

TEAM
CONDON

alexa • brittany • connor • erica
jacob • kevin • kylie • mckenna
mike • pete • scott

990

W 8TH STREET

Los Angeles, CA 90017

MOVE-IN READY

Creative Office

FOR LEASE

23,305 SF Available

+ 5/1,000 SF On-Site Parking

Brittany Winn

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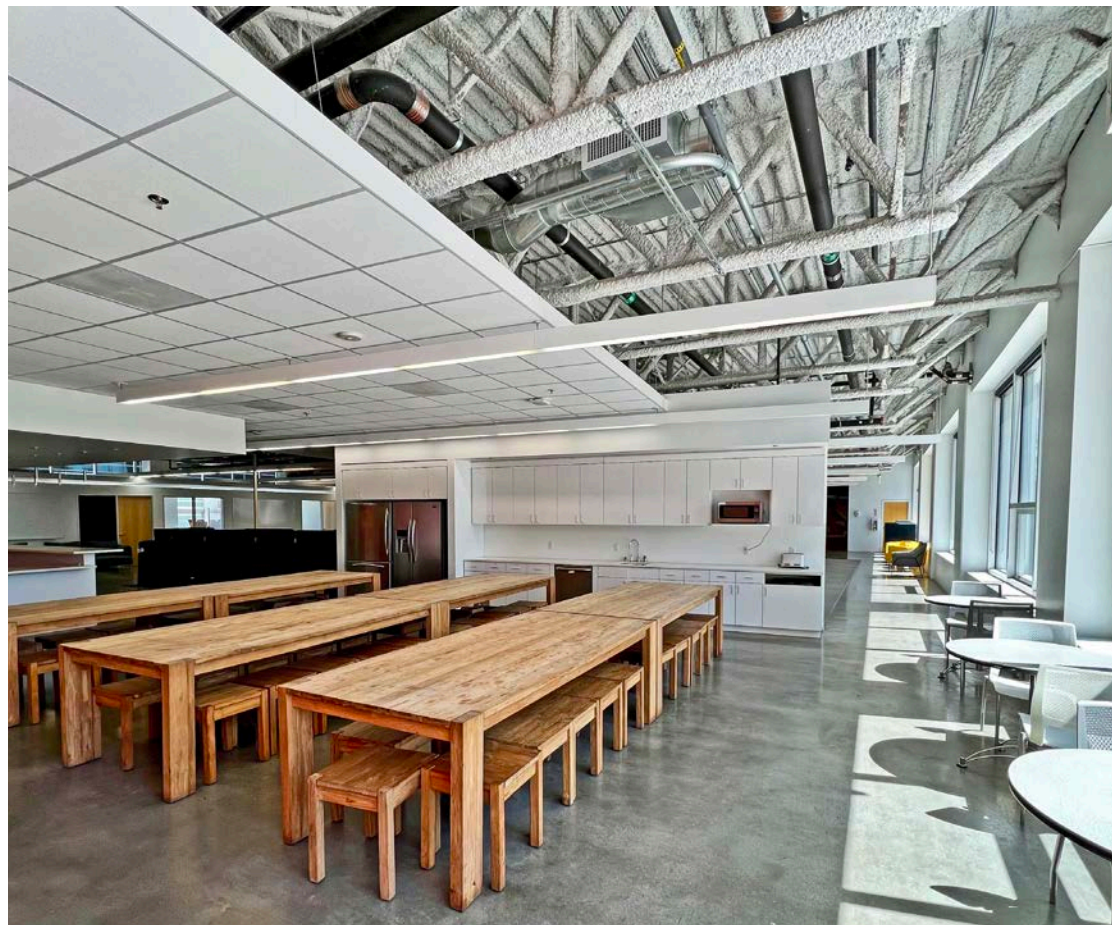


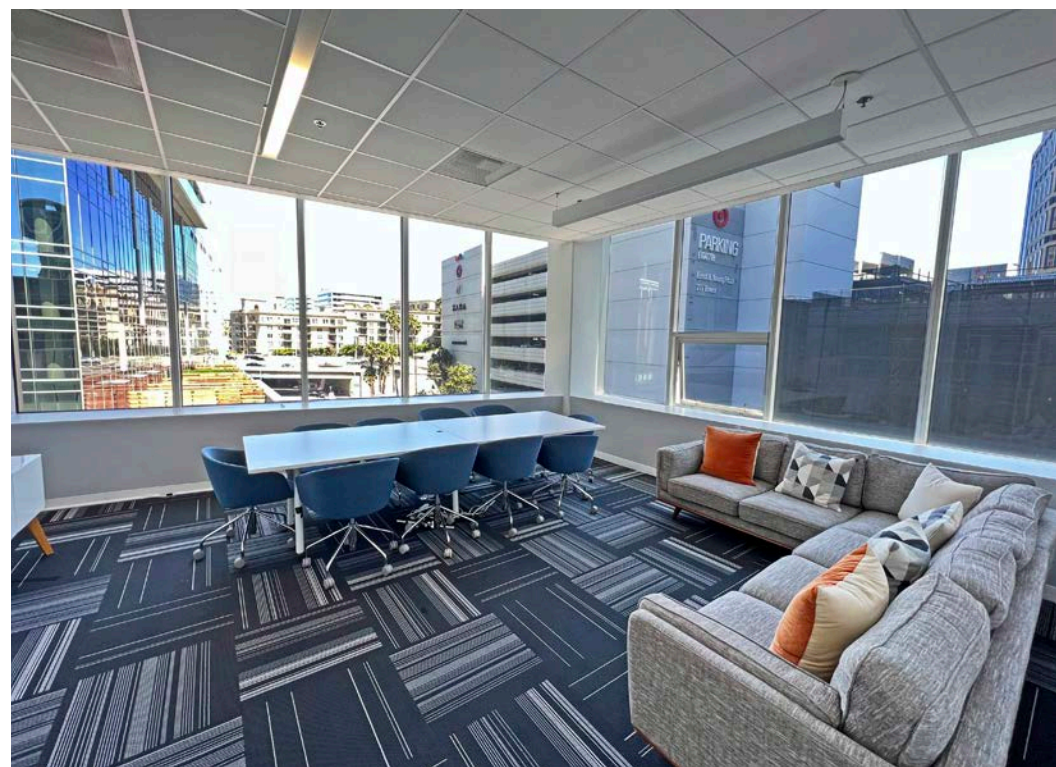
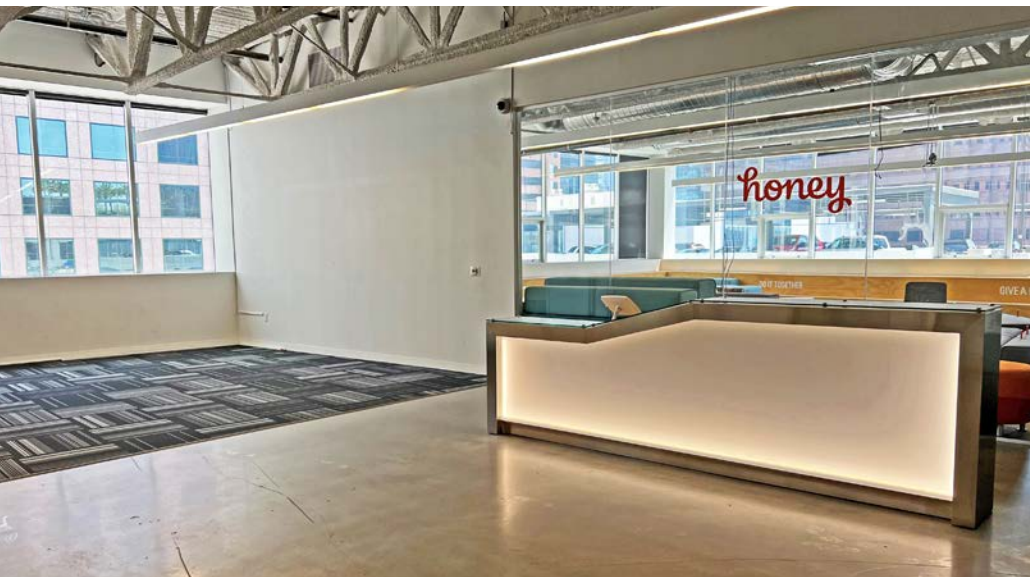
**CUSHMAN &
WAKEFIELD**

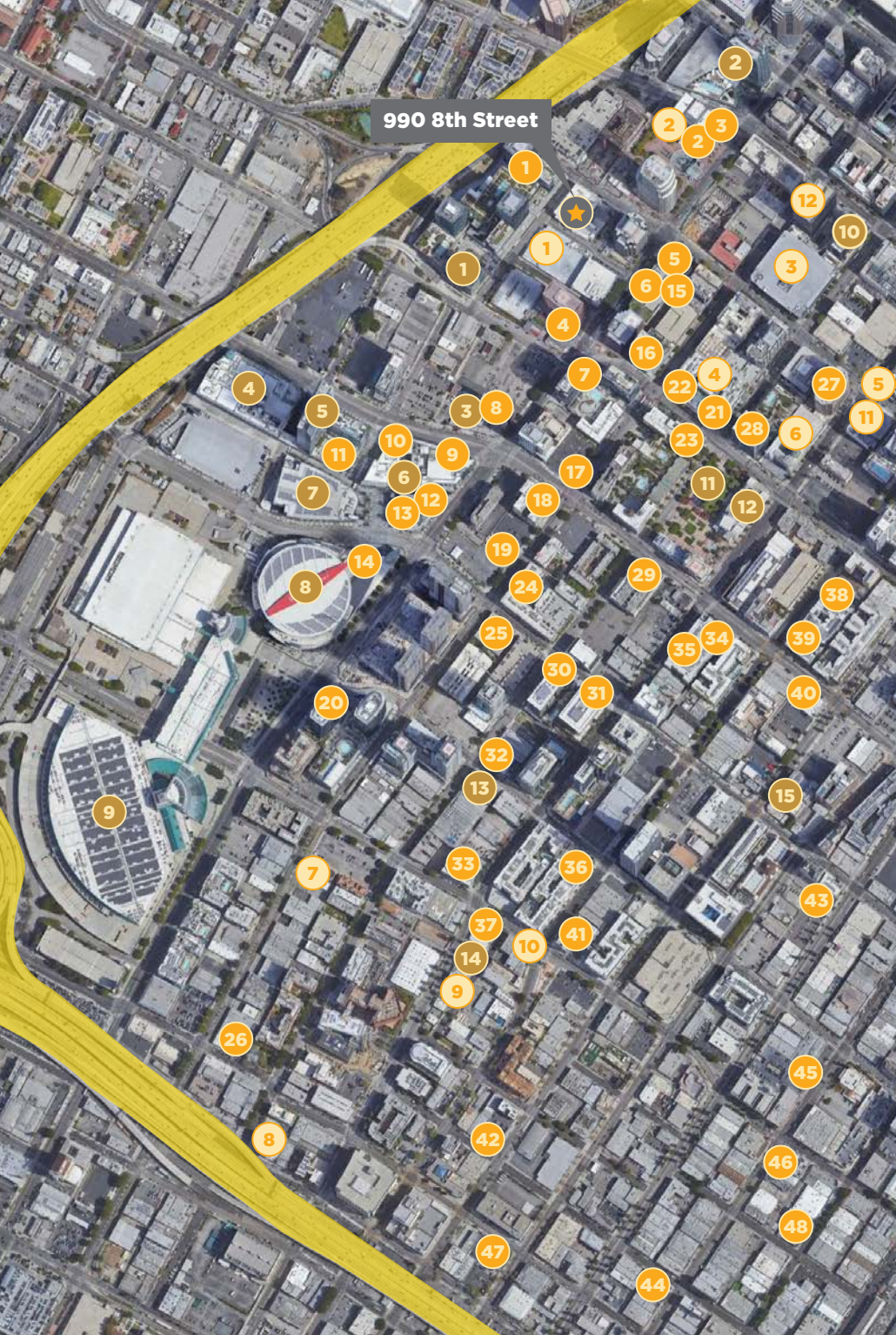
YOUR
CREATIVITY HAS ROOM TO

Flourish

- Penthouse: 23,305 SF
- Highly improved, fully built out creative space
- Plug-n-play with FF&E available
- Private offices along perimeter, various size conference & huddle rooms, large kitchen, polished concrete floors and high ceilings
- Operable windows & great natural light
- Private patio
- Exterior signage & branding opportunities
- 5/1,000 SF on-site parking







Amenities

DINING

- | | | |
|-----------------------------|-------------------------|---------------------------|
| 1. Firehouse Subs | 17. Bachi Yaki | 33. Starbucks |
| 2. California Pizza Kitchen | 18. Caña Rum Bar | 34. Pizza Sociale |
| 3. Morton's Steakhouse | 19. El Cholo | 35. Genwa Korean BBQ |
| 4. The Original Pantry Cafe | 20. Mastro's Ocean Club | 36. HiDef Brewing |
| 5. Fogo de Chao | 21. Simply Salad | 37. Cow Cafe |
| 6. Denny's | 22. Quench Juice Bar | 38. Shekarchi Bar & Grill |
| 7. The Capital Grille | 23. Panini Kabob Grill | 39. Bossa Nova |
| 8. Veranda Al Fresco | 24. Sonoritas DTLA | 40. Birdies |
| 9. Flemming's | 25. The Palm | 41. First Draft Taproom |
| 10. Yard House | 26. El Patroncito | 42. Bo Daddy's BBQ |
| 11. Savoca | 27. Capital One Cafe | 43. Alameda Night Market |
| 12. Smashburger | 28. The Habit | 44. Holy Grill Food Truck |
| 13. Tom's Watch Bar | 29. Subway | 45. Jorge's Mexican |
| 14. Impact Bar & Grill | 30. Prank Bar | 46. Nayeb Kabob |
| 15. The Queensbury | 31. Starbucks | 47. Jack in the Box |
| 16. Faith & Flower | 32. Aladdin Coffee Shop | 48. Santee Falafel |

ATTRACTIONS

- | | |
|------------------------------------|---|
| 1. Hotel Indigo LA | 9. Los Angeles Convention Center |
| 2. InterContinental Los Angeles | 10. Sheraton Grand Los Angeles |
| 3. Hotel Figueroa - In the Unbound | 11. Grand Hope Park |
| 4. Regal LA Live & 4DX | 12. Fashion Institute of Design & Merchandising |
| 5. The Ritz Carlton | 13. Hudson Loft |
| 6. L.A. Live | 14. South Park Doggie Playland |
| 7. Microsoft Theater | 15. The Belasco |
| 8. Staples Center | |

SHOPPING

- | | |
|---------------------------|---------------------------|
| 1. Smart & Final Extra! | 7. Architect's Corner |
| 2. FIGat7th Shopping Mall | 8. PPG Paint Store |
| 3. THE BLOC Shopping Mall | 9. Seahorse Sound Studios |
| 4. Ralphs | 10. CR&A Custom Inc. |
| 5. Whole Foods | 11. CVS |
| 6. Petco | 12. Uniquelo |



For more information, please contact:

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