

# 537 S. BROADWAY

*Centrally Located  
Creative Office Space in  
DTLA's Historic Core*

**Suites ranging from  
3,800 to 5,700 SF**

537 S. Broadway Los Angeles, CA 90013





# UNIQUE. HISTORIC. ALLURE.

Nestled in Downtown LA's vibrant Historic Core district, 537 S. Broadway is the perfect location for companies seeking a dynamic environment at the city's cultural and commercial epicenter. This building seamlessly combines historical charm with modern amenities, boasting an elegant facade, floor-to-ceiling windows, and a shared tenant lounge and rooftop deck. The thoughtfully designed office spaces feature open layouts, abundant natural light, high ceilings, exposed brick walls, and polished concrete floors, creating a welcoming and collaborative atmosphere for creative-driven businesses.



Rooftop Deck and Conference Center Amenity



Historic Restoration with Exquisite Details



Spacious High Ceilings, Concrete Floors, and Operable Windows



State-of-the-art Sprinkler System and Fire Safety Measures



Enhanced Seismic Stability



Advanced HVAC Systems with Virus-killing Bipolar Ionization Generators



Secure Access



Modernized Restrooms, Plumbing, and Water-saving Features



Newly Upgraded Electrical Infrastructure and Fiber connectivity



Ideal Space for Creative Tenancy and Remarkable Signage Opportunities



# AVAILABILITY

Suite 200\*

5,750 SF >

Move-in ready creative spec suite

Suite 210

3,300 SF >

Move-in ready creative spec suite

Suite 310

4,021 SF >

Move-in ready creative spec suite

Suite 400

3,800 SF >

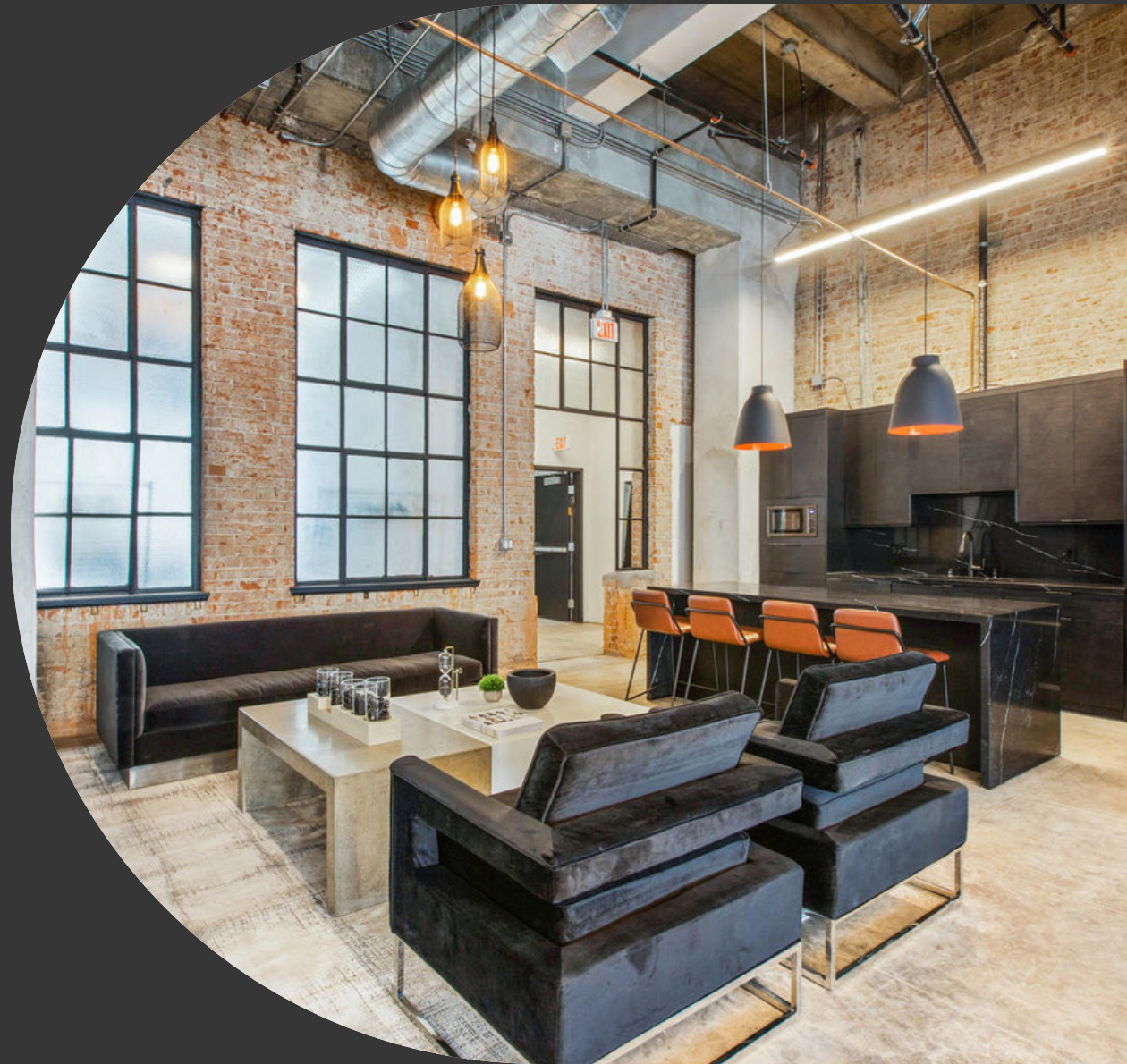
Move-in ready creative spec suite

Suite 500

4,495 SF >

Move-in ready creative spec suite

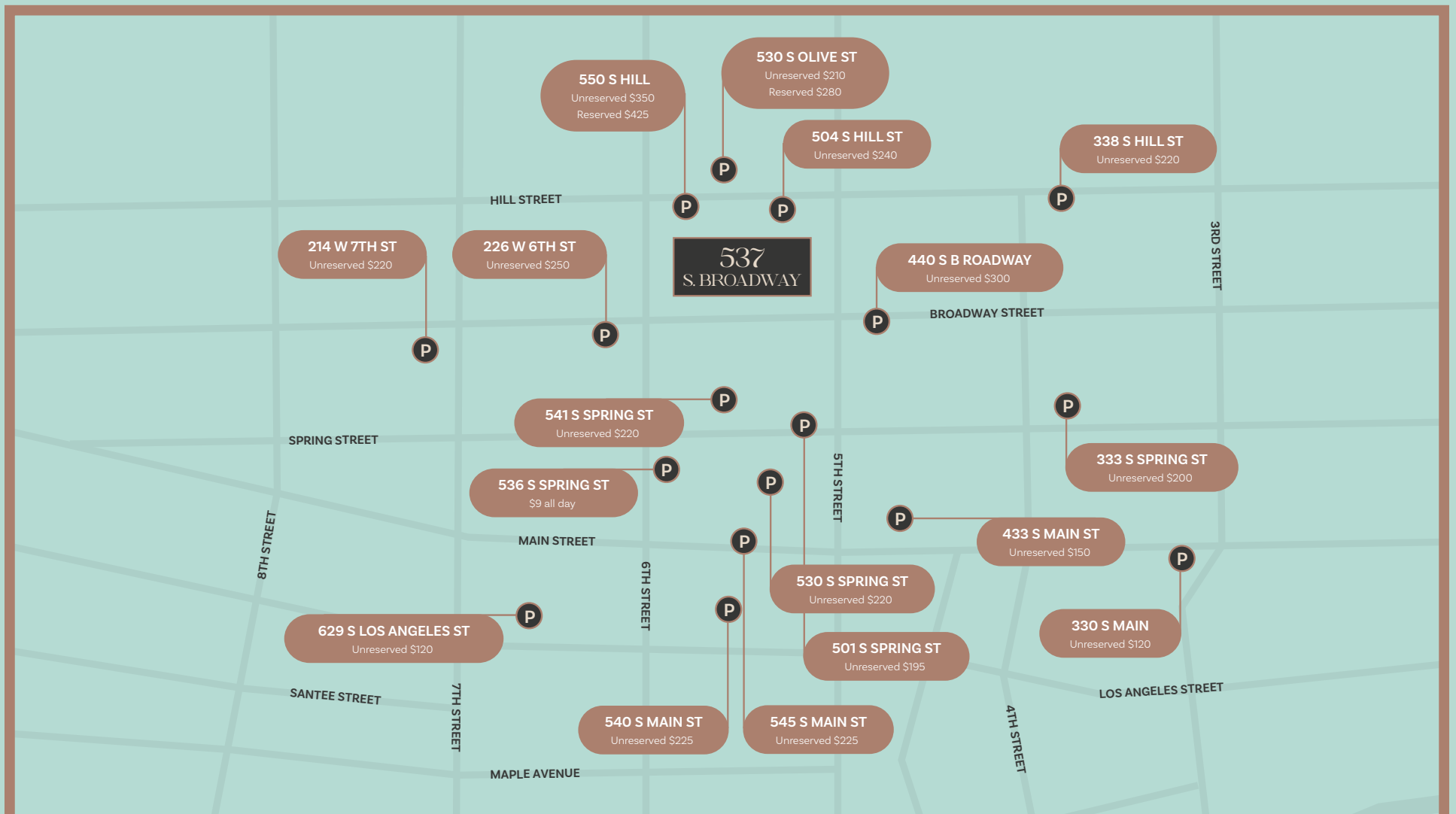
\* Suite 200 and 210 are contiguous for up to 9,050 RSF



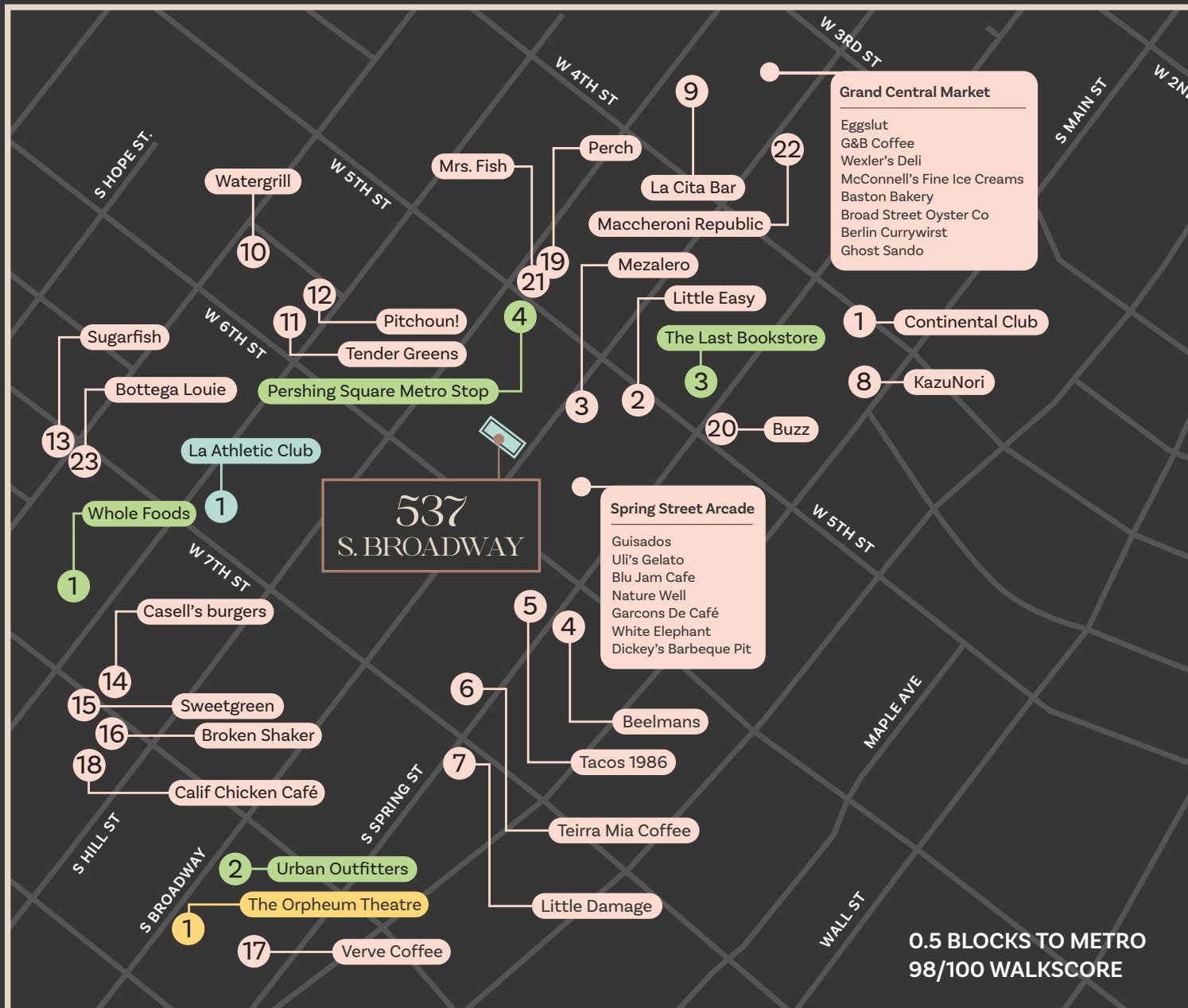


# PARKING IN DOWNTOWN LOS ANGELES

Finding the perfect parking spot just got easier. Whether you're a tenant or visitor, we've curated a comprehensive parking map that ensures convenient and hassle-free parking options at 537 S. Broadway



# BEYOND THE BUILDING



# BRINGING BACK BROADWAY

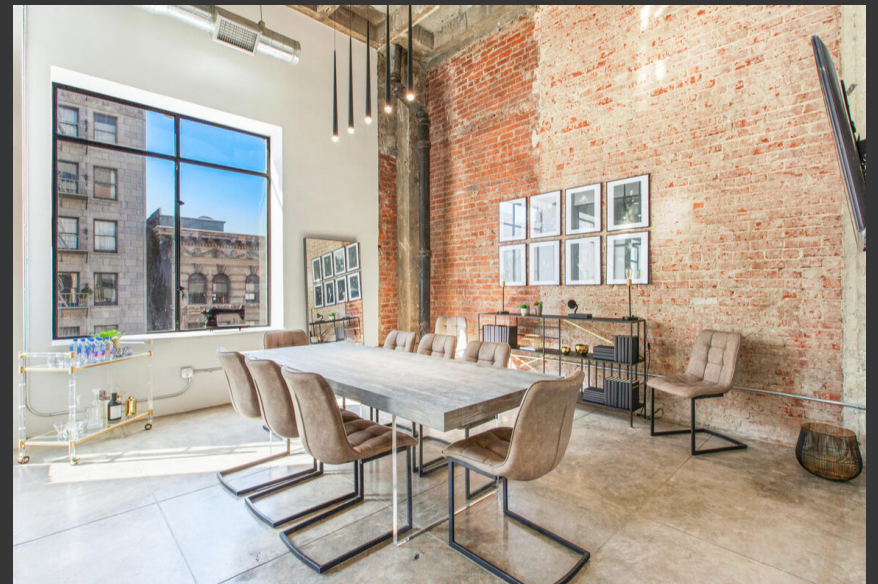
537 S. Broadway is an architecturally significant, six-story building designed by famed local architects Walker & Eisen in the Art Deco and Zigzag Moderne style in 1931. The structure is a Historical Cultural Monument.

King's Arch completed a full renovation and restoration on the 537 Building in 2019 and is proud to have brought it back to its former glory with modern systems and amenities throughout. The building currently boasts a seismic retrofit, 2,000 amps of power, a brand new tenant roof deck, operable windows, private restrooms, fiber data, and more. The building is ideal tech, architects, fashion and media companies looking to be surrounded by the best brands in retail like Apple, Jordan Brands, Theory, Paul Smith, and Vans.

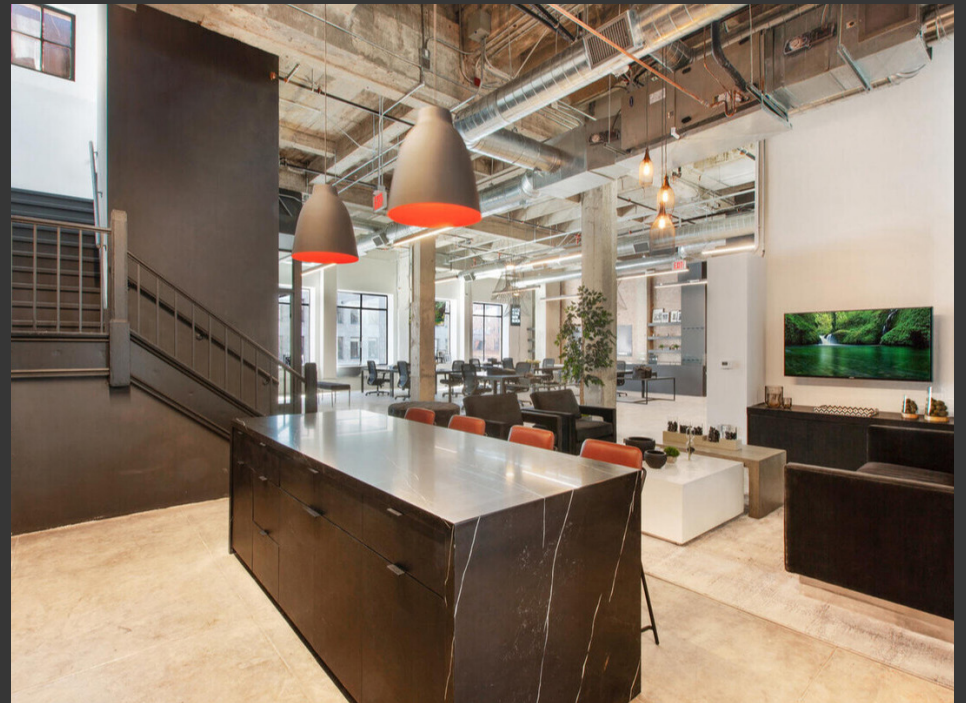




# A HISTORIC ART DECO MASTERPIECE









# 537 S. BROADWAY



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