

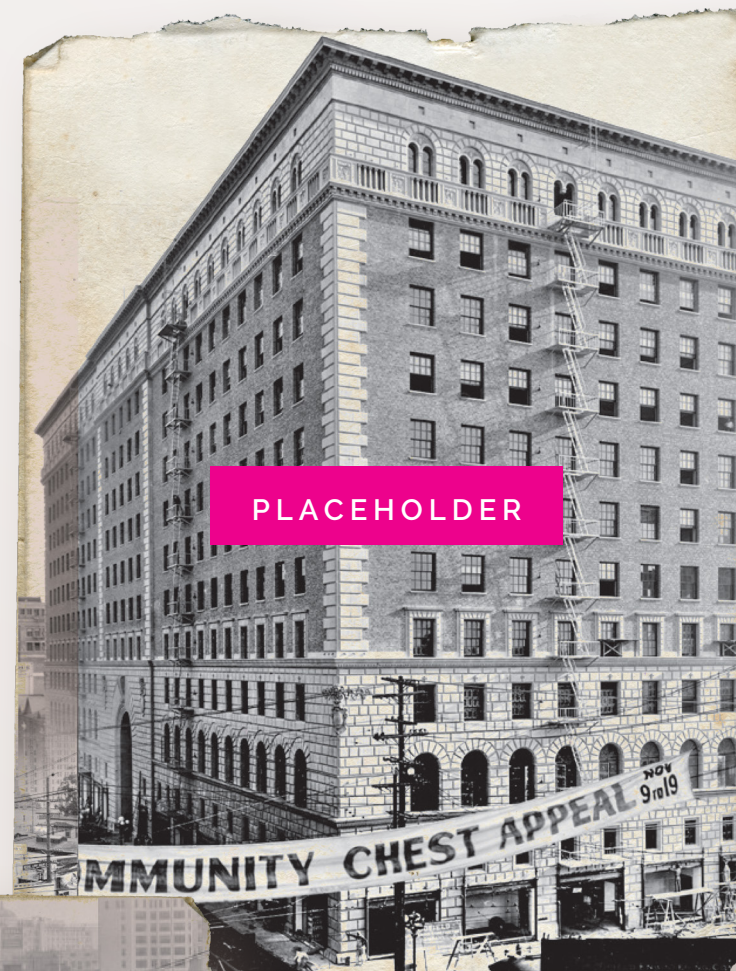
# 818 W. 7<sup>TH</sup> STREET



A CENTURY OF INNOVATION:

# Where History Meets the Future

As 818 W 7th Street approaches its centennial, it stands as a beacon of innovation in LA's Financial District. Built in 1925 and beautifully restored, this architectural masterpiece bridges rich history with cutting-edge modernity. This Renaissance Revival landmark offers versatile spaces that inspire creativity while providing the prestige sought by forward-thinking companies. From architectural firms to tech startups and established corporations, 818 W 7th Street isn't just office space—it's a canvas for your company's future in the heart of downtown's most dynamic, business-friendly neighborhood.



## Building Specifications

|                |             |                      |                  |
|----------------|-------------|----------------------|------------------|
| Building Size  | ±380,000 SF | Monthly Parking Rate | \$260 unreserved |
| No. of Stories | 12          | Year Built/Renovated | 1925/2018        |
| Parking Ratio  | 1/1,000     | Asking Rate          | \$37.00 PSF FSG  |



# Building Highlights



Award-winning historic building with modern amenities



Newly renovated tenant-exclusive lounge and lobby



Exposed brick and concrete features for a unique aesthetic



Secure bicycle storage with shower facilities



High-speed fiber connectivity



24-hour manned security



Prime location across from 7th St Metro Rail Station



On-site banking and restaurants



Adjacent to FigAt7th, The BLOC, and Wilshire Grand



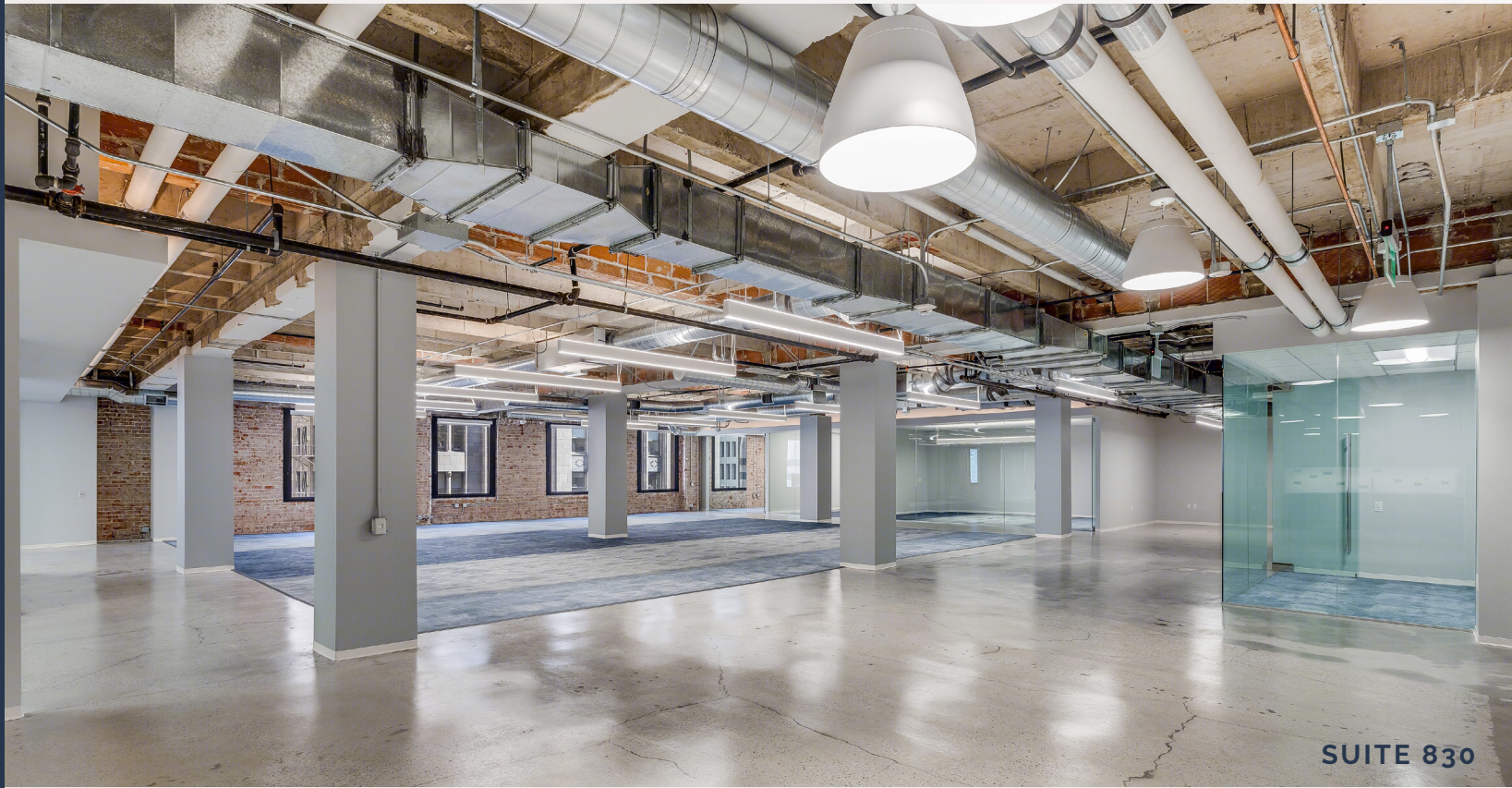
Flexible space options: creative, plug-and-play and build-to-suit



# Availabilities

| SUITE       | SIZE (RSF) | ASKING RATE     | COMMENTS                                            | VIEW TOUR |
|-------------|------------|-----------------|-----------------------------------------------------|-----------|
| Suite 200   | 14,049     | \$37.00 PSF FSG | Raw condition, features exposed brick and concrete. |           |
| Suite 220   | 15,174     | \$37.00 PSF FSG | 2nd generation condition.                           |           |
| Suite 420   | 1,662      | \$37.00 PSF FSG | Core and shell condition.                           |           |
| Suite 450   | 7,311      | \$37.00 PSF FSG | Second generation traditional space.                |           |
| Suite 700   | 15,893     | \$37.00 PSF FSG | 2nd generation traditional space. Move-in ready.    |           |
| Suite 702   | 4,839      | \$37.00 PSF FSG | 2nd generation, creative spec suite. Move-in ready. |           |
| Suite 710   | 6,194      | \$37.00 PSF FSG | 2nd generation creative spec suite. Move-in ready.  |           |
| Suite 800   | 11,750     | \$37.00 PSF FSG | 2nd generation creative suite.                      |           |
| Suite 830   | 7,058      | \$37.00 PSF FSG | Brand new move-in ready creative spec suite.        |           |
| Suite 850   | 5,959      | \$37.00 PSF FSG | 2nd generation traditional space.                   |           |
| Suite 880   | 3,948      | \$37.00 PSF FSG | 2nd generation traditional suite.                   |           |
| Suite 900   | 4,427      | \$37.00 PSF FSG | Core and shell condition.                           |           |
| Suite 905   | 2,087      | \$37.00 PSF FSG | 2nd generation traditional space.                   |           |
| Suite 910   | 3,345      | \$37.00 PSF FSG | 2nd generation traditional space.                   |           |
| Suite 930   | 5,501      | \$37.00 PSF FSG | 2nd generation spac.e.                              |           |
| Suite 980   | 4,582      | \$37.00 PSF FSG | Creative spec suite.                                |           |
| Suite 1105  | 2,243      | \$37.00 PSF FSG | Raw condition, features exposed brick and concrete. |           |
| Suite 1230  | 7,099      | \$37.00 PSF FSG | Partial build out with office and kitchenette.      |           |
| Suite 1250* | 5,472      | \$37.00 PSF FSG | Raw condition, features exposed brick and concrete. |           |
| Suite 1270* | 1,621      | \$37.00 PSF FSG | Raw condition, features exposed brick and concrete. |           |

\*Suites 1250 & 1270 can be combined for a total of 7,092 RSF





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