



THE MERIT

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IMMEDIATE
USER/INVESTOR
OCCUPANCY

AVISON
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HISTORY & ARCHITECTURE



The building was designed by Reid & Reid, who were also the architects for Hotel del Coronado and Bay Area landmarks, like the Fairmont Hotel, the Call/Spreckles building, amongst other architectural gems.

The fluted Ionic columns were fashioned after the Temple of Minerva in Assisi, Italy. Minerva is the Roman Goddess of wisdom.

The building was constructed with white Colorado mule marble - upon the entire facade and throughout the interior - the same material quarried for the Lincoln Memorial of Washington, DC.



THE OPORUNITY

An aerial photograph of a city skyline. In the foreground, a large, white, classical-style building with multiple columns and a flat roof is visible. The building has a modern glass entrance at the street level. Behind it, a dense cluster of various buildings, including older brick structures and modern high-rises, fills the background. The sky is blue with some light clouds. The text 'THE OPORUNITY' is overlaid at the top in a large, white, serif font.

Iconic 1900's Vintage Neo Classical Gem Beautifully Restored and Fully Upgraded with Modern Building Systems and Amenities

This signature sales-offering – available for purchase by an investor, and/or owner/user – is comprised of the following unique features

- A location along one of the most prestigious retail corridors in Los Angeles – at the northwest corner of Broadway and 8th Streets
- Nine stories, including 8,500 rentable-square feet (“RSF”) of retail, and 47,692/RSF of commercial offices on the 2nd - 9th floors of the building – for a total of 56,795 RSF
- Now open! Adidas Originals Flagship is an experiential venue on the ground and lower level floors – 8,500 RSF in total
- Each commercial-office floor offers between ~5,400 - 6,800 RSF: providing full-floor identity and maximum flexibility to owner-users and/or third-party office users alike
- The entire base building electrical/mechanical and seismic systems have been recently replaced to meet high commercial-building standards
- Complete details on the above are available through owner’s virtual due-diligence room (which can be accessed through an accompanying confidentiality-agreement)

TRANSFORMATIVE UPGRADE SUMMARY

- Complete re-adaptive renovation of interior to accommodate office – including penthouse and rooftop amenity – plus ground floor retail and basement area
- Modernization of interiors for open floorplans
- Seismic upgrade/reinforcement throughout building
- Entire building environmental remediation completed

- Cleaning and restoration of building facade/exterior in compliance with DTLA requirements to maintain historic buildings
- Rehabilitation and restoration of upper floor heritage windows with new storefront glazing at grade for entire main floor
- Mechanical modernization of elevators including restoration of historic interior cabs
- Entire building systems – including mechanical, HVAC, electrical, plumbing, fire/safety and more – replaced to meet modern code

THE NEIGHBORHOOD

PAC SUN

zinqué
(zin-kæ)

west elm

Aēsop

GANNI

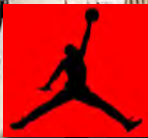
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