

# THE PARK DTLA

OWNER-USER | 4.6 ACRE | CREATIVE CAMPUS OPPORTUNITY  
IN DOWNTOWN LOS ANGELES

201-281 FIGUEROA STREET, LOS ANGELES, CA

FEBRUARY 2026

NEWMARK

THE  
PARK  
DTLA



# EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in The Park DTLA (the "Property"), a five-building creative office campus totaling 278,131 square feet in Downtown Los Angeles' CBD. Situated on an expansive 4.59-acre site, the Property features approximately 30,000 square feet of enclosed outdoor space, distinguishing The Park DTLA as the only true low-rise creative office campus in the Downtown submarket.

The Property is currently 14.4% leased, with all tenants leasing on a month-to-month basis, providing flexibility for an owner-user to acquire up to 278,131 square feet of creative office space. Park DTLA offers users a unique branding opportunity with tremendous freeway visibility off of the 110 Freeway as well as street visibility with prominent monument branding at the corner of South Figueroa and 3rd Street.



## PROPERTY OVERVIEW

**201-281 Figueroa Street, Los Angeles, CA**



**278,131 SF**  
Total Rentable Area



**14.4%**  
Occupancy



**1978/2016**  
Year Built/Renovated



**4.59 Acres**  
Land Area



**5**  
Number of Buildings



**403 stalls (1.45/1,000 SF)**  
Parking Ratio



# INVESTMENT HIGHLIGHTS

## Fee-Simple Ownership Opportunity

Originally constructed in 1978, Park DTLA has been encumbered by a long-term ground lease. In 2025, the ground lease was collapsed and the fee simple interest in the project is being offered for the first time in the property's history.

## Significant Discount to Replacement Cost & Prior Peak

Park DTLA is being offered at a significant discount to prior peak Downtown LA pricing of approximately \$500 SF and replacement cost of approximately \$650 SF+, offering a unique basis opportunity and long-term competitive advantage.

## Creative Office Capital Renovation

Since 2015, the project has undergone a capital repositioning that included \$5.8M (\$21 SF) in base building and common area upgrades. Investors stand to benefit from the creative capital upgrades made to the project limiting go forward capital needs.

## Transit-Oriented Advantage

Park DTLA is within walking distance of Grand Avenue Arts/Bunker Hill Station (Metro Blue and Yellow Lines) and Pershing Square Station and Civic Center/Grand Park Station (Metro Red and Purple Lines), offering direct regional connectivity.

## Potential Development/Redevelopment Upside (High Density/Mixed-Use Zoning)

The site is currently zoned C4-4D and sits within the Bunker Hill Redevelopment Area allowing for an FAR of 6:1, which permits for ±1,200,000 SF of residential, office, retail, and mixed-use development. With the existing improvements reflecting only ±23% of the allowable maximum density, investors stand to benefit from the ability to capitalize on adding additional square footage to the site as well as benefiting from the long-term appreciation of the underlying land value.

	Existing Office SF (Park DTLA)	As-of-Right Allowable FAR	Remaining Buildable FAR
SF	278,131	1,199,724	921,593
FAR	1.40	6.00	4.60

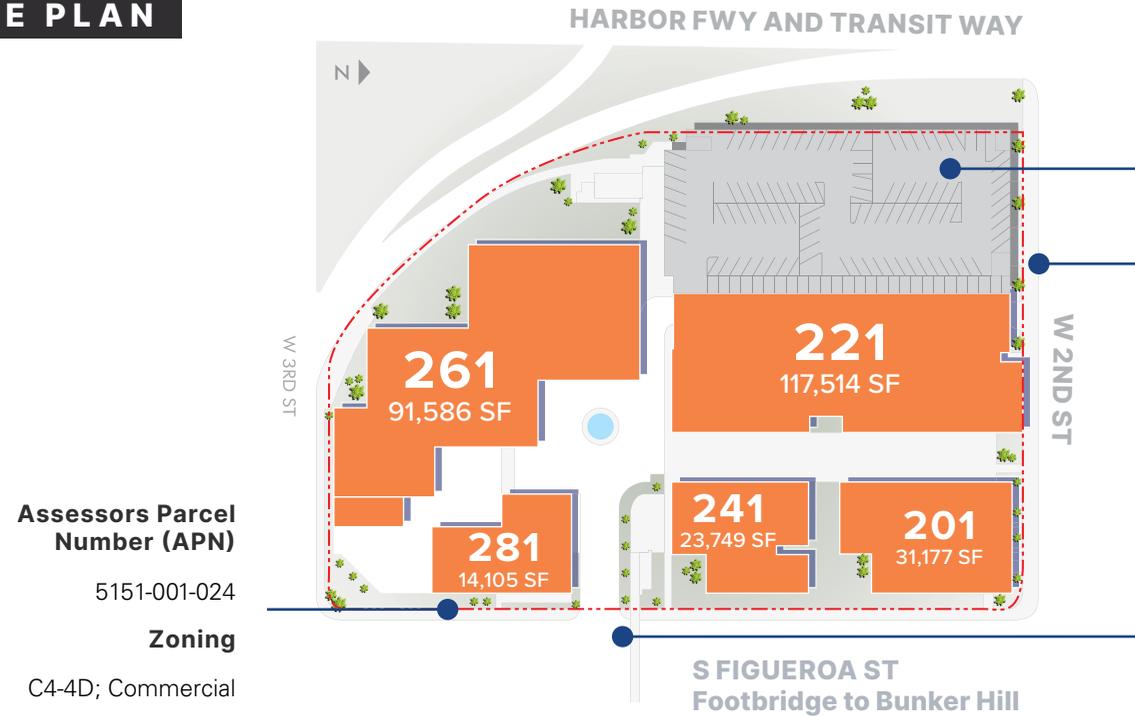


# DOWNTOWN LA'S ONLY LOW-RISE CREATIVE OFFICE CAMPUS

The Park DTLA is a five-building, low-rise creative office campus, adjacent to the Bunker Hill district, with direct pedestrian access via a dedicated bridge. The buildings range from 14,000 to 120,000 square feet and offer over 30,000 square feet of private, Wi-Fi-enabled outdoor workspaces. The campus sits on approximately 4.59 acres, bounded by the 110 Freeway, West 2nd Street, South Figueroa Street, and West 3rd Street.

**278,131**  
Total RSF

## SITE PLAN



### Parking

Parking is provided via a three-level parking structure containing a total of 403 stalls amounting to a parking ratio of 1.45/1,000.



### Ingress and Egress

The Property benefits from two points of ingress and egress with the main point of entry off of South Figueroa Street and second point off of West 2nd Street. The unique courtyard entrance and roundabout driveway off of South Figueroa lays out well for a valet program.



Building	201 S. Figueroa	221 S. Figueroa	241 S. Figueroa	261 S. Figueroa	281 S. Figueroa	Total/Avg
<b>Building RSF</b>	31,177	117,514	23,749	91,586	14,105	<b>278,131</b>
<b>Building Stories</b>	3	5	3	4	2	–
<b>Occupancy %</b>	30.8%	15.9%	29.1%	5.3%	0.0%	<b>14.4%</b>
<b>Slab-To-Slab Height</b>	Floor 1: 14'2" / Floors 2-3: 12'8"	Floor 1: 14'2" / Floors 2-5: 12'6"	Floor 1: 14'2" / Floors 2-3: 12'3"	Floor 1: 14'2" / Floors 2-4: 10'6"	Floor 1: 14'2" / Floor 2: 10'6"	
<b>Average Floor Plate</b>	10,392	23,502	7,916	22,896	7,053	<b>19,668</b>

# CREATIVELY REIMAGINED LOW-RISE OFFICE CAMPUS

Downtown LA's only  
low-rise office campus

Freeway and Monument  
Signage Available

Abundant Outdoor  
Common Areas





**THE GRAND**  
**\$1.0B Project**

- 436 Residential Units
- 305 Hotel Rooms
- 176,000 SF Retail
- Opened 2022

0.6 Miles / 11 minutes walking

**LOS ANGELES CITY HALL**

**THE BROAD**  
 0.4 Miles / 11 minutes walking

**CONRAD**  
 LOS ANGELES

**COCA**

**GRAND CENTRAL MARKET**  
 0.7 Miles / 15 minutes walking

**THE WESTIN**  
 BONAVENTURE HOTEL & SUITES  
 LOS ANGELES

**MILLENNIUM**  
 HOTELS AND RESORTS

**INTERCONTINENTAL**  
 HOTELS & RESORTS

**LA CONVENTION CENTER**

- \$2.6 billion expansion underway
- Expected completion 2029

**crypto.com ARENA**

**M 7TH ST/METRO CENTER STATION**

**M GRAND AV ARTS/ BUNKER HILL STATION**  
 Opened 2023

**Pedestrian Bridge to Bunker Hill**

**INTERSTATE 110**

**S. Figueroa St.**

**WALT DISNEY CONCERT HALL**  
 0.4 Miles / 11 minutes walking

**DOROTHY CHANDLER PAVILION**

**0.3 Miles / 10 Minute walk to Grand Ave/ Bunker Hill LA Metro Light Rail stop (A & E Lines)**

**THE PARK DTLA**

**LOS ANGELES CENTER STUDIOS**

**THE L.A. GRAND HOTEL DOWNTOWN**

**Connectivity to Bunker Hill's dining, retail, and cultural amenity offerings is conveniently provided via a pedestrian bridge that goes over South Figueroa Street.**

# World-Class, Walkable Amenities

## HOSPITALITY

**CONRAD** LOS ANGELES

**THE WESTIN** BONAVENTURE HOTEL & SUITES LOS ANGELES

**PROPER** HOTEL

**INTERCONTINENTAL** HOTELS & RESORTS

**THE RITZ-CARLTON**

**JW MARRIOTT**

## ENTERTAINMENT

**WALT DISNEY CONCERT HALL**

**THE BROAD**

**COCA**

**THE MUSIC CENTER**

**Dorothy Chandler Pavilion**

**LA LIVE**

**crypto.com ARENA**

**THE RITZ-CARLTON** **JW MARRIOTT**

## DINING

**Vespaio**

**NICK + STEF'S** STEAKHOUSE

**SAN LAUREL**

**WATER GRILL**

**kendall's**

**PERCH**

**BOTTEGA LOUIE** **Redbird**

# THE PARK DTLA

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