

An architectural legacy





at&t

HERALD EXAMINER 1111

11th St
ONE WAY

NO RIGHT TURN
ONE WAY

Broadway

1111 S. Broadway | Available for the first time in over 100 years





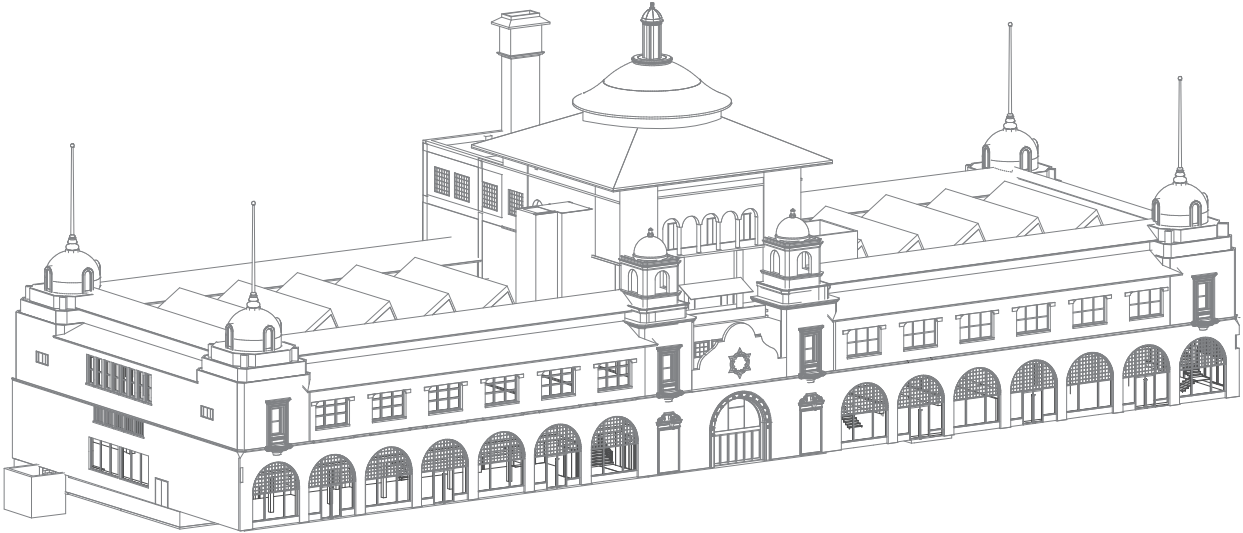
The Herald Examiner Building

Designed by Julia Morgan for William Randolph Hearst, The Herald Examiner Building is an architectural icon on Broadway. Preserving its historic nature, while paying homage to the luxe glamour of its design, The Georgetown Company is working with Gensler to transform the iconic Building into a distinctly modern workplace environment and unparalleled retail and restaurant opportunity.

Tenants of all sizes will love the irreplaceable finishes, soaring ceiling heights, operable leaded windows and sawtooth skylights in a true historic gem.

Approximately 100,000 SF on five floors, the Building offers a unique opportunity to experience truly authentic creative office, making a statement to the community and the world.

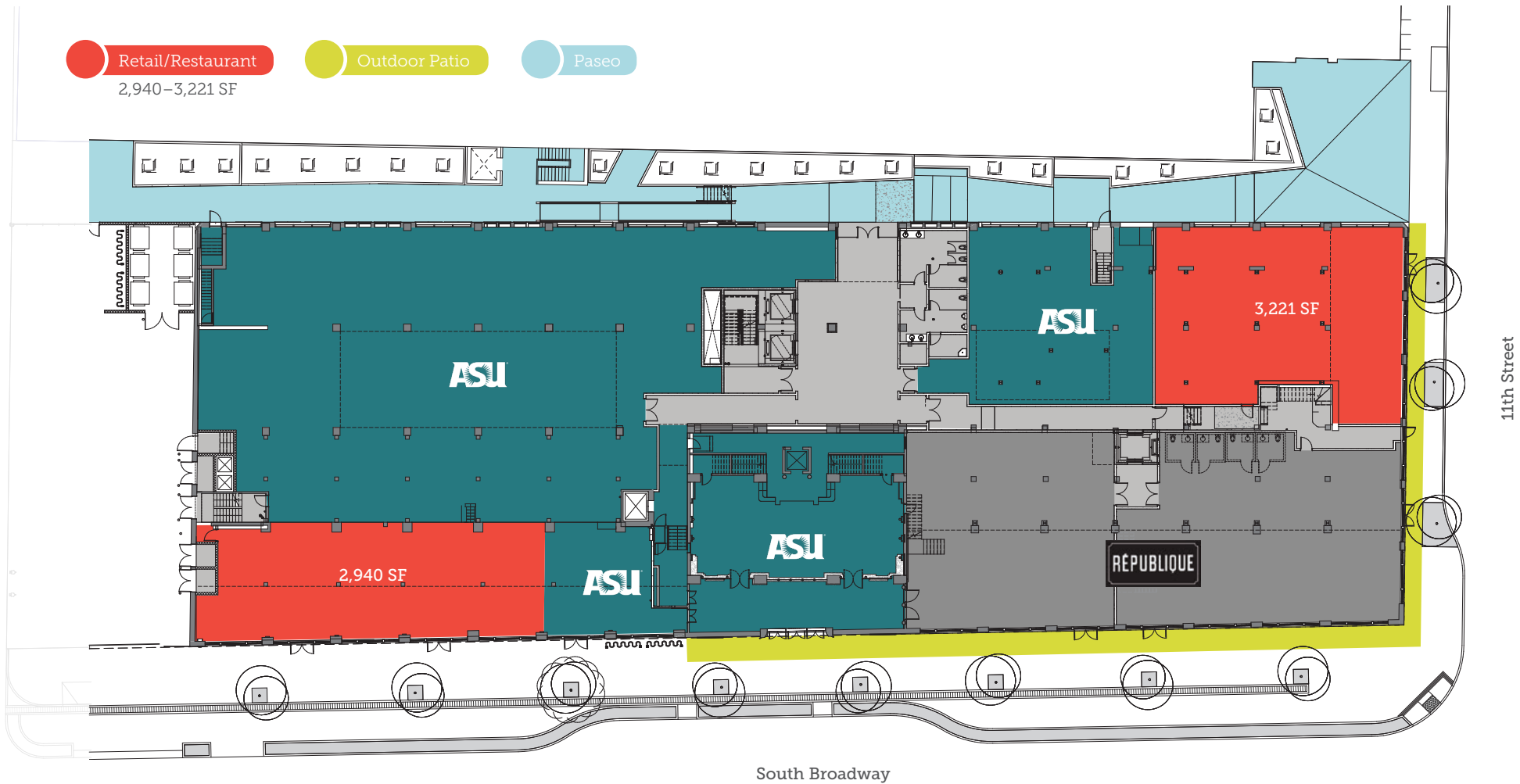
In addition to Arizona State University on the upper floors, numerous retail configurations are possible with signage along Broadway, 11th and the newly created Paseo. Awning-lined outdoor bistro seating in the original grand arched window frames will take advantage of the newly-designed Broadway streetscape, perfect for a café or showroom.



RBA **±100,000 SF**
Stories **5**
Year Built **1914**
Renovated **2019**
Parking **1:1,000**
Ceilings **24'**
Skylights **Original**
Windows **Operable**
Patios **Exclusive**

1st Floor

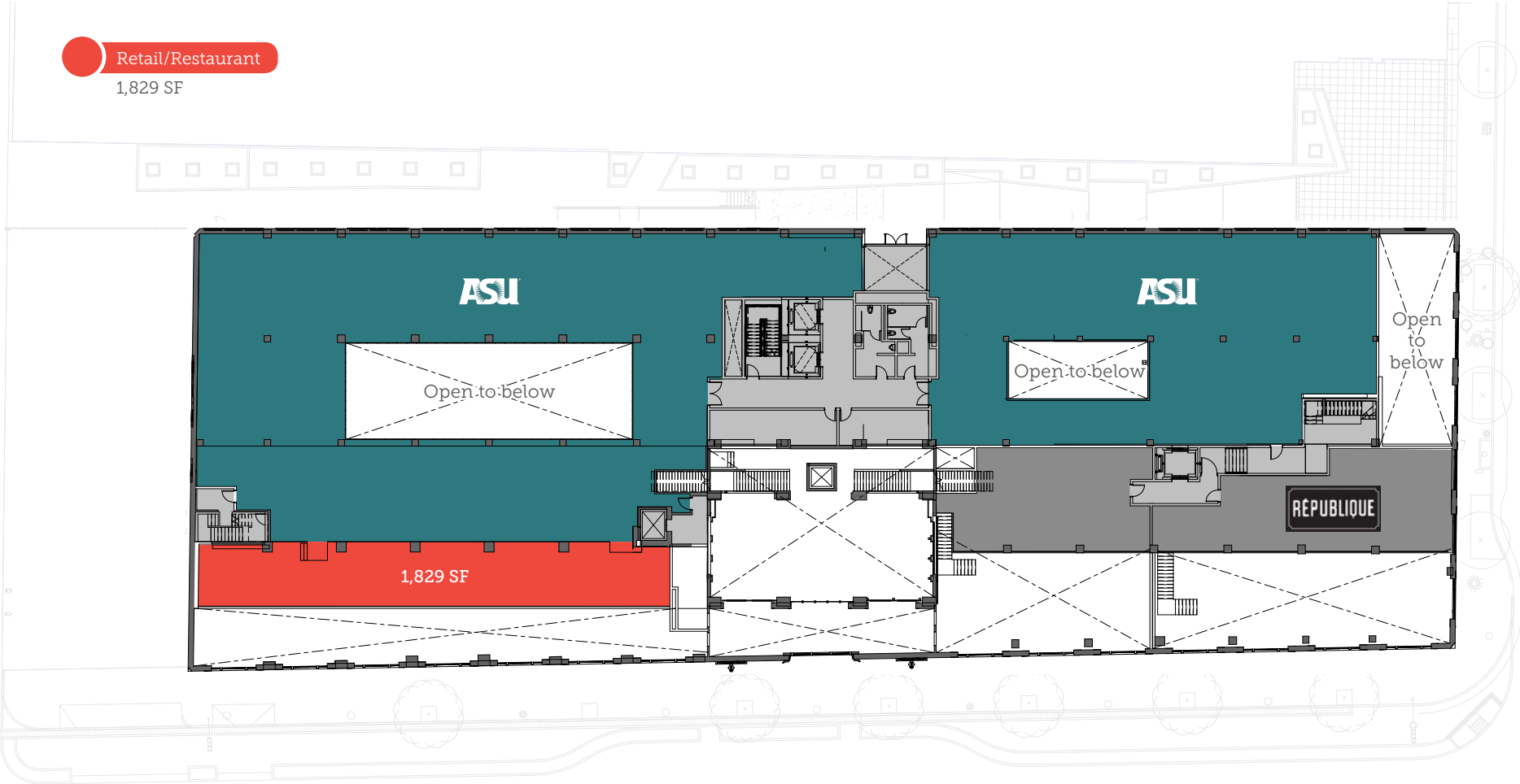
The 1st floor features 24' ceilings and iconic grand arched windows opening on both Broadway and 11th Street. Possibilities for a variety of retail and restaurant configurations exist, as well as outdoor bistro seating along the Broadway sidewalks. On the west side of the Building is a landscaped pedestrian-only paseo and plaza which provides access to dedicated underground parking.



2nd Floor

The 2nd floor features a two-story atrium overlooking ground floor office and retail space with the opportunity for a grand staircase connecting the floors.

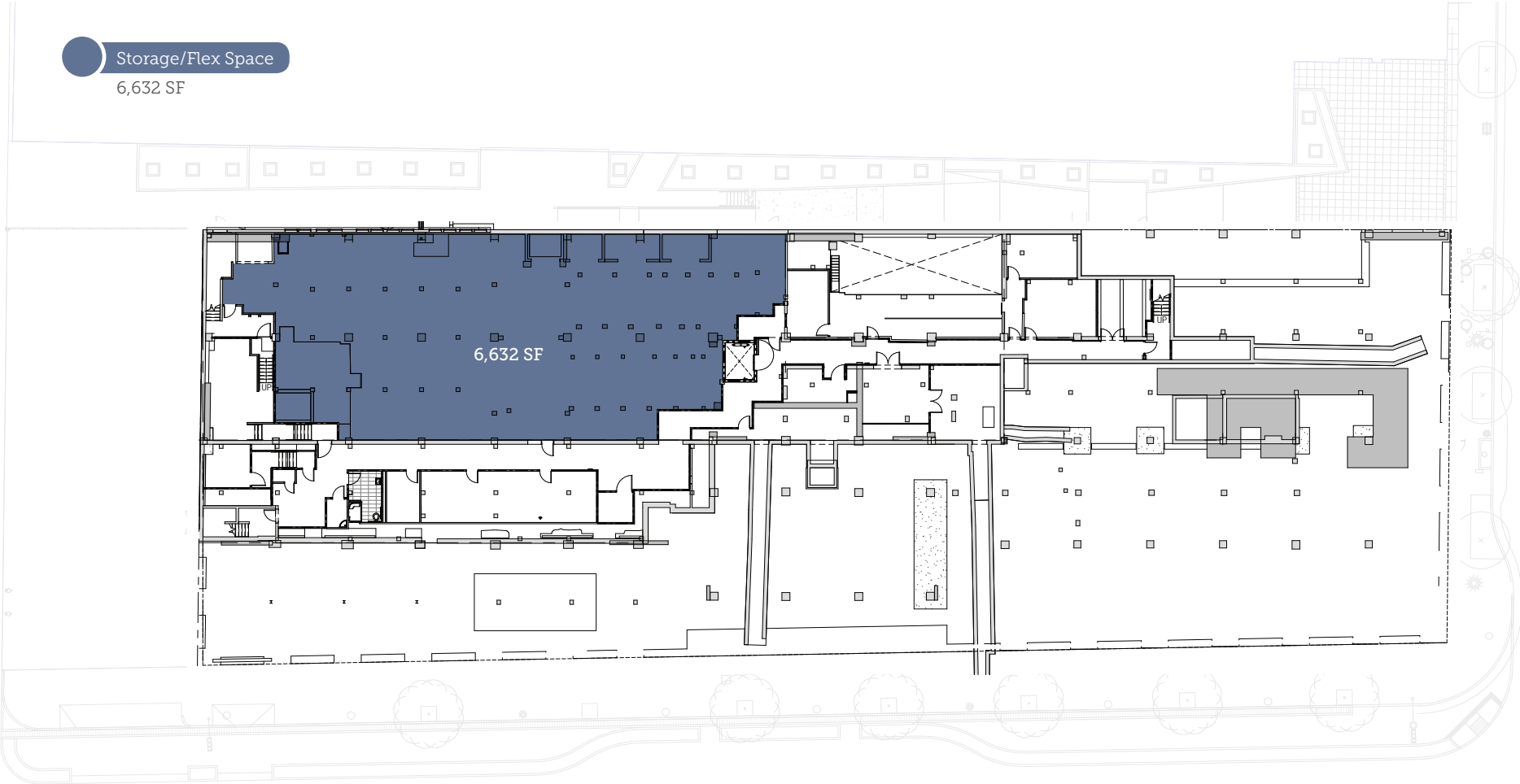
Retail/Restaurant
1,829 SF



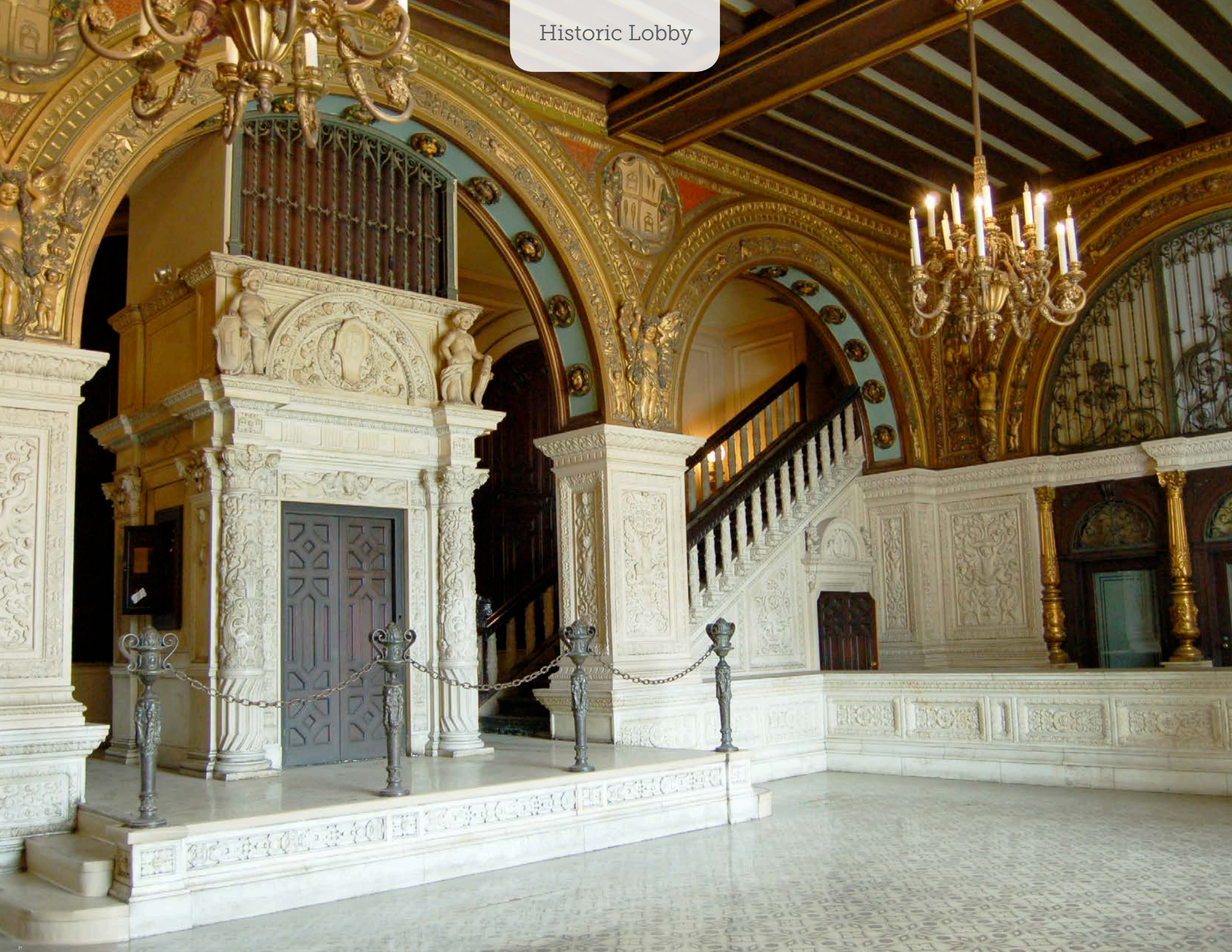
Lower Level

The basement level provides an excellent opportunity for creative office, flex space, back-of-house for retail/restaurant, storage, or additional prep space.

Storage/Flex Space
6,632 SF

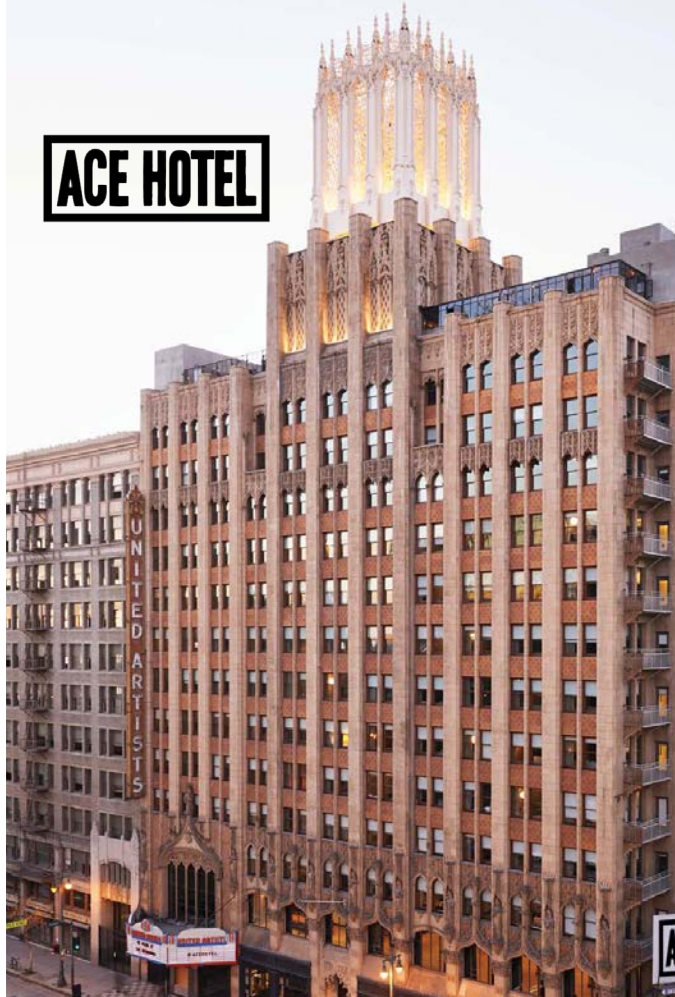


Historic Lobby





ACE HOTEL





Burgeoning Broadway

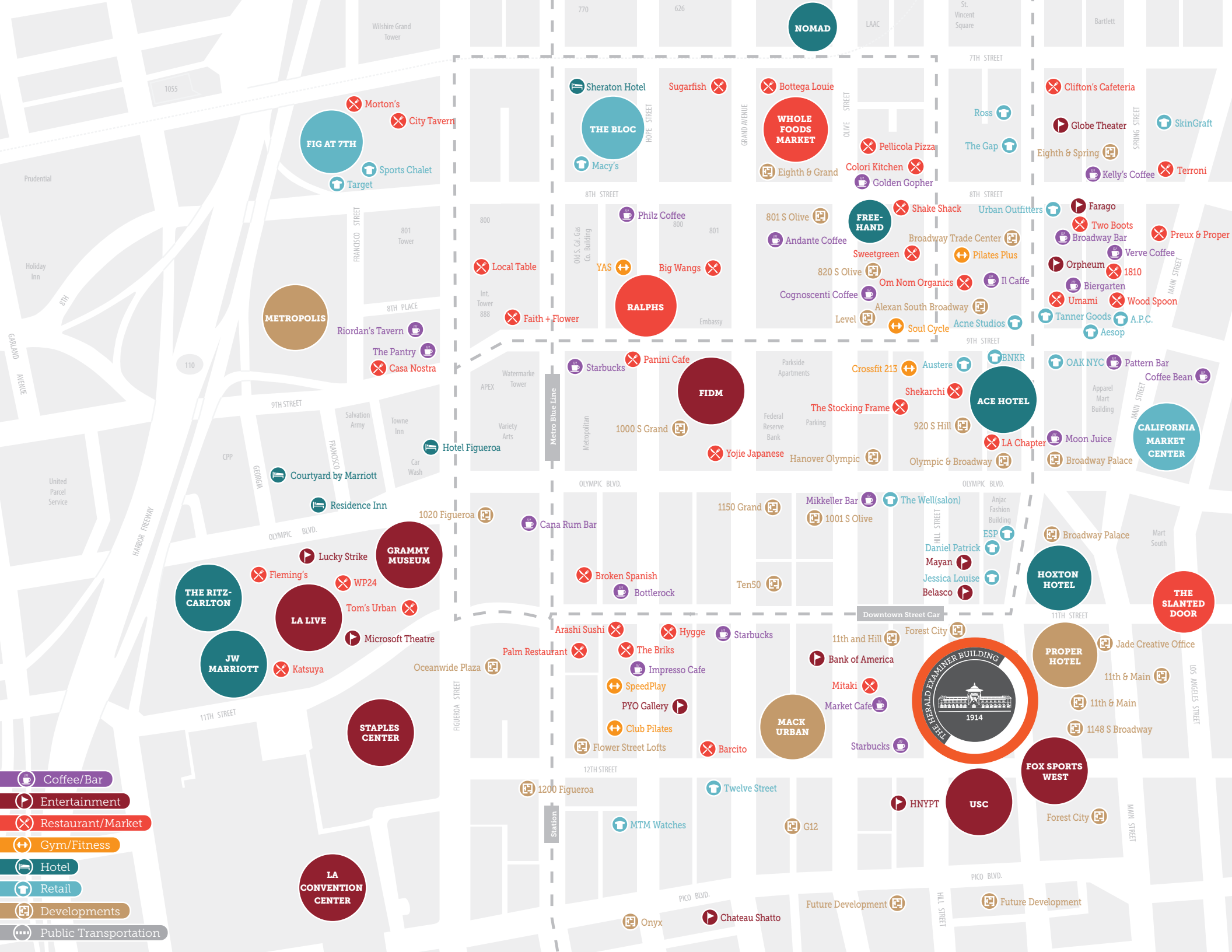
Centrally located in the South Park neighborhood of Downtown LA, The Herald Examiner Building benefits from its location in the burgeoning Broadway Theater District with walking proximity to myriad residential choices, amenities serving every income bracket, and ease of access via major freeways and public transportation. Since Acne Studios and Urban Outfitters opened on Broadway in December 2013, a whirlwind of new retailers have set up shop almost overnight near The Herald Examiner Building and the new Ace Hotel, including OAK NYC, BNKR, Tanner Goods, Aesop, A.P.C., and Gap, as well as a number of highly coveted restaurants like UMAMI Broadway, The Stocking Frame and LA Chapter.









The Downtown Streetcar, in its preliminary engineering phase, is expected to take tenants and visitors directly from its stop at the Building to the Metro station, Staples Center, Financial District, Historic Core and Bunker Hill with a park-once and travel-extensively solution.

At the confluence of the Historic Core, South Park, and the Fashion District, The Herald Examiner Building is a shining example of why GQ Magazine recently named Downtown LA “the coolest downtown in America.” With a 97% apartment occupancy rate, 5,000 new residential units are under construction downtown and another 13,000 proposed. The Proper Hotel and Hoxton Hotel will add to Broadway’s boutique appeal, the most dynamic thoroughfare in Downtown.

All eyes are on The Herald Examiner Building as the demand for authentic creative office and retail space, true to Broadway’s storied heritage, climbs to a fever pitch.





-  Coffee/Bar
-  Entertainment
-  Restaurant/Market
-  Gym/Fitness
-  Hotel
-  Retail
-  Developments
-  Public Transportation

LA CONVENTION CENTER

THE RITZ-CARLTON

LA LIVE

JW MARRIOTT

STAPLES CENTER

GRAMMY MUSEUM

Lucky Strike

Fleming's

WP24

Tom's Urban

Microsoft Theatre

Katsuya

LA CONVENTION CENTER

METROPOLIS

FIG AT 7TH

Morton's

City Tavern

Sports Chalet

Target

Riordan's Tavern

The Pantry

Casa Nostra

Courtyard by Marriott

Residence Inn

GRAMMY MUSEUM

Lucky Strike

Fleming's

WP24

Tom's Urban

Microsoft Theatre

Katsuya

LA CONVENTION CENTER

THE BLOC

Sheraton Hotel

Sugarfish

Bottega Louie

WHOLE FOODS MARKET

Pellicola Pizza

Colori Kitchen

Golden Gopher

Philz Coffee

Big Wangs

RALPHS

801 S Olive

FREE-HAND

Shake Shack

Urban Outfitters

Andante Coffee

Sweetgreen

Broadway Trade Center

820 S Olive

Om Nom Organics

Il Caffe

Cognoscenti Coffee

Alexan South Broadway

Level

Soul Cycle

Acne Studios

Starbucks

1000 S Grand

FIDM

1000 S Grand

Yojie Japanese

The Stocking Frame

Shekarchi

ACE HOTEL

LA Chapter

Moon Juice

CALIFORNIA MARKET CENTER

Cana Rum Bar

Broken Spanish

Bottlerock

1150 Grand

1001 S Olive

The Well(salon)

ESP

Broadway Palace

Arashi Sushi

Hygge

Starbucks

Palm Restaurant

The Briks

Impresso Cafe

SpeedPlay

PYO Gallery

Club Pilates

Flower Street Lofts

Barcito

MACK URBAN

Bank of America

Mitaki

Market Cafe

Starbucks

THE HERALD EXAMINER BUILDING 1914

PROPER HOTEL

Jade Creative Office

11th & Main

1148 S Broadway

1200 Figueroa

Twelve Street

MTM Watches

G12

HNYPT

USC

FOX SPORTS WEST

Forest City

Onyx

Chateau Shatto

Future Development

Future Development

Local Amenities



Coffee/Bar

Andante Coffee
Biergarten
BottleRock
Broadway Bar
Cana Rum Bar
Coffee Bean & Tea Leaf
Cognoscenti Coffee
Crane's Downtown Bar
Golden Gopher
Il Caffe
Impresso Cafe
Juice Crafters
Kelly's Coffee & Fudge Factory
Los Angeles Brewing Company
Market Café
Mikkeller Bar
Moon Juice
Pattern Bar
Philz Coffee
Riordan's Tavern
Starbucks
The Classic Coffee
The Pantry
Verve Coffee



Entertainment

10 Eleven
Belasco Theater
Blackstone Gallery
BOLD Room
Chateau Shatto
Farago
FIDM
Fox Sports West
Globe Theatre
Grammy Museum
HNYPT
LA Convention Center
LA Live
Los Angeles Theatre
Lucky Strike
Microsoft Theatre
Orpheum Theatre
Penthouse Tower Suites - AT&T Center
PYO Gallery
Staples Center
The Mayan
Tower Theatre
United Artists Theatre at Ace Hotel
USC
Watermarke Tower



Restaurant/Market

1810
Arashi Sushi
barcito
Big Wang's
Bottega Louie
Broken Spanish
Bronzed Aussie
Casa La Dona
Casa Nostra
City Tavern
Clifton's Cafeteria
Colori Kitchen
D'elish Sandwich Shop
D-Town Burger Bar
Faith + Flower
Fleming's
Hygge Bakery
Katsuya
LA Chapter
Local Table
LudoBites 10.0
Market Café
Mitaki
Morton's
New Moon Restaurant
Om Nom Organics
Palm Restaurant
Panini Café
Peking Tavern
Pellicola Pizzeria
Preux & Proper
Ralph's
Shake Shack
Shekarchi Restaurant
Slanted Door
Stocking Frame
Sugarfish
Sweetgreen
Syrup Desserts
Terroni
The Briks
The Hummus Republic
The Panini Stop
Tom's Urban
Two Boots Pizza
Umami Burger
Whole Foods
Wood Spoon
WP24
Yojie Japanese



Hotels

Ace Hotel
Courtyard by Marriott
Freehand
Hotel Figueroa
Hoxton Hotel
JW Marriott
NoMad
Proper Hotel
Residence Inn
Sheraton
The Ritz-Carlton



Retail

A.P.C.
Acne Studios
Aesop
AltHouse
American Love Affair
angelo: HOME Store
Austere
BNKR
California Market Center
Daniel Patrick
ESP
Fig at 7th
Hatch
Jessica Louise
Macy's
MTM Watches
Nicholas Bowes Clothing
OAK NYC
Ross Dress for Less
Skingraft
Sports Chalet
Tanner Goods
Target
The Bloc
The Gap
The Well (salon)
Twelve Street
Urban Outfitters
Vertigo Boutique



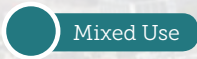
Gym/Fitness

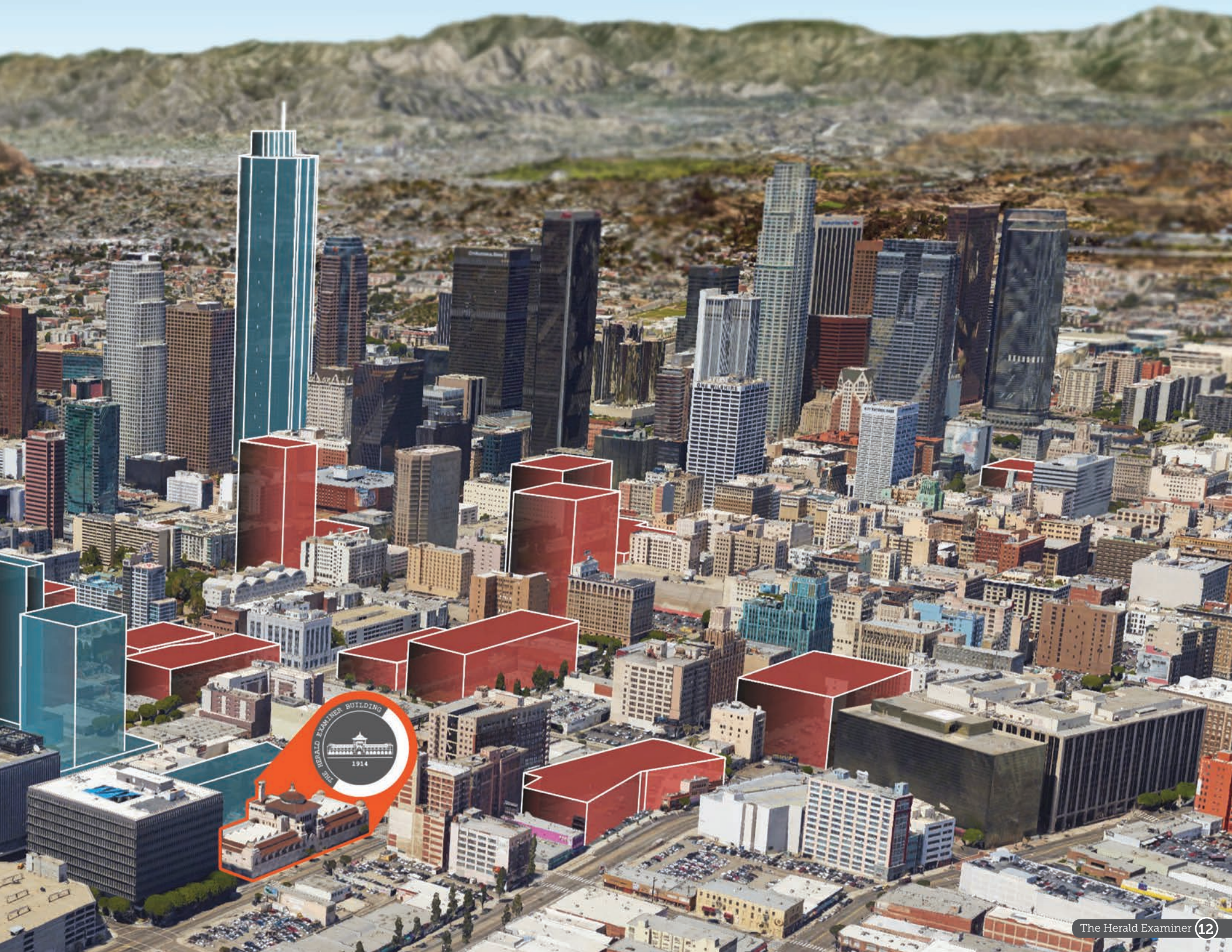
Club Pilates
Cross Fit 213
Pilates Plus
Pure Barre
SoulCycle
SpeedPlay
YAS

Downtown LA New Development

Downtown Los Angeles is in the midst of a development renaissance. There is 2.8 million square feet of commercial development underway; in addition to over 10,000 residential units in the immediate area of The Herald Examiner Building. All locations are set to deliver before the end of 2018.

With new construction reshaping the Los Angeles skyline, The Herald Examiner Building is a jewel of historic preservation and careful adaptive reuse. It benefits from the exploding live-work population and exciting new neighborhood amenities, while maintaining the historic nature and landmark architecture that makes this office and retail opportunity truly unique.





Building History

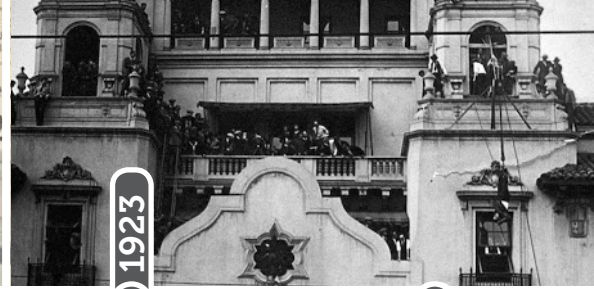
William Randolph Hearst founds the Los Angeles Examiner in 1903, creating it to assist in his bid for the presidential nomination on the Democratic ticket. The paper, which complements his already established San Francisco Examiner, would become one of the biggest in the Western United States.

Harry Houdini does a suspended straitjacket escape over a roaring crowd from the Building. Where better to maximize publicity than the front door of LA's biggest newspaper?

Julia Morgan is posthumously awarded the AIA Gold Medal, the first woman to ever receive the honor.



1903



1923



2014



1913



1989



2016

Ten years after its founding, Hearst commissions Beaux Arts graduate Julia Morgan to design a new home for his 6th newspaper. Morgan designs the Building in the Mission Revival and Spanish Colonial Revival styles popular at the time. Hearst is so pleased he hires Morgan to design the now-famous Hearst Castle in San Simeon.

The Herald Examiner Building is converted into one of the preeminent filming locations in the greater Los Angeles area. The Building is used for such films as *Zoolander* and *The Usual Suspects* while also hosting television shows such as *It's Always Sunny in Philadelphia* and *Brooklyn Nine-Nine*.

The Georgetown Company works with Gensler to bring back the architectural legacy and prominence of the Building, delivering the best example of authentic creative office in Downtown LA.

Select Georgetown Projects



IAC/Interactive Corp. Headquarters
New York, New York



Easton Town Center
Columbus, Ohio



Paramount Pictures Studios
Hollywood, California



Park Avenue Armory
New York, New York



New York Public Library
New York, New York



Sony Pictures Entertainment's Studio Lot
Culver City, California

The Georgetown Company

Founded in 1978, The Georgetown Co. is a privately-held diversified real estate company headquartered in New York, NY with offices in Los Angeles, CA, Washington, D.C., Chicago, IL, Columbus, OH, and Atlanta, GA. As owner/developer and development manager, The Georgetown Co. and its principals have developed, owned and overseen in excess of 20,000,000 square feet of office, residential, retail and recreational properties, and currently have over \$3 billion in assets under management.

Hearst Corporation

Hearst Corporation is one of the nation's largest diversified media and information companies. Its major interests include ownership of 15 daily and 34 weekly newspapers, hundreds of magazines around the world, 31 television stations, ownership in leading cable networks, significant holdings in automotive, electronics and medical/pharmaceutical business information companies, a majority stake in global ratings agency Fitch Group, Internet and marketing services businesses, television production, newspaper features distribution, and real estate.

FOR OFFICE LEASING



CARL MUHLSTEIN

Regional Director
+1 213 239 6055
carl.muhlstein@am.jll.com
Lic. #00595250

HAYLEY ENGLISH BLOCKLEY

Senior Vice President
+1 213 239 6054
hayley.blockley@am.jll.com
Lic. #01781682

FOR RETAIL LEASING

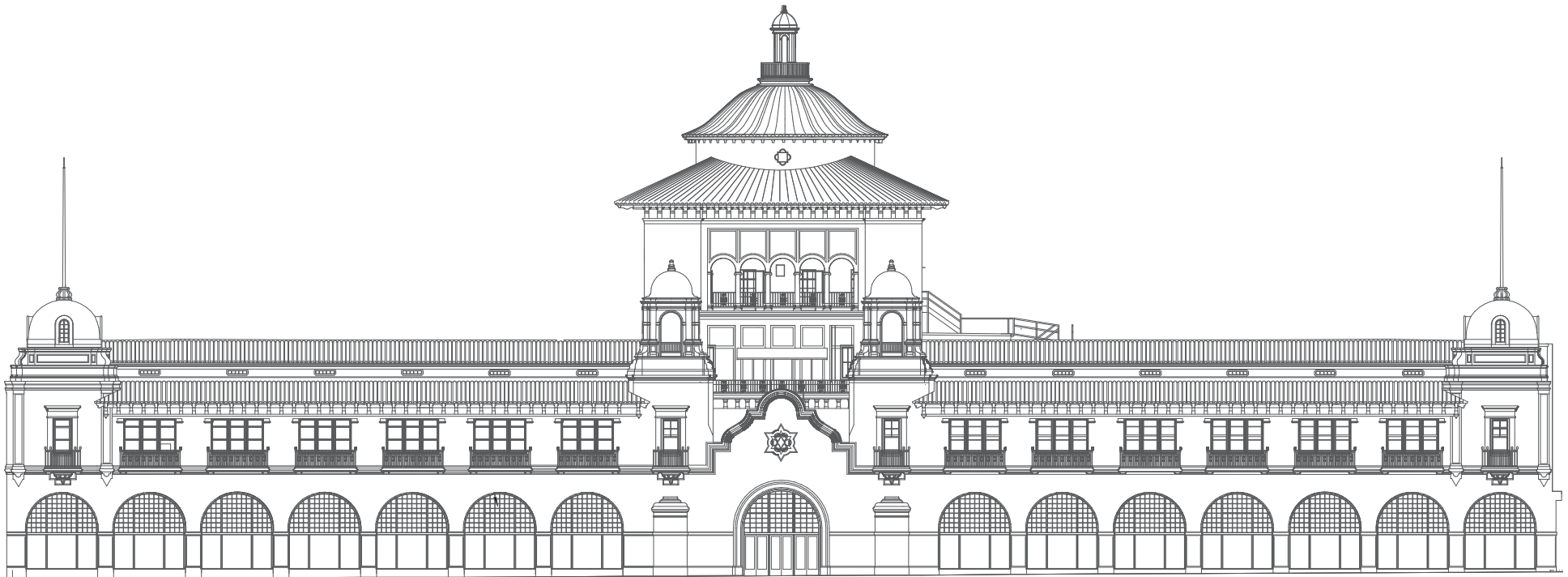


MATTHEW FAINCHTEIN

Senior Director
+1 310 595 2234
matthew.fainchtein@cushwake.com
Lic. #01503546

CARTER MAGNIN

Salesperson
+1 310 595 2203
carter.magnin@cushwake.com
Lic. #01909728



A DEVELOPMENT OF THE GEORGETOWN COMPANY

NEW YORK · COLUMBUS · CHICAGO · LOS ANGELES · WASHINGTON DC



WWW.HERALDEXAMINERBUILDING.COM