



FOR LEASE

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

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 **Kidder  
Mathews**



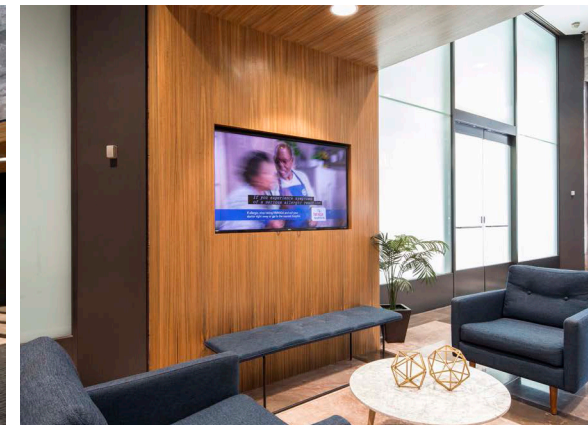
## Highlights

- Creative office renovations underway
- Centrally-located creative office building in the heart of downtown LA
- On-site subterranean parking
- Close proximity to additional parking and the Metro station at Pershing Square
- Fiber connectivity to One Wilshire
- Flexible terms on new creative office suites
- BUILDING SIZE** 106,604 SF
- RENTAL RATE** Office - \$2.60 FSG/month  
Retail - \$3.50 NNN/month
- TYPE** Multi-tenant office building
- LOCATION** Easy access to restaurants and amenities
- PARKING** On-site parking available



## Availabilities

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



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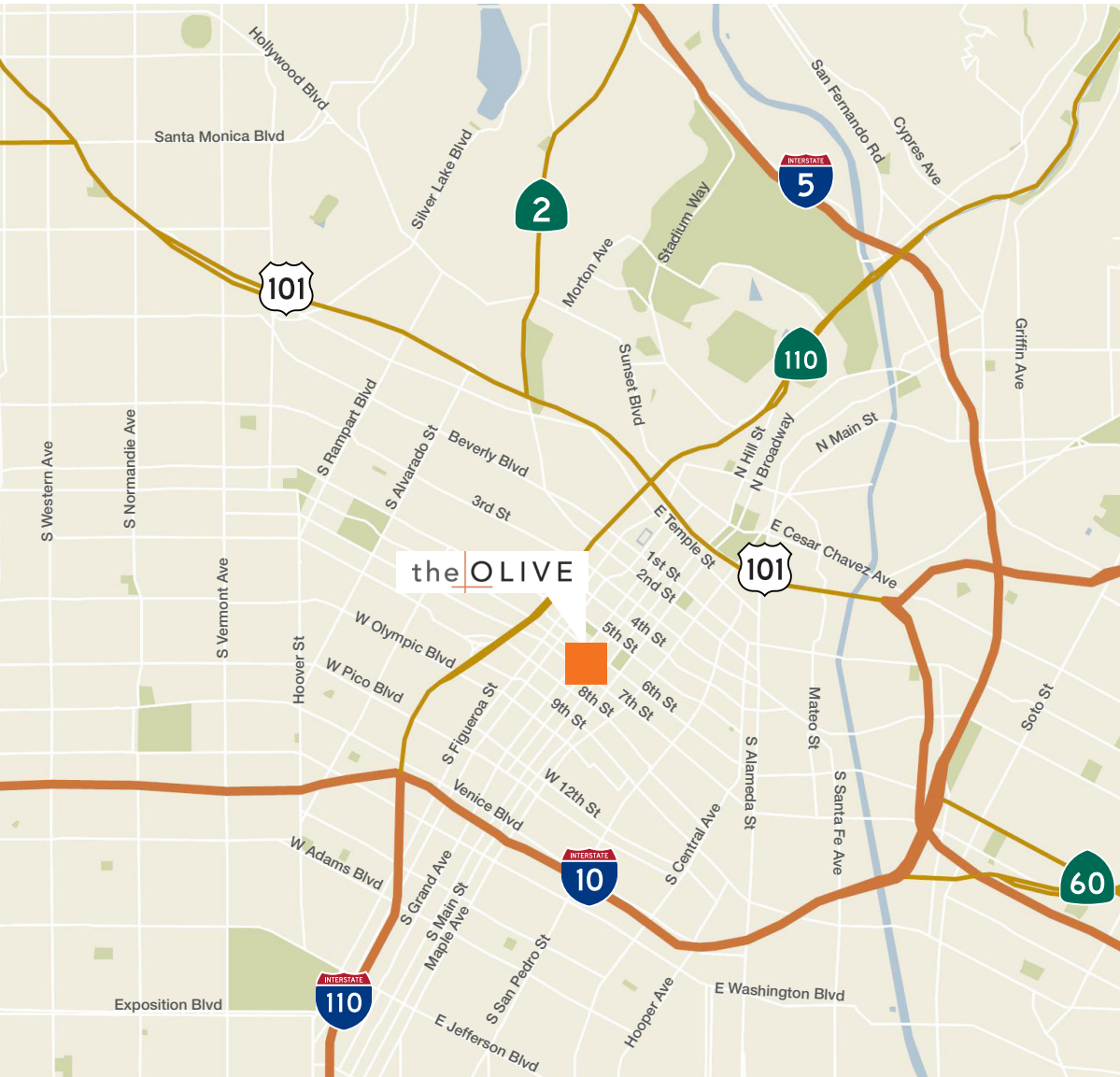
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## THE RENEWAL OF PERSHING SQUARE

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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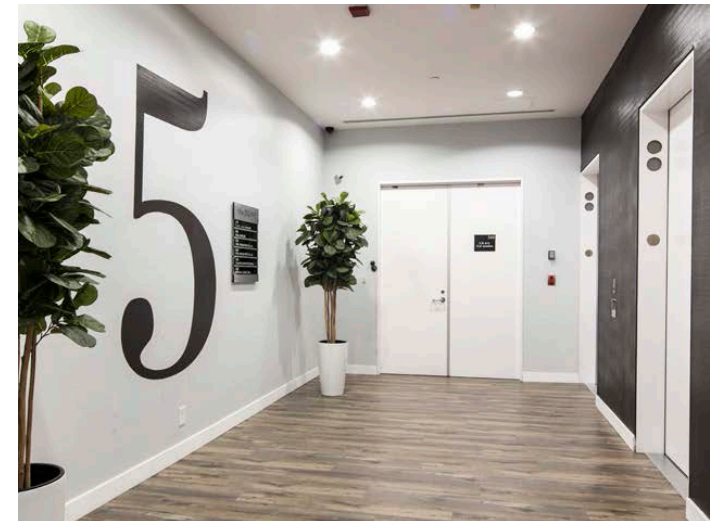
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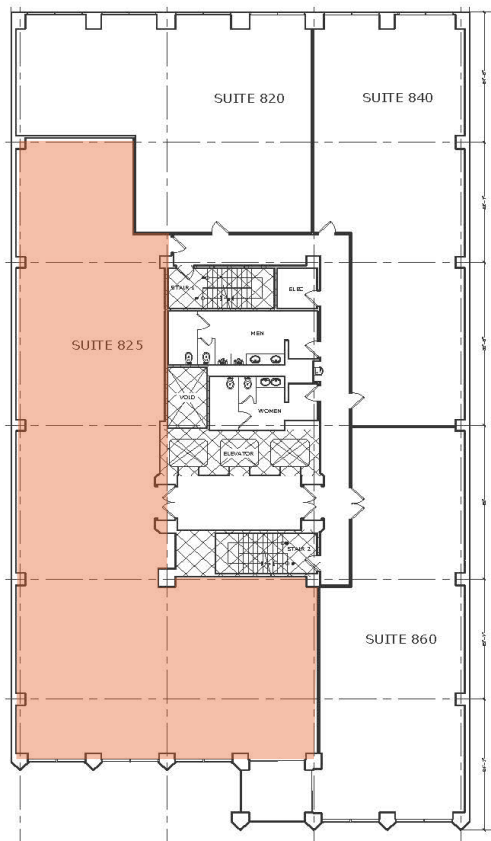




Floor Plans

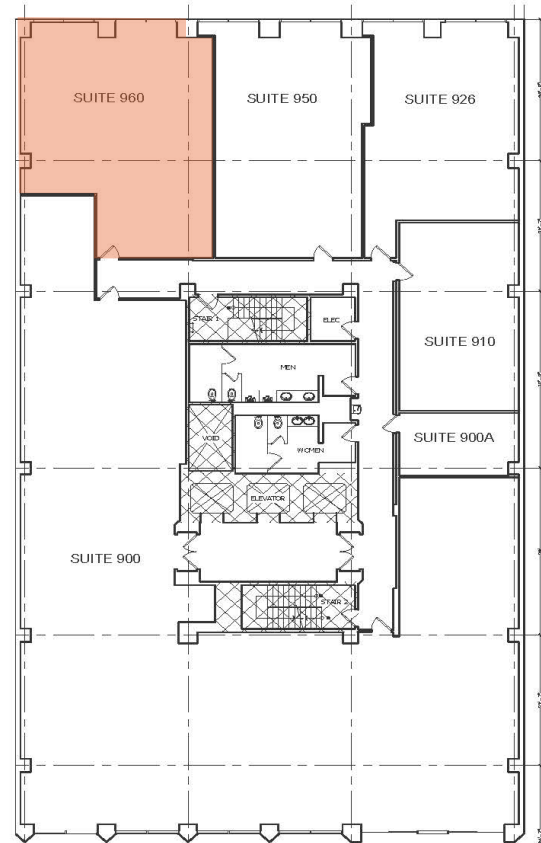
**EIGHTH FLOOR | OFFICE - 4,874 RSF**

Reception, two offices, kitchen, work room, open area



**NINTH FLOOR | OFFICE - 1,431 RSF**

Reception, two offices, kitchen, work room, open area



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## Amenities



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