601 W. 5TH ST

CREATIVE OFFICE SUBLEASE
5TH FLOOR | 18,819 SF

JENNIFER FRISK
Senior Managing Director
t 213-596-2261
jennifer.frisk@nmrk.com
CA RE Lic. #01880015

DAVID KLUTH
Executive Managing Director
t 213-596-2048
david.kluth@nmrk.com
CA RE Lic. #01051194

NEWMARK

ADDRESS
601 W. 5th Street, 5th Floor
Los Angeles, CA 90071

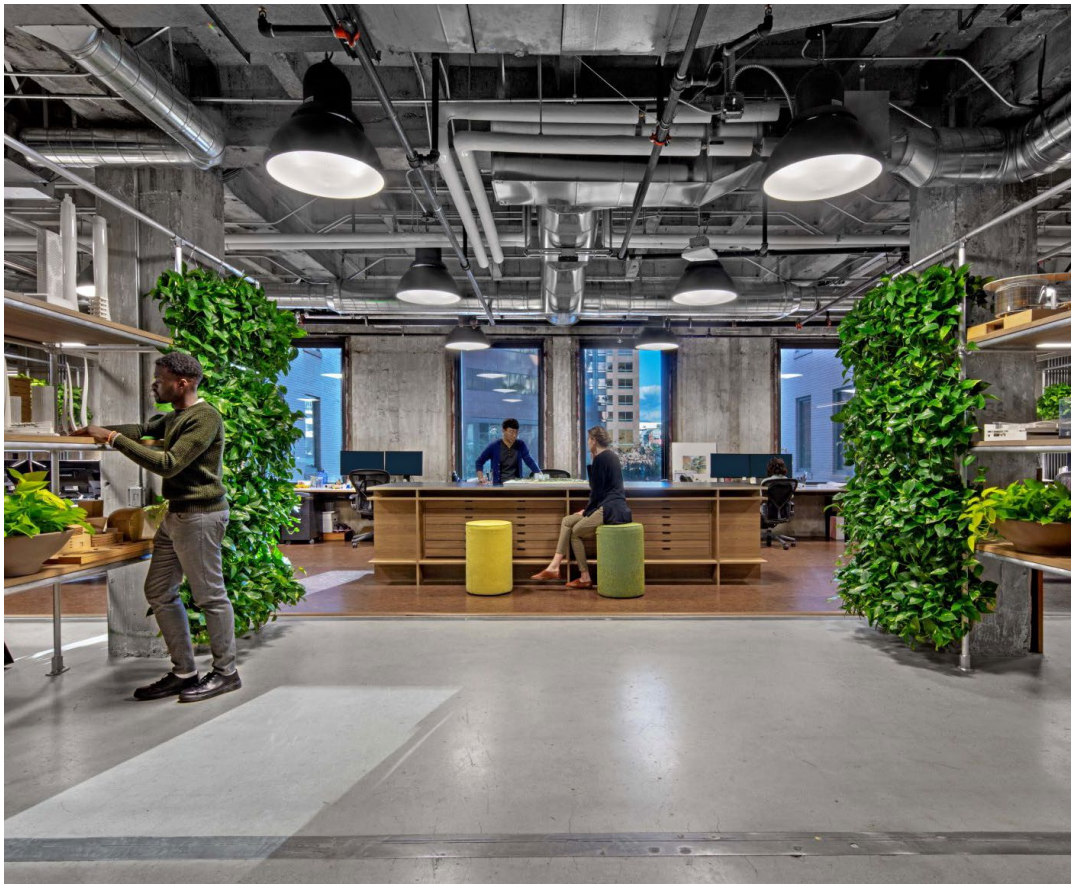
SIZE
18,819 SF

ASKING RATE
$3.00 FSG

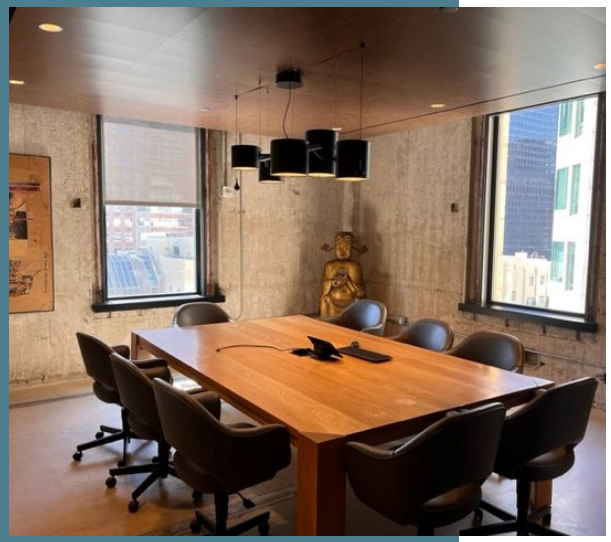
TERM
Through March 2029

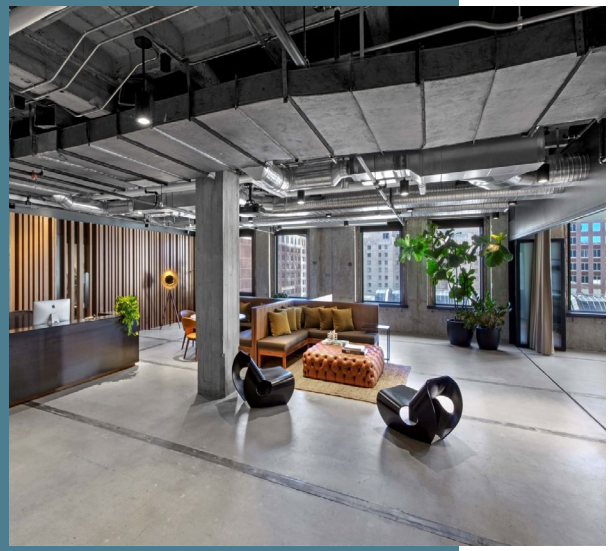
HIGHLIGHTS

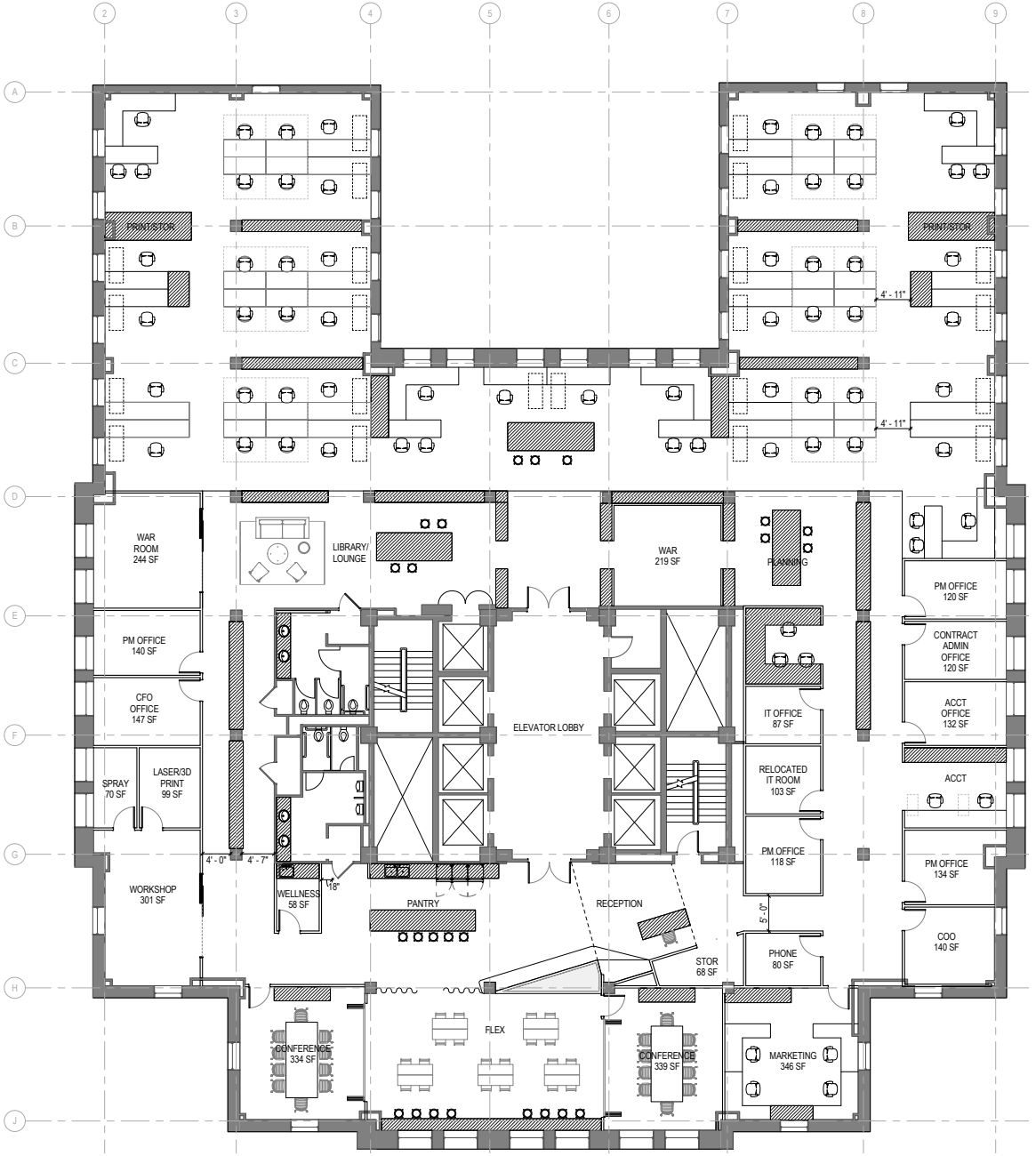
- Full floor creative office sublease in Downtown Los Angeles
- Mix of open area and private offices
- Ample amenities on-site and in walking distance
- Furniture available
- Rapt Studio designed space
- Can also be made available on a shared basis - inquire for details



FLOOR PLAN



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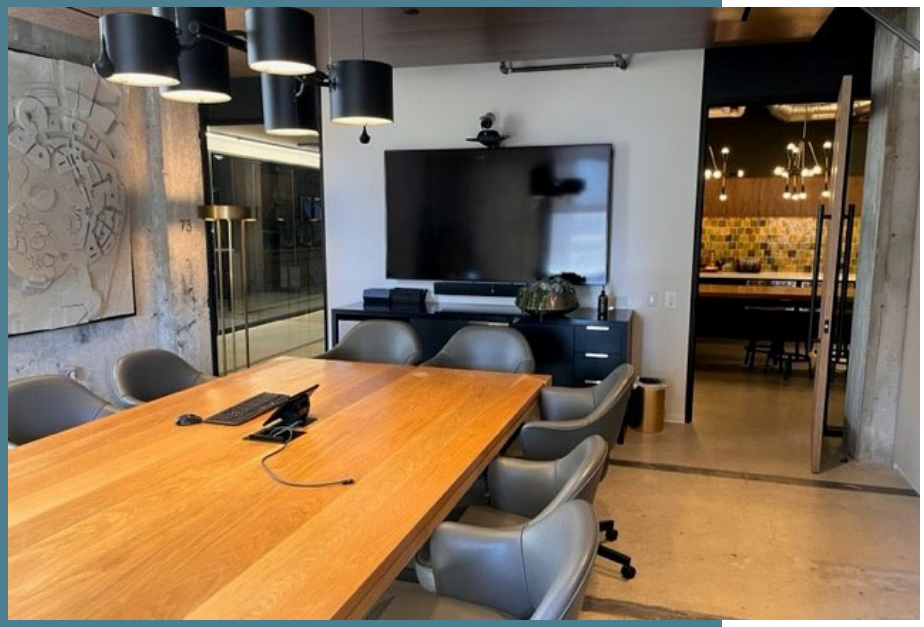
3
4
5
6
7
8
9
A
B
C
D
E
F
G
H
J
PRINT/STOR
PRINT/STOR
4' - 11"
4' - 11"
WAR ROOM 244 SF
LIBRARY/ LOUNGE
WAR 219 SF
PLANNING
PM OFFICE 120 SF
CONTRACT ADMIN OFFICE 120 SF
ACCT OFFICE 132 SF
ACCT
PM OFFICE 140 SF
CFO OFFICE 147 SF
ELEVATOR LOBBY
IT OFFICE 87 SF
RELOCATED IT ROOM 103 SF
PM OFFICE 118 SF
PM OFFICE 134 SF
COO 140 SF
SPRAY 70 SF
LASER/3D PRINT 99 SF
WORKSHOP 301 SF
4' - 0"
4' - 7"
1' - 8"
WELLNESS 58 SF
PANTRY
RECEPTION
5' - 0"
PHONE 80 SF
STOR 68 SF
CONFERENCE 334 SF
FLEX
CONFERENCE 339 SF
MARKETING 346 SF

BUILDING HIGHLIGHTS

- Tenant lounge with conference room
- Energy star & LEED platinum certified
- Walk score of 98
- Close proximity to Metro
- Dog friendly
- On-site management
- 24/7 on-site security
- Secure parking garage
- Retail tenants include Sweetgreen and Aquarela Coffee



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