

PACMUTUAL

**THE ONLY CREATIVE
OFFICE CAMPUS**

IN DTLA'S CENTRAL
BUSINESS DISTRICT






TENANT FITNESS CENTER

With showers, locker rooms, towel service and a separate yoga studio




CONFERENCE CENTER

With multiple rooms available and reserved via an app



TENANT LOUNGE



ROOFTOP TENANT LOUNGE



BIKE SPA

Amenities provided at no additional charge to tenant.

**BEST-IN-CLASS
ON-SITE AMENITIES**

ON-CAMPUS RESTAURANTS

tendergreens



WATER GRILL



ESTABLISHED NINETEEN EIGHTY NINE
THE W/G MUSE

veggiegrill



earth  bar
healthy supply co.
since 1971



HRB

The Hand Roll Bar Experience

RIGHT AT YOUR DOORSTEP



523 WEST 6TH STREET | LOS ANGELES CA 90014

The urban core of Downtown Los Angeles is transforming into one of the most relevant and trend-setting “live, work & play” districts in the Country.

And the purest expression of this vitality is PacMutual— **the only authentically conceived and curated creative-office campus in the CBD of Downtown Los Angeles.**

Every forward-thinking amenity has been expertly designed to cater to and energize the new generation of office user. In particular:

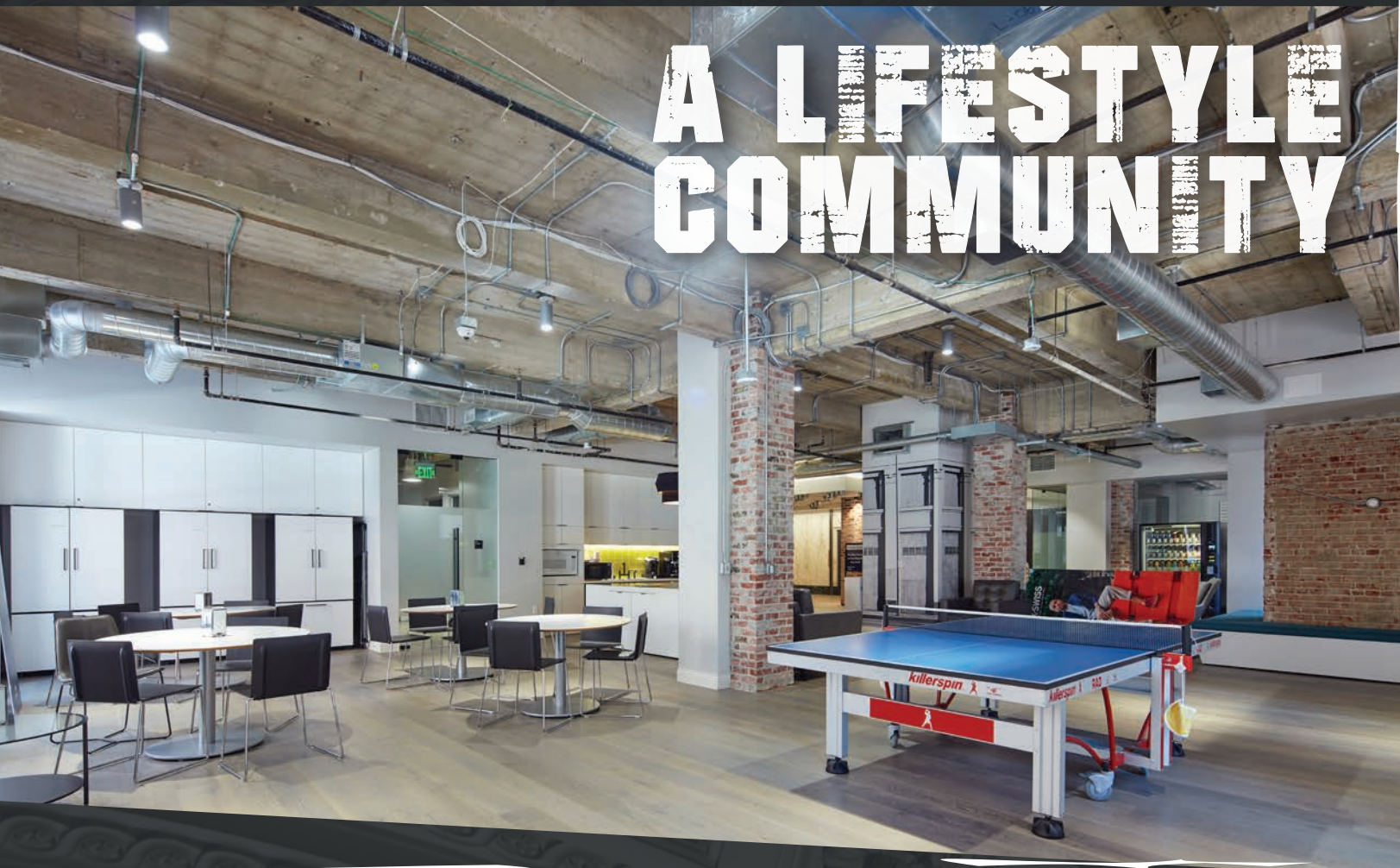
- An expansive and ultra-modern 7,000 square-foot gym and yoga studio;
- A state-of-the-art AV-outfitted conference center with six rooms of varying sizes;
- A luxury appointed tenant lounge (which can also be reserved for private events);
- A convenient “dash-in-dash-out” bike locker located directly off the motor-court;
- The most diverse collection of dining and food service providers within any Downtown building;
- An attractive tenant-only outdoor patio area;
- The office suites provide an unmatched combination of dramatic and non-traditional architecture that provide an invigorating tenant experience. As is critically important, this super-cool aesthetic is undergirded by leading-edge technology – i.e. a redundant fiber IT back-bone with the highest throughput speeds and lowest latency available in any Downtown building;
- The purest expression of current and cool.



YOGA STUDIO

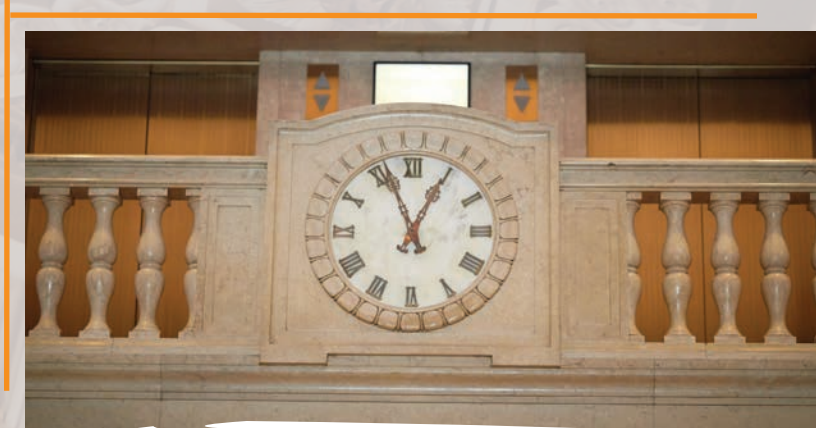
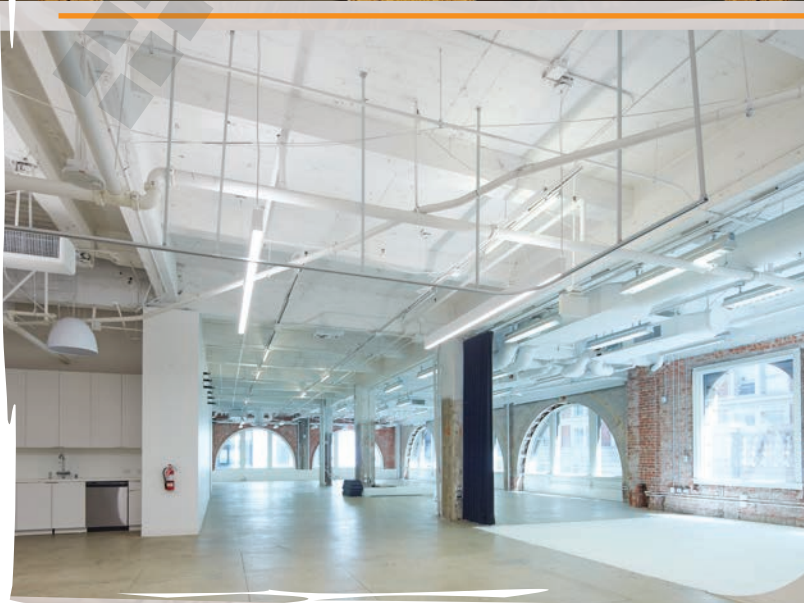


SUITE 240

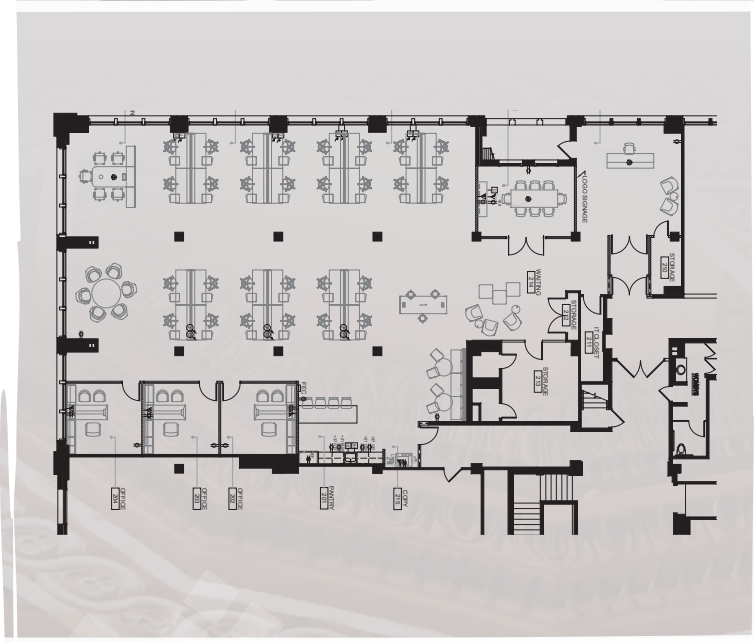


A LIFESTYLE COMMUNITY

ARCHITECTURAL SIGNIFICANCE



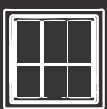
SPEC SUITE AVAILABILITIES



SUITE 212

6,904 RSF

AVAILABLE NOW



7-8' expansive window line



3 glass perimeter offices



conference room seating for 10



36 minimum workstations possible for open area



kitchen/break area

IN THE NEIGHBORHOOD...

110

Border Grills
MODERN MEXICAN

THE WESTIN
BONAVENTURE
HOTEL & SUITES
LOS ANGELES

EQUINOX
MENDOCINO FARMS
sandwich market

OLE
SUN
KUMI

THE BUNKER HILL
BAR & GRILL
sweetgreen

PERCH

5TH STREET

DRAGO
CENTRO
Gensler

LOS ANGELES
PUBLIC LIBRARY

MILLENNIUM
HOTELS AND RESORTS
PACMUTUAL
WATER GRILL
earth bar
tender greens
veggiegrill
HRB

PERSHING SQUARE

M

lemonade.

THE CALIFORNIA CLUB
The Standard

6TH STREET

FIGUEROA STREET

FLOWER STREET

HOPE STREET

GRAND AVE

OLIVE STREET

HILL STREET

WILSHIRE GRAND
INTERCONTINENTAL.
HOTELS & RESORTS

800°
DEGREES
RESTAURANT & BAR
FIGAT7TH
THUNDERBOLT

PUBLIC SCHOOL
Big Sugar
BAKESHOP

IB
Pinches Tacos
Industrial
Urban Farm Creations
CASEY'S
HEISEY POG

MADAME MONSIEUR
Boutique Sandwiches
astro
SUSHI & TACO CAFE

LOS ANGELES ATHLETIC CLUB

M

M

KARL STRAUSS
Walgreens

LITTLE SISTER
SEVEN
GRAND
NOMAD
LOS ANGELES

7TH STREET

- Bath & Body Works
- BESPOKE Cycling Studio
- California Pizza Kitchen
- City Target
- George's Greek Grill
- Gold's Gym
- H&M
- Indus by Saffron
- L'Occitane
- Loteria Grill
- MAC Cosmetics
- Mendocino Farms
- Morton's The Steakhouse
- New Moon Cafe
- Nordstrom Rack
- Oleego by Park's BBQ
- Pazzo Gelato
- PINK
- Salata
- Sprinkles Cupcakes
- Sunglasses Hut
- The Melt
- T-Mobile
- Victoria's Secret
- Zara
- Nordstrom Rack

The Bloc
★ **macy's** **UNIQLO**
JOEY RESTAURANTS
Dining, luxury shops,
showrooms, art
installations and
performances.

SUGARFISH
BY SUSHI NOZAWA

BOTTEGA LOUIE
THE BEAT CAFE
fundamental
LOS ANGELES

WHOLE FOODS
MARKET

8TH STREET

corner
bakery
CAFE

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE
THE QUEENSBERRY

Jersey Mike's
subs

philz
Coffee

CVS
pharmacy

freshand
LOS ANGELES
SHAKE SHACK

SUITE	SF	CONTIGUOUS SF
2 nd - 212	6,904 SF	10,216 SF
2 nd - 219	3,312 SF	10,216 SF
2 nd - 230	3,200 - 12,159 SF	12,159 SF
2 nd - 240/245	10,456 SF	10,456 SF
3 rd - 305	914 SF	914 SF
3 rd - 331	7,740 SF	7,740 SF
3 rd - 350	13,546 SF	13,546 SF
4 th - 446	976 SF	976 SF
5 th - 516	2,096 SF	2,590 SF
5 th - 546	2,590 SF	2,590 SF
6 th - 601	877 SF	1,702 SF
6 th - 604	825 SF	1,702 SF
6 th - 620	2,821 SF	2,821 SF
6 th - 633	2,954 SF	2,954 SF
6 th - 625	5,318-8,139 SF	8,139 SF
6 th - 650	5,000 - 7,701 SF	7,701 SF
7 th - 716	3,260 SF	4,322 SF
7 th - 718	1,062 SF	4,322 SF
7 th - 721	675 SF	675 SF
7 th - 724	2,194 SF	2,194 SF
8 th - 800	5,147 - 13,801 SF	38,108 SF
9 th	24,307 SF (divisible)	38,108 SF
10 th - 1000	7,095 SF	10,706 SF
10 th - 1013	3,611 SF	10,706 SF
11 th - 1107	4,056 SF	4,056 SF
12 th - 1200	4,260 SF	11,302 SF
12 th - 1206	6,010 SF	11,302 SF
12 th - 1220	1,032 SF	11,302 SF
12 th - 1229	1,528 SF	1,528 SF

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SPEC SUITES



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[View Site Specific COVID-19 Prevention Plan](#)

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