

**FourFortyFour South Flower**  
444 S. Flower Street  
Los Angeles, CA 90071

**Sublease  
Available**

### Space Profile

|                     |                                                                         |
|---------------------|-------------------------------------------------------------------------|
| <b>Premises</b>     | 2,500-7,252 SF Divisible (Suite 2500)                                   |
| <b>Rental Rate</b>  | \$3.00 PSF, FSG                                                         |
| <b>Availability</b> | Immediate                                                               |
| <b>Term</b>         | Through 1/31/29                                                         |
| <b>Parking</b>      | 0.80/1,000 SF<br>Reserved @ \$445/mo.<br>660 Covered Spaces @ \$290/mo. |

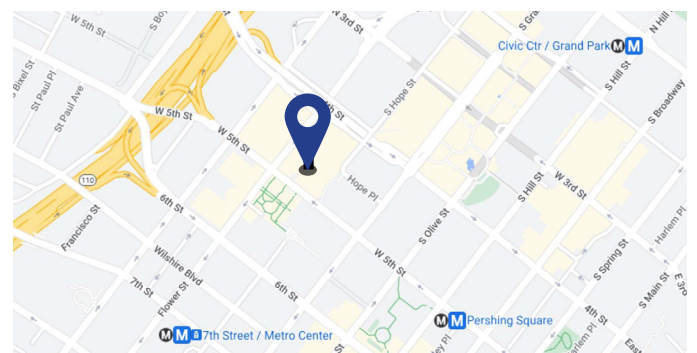
### Features

Recently refreshed and efficient office space with private offices on the window, and interior support areas.

The building offers the very best amenities and complimentary tenant access spaces in all of downtown Los Angeles, including three conference/multi-purpose rooms that can accommodate 10-100 people for conference rooms, board meetings, plus a lounge, kitchen and living room.

In addition, the building offers the Terraces, three outdoor, beautifully curated and landscaped spaces with outdoor seating and public art for private gatherings of all sizes.

### Map



### For More Information

**David Kutzer**  
213.819.4691 mobile  
dkutzer@cresa.com  
BRE# 01101412

**Arielle Hebein**  
213.430.2455 direct  
ahebein@cresa.com  
BRE# 02213827

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



555 South Flower Street, Suite 4650, Los Angeles, CA 90071

**6 Months Free Rent Available**



Floorplan

Photos



For More Information

**David Kutzer**  
213.819.4691 mobile  
dkutzer@cresa.com  
BRE# 01101412

**Arielle Hebein**  
213.430.2455 direct  
ahebein@cresa.com  
BRE# 02213827

Interior Photos



For More Information

**David Kutzer**  
213.819.4691 mobile  
dkutzer@cresa.com  
BRE# 01101412

**Arielle Hebein**  
213.430.2455 direct  
ahebein@cresa.com  
BRE# 02213827