

W
Z
W
E

SOUTH FIGUEROA



Convenience
Security



Efficiency
Functionality



Operational
Quality



Unique
Amenities

It's about the Quality-of-Life

BEST IN CLASS
ON-SITE PARKING



1.25/1,000

Subterranean On-site Parking

Convenience and Secure
Trophy-Class Building



BEST IN CLASS FREEWAY ACCESS

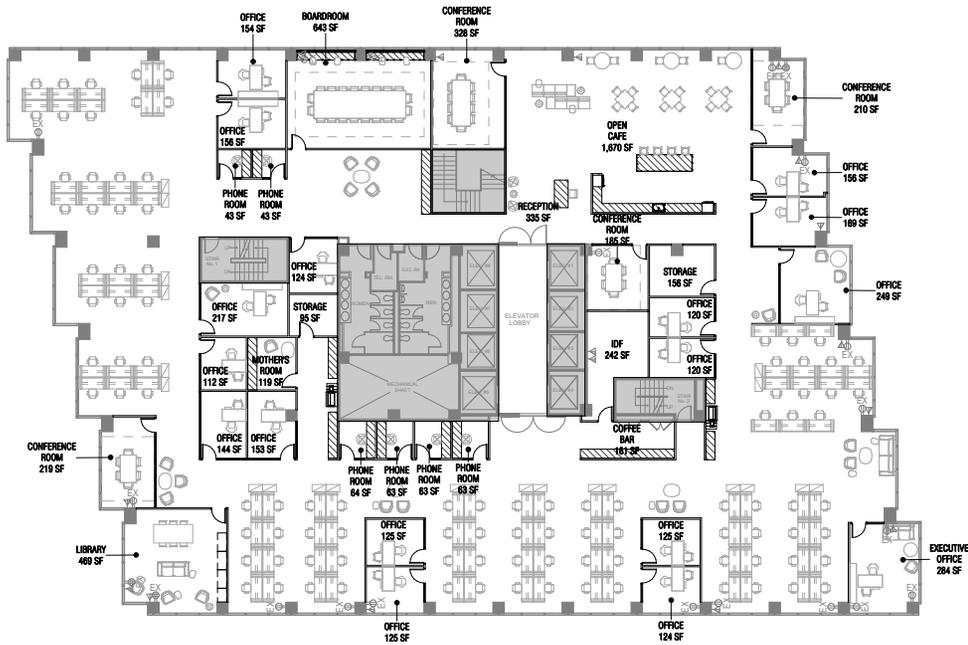


FIVEONE5
SOUTH FIGUEROA

Efficiency - 22% Add-On-Factors for Multi-Tenant Floors

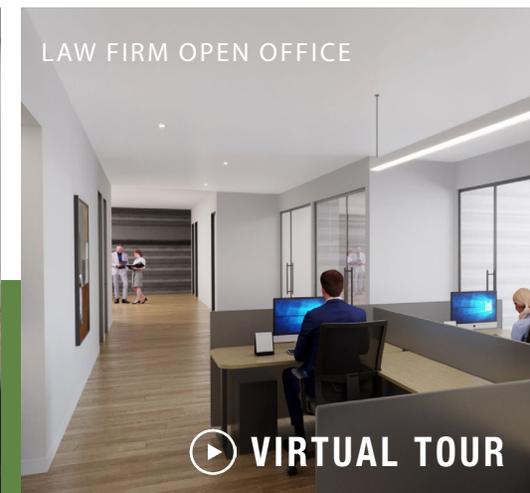
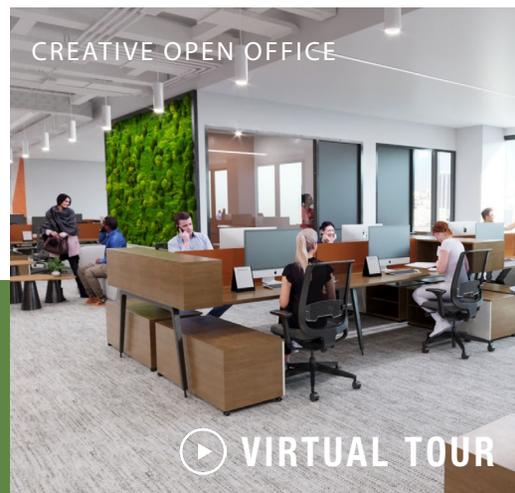
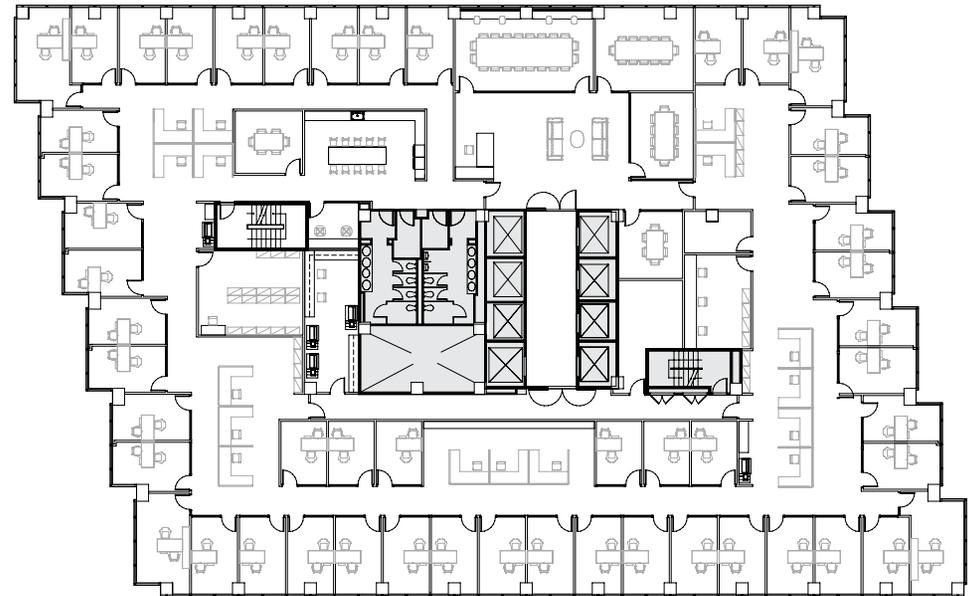
OPEN PLAN FIT PLAN

Up to 130 employees per floor & ~170 RSF/employee



LAW FIRM TEST FIT

Total of 45 perimeter offices on a ~22K SF Floor-Plate



FIVEONE5

SOUTH FIGUEROA

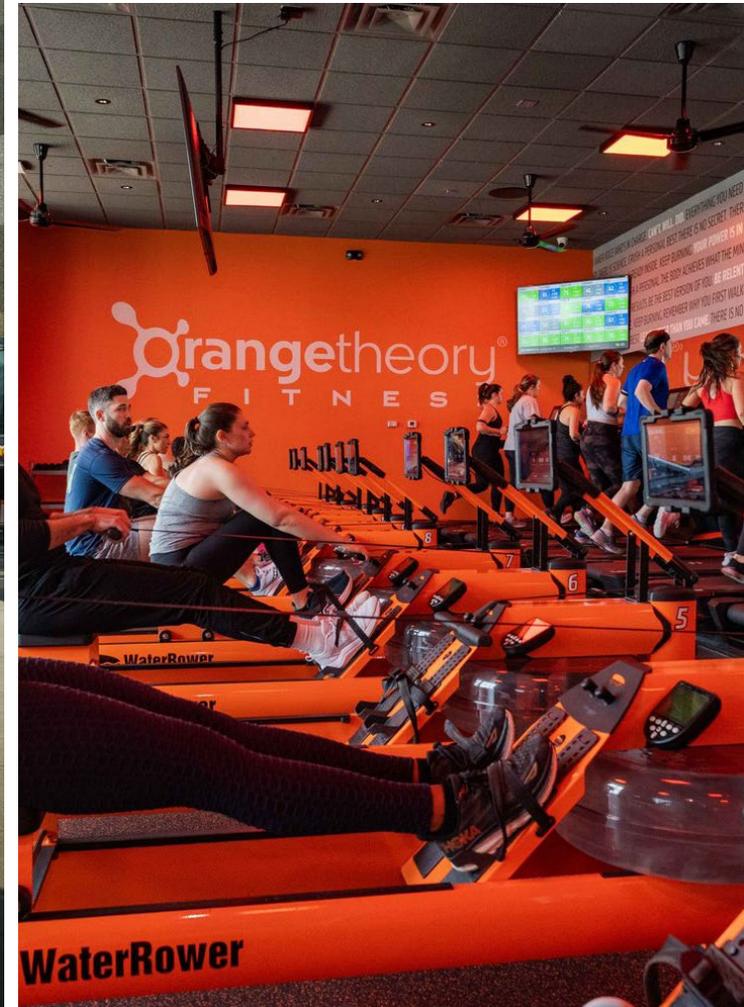
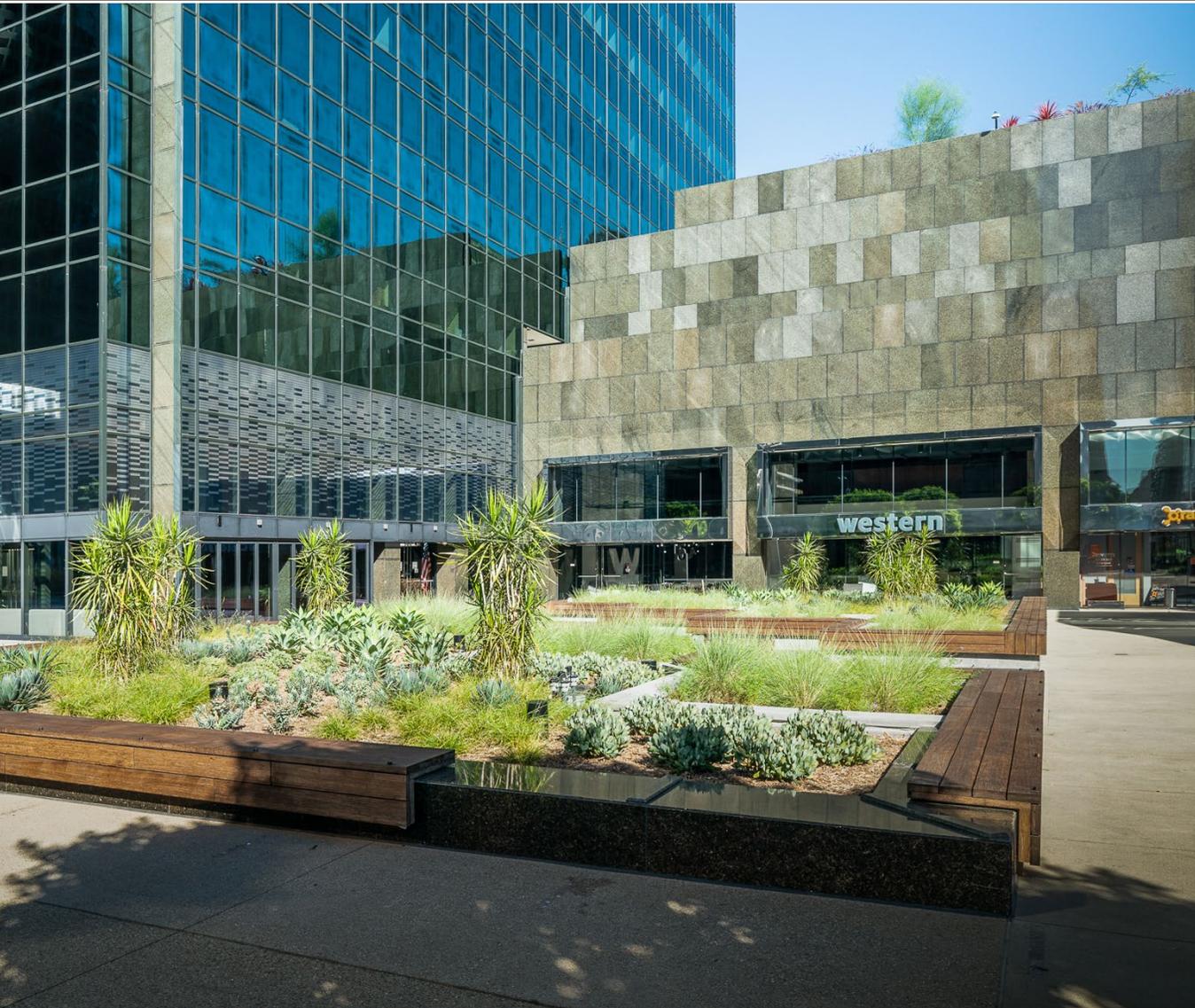
Unique Amenities



Outdoor Landscaped
Courtyard



Orangetheory
Fitness Gym



FIVEONE5

SOUTH FIGUEROA

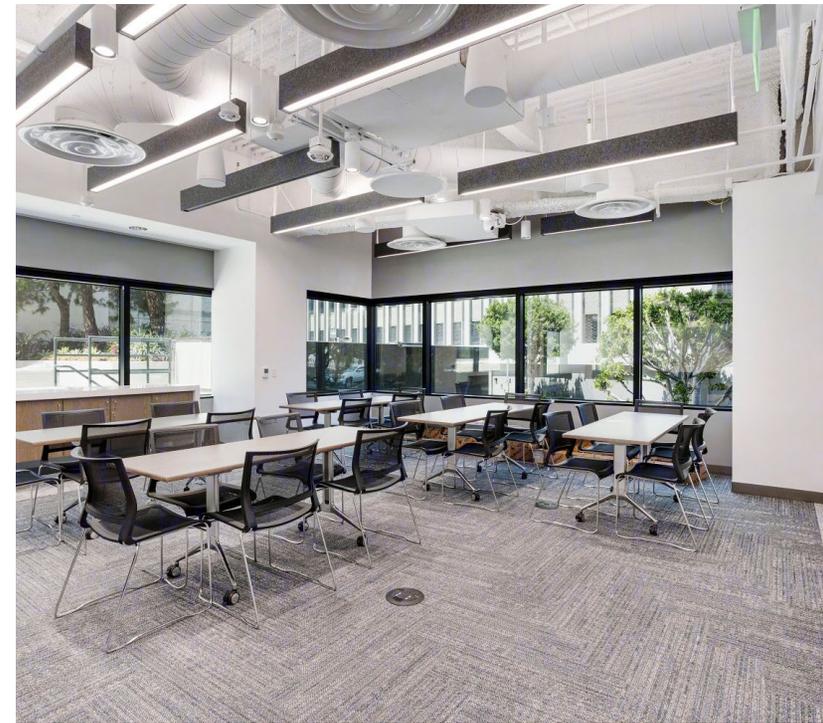
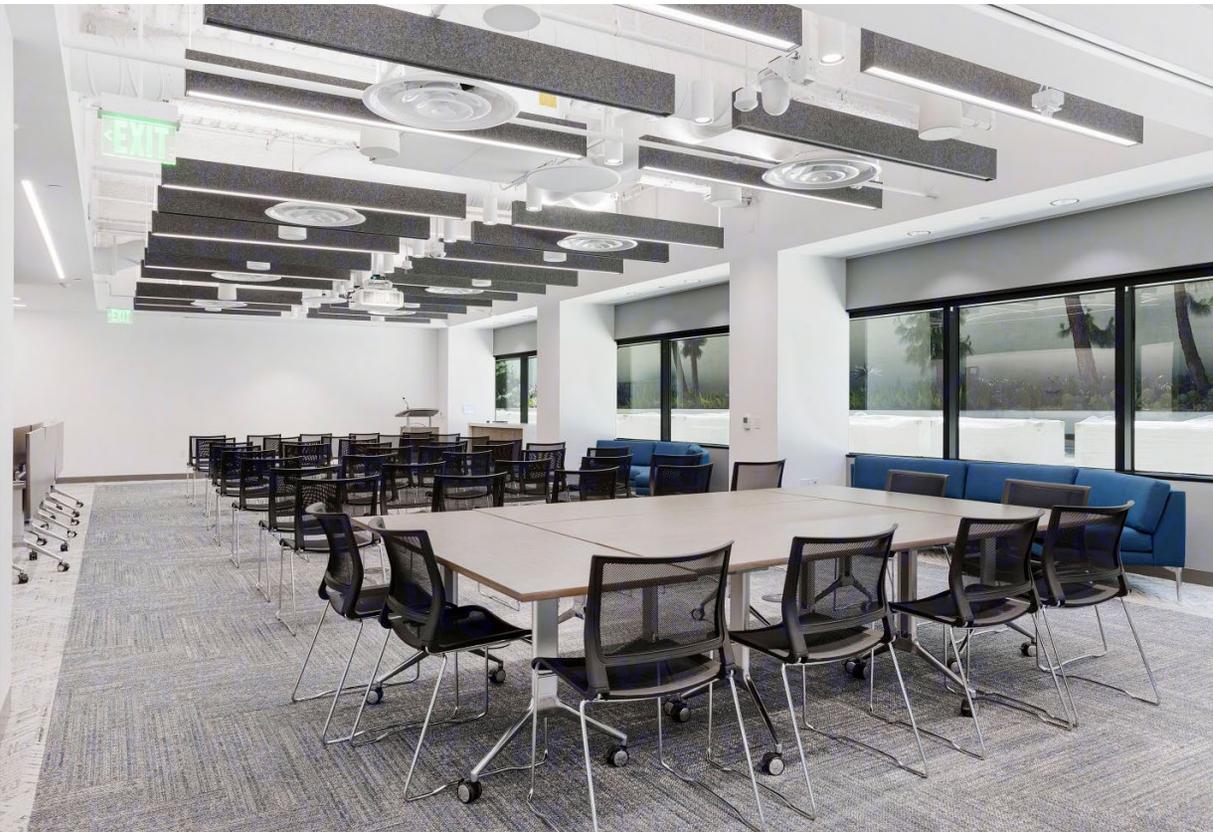
Newly Added Amenity

BRAND NEW TENANT CONFERENCE CENTER AND LOUNGE ON THE 3RD FLOOR

STATE-OF-THE-ART AV AND VIDEO CONFERENCING

SEATING CAPACITY FOR UP TO 154 PEOPLE AND DIVISIBLE FOR 30 PEOPLE OR FEWER

SEPARATE "WALK-UP" ENTRANCE FROM FREMONT STREET FOR PRIVACY AND EASY ACCESS



CONFERENCE ROOM LAYOUTS

Operational Excellence

FIVEONE5
SOUTH FIGUEROA

Manulife Investment Management

Having owned 515 South Figueroa Street since it was developed, Manulife Investment Management is the longest-tenured office landlord in Downtown Los Angeles, and has a proven track record of international institutional management that dates back to 1887. Manulife combines the highest level of “pride of ownership” on-site property management with a commitment to sustainability in order to create a first-class experience for every tenant within its portfolio.



RECENTLY RENOVATED COMMON AREAS



 **Manulife** Investment Management

JOHN EICHLER

Principal
213.471.8718
john.eichler@avisonyoung.com
CA Lic #868881

TYLER STARK

Senior Vice President
213.471.8717
tyler.stark@avisonyoung.com
CA Lic #01941054

**AVISON
YOUNG**



 FIVE