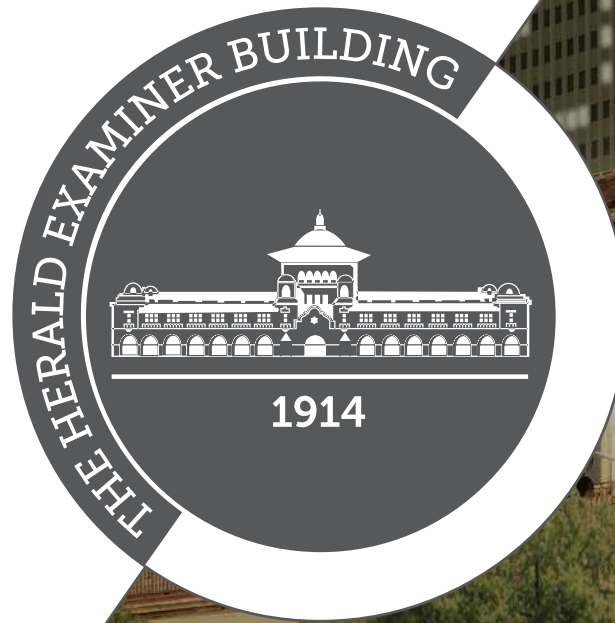


An architectural legacy





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





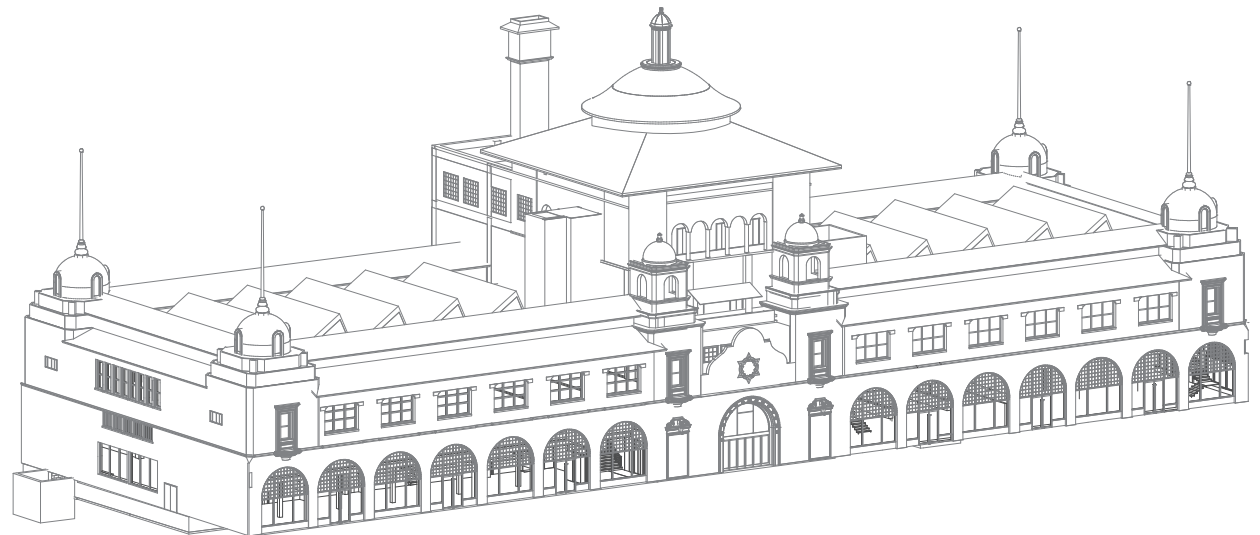
The Herald Examiner Building

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'**

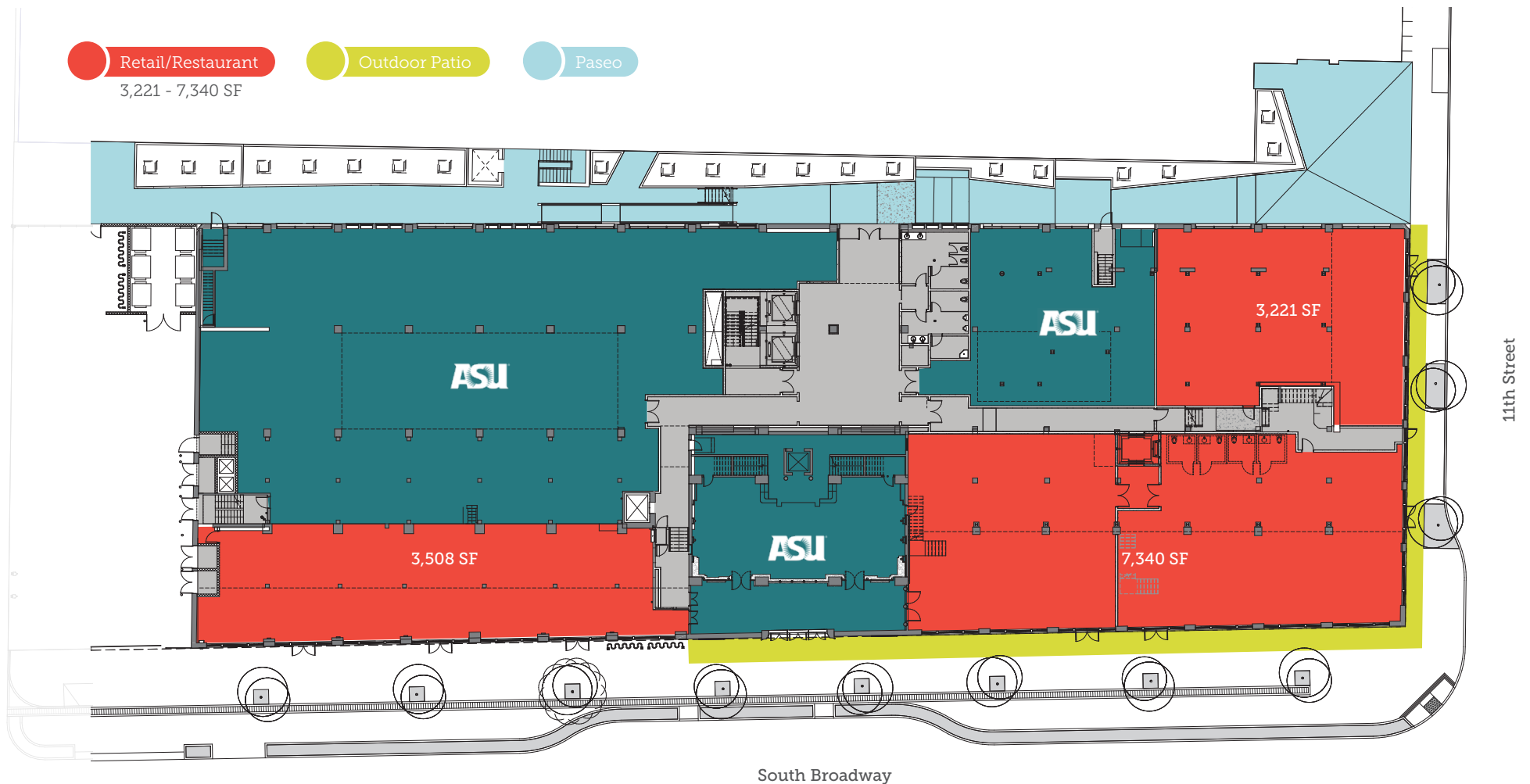
Skylights **Original**

Windows **Operable**

Patios **Exclusive**

1st Floor

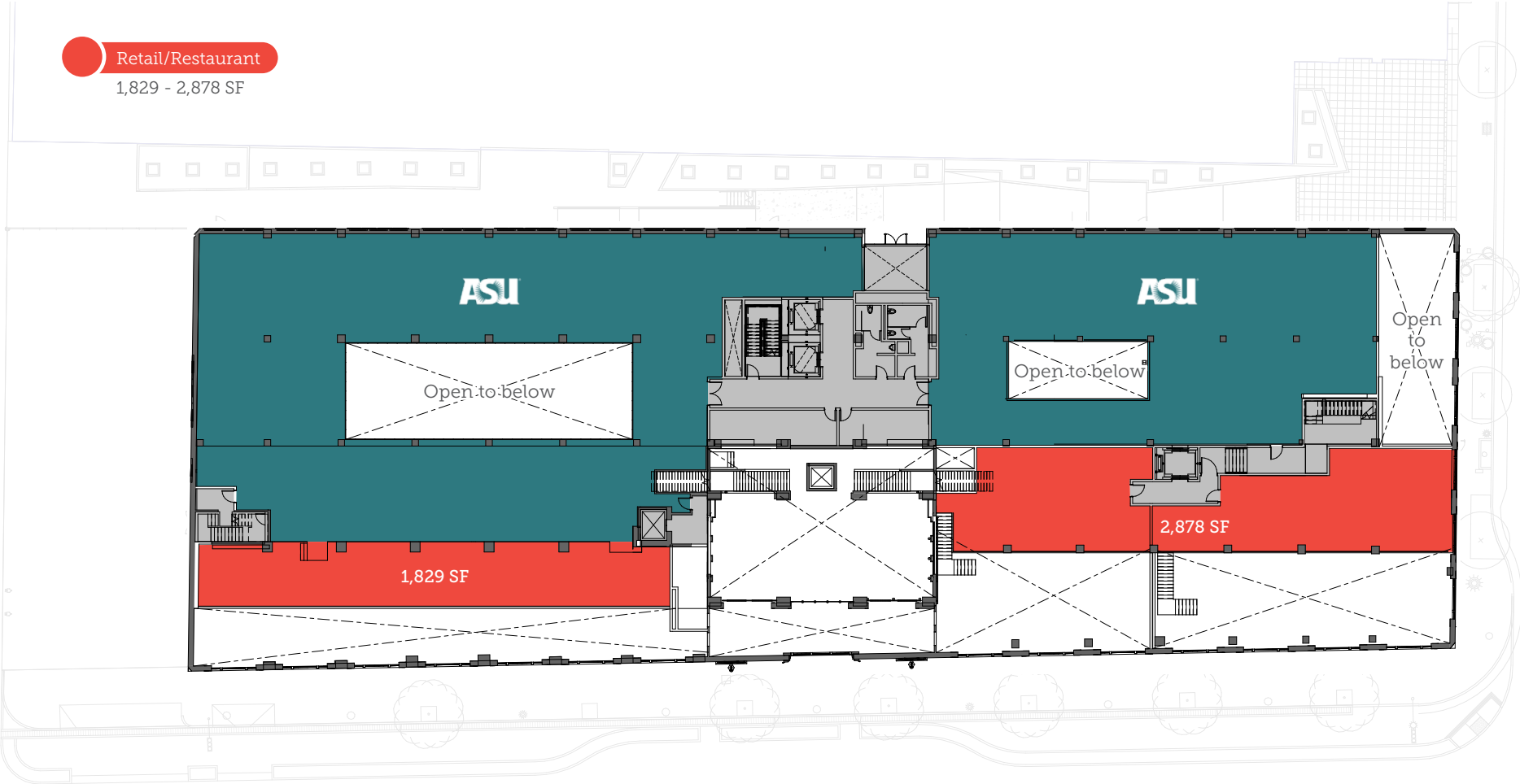
The 1st floor features 24' ceilings and iconic grand arched windows opening on both Broadway and 11th Street. Possibilities for a variety of retail and restaurant configurations exist, as well as outdoor bistro seating along the Broadway sidewalks. On the west side of the Building is a landscaped pedestrian-only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



2nd Floor

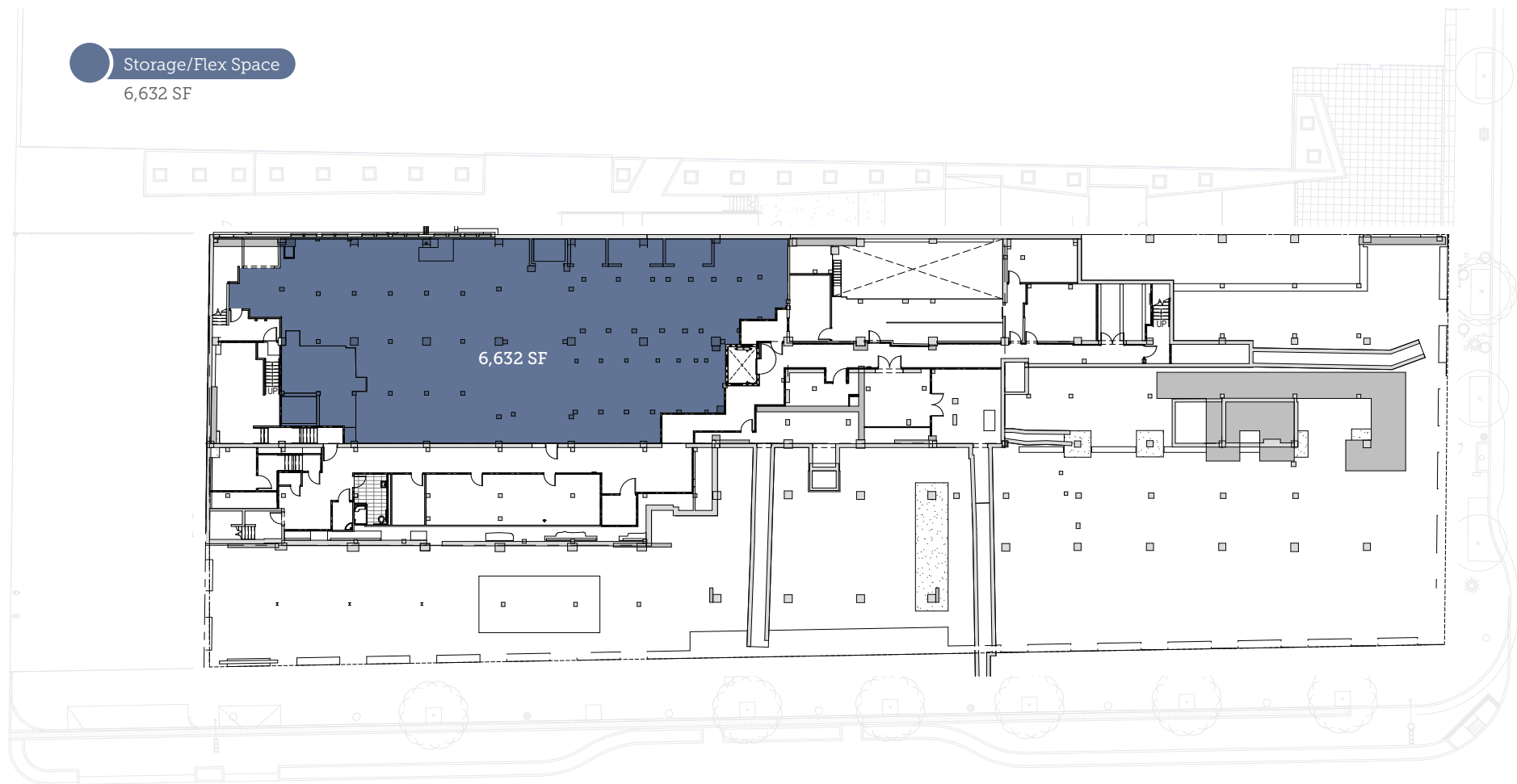
The 2nd floor features a two-story atrium overlooking ground floor office and retail space with the opportunity for a grand staircase connecting the floors.

Retail/Restaurant
1,829 - 2,878 SF

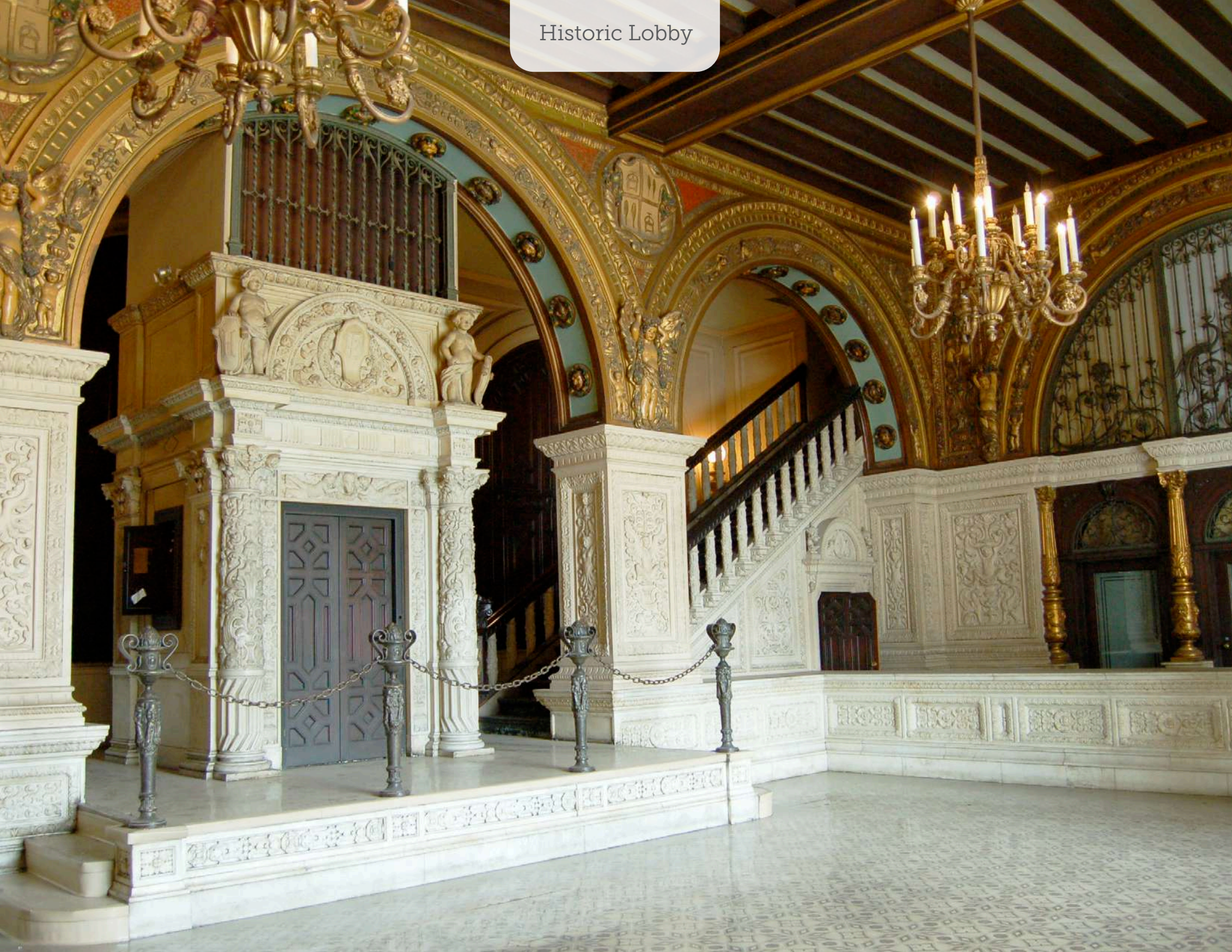


Lower Level

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

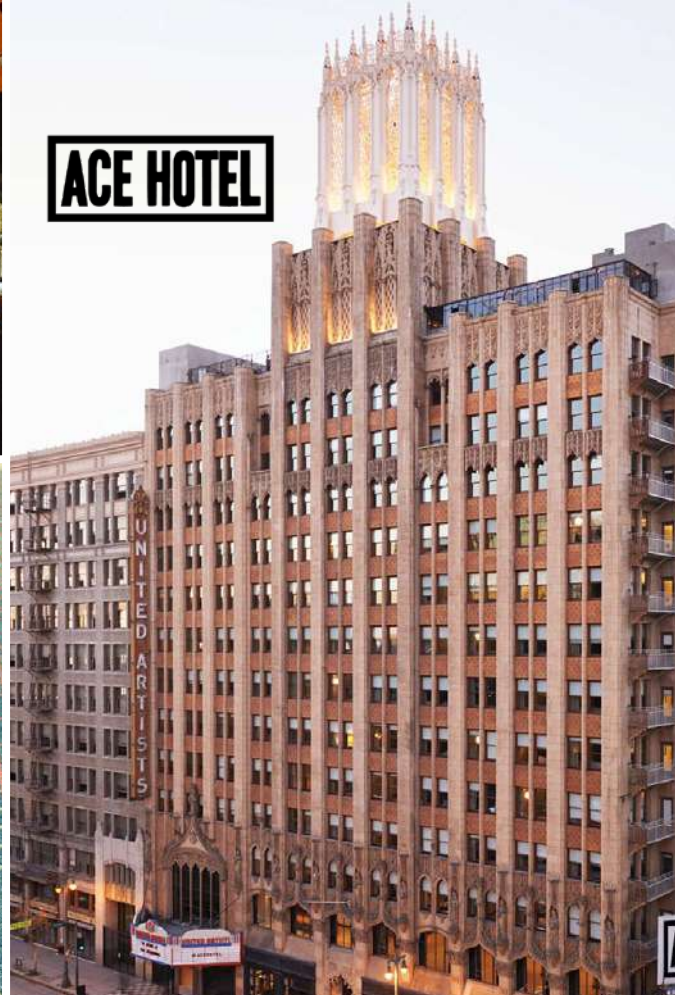


Historic Lobby





ACE HOTEL





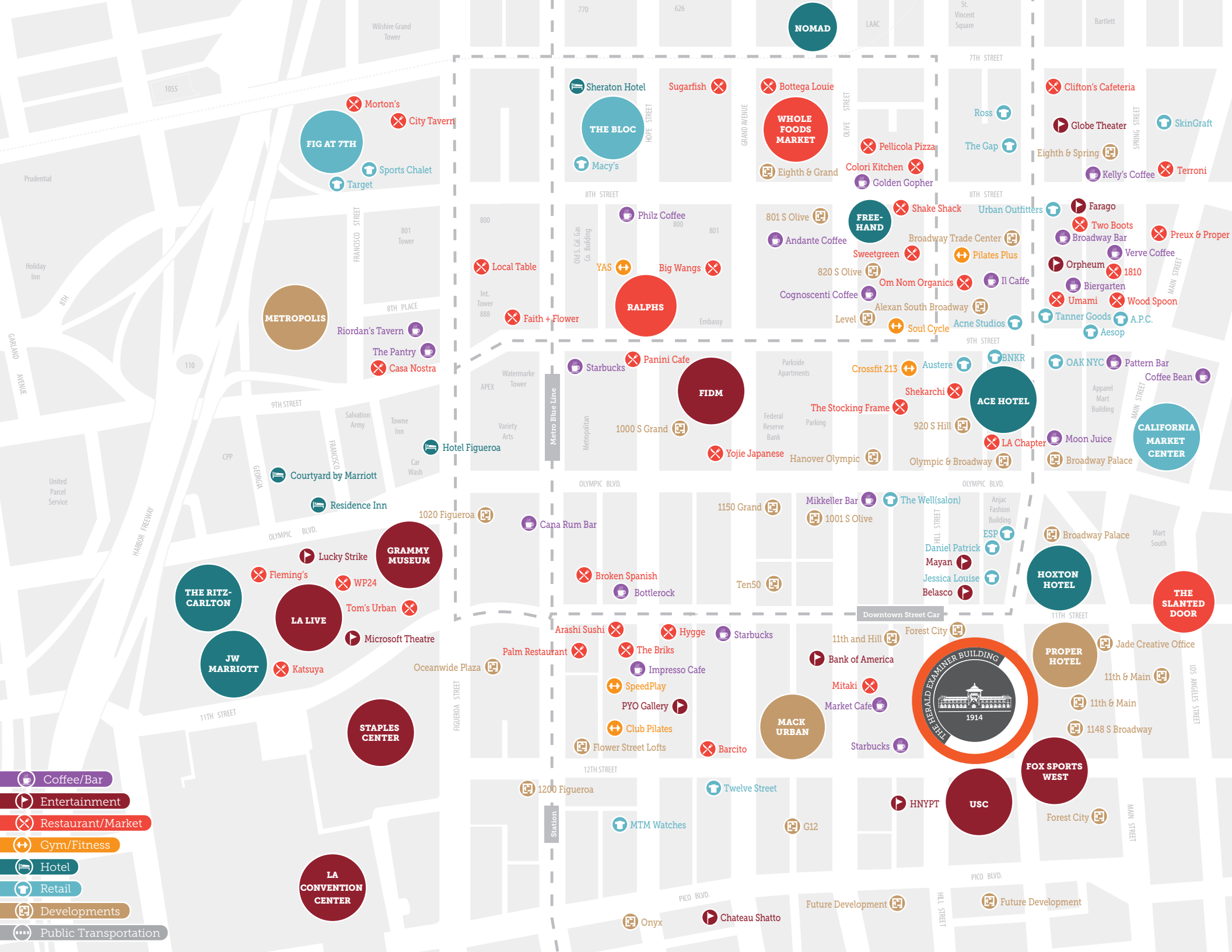
Burgeoning Broadway

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

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 Caffè
 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.



Mixed Use

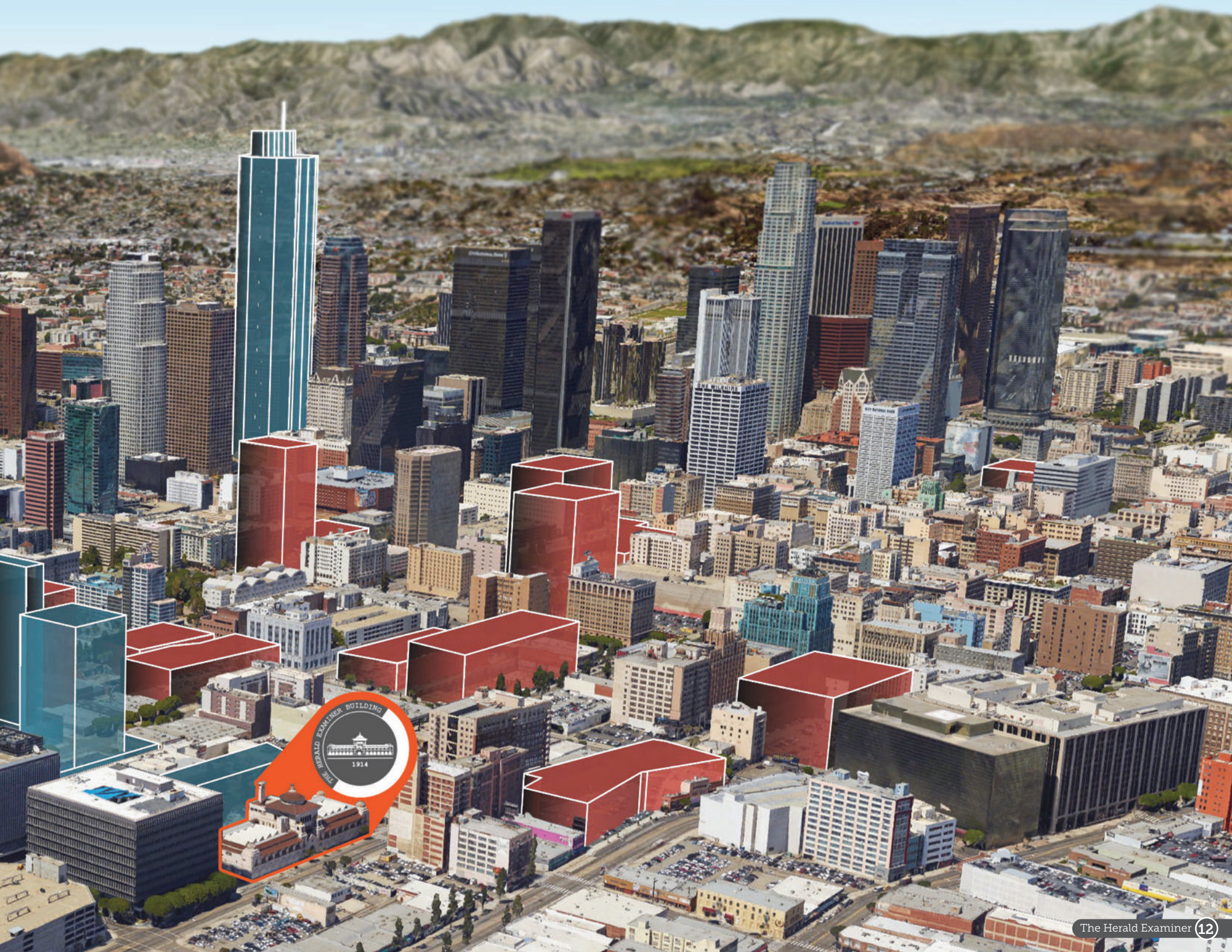


Residential



Hotel





Building History

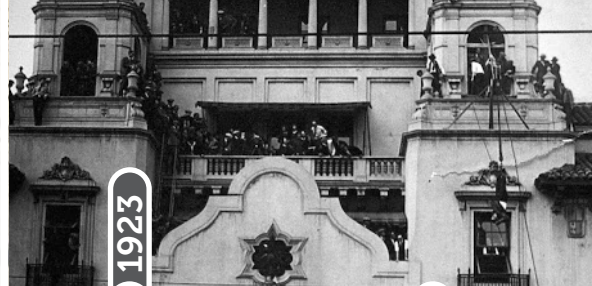
William Randolph Hearst founds the Los Angeles Examiner in 1903, creating it to assist in his bid for the presidential nomination on the Democratic ticket. The paper, which complements his already established San Francisco Examiner, would become one of the biggest in the Western United States.

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

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.



1989

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*.



2016

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



Park Avenue Armory
New York, New York



New York Public Library
New York, New York



Easton Town Center
Columbus, Ohio



Paramount Pictures Studios
Hollywood, California



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

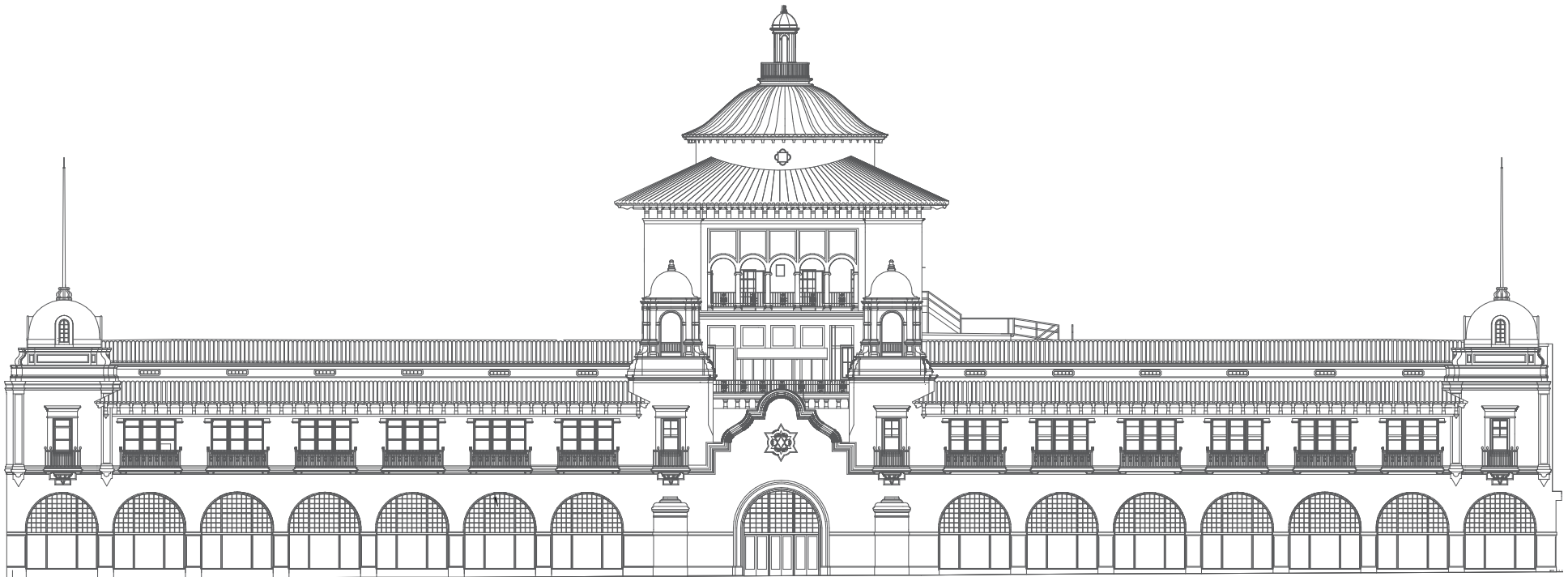


MATTHEW FAINCHEIN

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