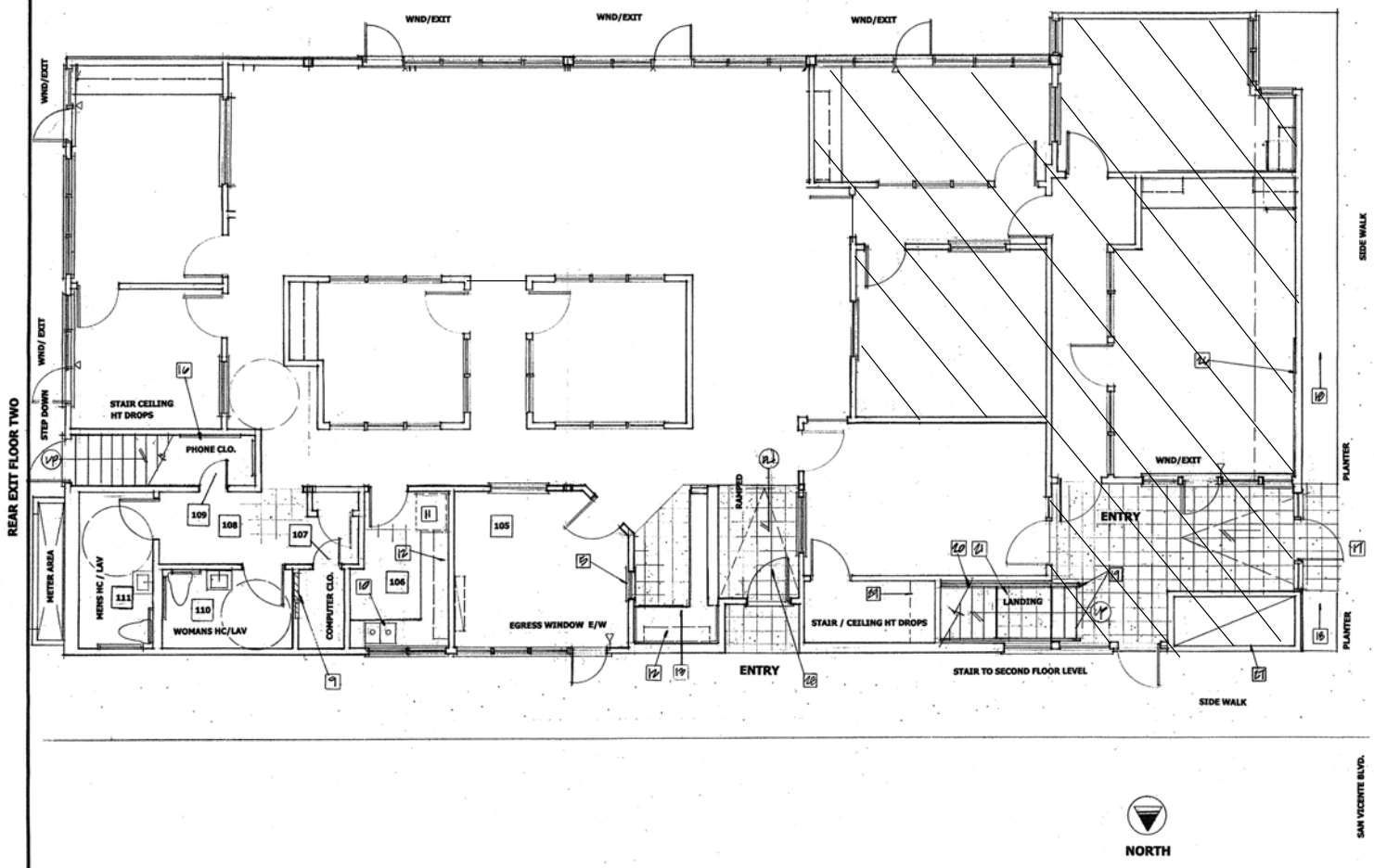470 S. San Vicente Blvd. L.A. - ground floor