



# THE **BLOC**



## LEASING BOOK

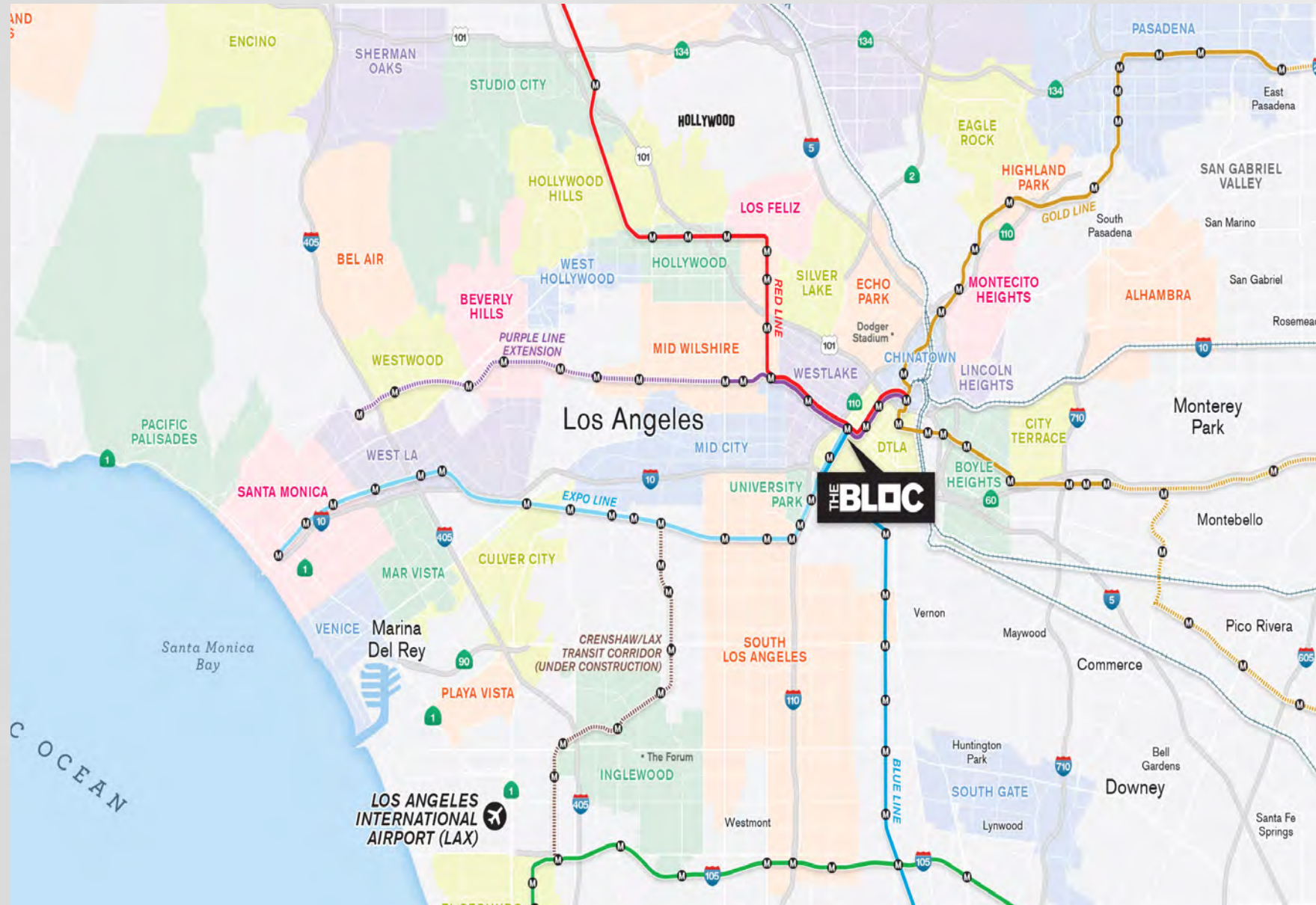


## OFFICE





# OVERVIEW



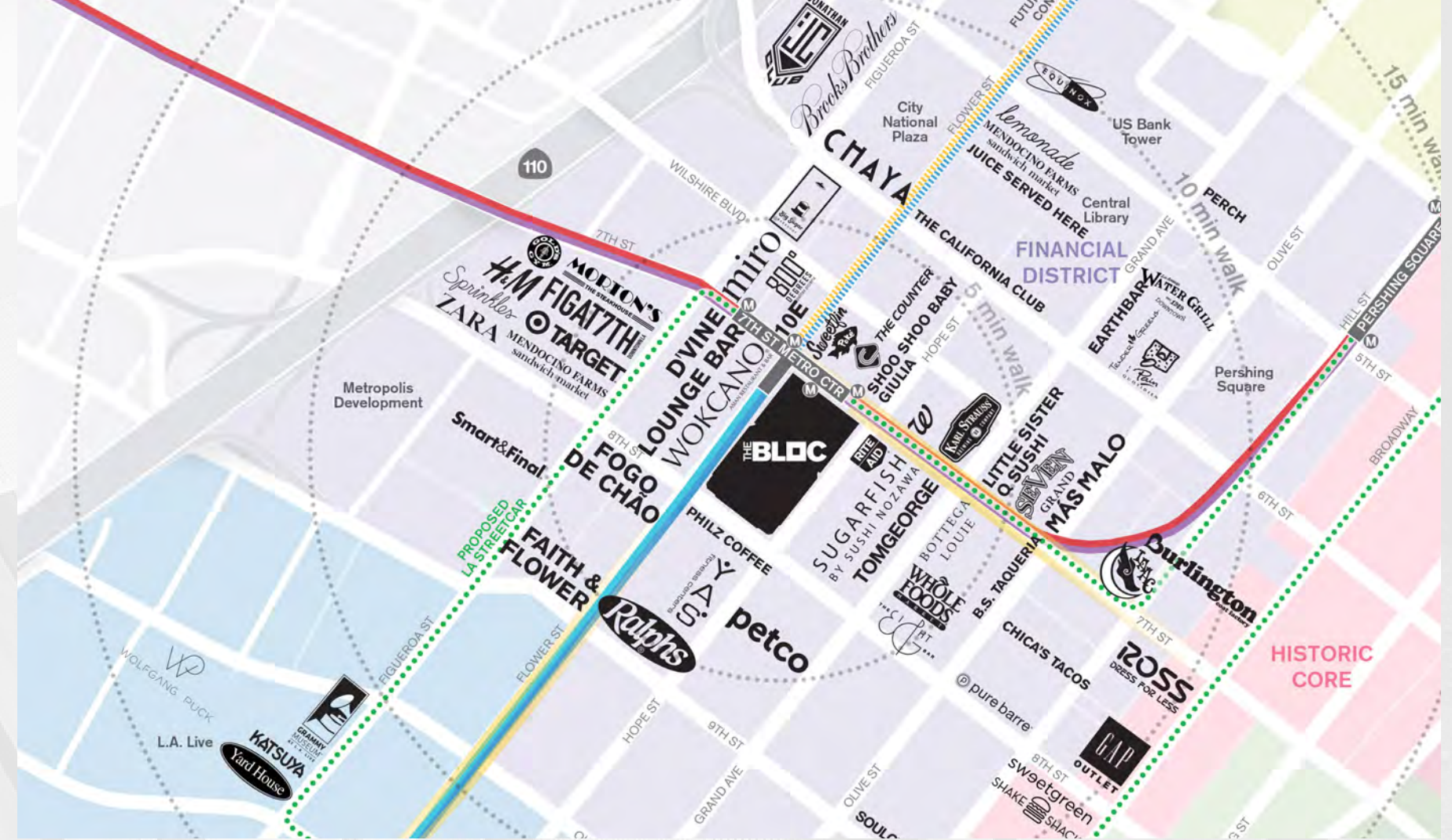
THE BLOC THRIVES  
IN THE CENTER  
OF GREATER  
LOS ANGELES







LOCATED IN THE CENTER OF DOWNTOWN LA, THE BLOC PROVIDES A STATE OF THE ART WORK ENVIRONMENT SURE TO RETAIN TOP TALENT



THE BLOC IS SURROUNDED BY SOME OF LA'S BEST CULINARY, FASHION AND ENTERTAINMENT DESTINATIONS



DTLA RETAIL





## OUR STORY




### reinvention.

Where a sleekly redesigned Macy's flagship, 496-room Sheraton Grand hotel and 720,000 s.f. creative leaning office tower seamlessly blend with an open-air marketplace featuring Alamo Drafthouse Cinema, UNIQLO, Nordstrom Local and other premier national retailers, curated artisan boutiques and culinary utopias woven throughout.

### discovery.

The Bloc is a uniquely conceived 1.8 million square foot mixed-use destination in the heart of downtown Los Angeles where Angelenos and visitors of all stripes can work, sleep, shop, eat, gather and explore in a welcoming, stimulating urban center.

### human connection.

A vibrant connecting point, bringing people together to experience their next great discovery, fresh inspiration or just an incredible meal.



**LARGEST MIXED-  
USE PROPERTY  
IN THE HEART  
OF DTLA AT 1.8  
MILLION SQUARE  
FEET**

**FULL  
FLOOR  
AVAILABILITY**

**LEED +  
ENERGY  
STAR  
CERTIFIED**

**ONSITE  
CBRE  
PROPERTY  
MANAGEMENT**

**OPEN FLOOR  
PLAN +  
EXPOSED  
CONCRETE**

**PARKING  
RATIO 1.5  
PER  
1,000**

**24 HOUR  
VEHICAL  
VALET**

**FOUR METRO  
LINES CONVERGE  
AT 7TH STREET  
METRO CENTER  
STATION WITH  
DIRECT ACCESS  
TO THE BLOC**





Farfetch



Studio One Eleven



Hautelook



Newmark

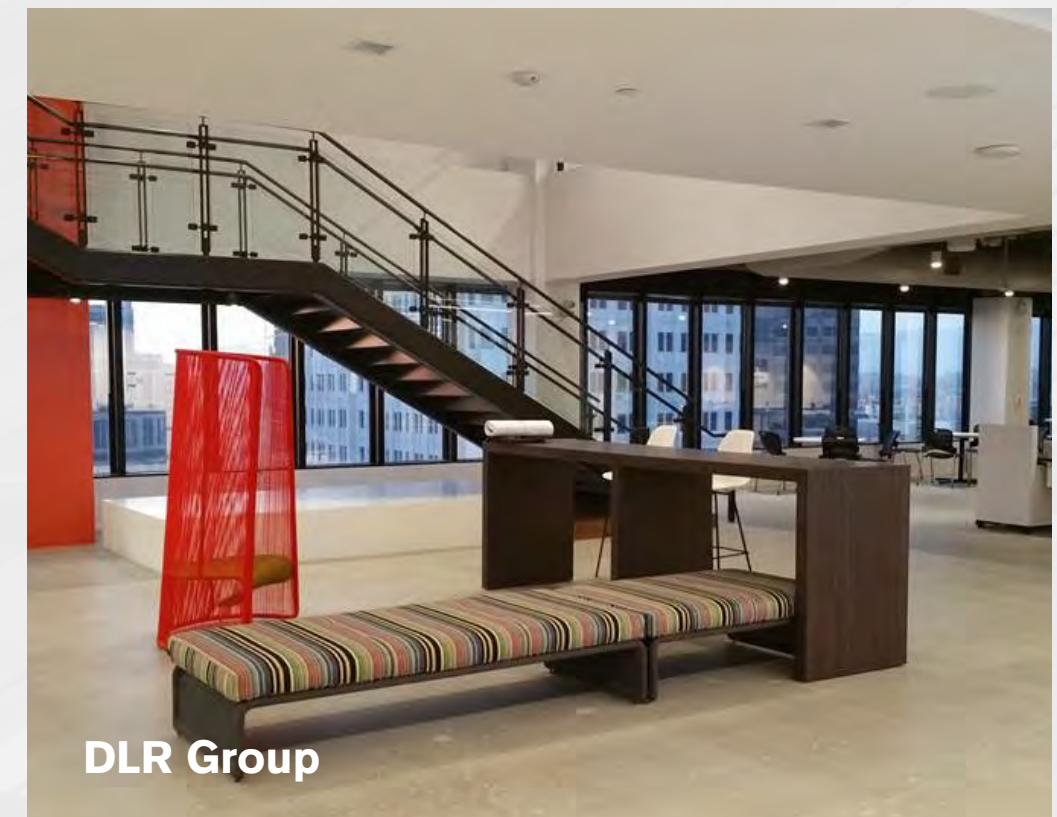
### DEALS OF NOTE

- 1 LIFE
- DLR GROUP
- FARFETCH
- FARMERS INSURANCE
- GOLIN
- HAUTELOOK
- KPFF
- KRUG FURNITURE
- MEDIA ALPHA

- NEWMARK KNIGHT FRANK
- STUDIO ONE ELEVEN



KPFF



DLR Group



# AMENITIES



24/7 Security



Rooftop Lounge



24 Hour Valet



Dog Friendly



The Deck



Direct Metro Connection



# EVENTS

THE BLOC



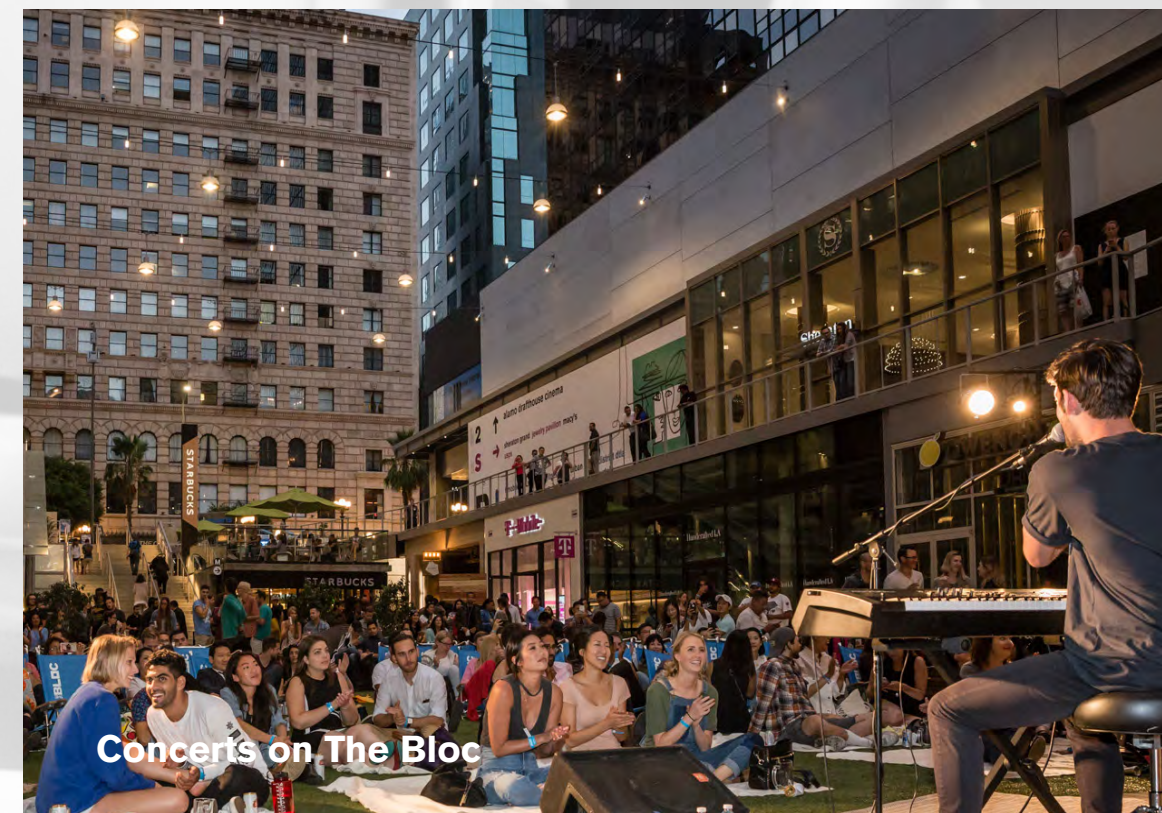
FitSpolA



Where Love Lives



Spring Fashion



Concerts on The Bloc



DTLA Burger Battle



Fall Fashion



Holiday

EVENTS





L.A. Fashion Week



Rose Bowl Bash



Incase Product Launch



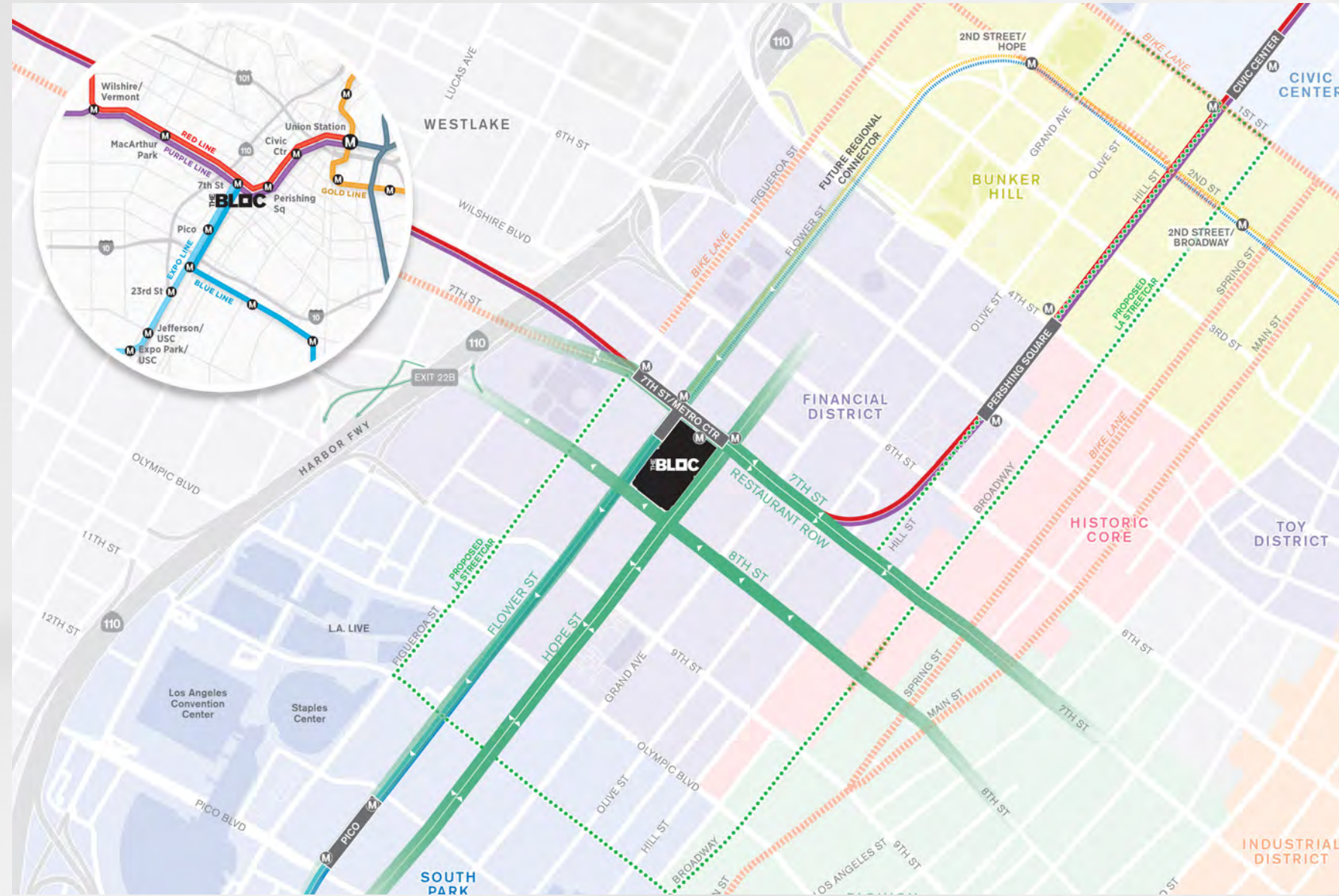
Sennheiser Product Launch



Shaun White + Macy's

# HAPPENINGS





**Direct connection into 7th Street Metro Center Station with easy access to Office Tower**

**1.5 per 1,000 parking ratio with office valet**

**Convenient access to major freeways**

**Onsite rental car and bike share**



## OUR HOTEL

## WHERE YOU SPENT THE NIGHT

“This Sheraton Grand is perfectly located in central LA, right above a metro station, walking distance to shopping, restaurants and many of the things you want to see while traveling”.

- TripAdvisor, Ranked 7 of 350 Hotels in LA



Guest Room



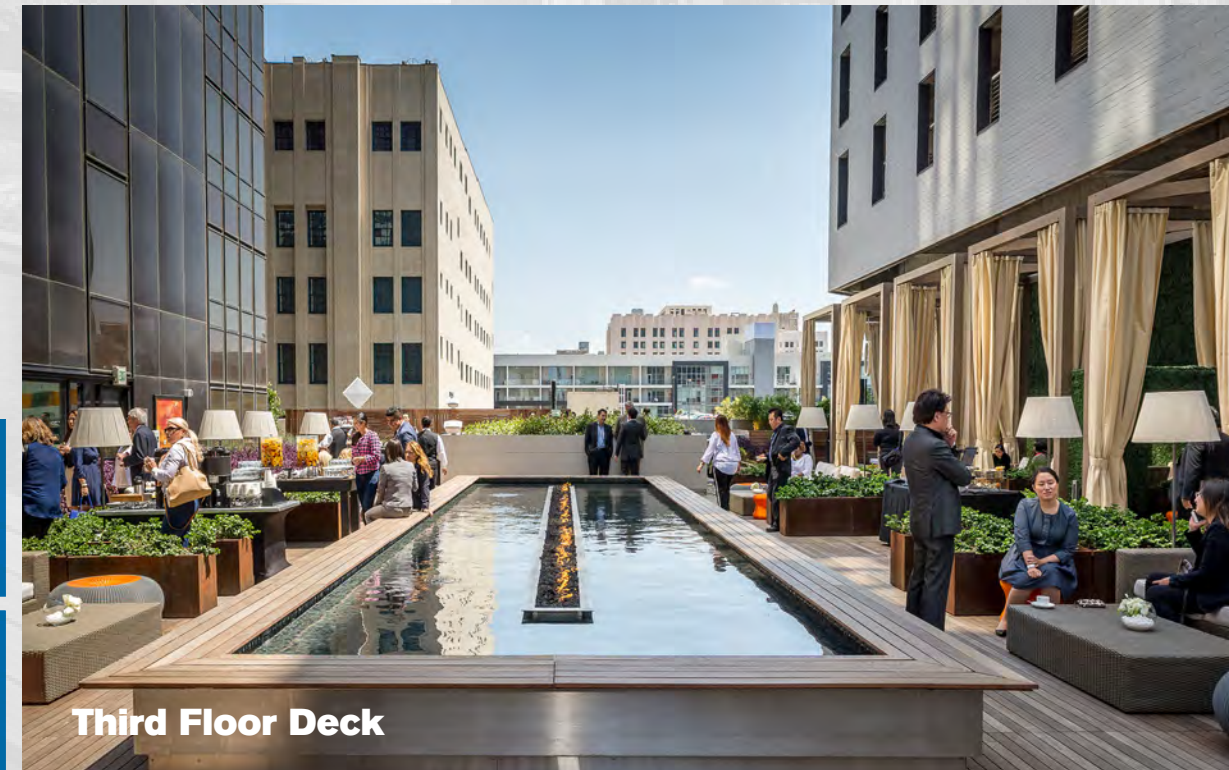
Lobby



District on The Bloc



Ballroom



Third Floor Deck



# OUR RETAILERS



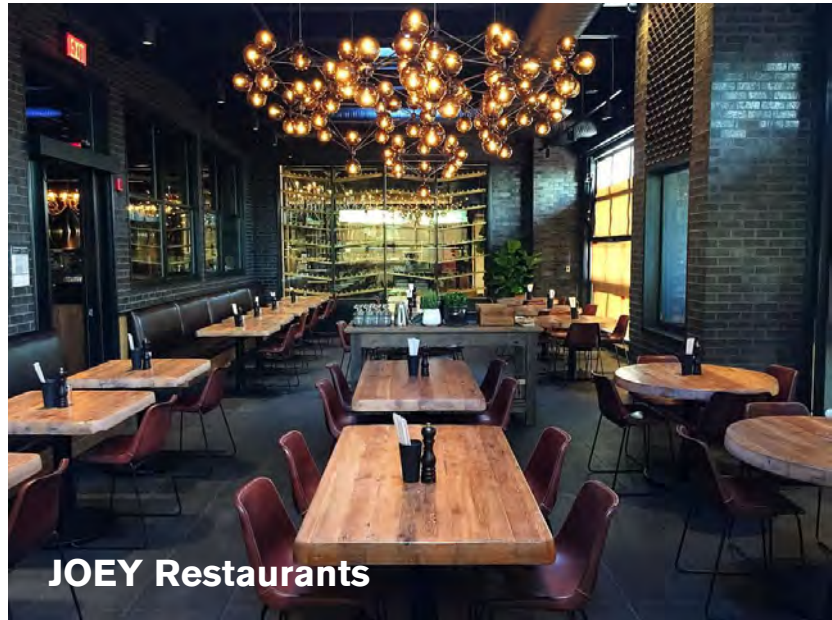
Alamo Drafthouse Cinema



Nordstrom Local



Macy's Flagship



JOEY Restaurants

Alamo Drafthouse Cinema

BrandsWalk

Bring Something to The Party

CoffeeWalk YogurTalk

District Bar & Kitchen

DRNK Coffee + Tea

Eli & Ella Rose

Everytable

Eyes on The Bloc

Glasswing Floral

GNC

Hatch Yakitori + Bar

Handcrafted LA

Jewelry Pavilion

LA Fitness

Macy's Flagship

Mr. G's For Toys

Marugame Udon

Nordstrom Local

Shopbite

Starbucks

The Urban Oven

T-Mobile

UNIQLO

QWENCH Juice Bar



LA Fitness



UNIQLO



# OUR RETAILERS

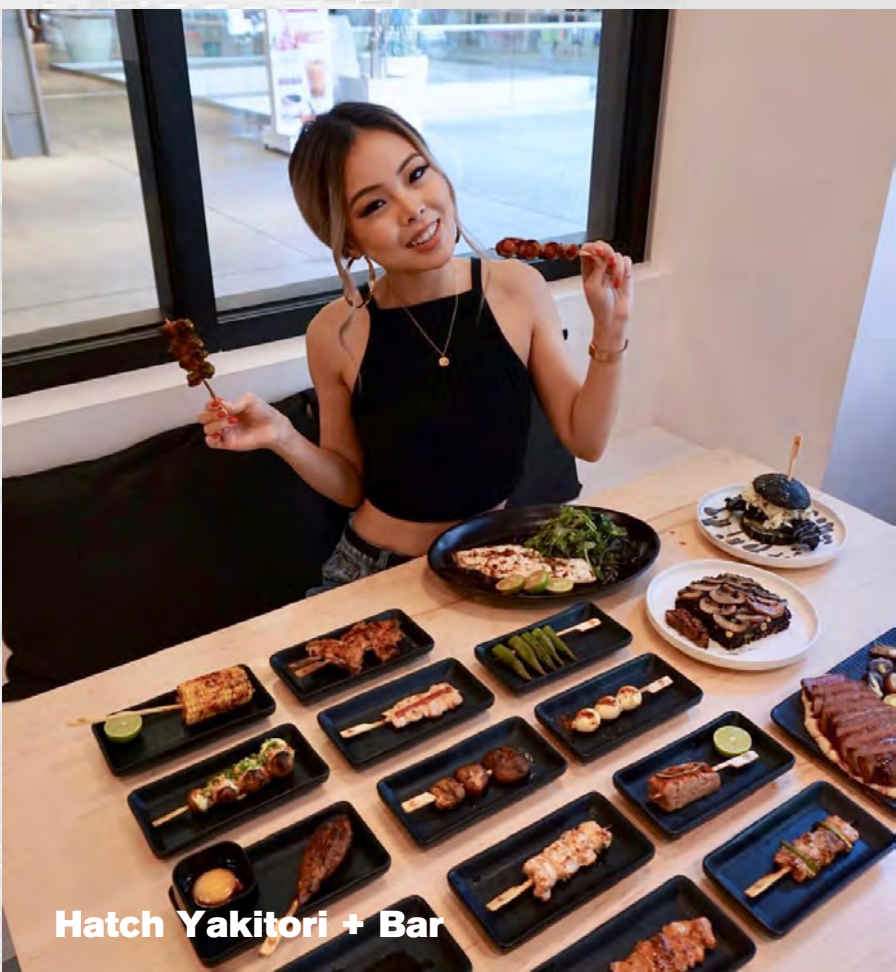
THE BLOC



The urban Oven



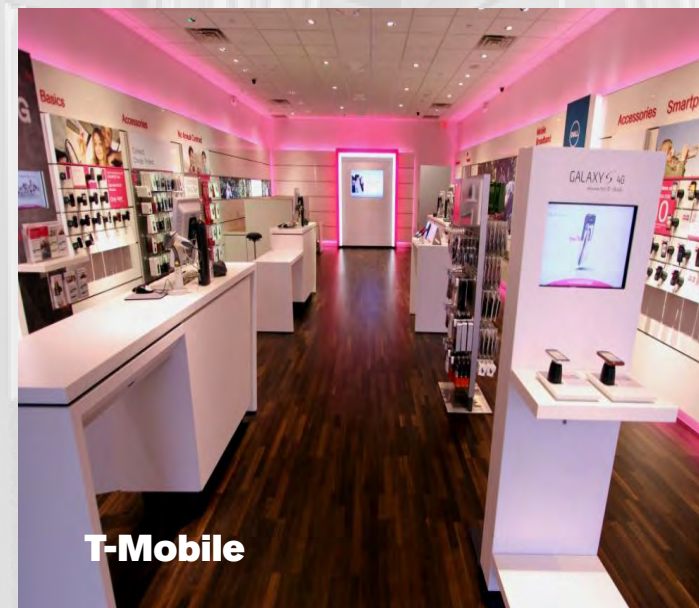
Everlytable



Hatch Yakitori + Bar



Jewelry Pavilion



T-Mobile



District on The Bloc

OUR RETAILERS



## CONTACT



Golin

## OWNERSHIP

National Real Estate Advisors is a leading investment manager, specializing in build-to-core—developing and owning large-scale, urban commercial and multifamily projects for its institutional client accounts. National constructs investment portfolios of stabilized modern property assets—apartment, office, mixed-use, industrial, data center and hotel—with design features, technological enhancements, and amenities that can drive high tenant demand and create value for investors.

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Farfetch

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