

# THE OVIATT BUILDING

617 S OLIVE ST, LOS ANGELES, CA

## *Creative Office Spaces for Lease in Downtown Los Angeles*

Available for immediate occupancy

Centrally-located creative office building in the heart of Downtown LA

Close proximity to additional parking and Metro Station at Pershing Square

Close proximity to many new restaurants, hotels, and retail

Ease of access to the 110, 101, and 10 freeways



### SUITE AVAILABILITY

| Suite | RSF      | Description                                                              | Suite | RSF      | Description                                                    |
|-------|----------|--------------------------------------------------------------------------|-------|----------|----------------------------------------------------------------|
| 204   | 309 SF   | Professional office space<br>(can be combined with suite 206 for 954 SF) | 709   | 194 SF   | Professional office space                                      |
| 206   | 645 SF   | Professional office space<br>(can be combined with suite 204 for 954 SF) | 720   | 432 SF   | Professional office space                                      |
| 210   | 244 SF   | Professional office space                                                | 806B  | 273 SF   | Professional office space                                      |
| 308   | 1,602 SF | Professional office space                                                | 808   | 275 SF   | Professional office space                                      |
| 311   | 1,027 SF | Professional office space<br>(can be combined with suite 308)            | 810   | 2,194 SF | Professional office space                                      |
| 406   | 325 SF   | Professional office space                                                | 811   | 941 SF   | Professional office space                                      |
| 422   | 1,190 SF | Professional office space                                                | 906   | 587 SF   | Professional office space                                      |
| 507   | 211 SF   | Professional office space                                                | 1004  | 210 SF   | Professional office space                                      |
| 511   | 949 SF   | Professional office space                                                | 1010  | 4,760 SF | Creative space                                                 |
| 615   | 893 SF   | Professional office space                                                | 1011  | 520 SF   | Professional office space                                      |
| 704   | 608 SF   | Professional office space                                                | 1100  | 1,517 SF | Creative space                                                 |
| 707   | 415 SF   | Professional office space                                                | 1201  | 1,245 SF | Professional office space                                      |
|       |          |                                                                          | 1210  | 3,756 SF | Professional office space<br>(can be combined with suite 1207) |

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## Property Highlights

206-4,760 SF available

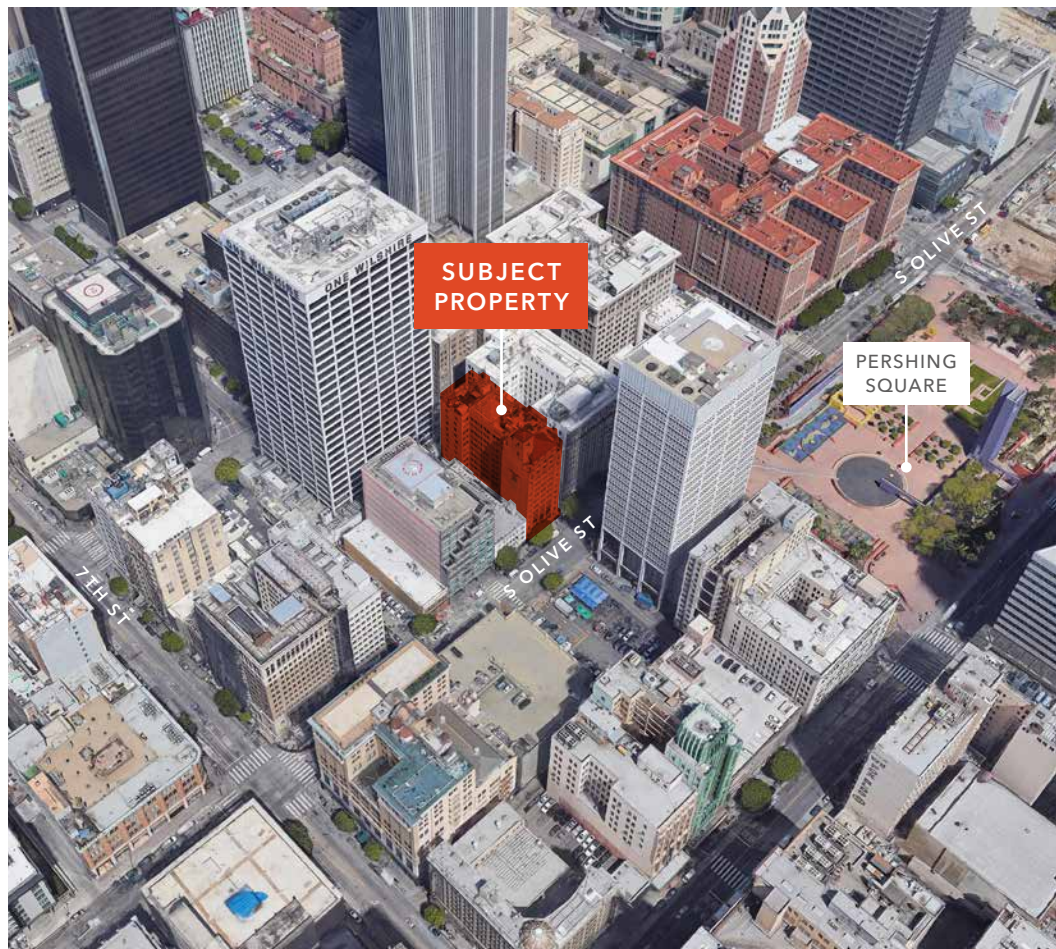
Rental rate is \$2.50-\$2.75/SF FSG

Historic highrise with move-in ready suites

Creative and traditional office spaces

Secured key card elevator access

Penthouse and ground floor restaurant



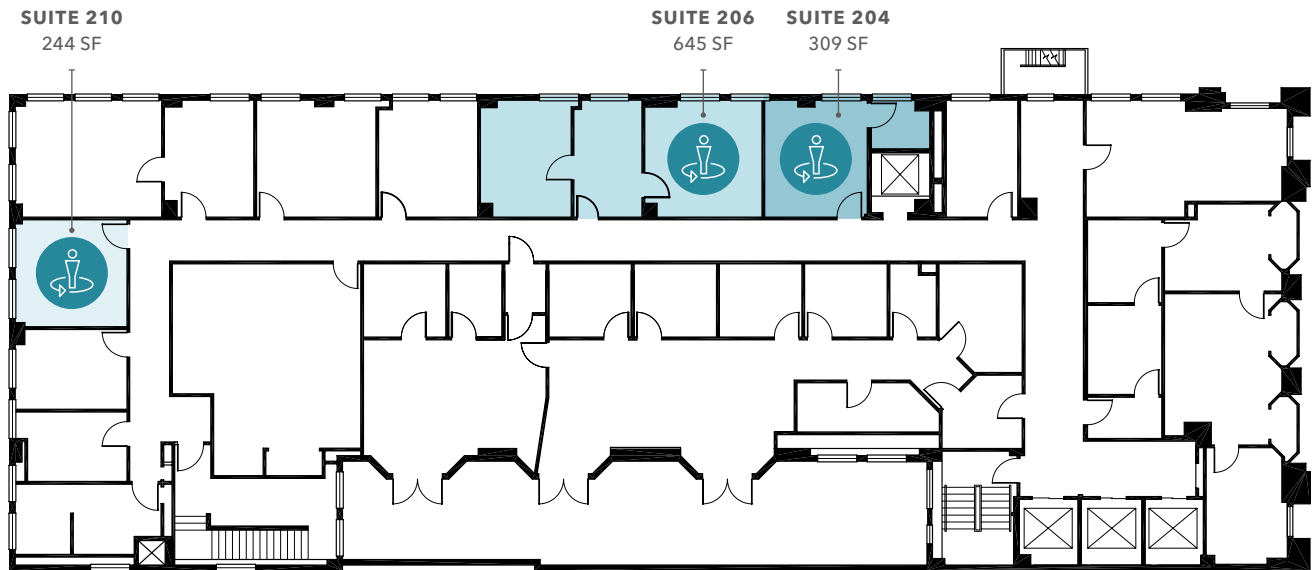
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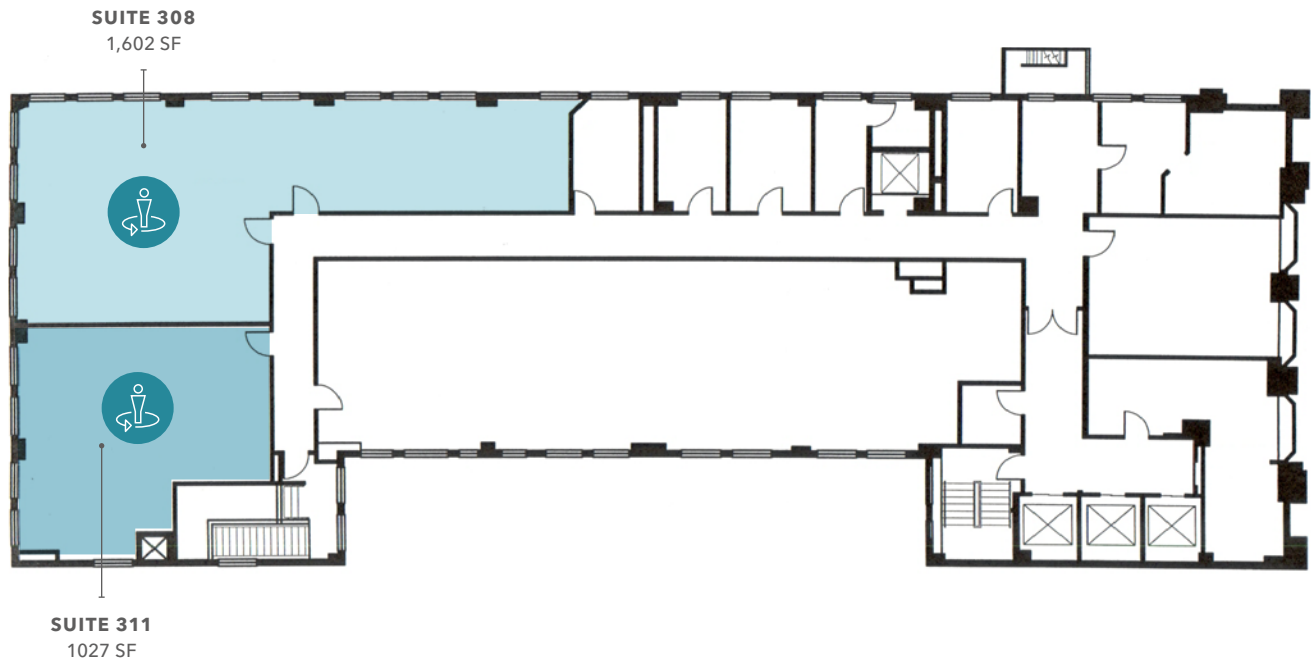




## SECOND FLOOR



## THIRD FLOOR



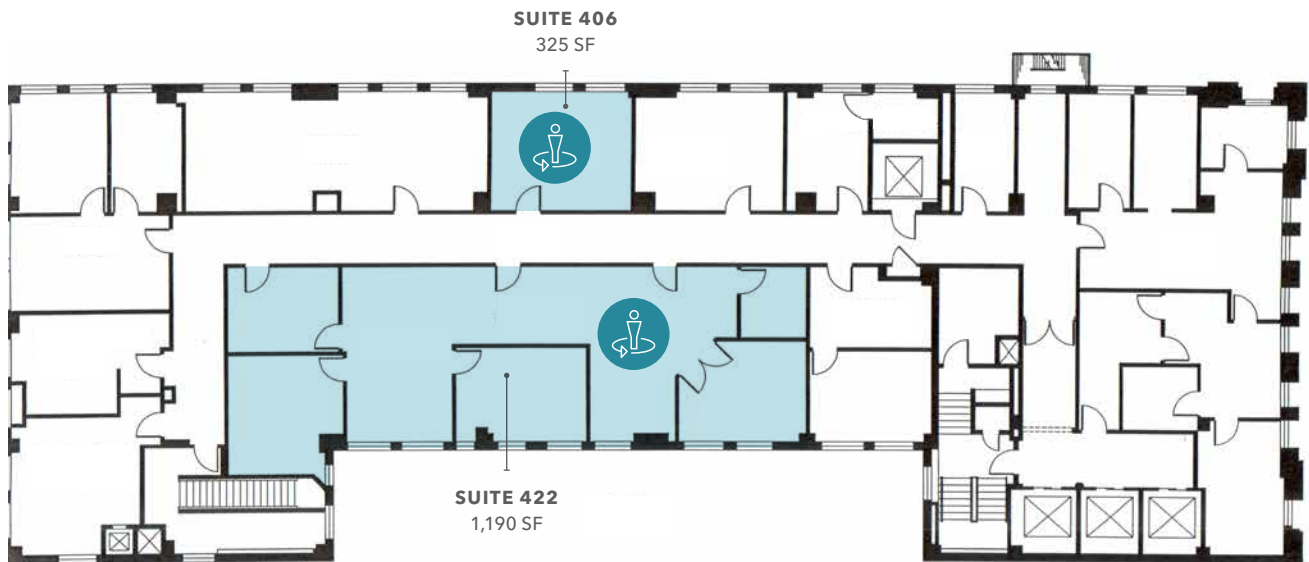
JOHN ANTHONY, sior 213.225.7218 | john.anthony@kidder.com | LIC N° 01226464

CHRISTOPHER STECK, ccim 213.225.7231 | christopher.steck@kidder.com | LIC N° 01841338

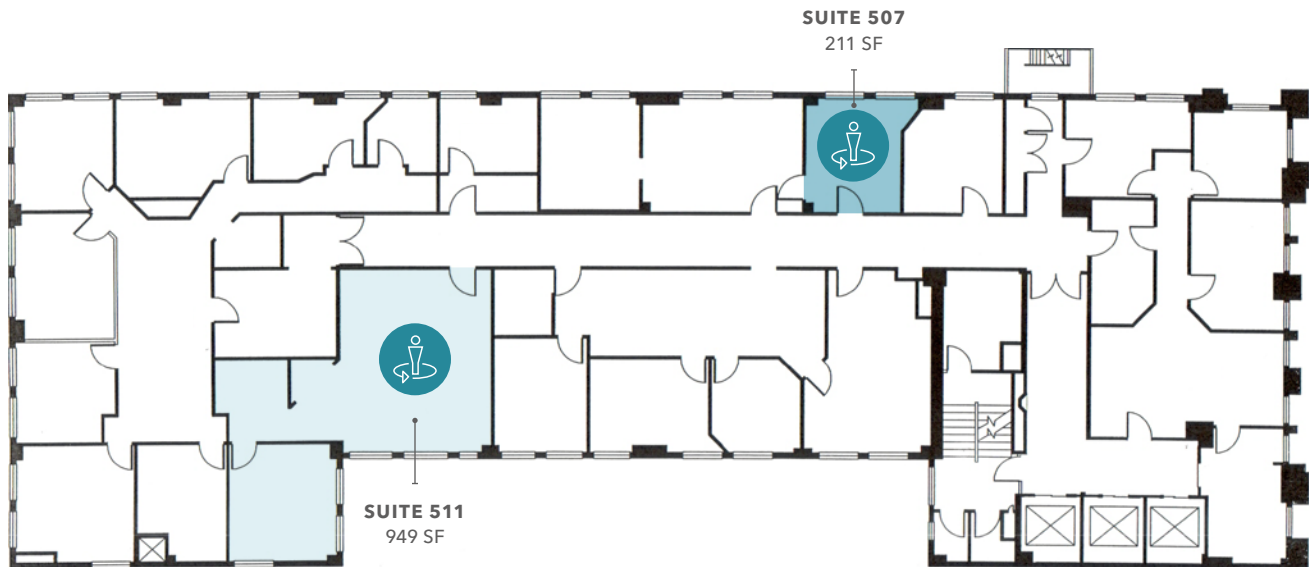
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## FOURTH FLOOR



## FIFTH FLOOR



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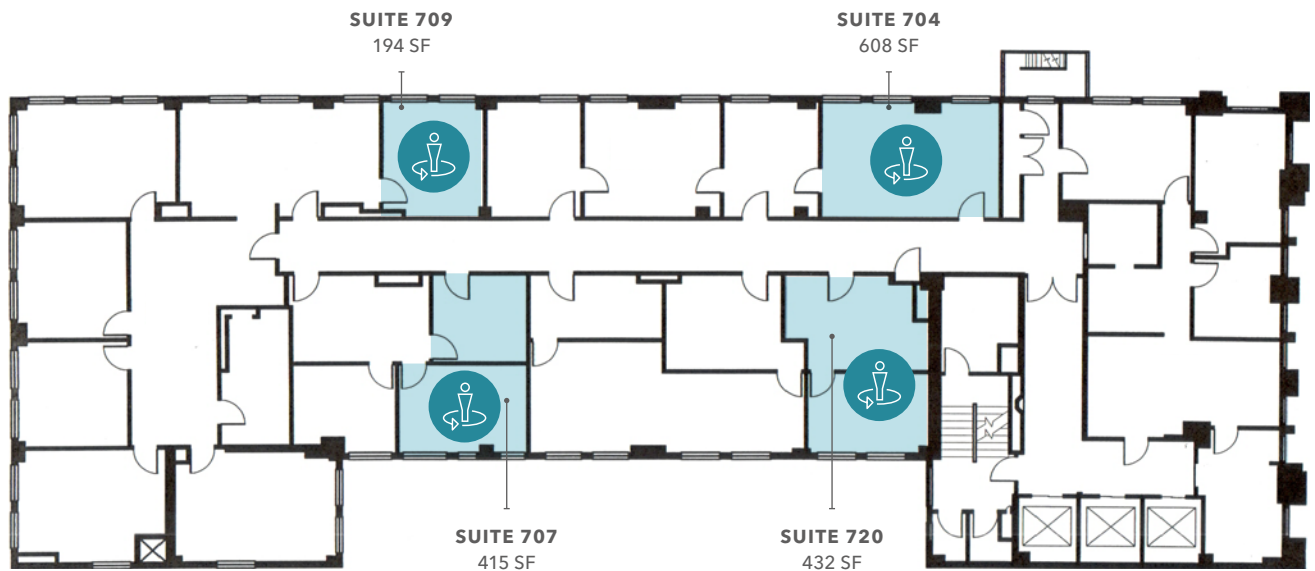
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## SIXTH FLOOR



## SEVENTH FLOOR



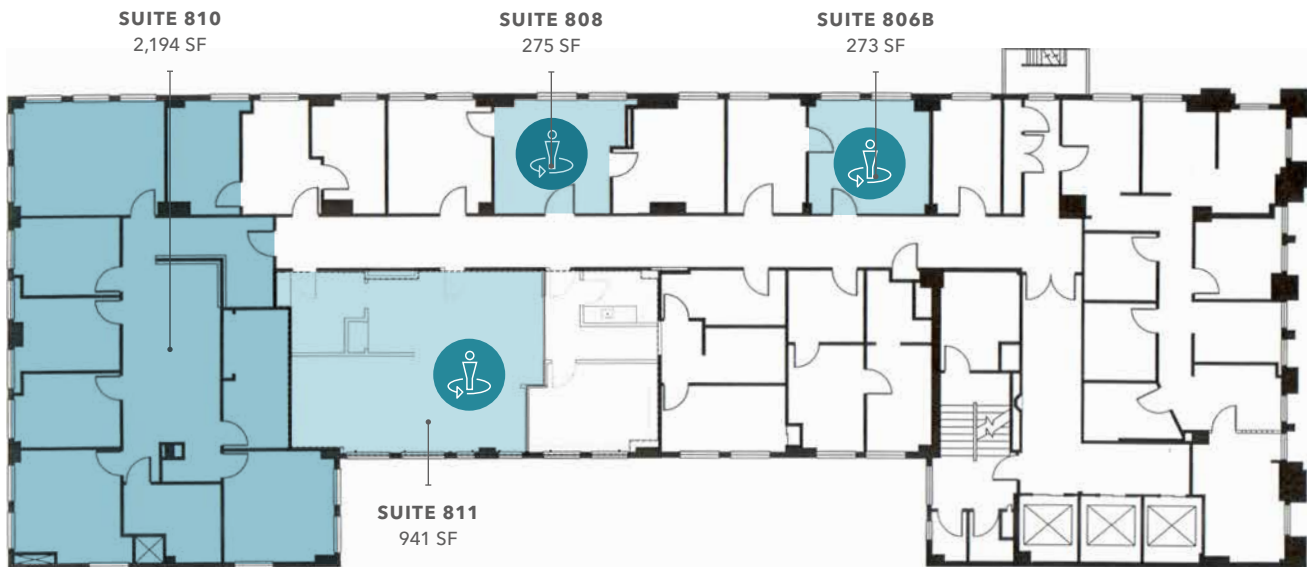
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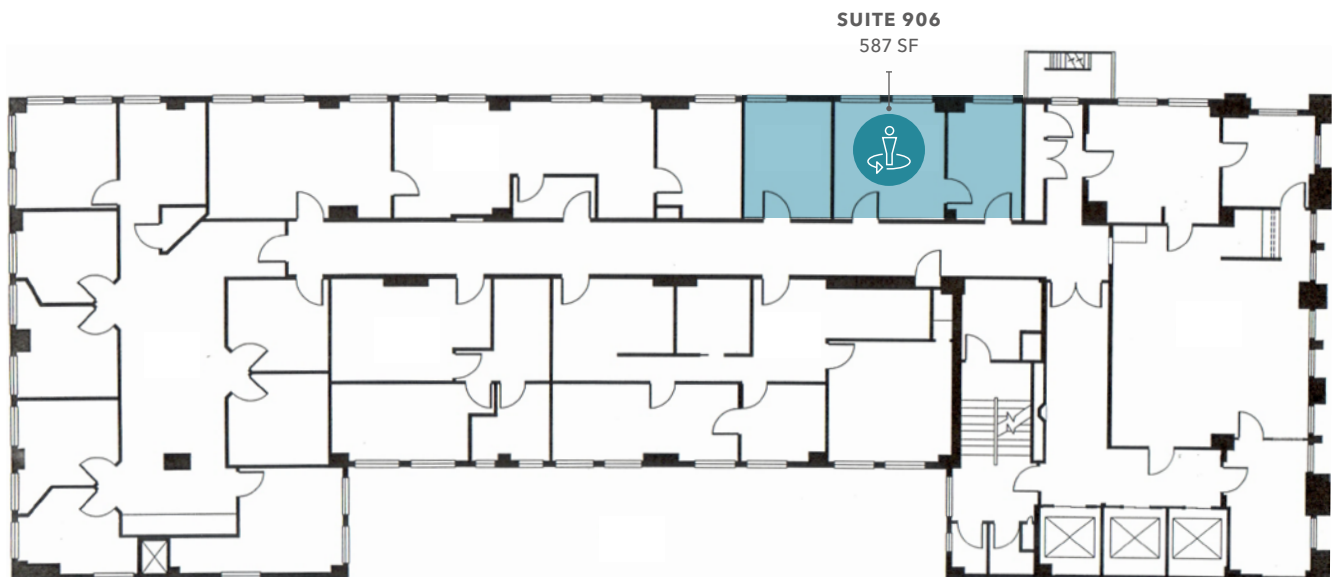
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## EIGHTH FLOOR



## NINTH FLOOR



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## TENTH FLOOR



## ELEVENTH FLOOR



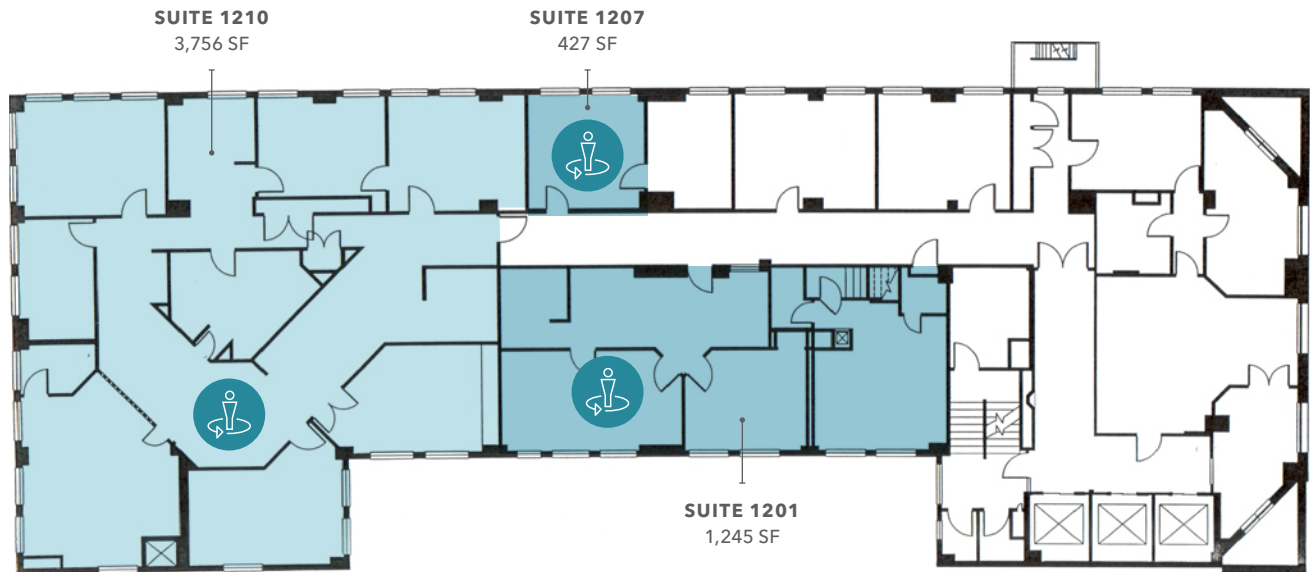
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## TWELFTH FLOOR



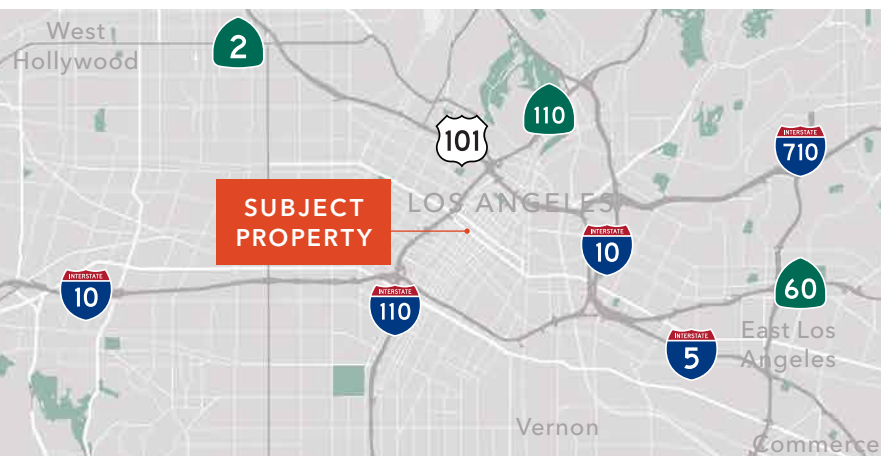
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## THE RENEWAL OF PERSHING SQUARE

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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