




THE BILTMORE
COURT AND TOWER

500 & 520 SOUTH GRAND AVENUE
DOWNTOWN LOS ANGELES, CA

 CUSHMAN &
WAKEFIELD

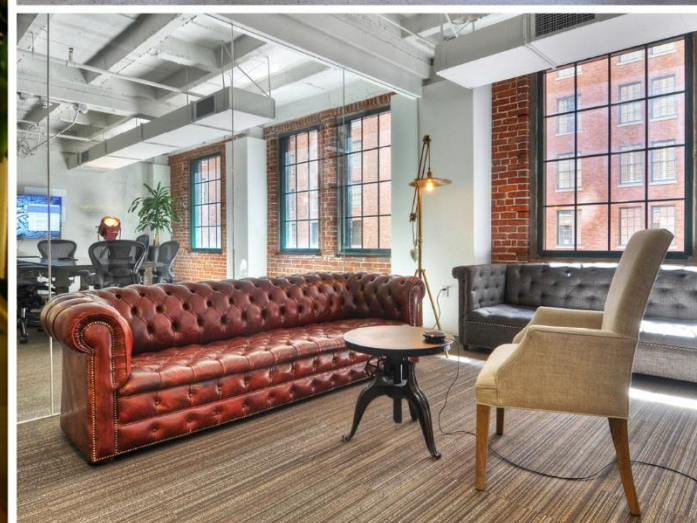


HISTORIC BEGINNINGS. A PROMISING FUTURE.



ONCE HOST TO LEGENDARY PRESIDENTS, THE
BEATLES, AND THE VERY FIRST OSCAR AWARDS.

YOU HAVE THE OPPORTUNITY TO CALL THIS
FABLED LANDMARK HOME.



PROPERTY SPECS

ASKING RATES \$2.67 Full Service Gross (Tower)
 \$2.00 Full Service Gross (Court)

LEASE TERM 3-5 Years

PARKING RATES Unreserved \$325
 Reserved \$425

PARKING RATIO 1/1,000

TI'S As-is space in "plug and play" condition, creative package also available.

HOTEL PERKS Tenants receive 15% off the hotel restaurant and special discounts on catering, hotel rooms and banquet halls.



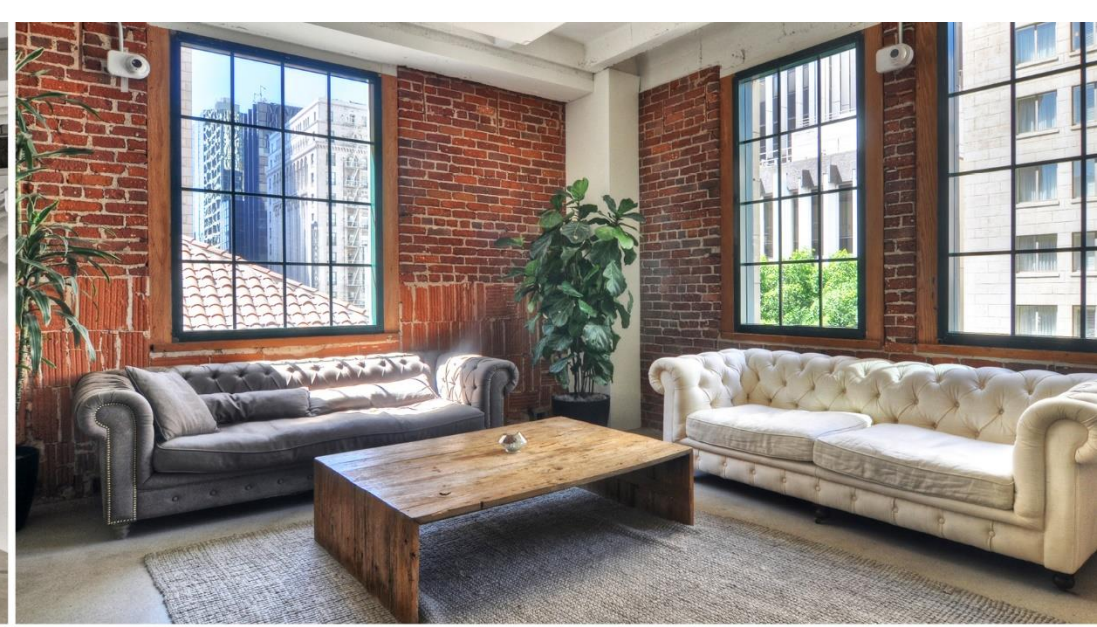
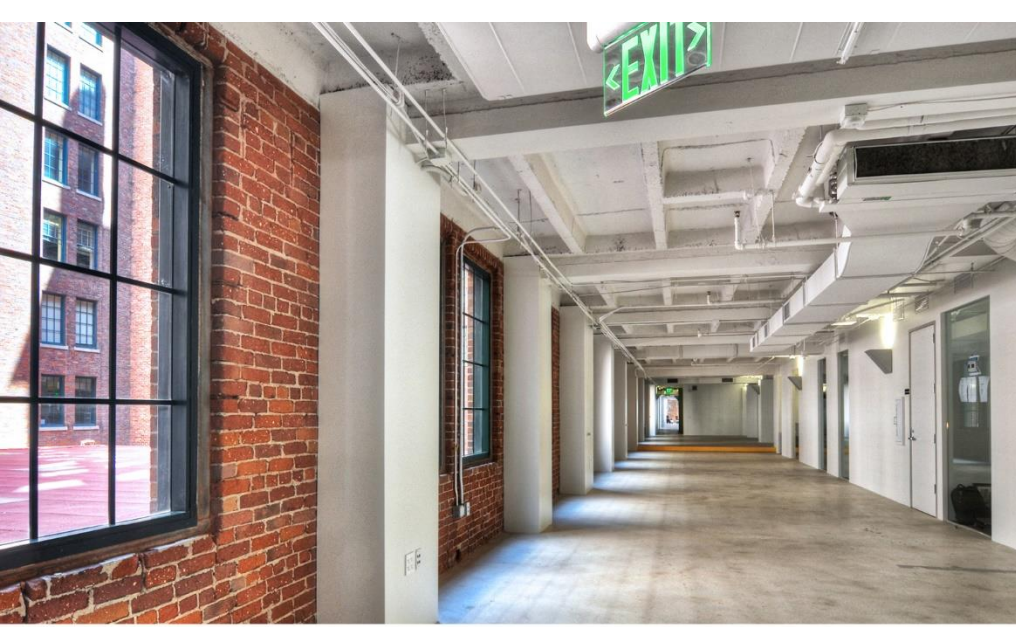
**BUILT IN THE ROARING TWENTIES,
THIS ICONIC BUILDING IS A LASTING
SYMBOL OF LOS ANGELES' GOLDEN AGE.**

- ◆ Situated within a historic, 683-suite luxury hotel
- ◆ Centrally located in the heart of Downtown LA's Financial District
- ◆ Surrounded by a daytime working population of over 500,000 people
- ◆ Managed by an excellent on-site team and an attentive 24 hour security force
- ◆ A short walk from Bunker Hill, the Courthouses, the famed Walt Disney Concert Hall, and a variety of museums
- ◆ One block from the frequented Pershing Square Metro Station and only three blocks from the 10 freeway onramp
- ◆ Positioned within walking distance of numerous fine dining, retail and entertainment venues, including private sports clubs
- ◆ Landlord is backed by Millennium Copthorne; a leading British-based hotel company publicly traded on the London Stock Exchange



AVAILABILITIES | Biltmore Tower - 500 South Grand Ave

SUITE #	DESCRIPTION	SF	ASKING RATE
1500	Former law firm space with double door elevator identity, receptionist area, kitchen, and multiple beautiful window offices	6,709	\$2.67 FSG



AVAILABILITIES | Biltmore Court - 520 South Grand Ave

SUITE #	DESCRIPTION	SF	ASKING RATE
300	Consisting of 8 offices, a conference room, a kitchen, an office supply room, and a receptionist area.	3,932	\$2.00 FSG*
500	Full floor with 28 spacious offices, two restrooms, two kitchens, four storage rooms, one IT room, one office supply room, and a receptionist area	16,800	\$2.00 FSG*
700	Entire floor consisting of 30 large offices, 16 workstations, one kitchen, two conference rooms, two restrooms, five storage rooms, one office supply room, a receptionist area, and interior stair access to suite 800	16,800	\$2.00 FSG*
800	Whole floor containing 29 expansive offices, big open area, 14 workstations, two conference rooms, one kitchen, a server room, two restrooms, six storage rooms, an office supply room, a receptionist area, and in-suite stair access to suite 700	16,800	\$2.00 FSG*

*\$2.00 PSF rental rate assumes minimal TI's.



AUTHENTIC.
CREATIVE.
UNIQUELY STORIED.



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