




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

RENTAL RATES STARTING AT \$29.00 Full Service Gross (Tower)
\$23.00 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.



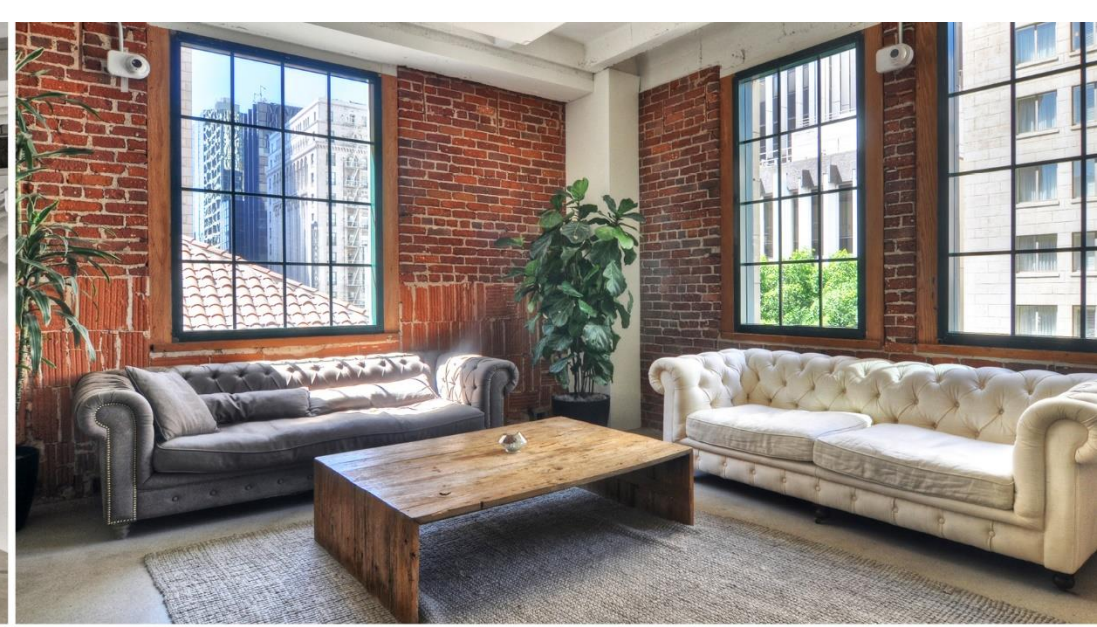
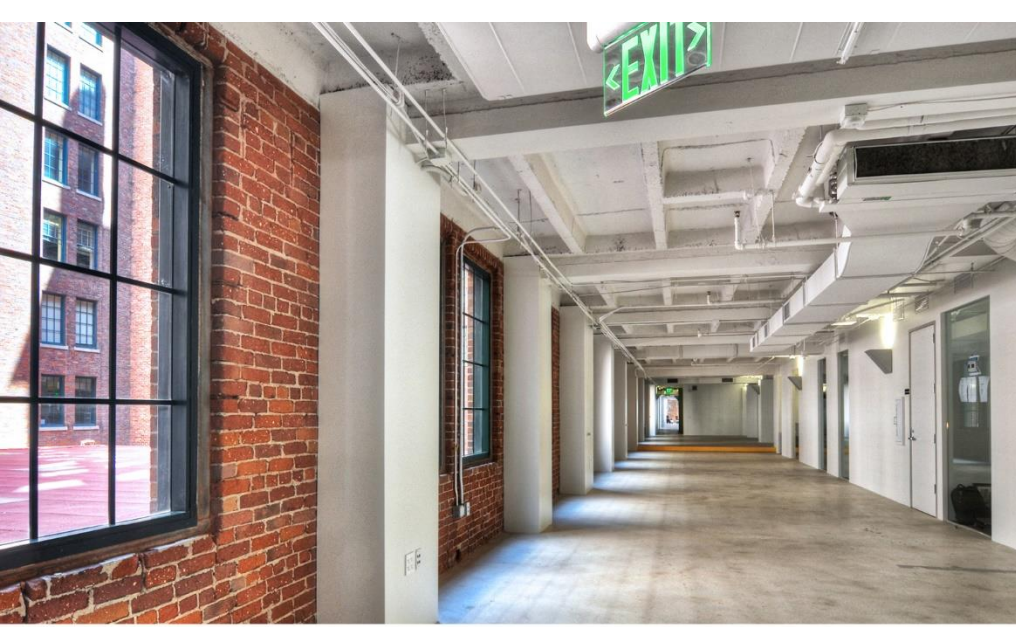
**BUILT IN THE ROARING TWENTIES,
THIS ICONIC BUILDING IS A LASTING
SYMBOL OF LOS ANGELES' GOLDEN AGE.**

- ◆ 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
1310	Prominent double door elevator identity, kitchen/break room, large glass conference room, 5 perimeter offices with incredible views	2,686	\$2.67
1500	Full floor opportunity consisting of beautiful perimeter offices	9,705	\$2.67
2050	Impressive double door elevator identity, kitchenette, 8 offices, storage room, glass conference room, server room, receptionist area, and lounge area	3,606	\$2.67



AVAILABILITIES | Biltmore Court - 520 South Grand Ave

SUITE #	DESCRIPTION	SF	ASKING RATE
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	\$1.92
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	\$1.92
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	\$1.92

*\$1.92 PSF rental rate assumes minimal TI's.



AUTHENTIC.
CREATIVE.
UNIQUELY STORIED.



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