



SOUTH FIGUEROA



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

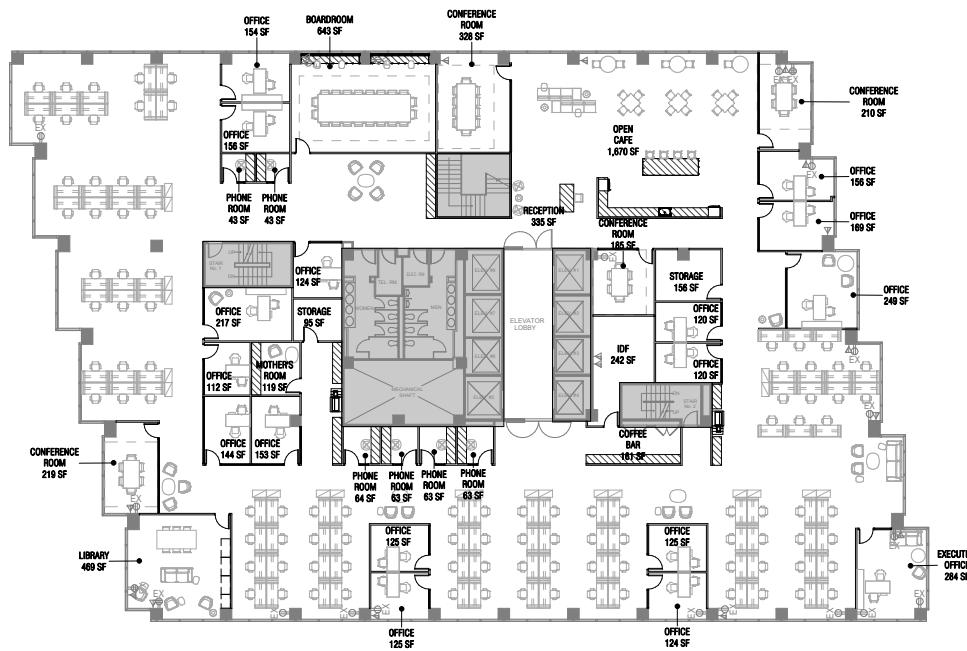


**FIVEONE5**  
SOUTH FIGUEROA

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

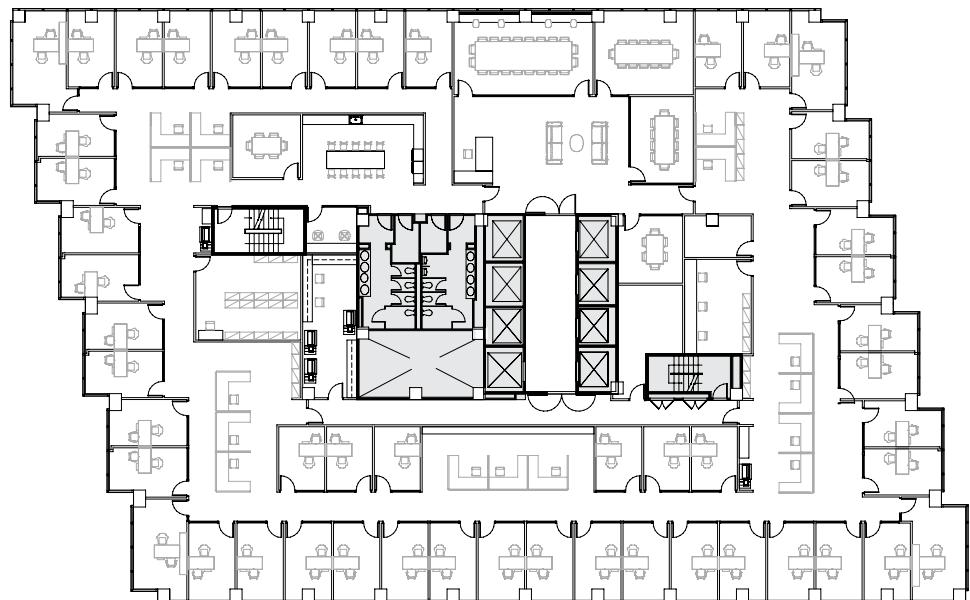
# OPEN PLAN FIT PLAN

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

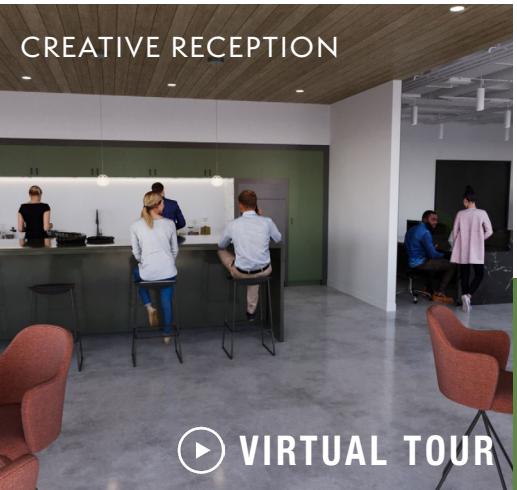


# LAW FIRM TEST FIT

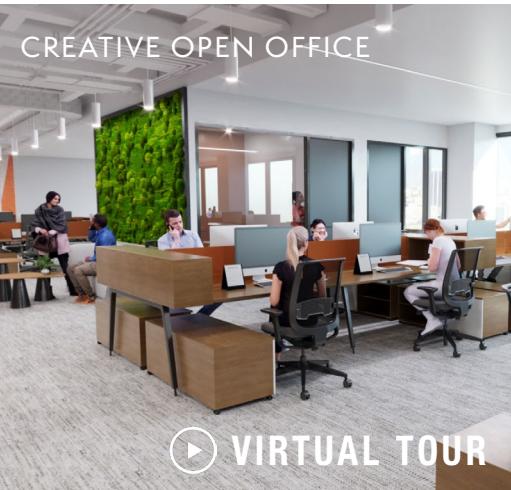
Total of 45 perimeter offices on a ~22K SF Floor-Plate



## CREATIVE RECEPTION



## CREATIVE OPEN OFFICE



## LAW FIRM RECEPTION



LAW FIRM OPEN OFFICE



## VIRTUAL TOUR

 **VIRTUAL TOUR**

 VIRTUAL TOUR

## VIRTUAL TOUR

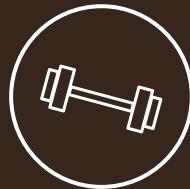
# FIVEONE5

SOUTH FIGUEROA

## *Unique Amenities*



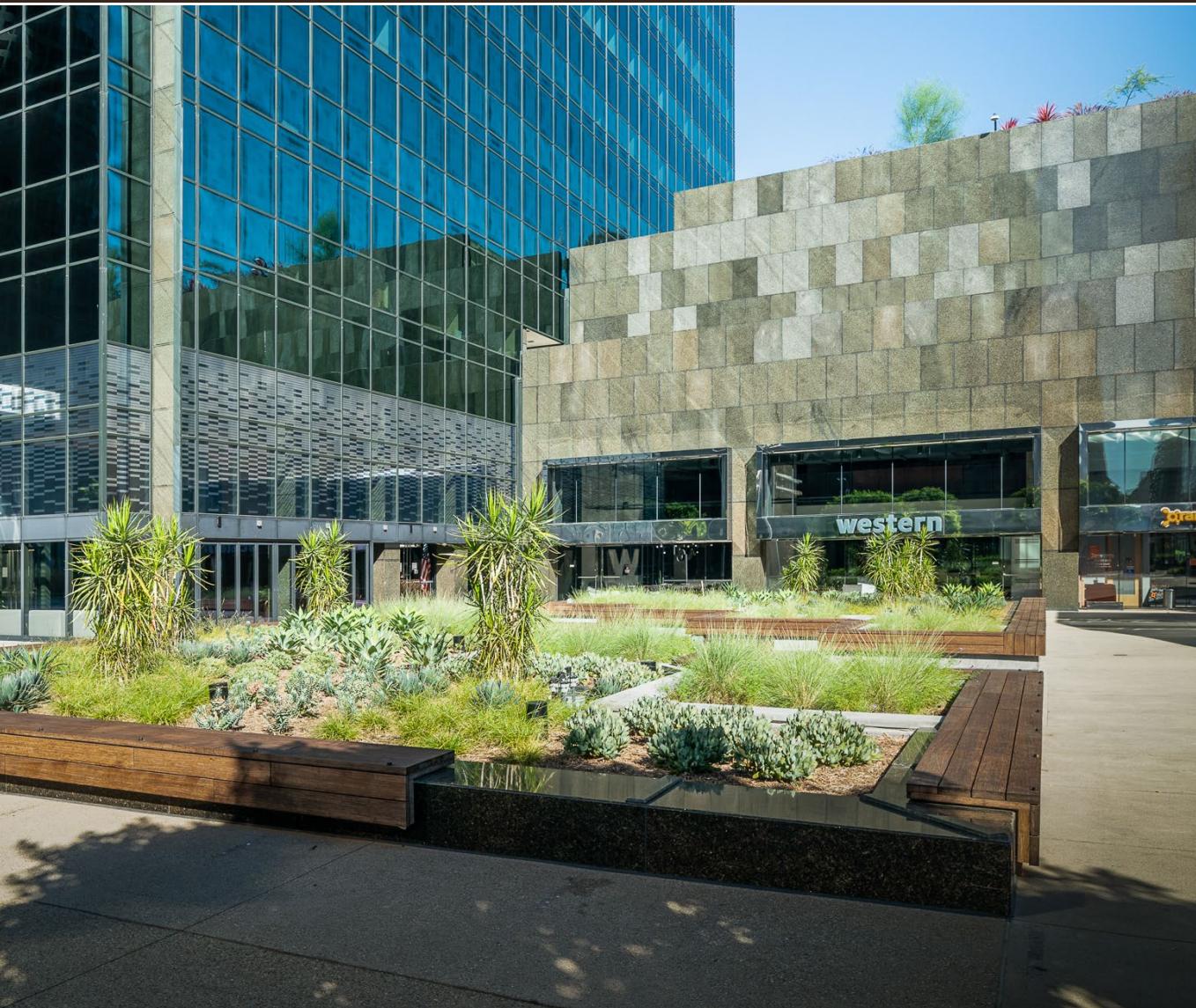
Outdoor Landscaped  
Courtyard



Orangetheory  
Fitness Gym



Bright Horizons  
Daycare Facility



# FIVEONE5

SOUTH FIGUEROA

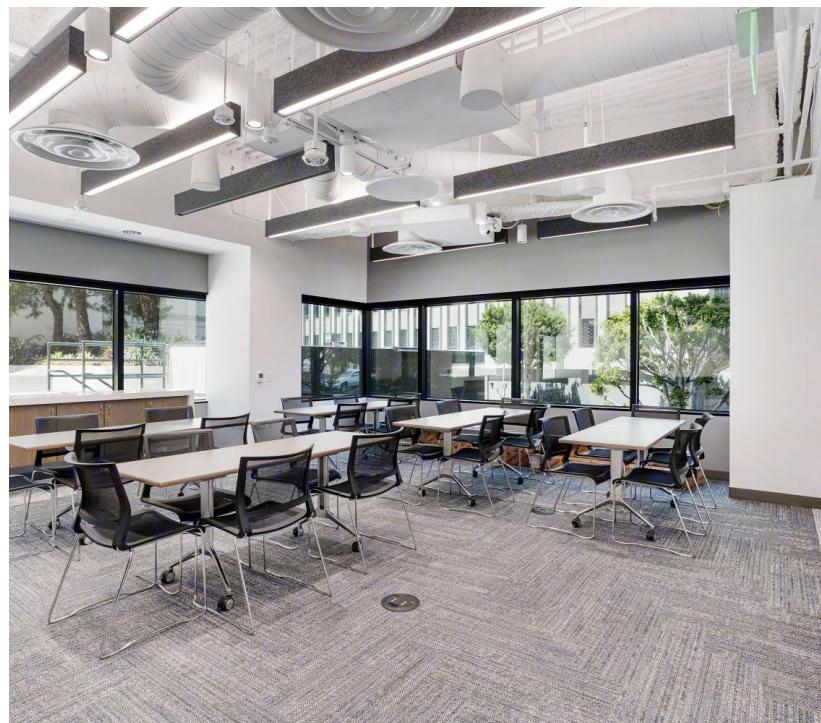
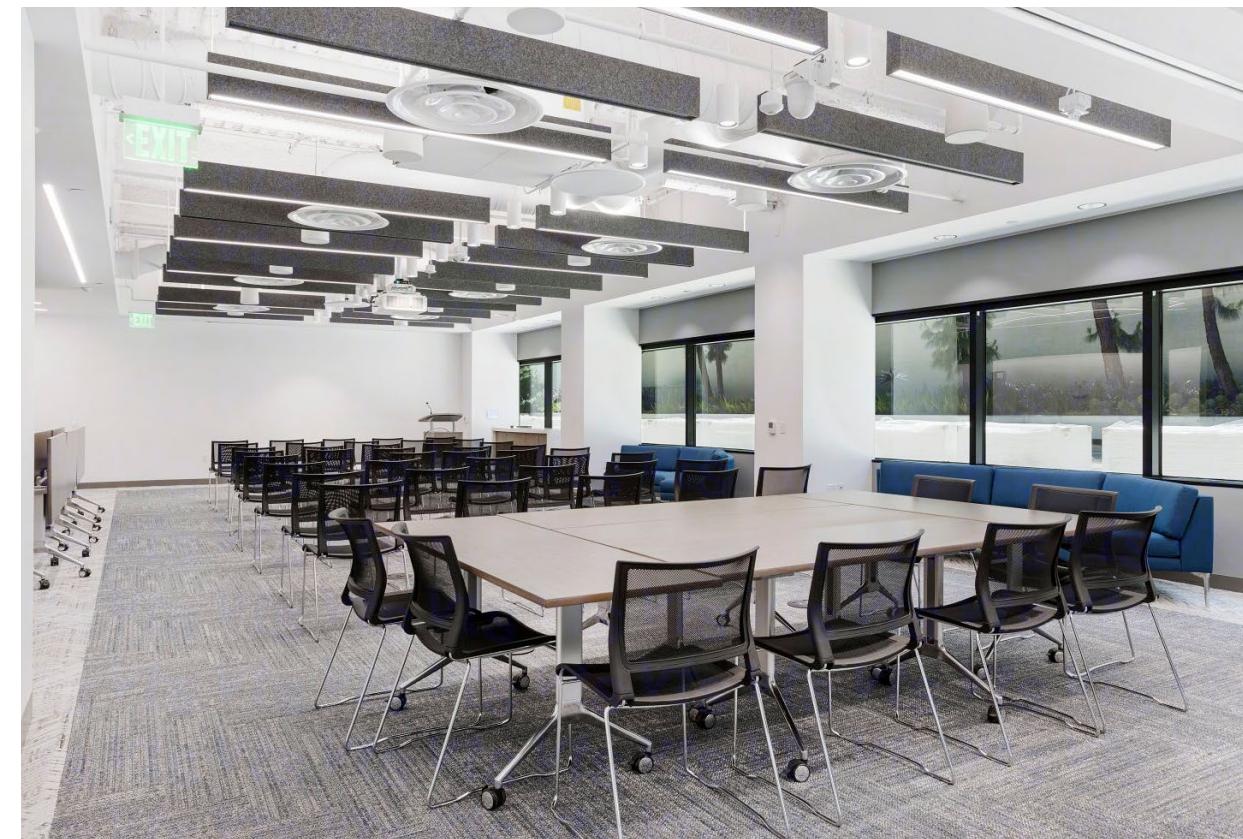
## *Nowly Added Amenity*

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

**FIVE ONE 5**  
SOUTH FIGUEROA

## III 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



**JOHN EICHLER**

Principal  
213.471.8718  
[john.eichler@avisonyoung.com](mailto:john.eichler@avisonyoung.com)  
CA Lic #868881

**TYLER STARK**

Senior Vice President  
213.471.8717  
[tyler.stark@avisonyoung.com](mailto:tyler.stark@avisonyoung.com)  
CA Lic #01941054

---

**AVISON  
YOUNG**

---

