



633 South Olive St

LOS ANGELES, CA 90014

FOR LEASE



Jewel-Box Building for Lease in the Heart of DTLA

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AVAILABLE 6,000 SF -
19,000 SF (Entire building)

NEGOTIABLE lease rate

TYPE downtown
commercial building

LOCATION center of
Downtown Los Angeles

PARKING Ample parking
in immediate vicinity

ZONING C5-4, Los Angeles

PARCEL 5144-004-020

USE Retail, Office,
Showroom, etc.

HALF a block from Pershing
Square - under redevelopment

METRO'S Red Line Station in
close proximity

HIGH ceilings with open
layout and exterior signage
on Olive St

EASY access to numerous
restaurants and amenities

ADDITIONAL full basement
and mezzanine spaces
available; includes a vault

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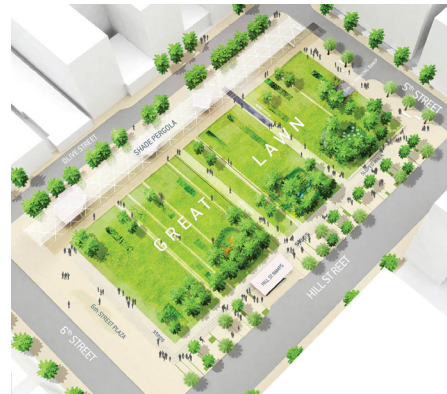
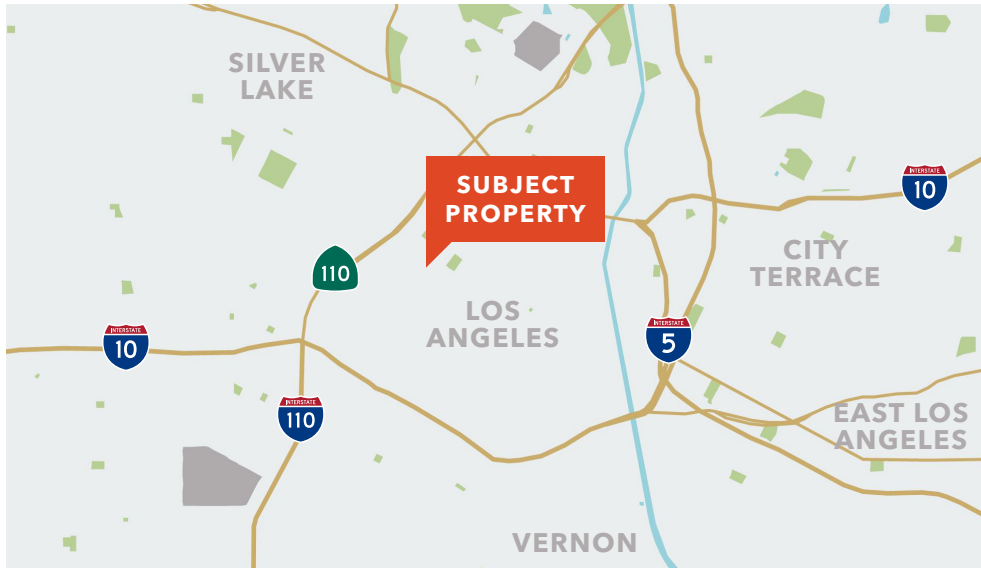
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Mathews**

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THE RENEWAL OF PERSHING SQUARE

Due to the revitalization of several of its neighborhoods, Downtown Los Angeles thrives with a vibrancy never seen in its history. Areas like the Old Bank District and the Historic Core were once filled with vacant buildings; now they're teeming with brand-new apartment buildings, high-end retail shops and restaurants. As a result, businesses are relocating downtown. Population has increased 150% since 2000, and continues to grow at a rapid pace. New downtown destinations like the BLOC, Grand Central Market and FIGat7th draw tourists and locals alike, both day and night.

Pershing Square Park is the heart of Downtown LA. It's also one of the few remaining areas to not receive a facelift. That's about to change. Earlier this year, an international design-team led by the Paris-based Agence Ter were selected to redesign the five-acre park using what they call a "radical flatness" to open up the space, connecting one part of the city to another, offering visitors both entertainment with concert events and relaxation with its great lawn and reflecting pool. Think of it as Central Park on the West Coast.

Other popular venues nearby include Staples Center, Dodger Stadium, Expo Park/USC, The Music Center, and Microsoft Theater.

5-MILE DEMOGRAPHICS



**ESTIMATED
POPULATION**
1,248,574



**AVERAGE
HH INCOME**
\$37,447



**DAYTIME
EMPLOYMENT**
611,626

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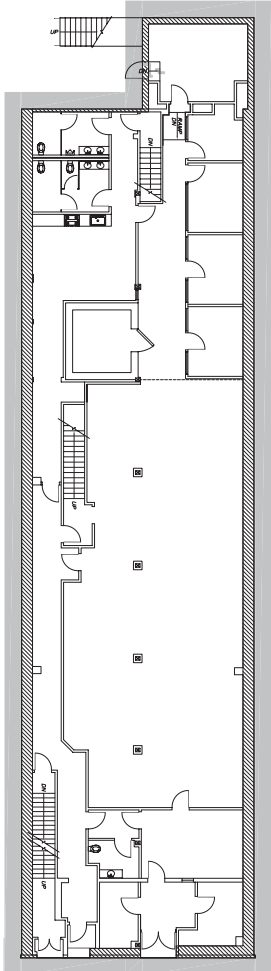
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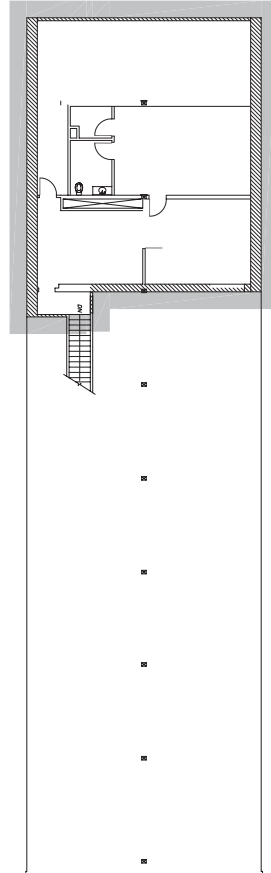
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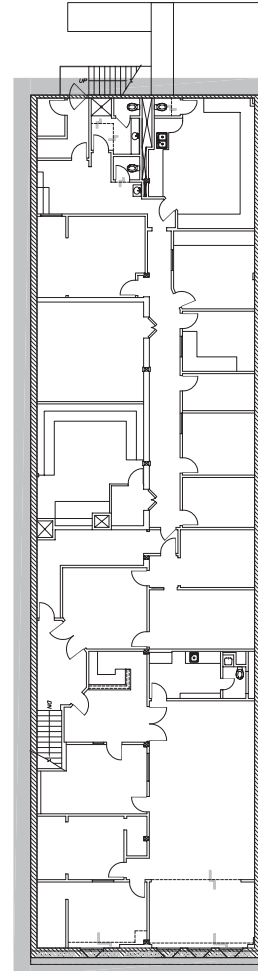
1ST Floor



1ST Floor - Mezzanine



2ND Floor



5,571 SF

1ST FLOOR

1,758 SF

1ST FLOOR - MEZZANINE

5,569

2ND FLOOR

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