



FOR LEASE

the OLIVE

631 S OLIVE ST, LOS ANGELES, CA 90014

Centrally-Located Creative Office Building in the Heart of Downtown Los Angeles

BUILDING size of 106,604 SF

CREATIVE office renovations underway

CENTRALLY-LOCATED creative office building in the heart of downtown LA

SUBTERRANEAN parking on site with close proximity to additional parking and Metro station at Pershing Square

FIBER connectivity to One Wilshire

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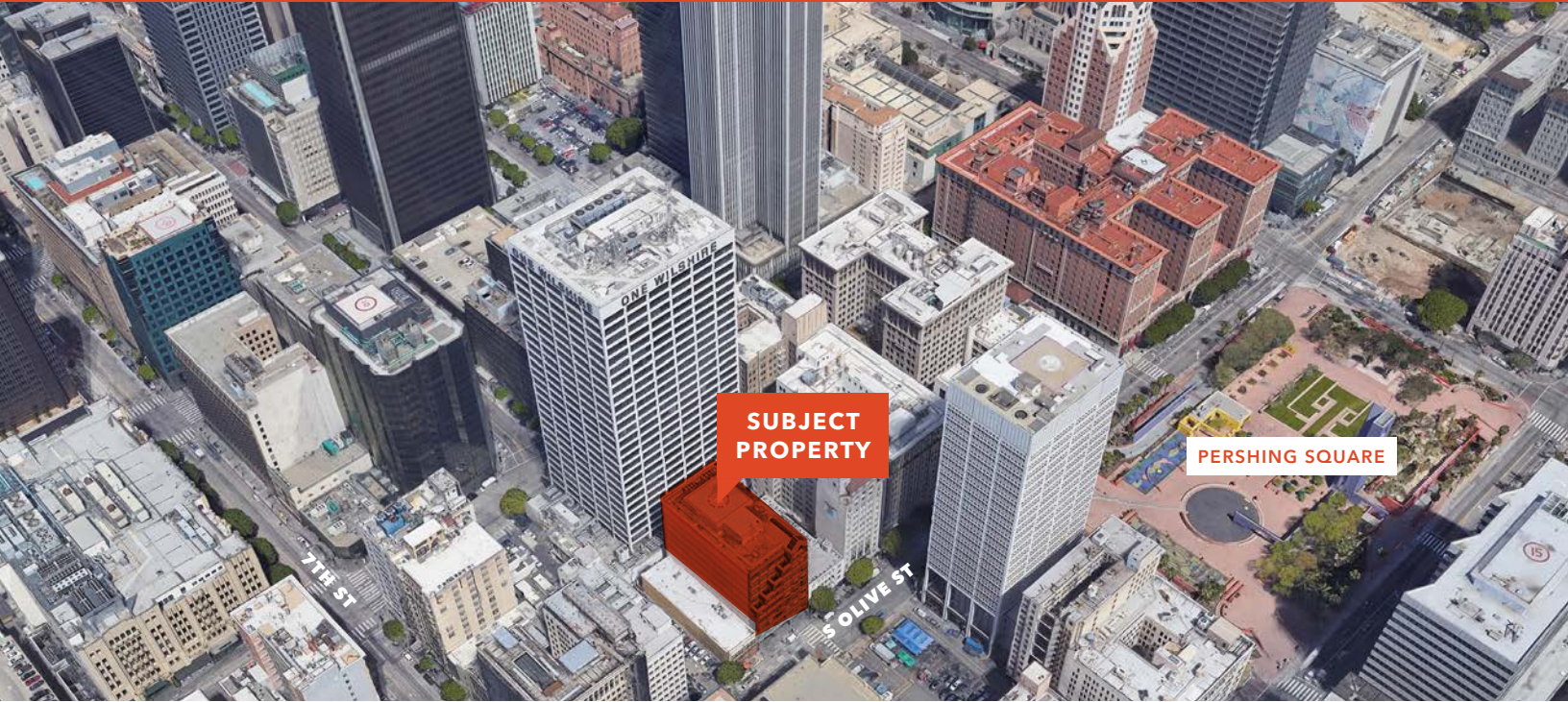
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Highlights

FLEXIBLE TERMS on new creative office suites

RENTAL RATE Office - \$2.60 FSG/month
Retail - \$3.50 NNN/month

TYPE Multi-tenant office building

EASY ACCESS to restaurants and amenities

PARKING On-site parking available

SUITES AVAILABLE

STE	RSF	Description
100	1,398	High exposed ceilings, slab floors, Olive Street frontage, exterior doors & possible patio to be added, exterior signage available
400	4,994	Olive Street frontage, open ceilings, slab floors
600	4,152	Fully built-out efficient office suite
635	1,055	Reception area, conference room, kitchen, and open office space
825	4,874	Reception, two offices, kitchen, work room, open area
960	1,431	Reception, two offices, kitchen, work room, open area

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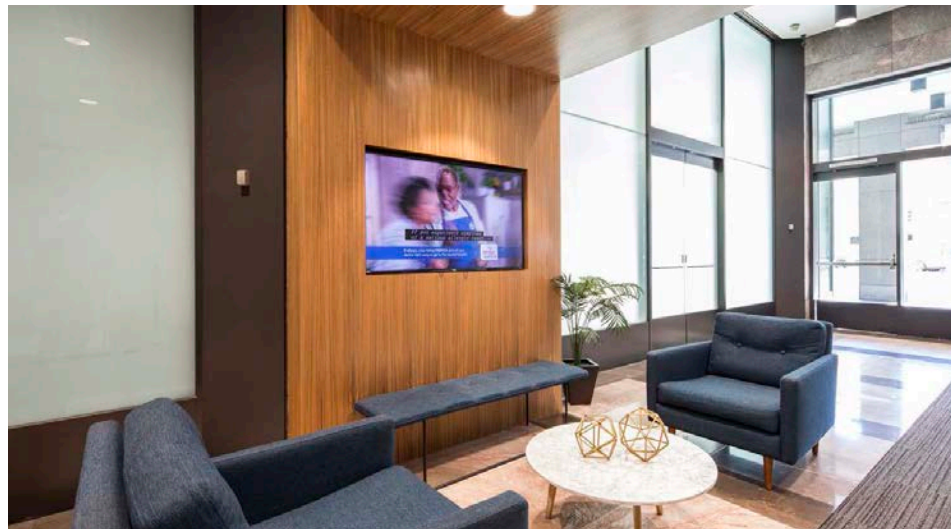
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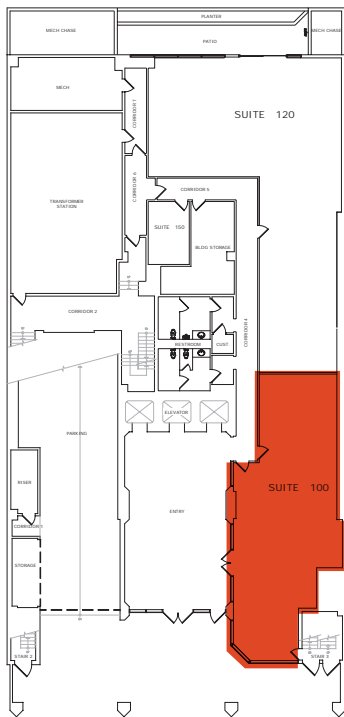
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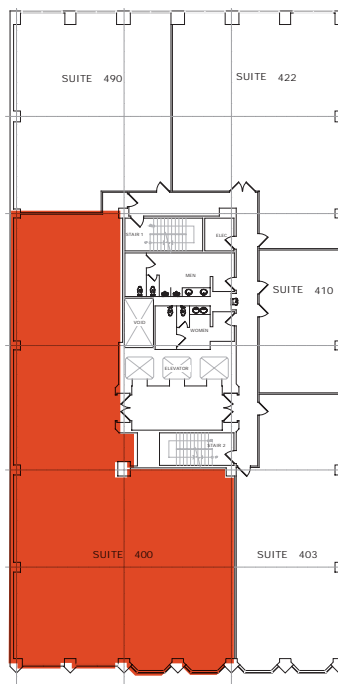
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Floor Plans

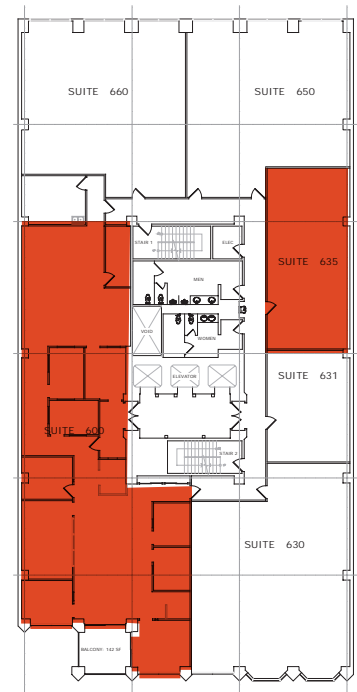
SUITE 100 FLOOR PLAN - 1,398 RSF



SUITE 400 FLOOR PLAN - 4,994 RSF



SUITE 600 FLOOR PLAN - 4,152 RSF
SUITE 635 FLOOR PLAN - 1,055 RSF



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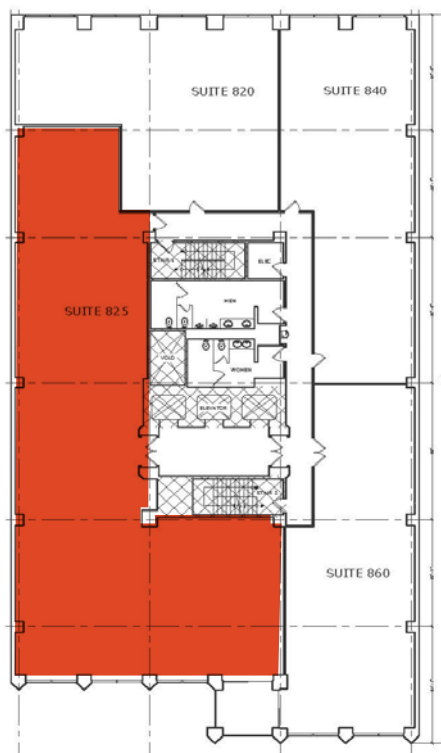
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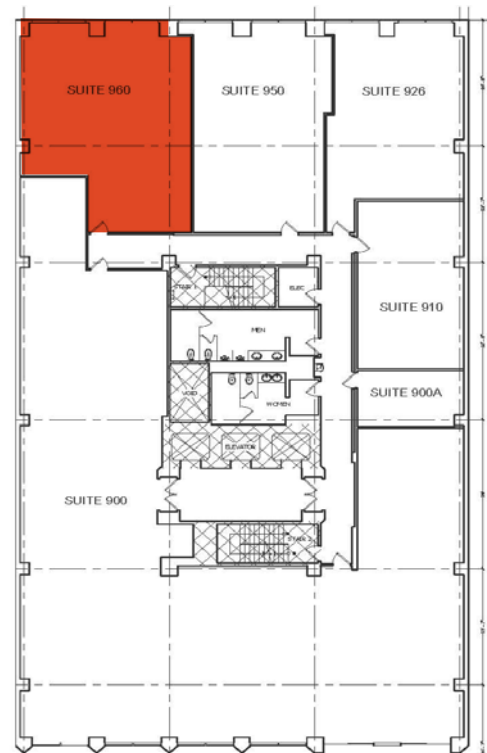
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Floor Plans

SUITE 825 FLOOR PLAN - 4,874 RSF



SUITE 960 FLOOR PLAN - 1,431 RSF



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City National Bank Building

606 SOUTH OLIVE ST, LOS ANGELES, CA 90014

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 DTLA. 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**
67,369



**AVERAGE
HH INCOME**
\$35,025



**DAYTIME
EMPLOYMENT**
190,200

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Amenities



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