

LEWIS
SOUTH FIGUEROA
KE

SOUTH FIGUEROA



Convenience
Security



Efficiency
Functionality



Operational
Quality



Unique
Amenities

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

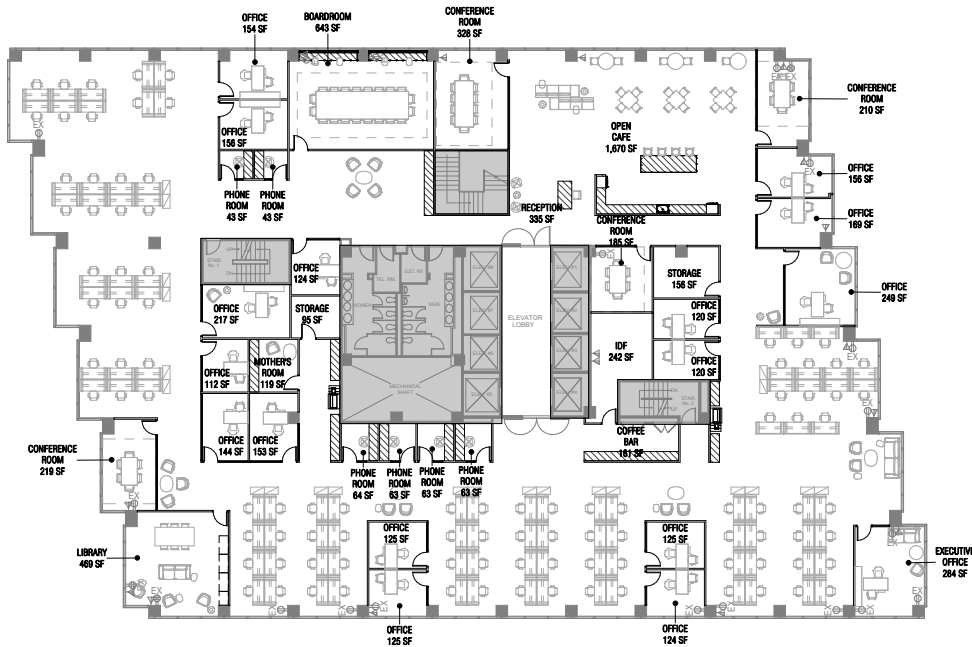


FIVEONE5
SOUTH FIGUEROA

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

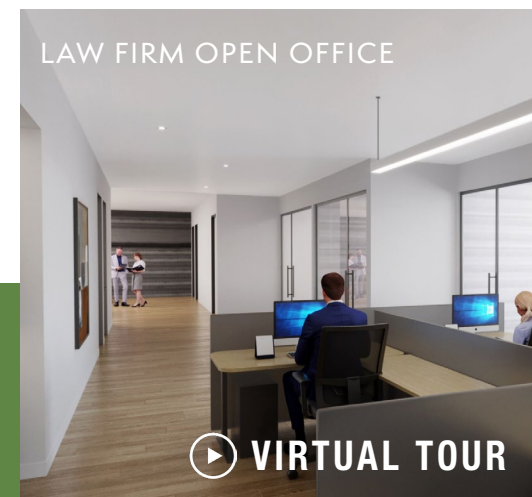
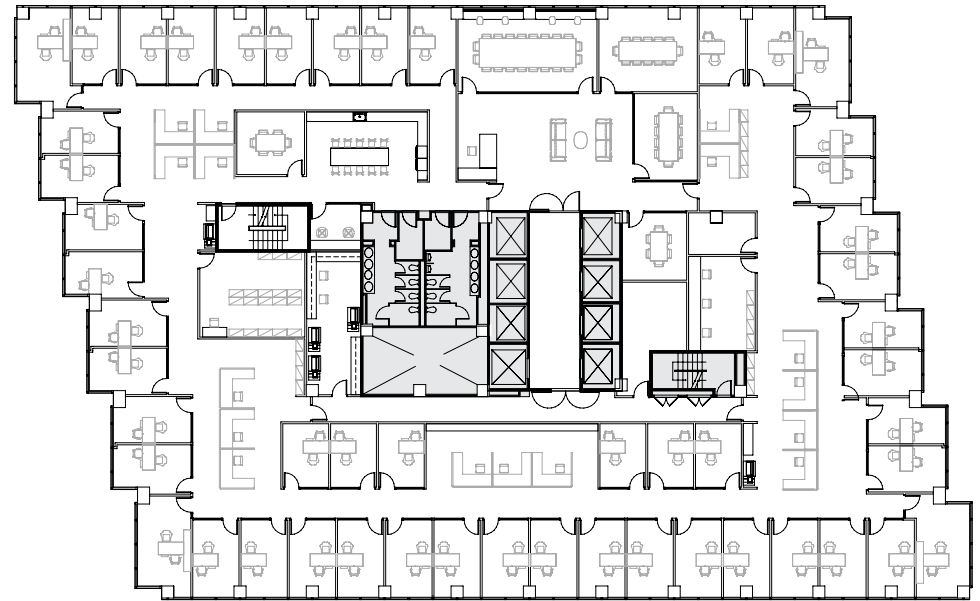
OPEN PLAN FIT PLAN

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



LAW FIRM TEST FIT

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



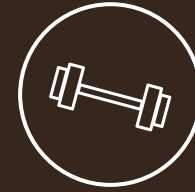
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Unique Amenities



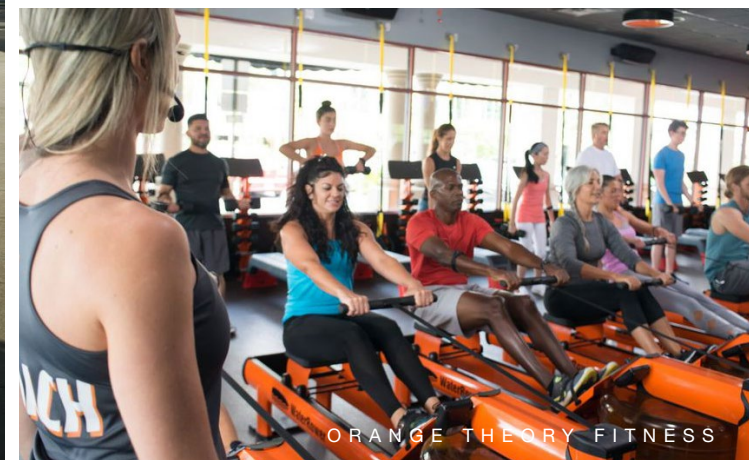
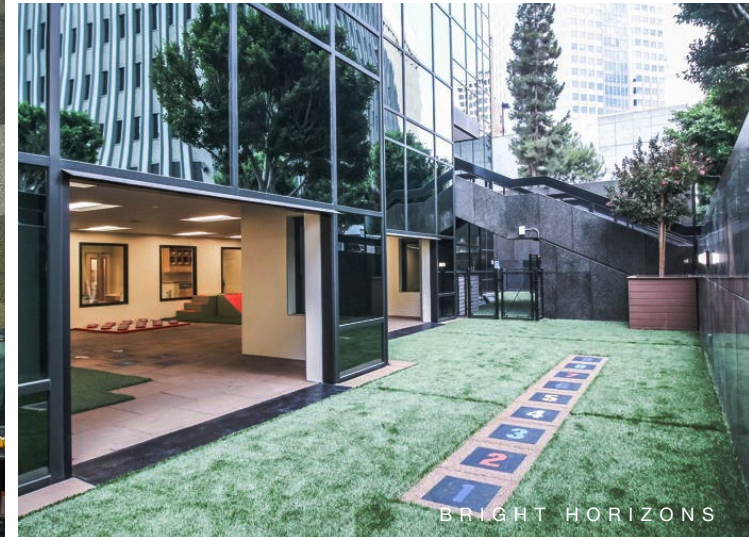
Outdoor Landscaped
Courtyard



Orangetheory
Fitness Gym



Bright Horizons
Daycare Facility



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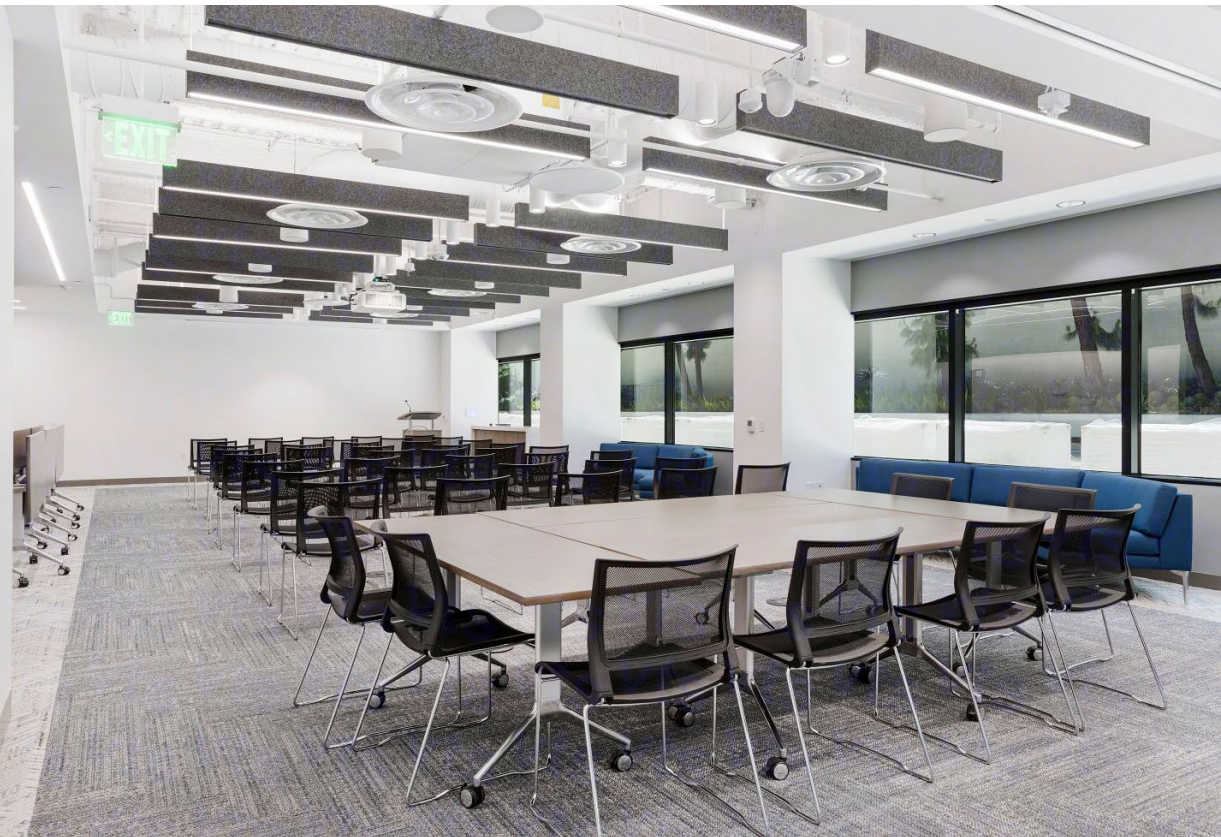
Nowly Added Amenity

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

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SOUTH FIGUEROA

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



 **Manulife** Investment Management

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**AVISON
YOUNG**




FIVE