



**FOR
SUBLEASE**

The Oviatt Building

617 S OLIVE ST SUITE 910, LOS ANGELES, CA 90014

Creative Office Space in DTLA

Available for
immediate occupancy

Centrally-located
creative office building
in the heart of DTLA

Close proximity to
additional parking
and Metro Station at
Pershing Square

Close proximity to
many new restaurants,
hotels, and retail

Ease of access to
the 110, 101, and 10
freeways

JOHN ANTHONY, SIOR

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**Kidder
Mathews**

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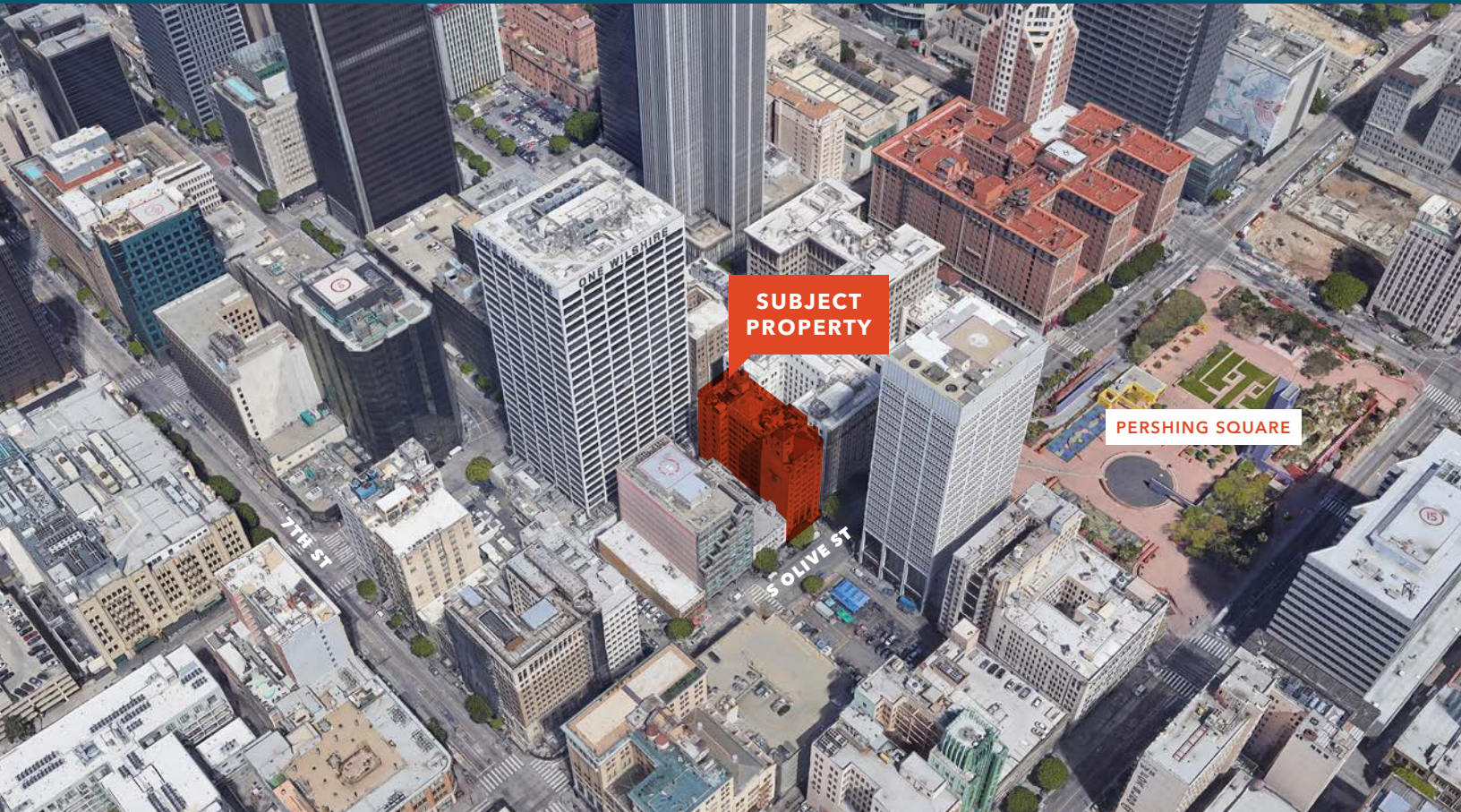
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SUBJECT
PROPERTY

PERSHING SQUARE

Highlights

2,037-5,543SF available

SUBLEASE TERM expires March 31, 2024

ASKING \$2.35 FSG

HIGH CEILINGS, creative updated office space

PRIVATE GLASS offices

CONFERENCE ROOM included

SECURED key card elevator access

LOCATED ADJACENT to Pershing Square

2 high end kitchenettes

EXCELLENT natural light

FURNITURE option available

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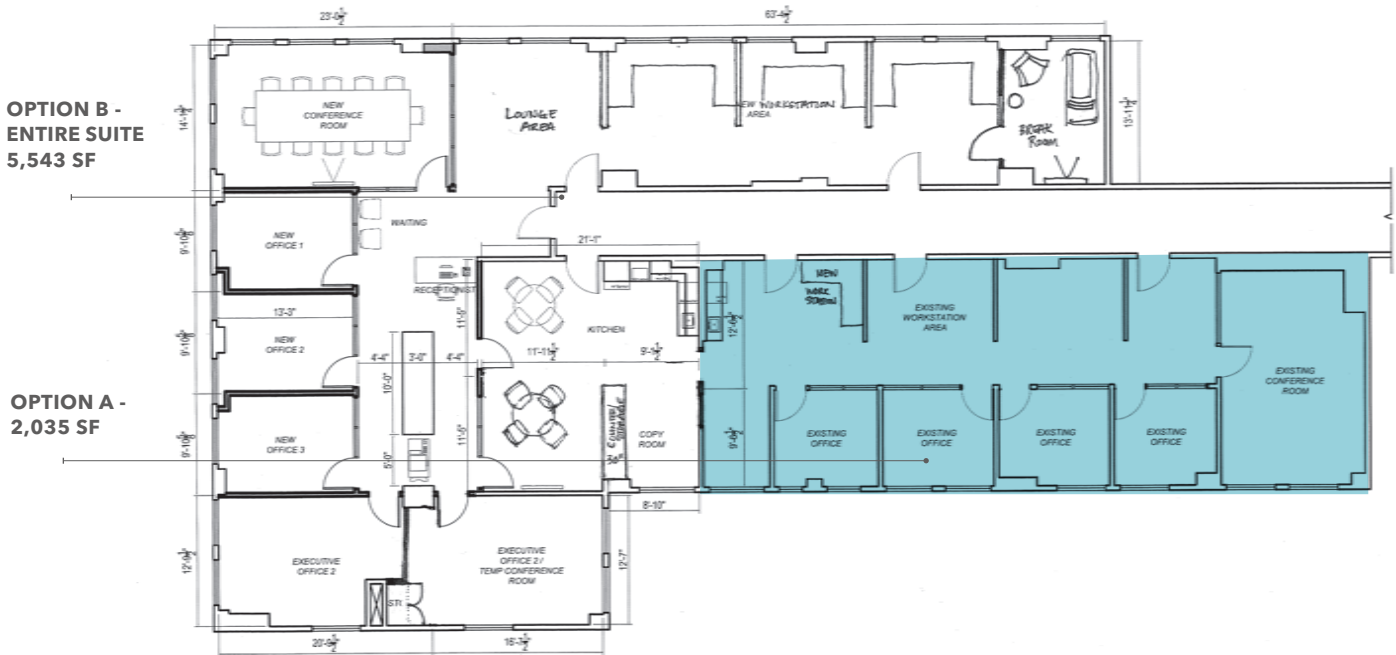
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Suite 910



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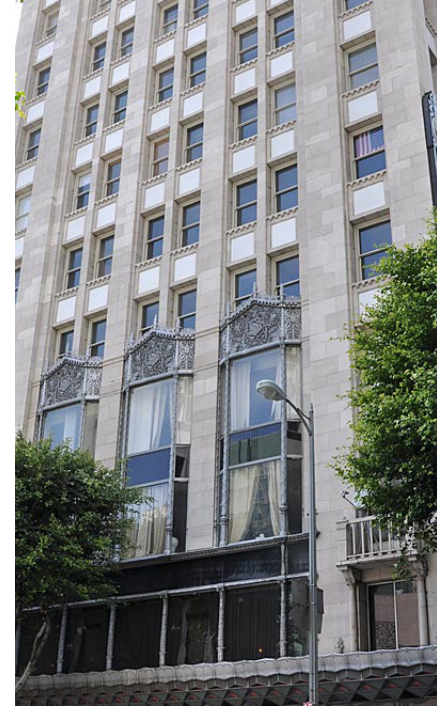
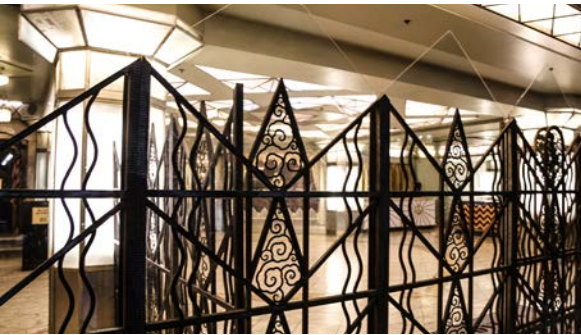
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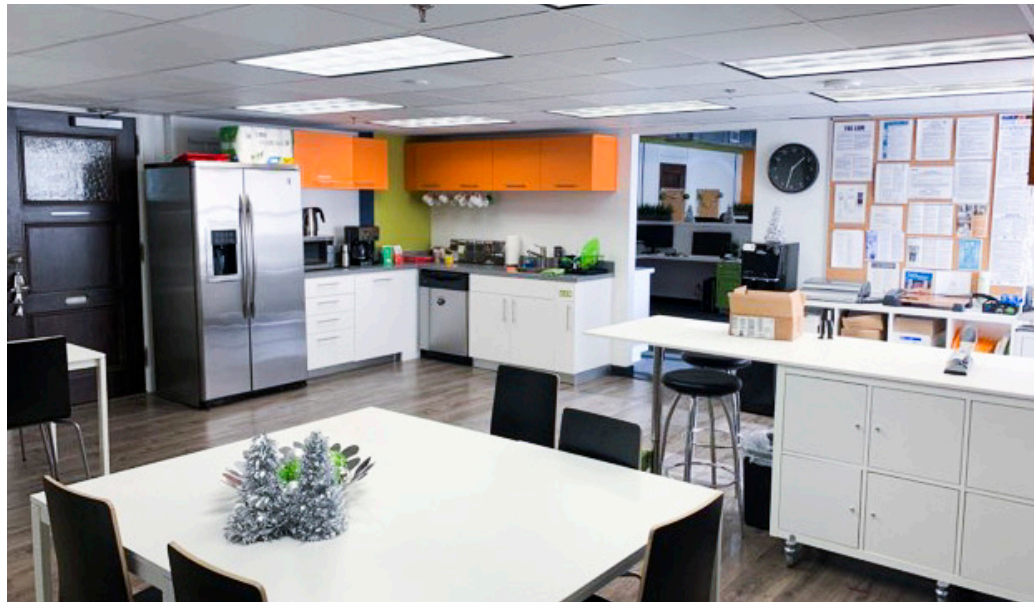
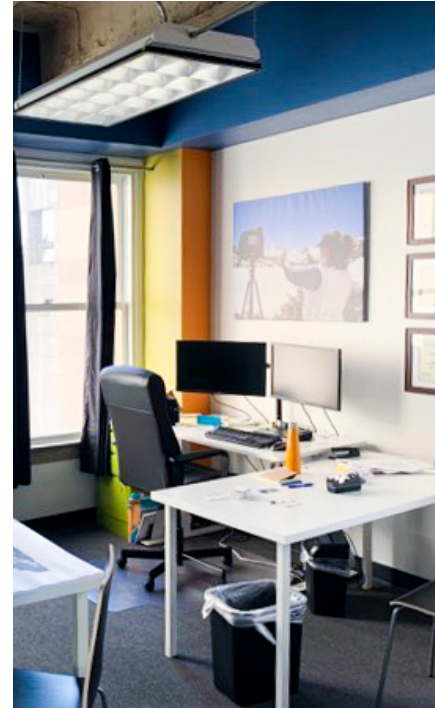
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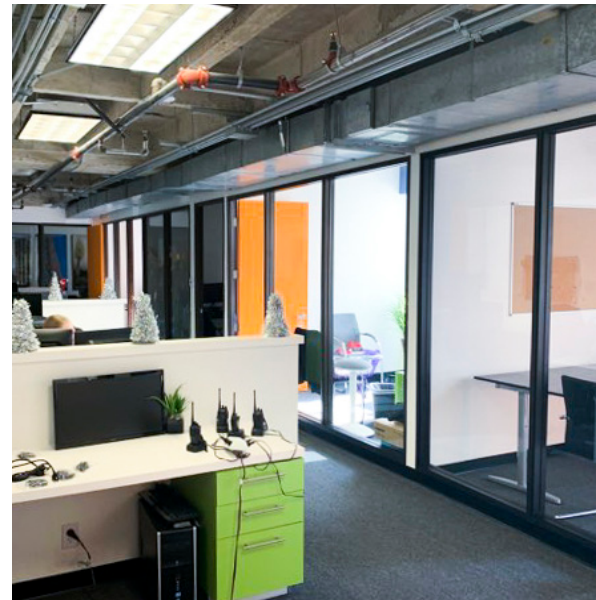
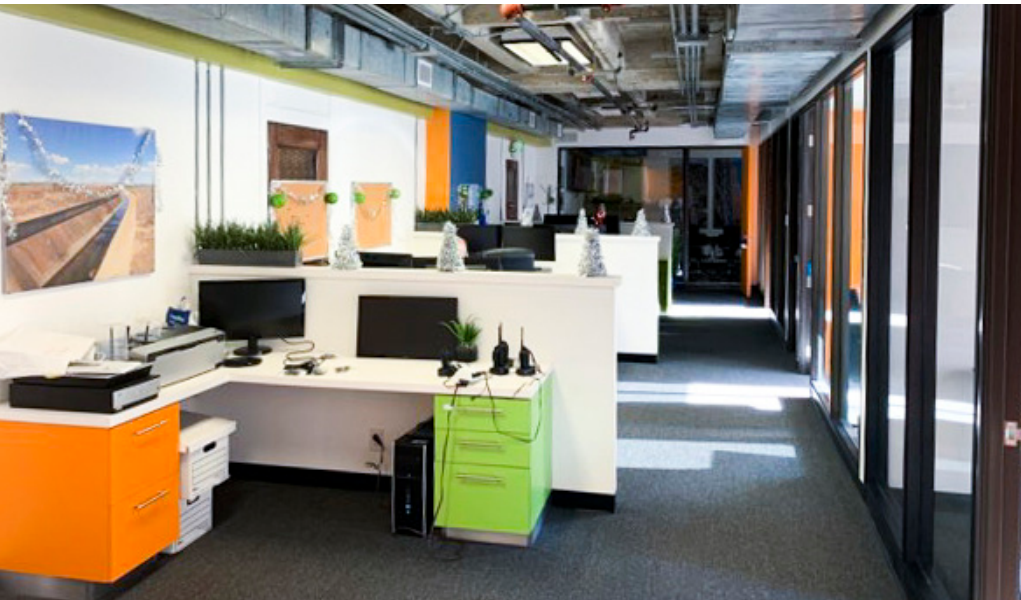
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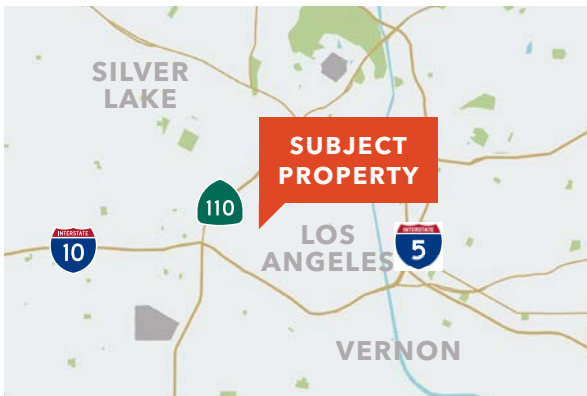
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THE RENEWAL OF PERSHING SQUARE

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.

1-MILE DEMOGRAPHICS



ESTIMATED POPULATION
67,396



AVERAGE HH INCOME
\$35,025



DAYTIME EMPLOYMENT
190,200

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