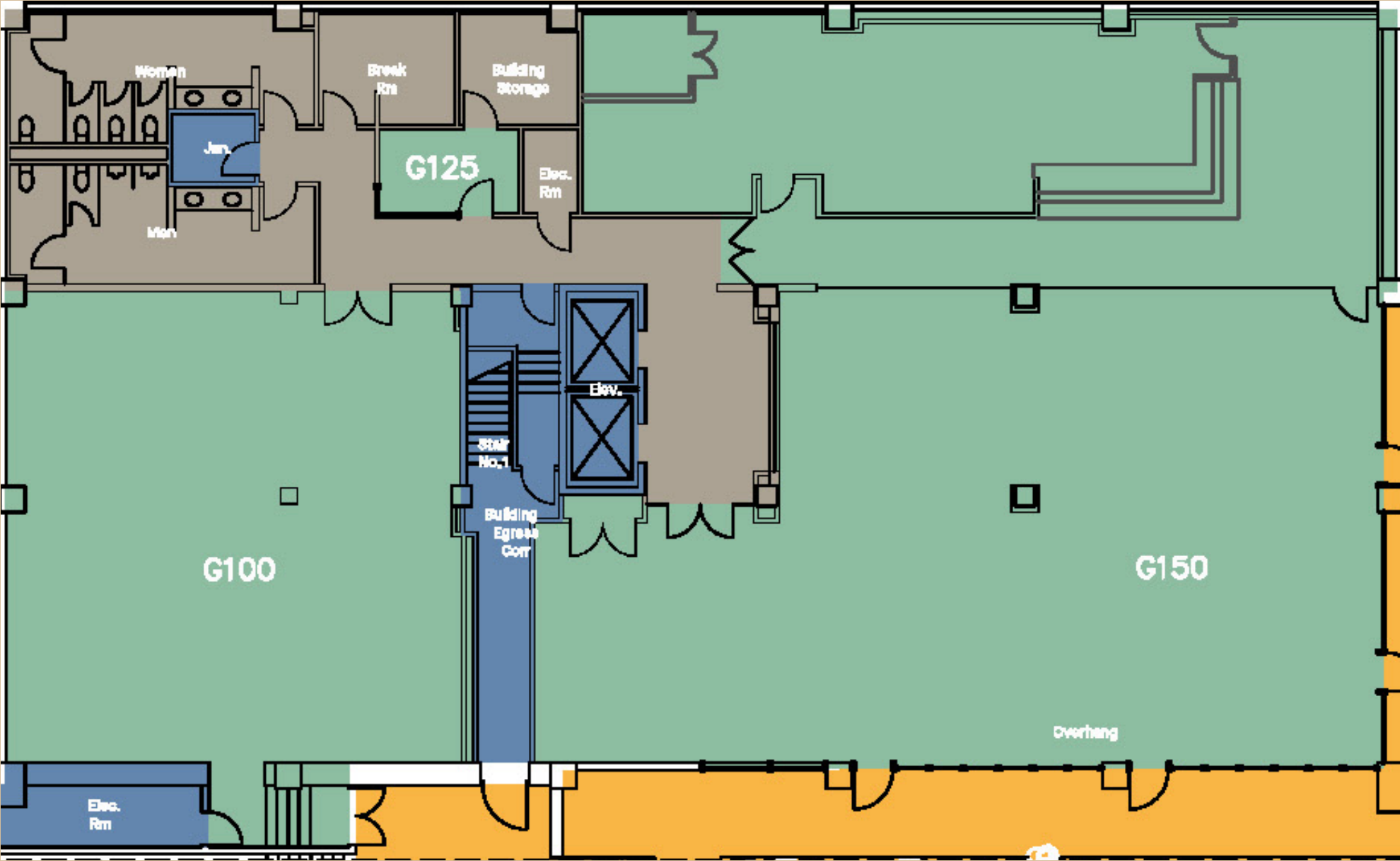
Garden Level - 5,837 SF, Move-In Ready, Available Suites are move-in ready, second generation space with ample natural light.

FLOOR	SF
Suite 100	2,348
Suite 205	2,082
Suite 300	403
Suite 302	871
Suite 306	890
Suite 307	1,120
Suite 308	914
Suite 405	652
Suite 406	653
Suite 411	1,142
Suite 506	1,250
Suite 502	1,509
Suite 506	1,250

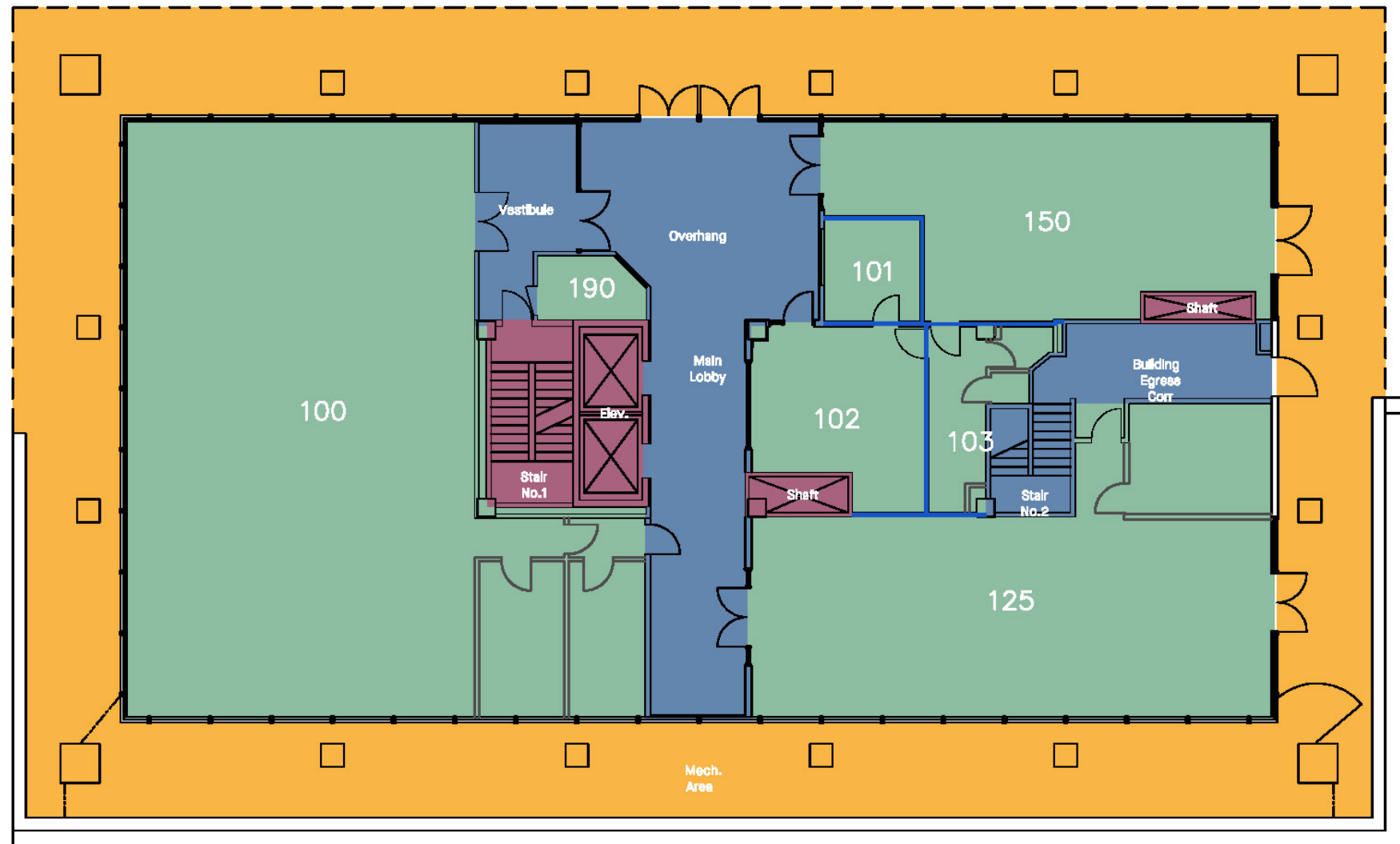
- Take meetings or a break in a Japanese garden. Seiryu-en offers a 170-foot stream and cedar bridges within the campus.
- The Toshizo Watanabe Culinary Center opens onto the garden and is available to book for tenant events. Stage a town hall, screening, or client event for up to 880 people.
- Step outside without leaving the building.



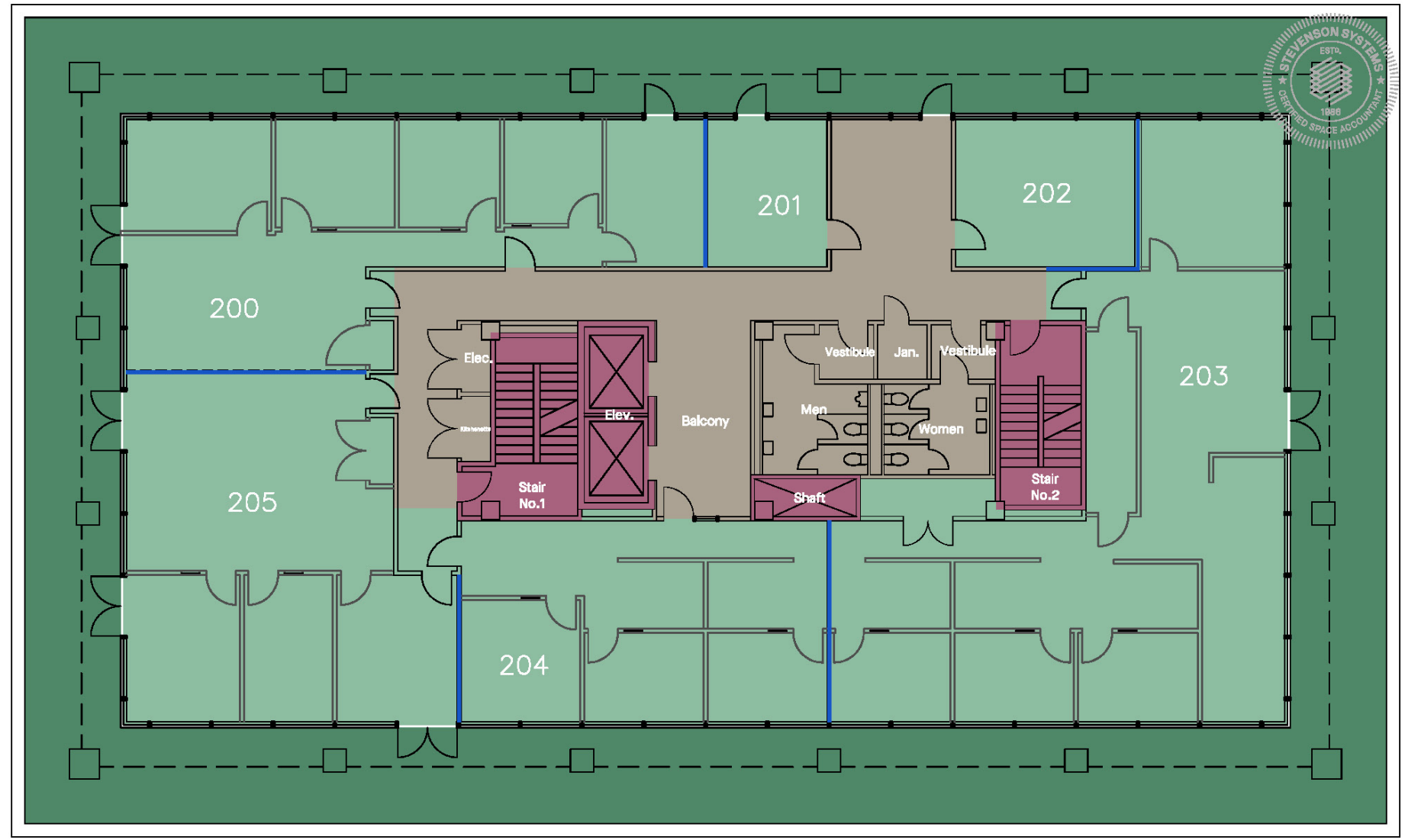
FLOOR PLAN - GROUND LEVEL



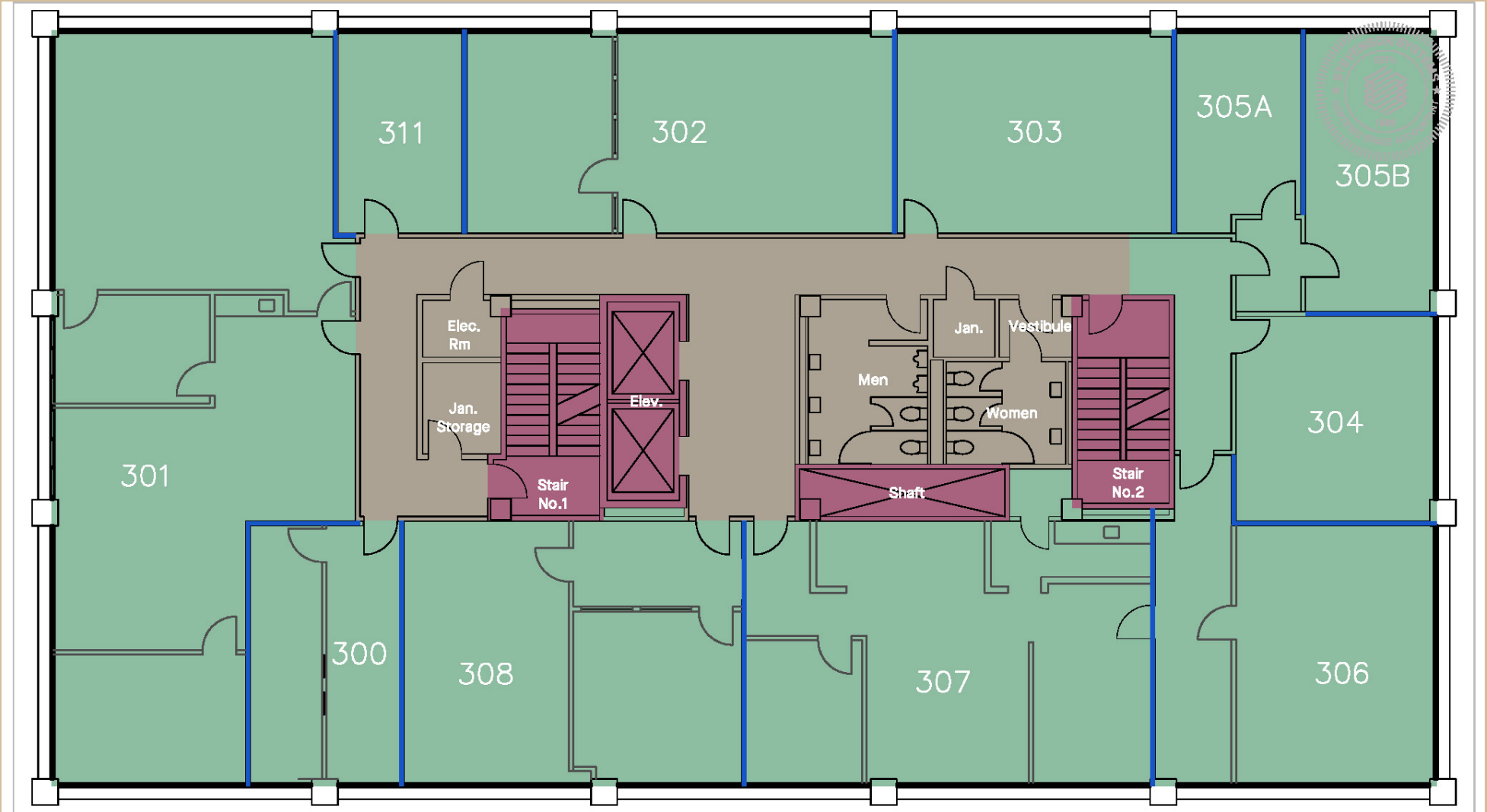
FLOOR PLAN - 1ST FLOOR



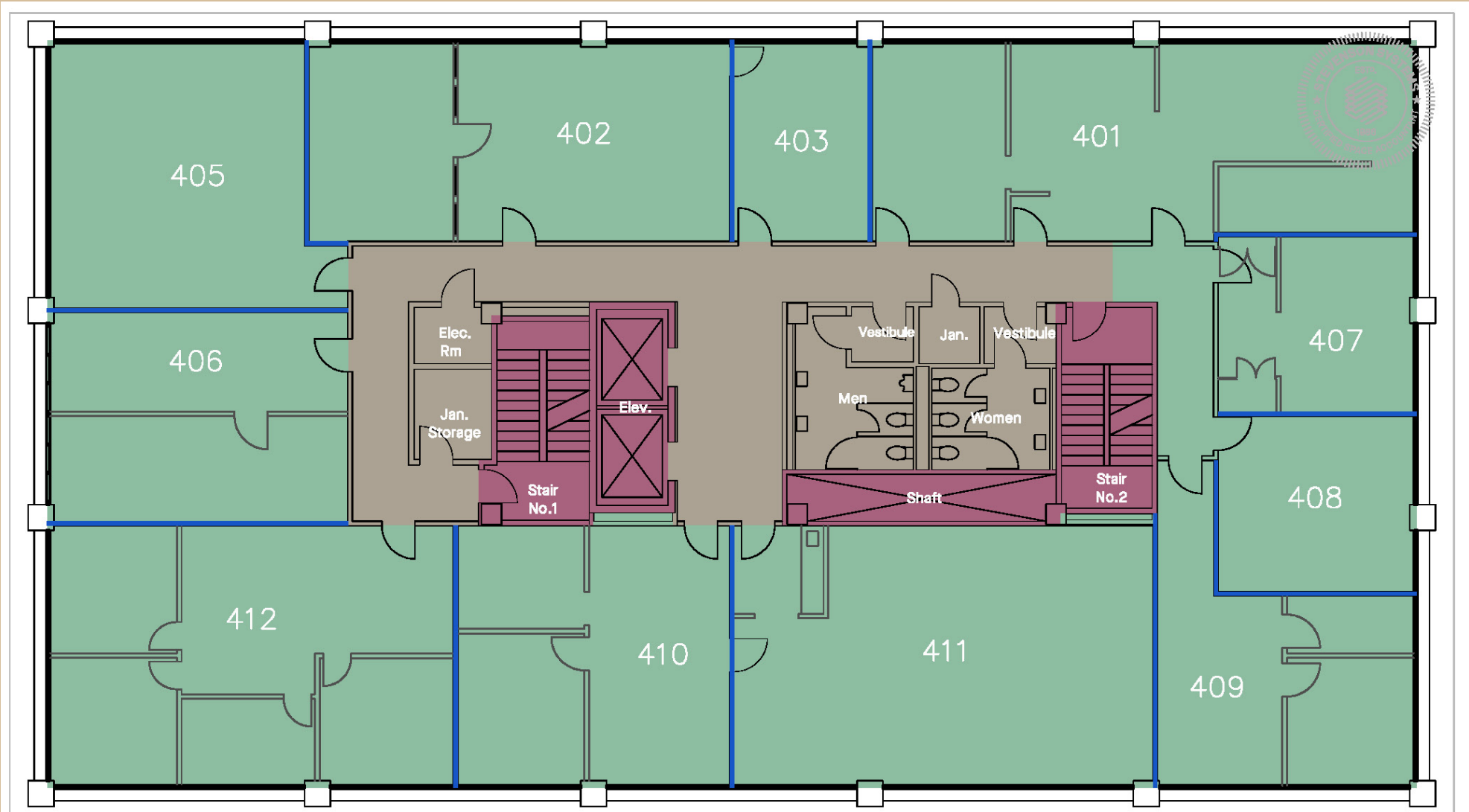
FLOOR PLAN - 2ND FLOOR



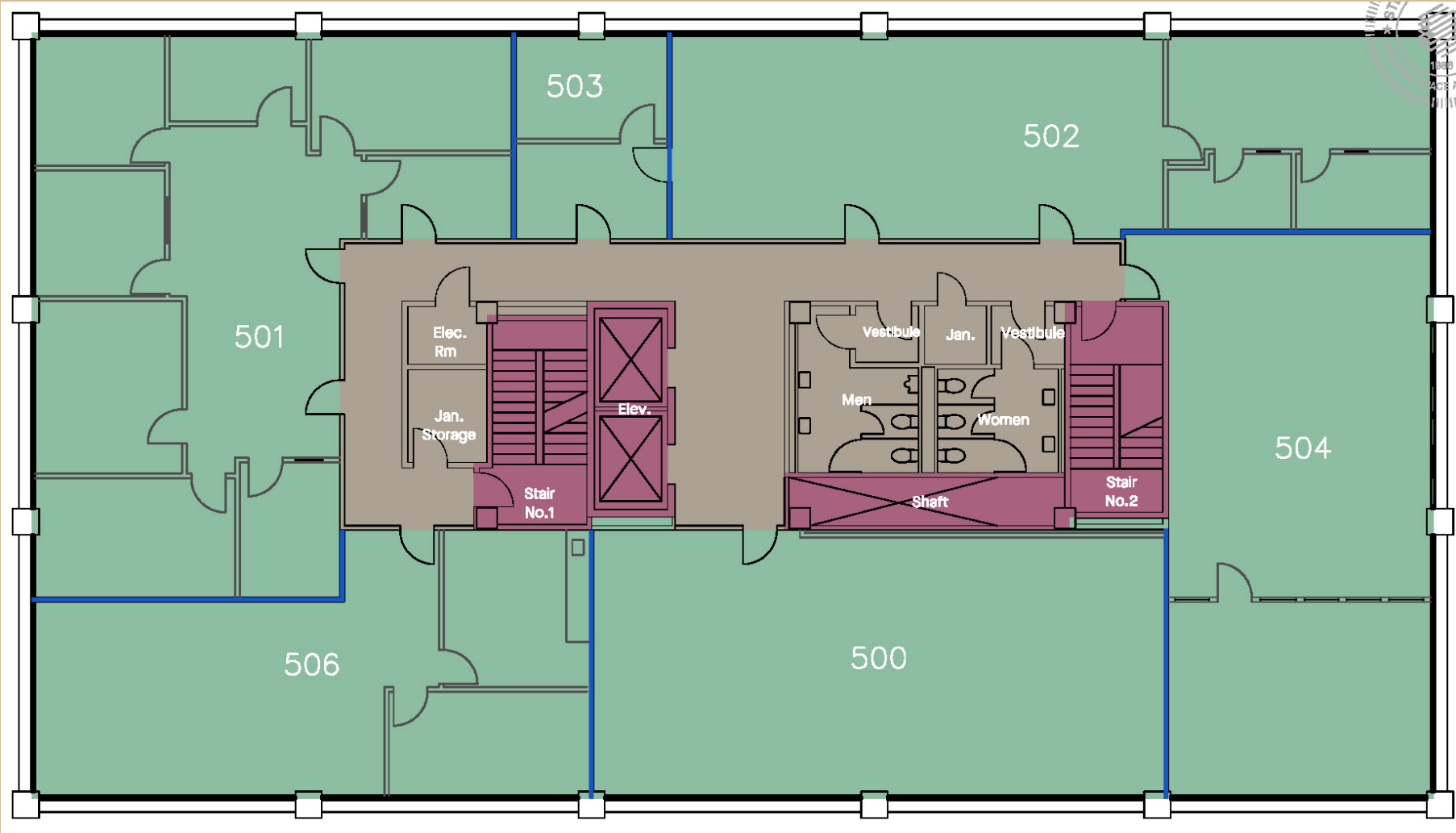
FLOOR PLANS - 3RD FLOOR



FLOOR PLAN - 4TH FLOOR



FLOOR PLAN - 5TH FLOOR



FOR LEASE

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