



The Definitive Bunker Hill Address

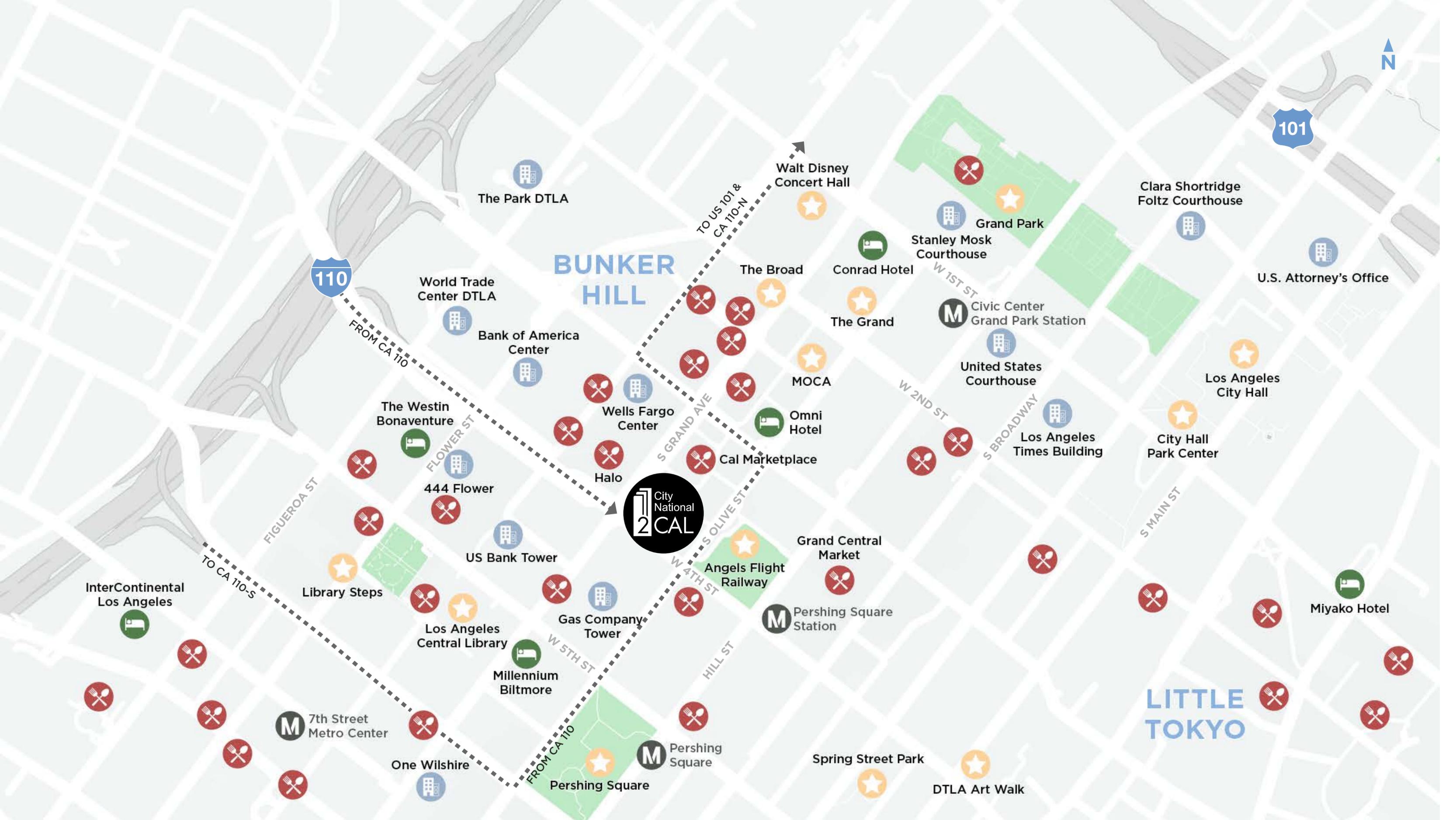




Much more than a commercial address, City National 2CAL represents the future of Downtown LA.

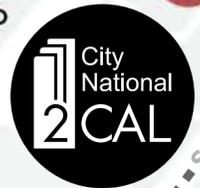
Soaring 52-stories above Bunker Hill, the elegant office tower opens to unmatched trophy views from expansive floorplates, unrivaled amenities and absolute convenience. At its base, the campus environment and multi-level retail and entertainment plaza provide your workforce with access to fresh air, as well as shopping, dining, transport and world-class cultural destinations - all within walking distance.

Smart design. Superior location. Your future looks bright at City National 2CAL.



BUNKER HILL

LITTLE TOKYO



The Park DTLA

Walt Disney Concert Hall

Clara Shortridge Foltz Courthouse

World Trade Center DTLA

The Broad

Grand Park
Stanley Mosk Courthouse

U.S. Attorney's Office

Bank of America Center

The Grand

Civic Center Grand Park Station

The Westin Bonaventure

Wells Fargo Center

MOCA

United States Courthouse

Los Angeles City Hall

444 Flower

Halo

Cal Marketplace

Los Angeles Times Building

City Hall Park Center

InterContinental Los Angeles

Library Steps

US Bank Tower

Angels Flight Railway

Grand Central Market

Miyako Hotel

Los Angeles Central Library

Gas Company Tower

Pershing Square Station

Millennium Biltmore

Hill St

Pershing Square

7th Street Metro Center

One Wilshire

Pershing Square

Pershing Square

Spring Street Park

DTLA Art Walk

Only Minutes Away


5 min
to Cal Marketplace,
Omni Hotel, Halo DTLA, and
Grand Central Marketplace



Jason Leung


10 min
to The Broad, MOCA, and
Walt Disney Concert Hall



Linda Pomerantz Zhang


15 min
to Little Tokyo and the
Arts District, Grand Park,
and FIGat7th



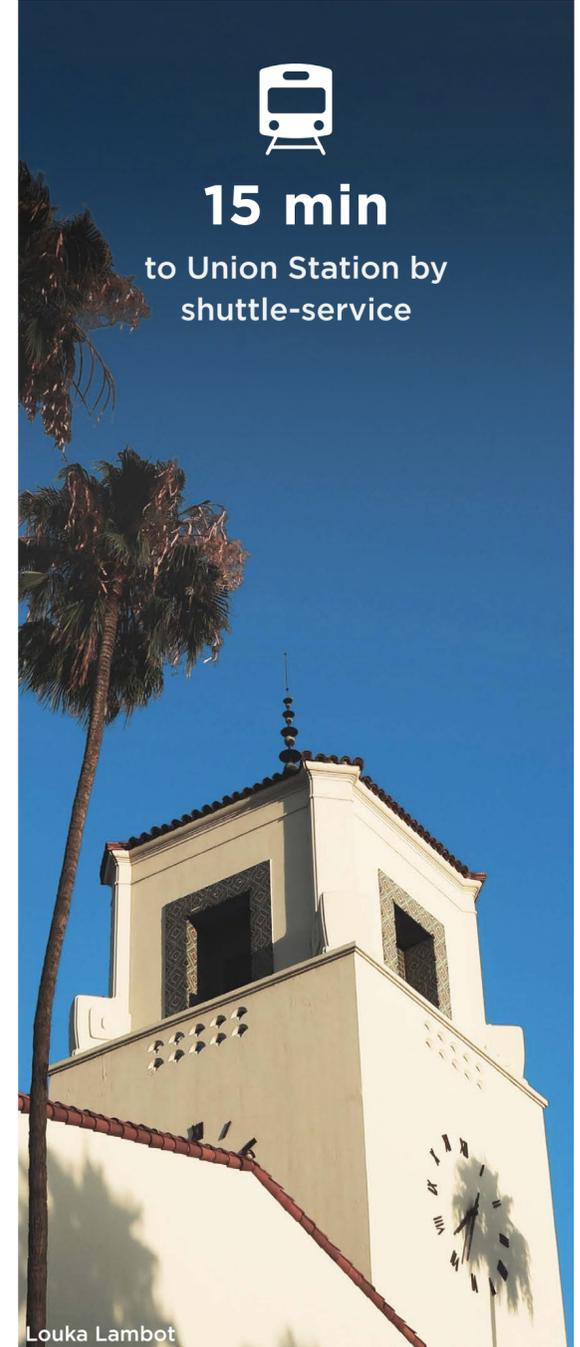
Jeremy Huang


5 min
to I-110 and
US-101 Freeways



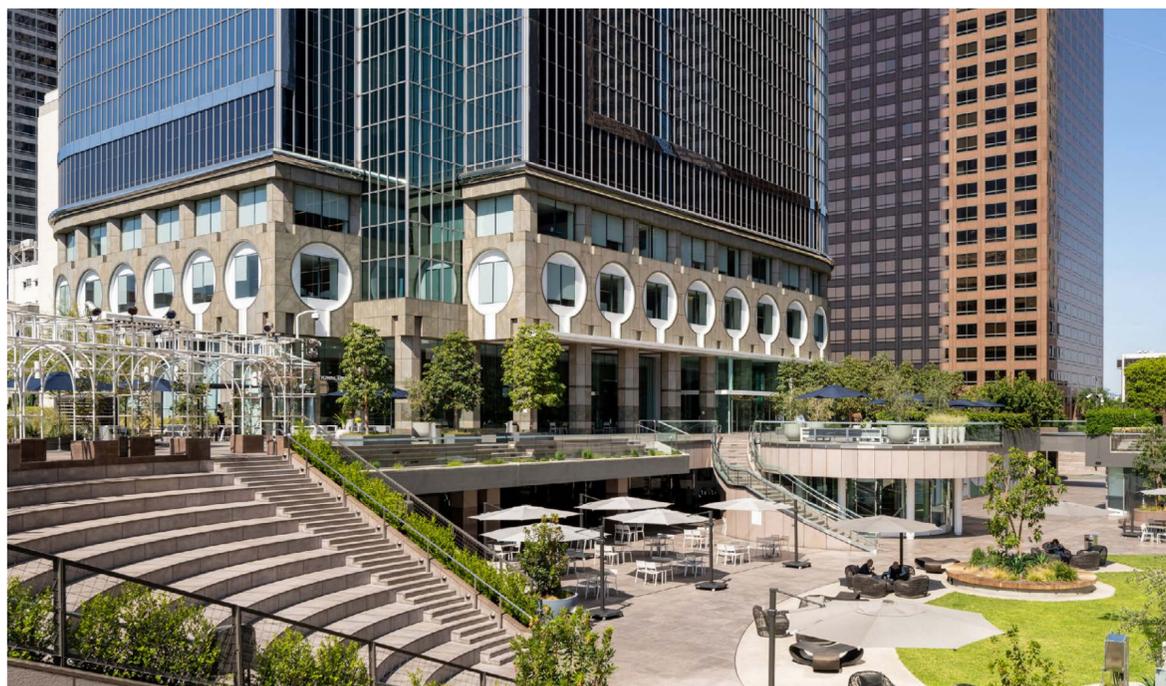
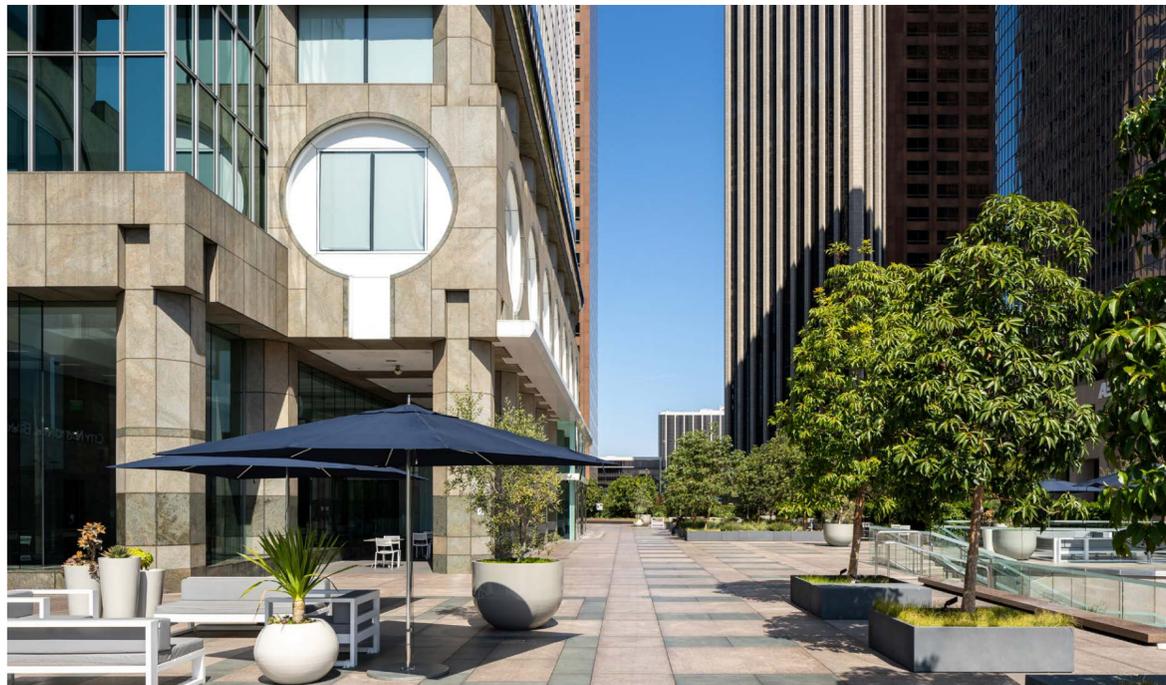
Juan Carlos Becerra


15 min
to Union Station by
shuttle-service



Louka Lambot

Connected to the Outdoors



Ground Floor Lobby

Conceptual 32nd Floor Loggia And Lounge

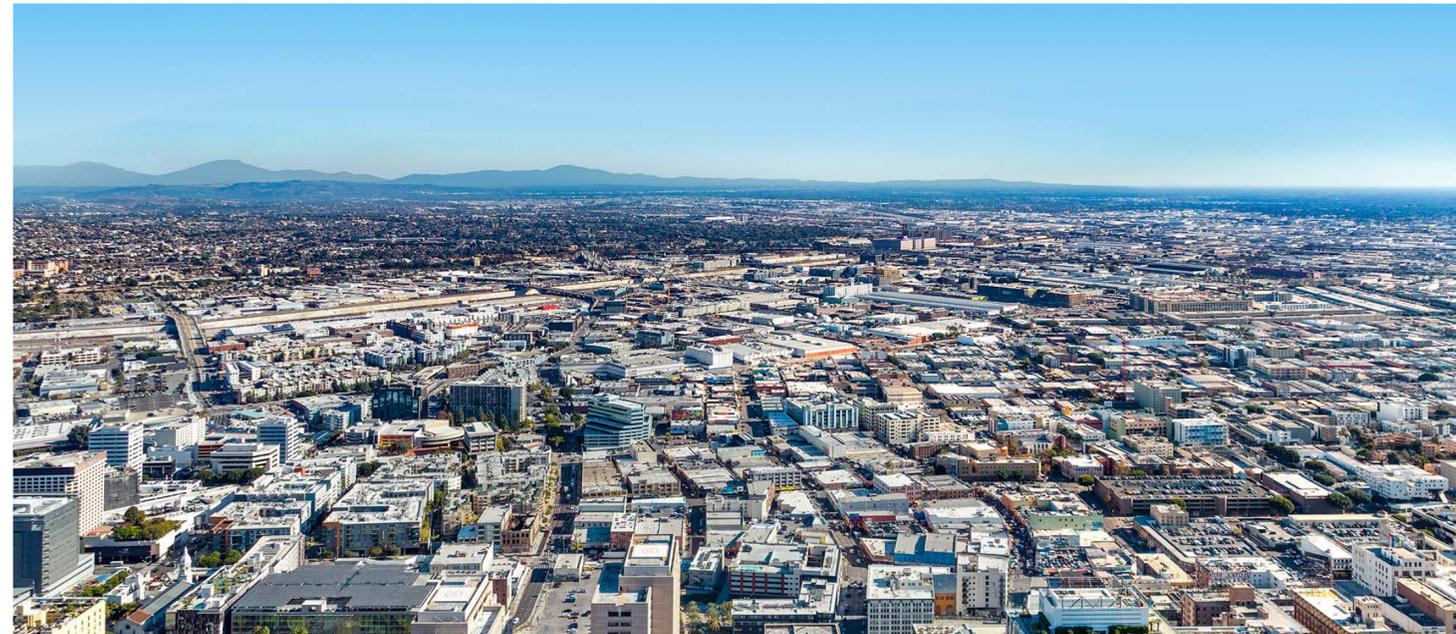


Unrivaled Panoramic Views

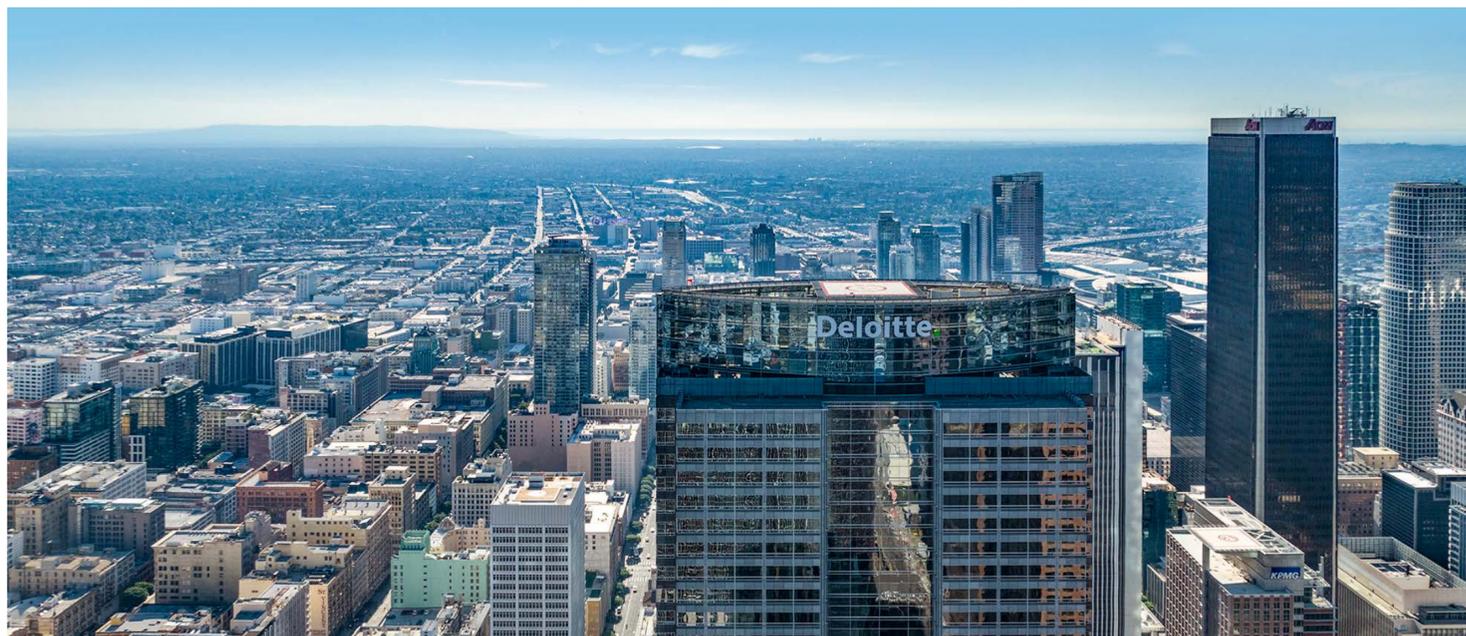
NORTH



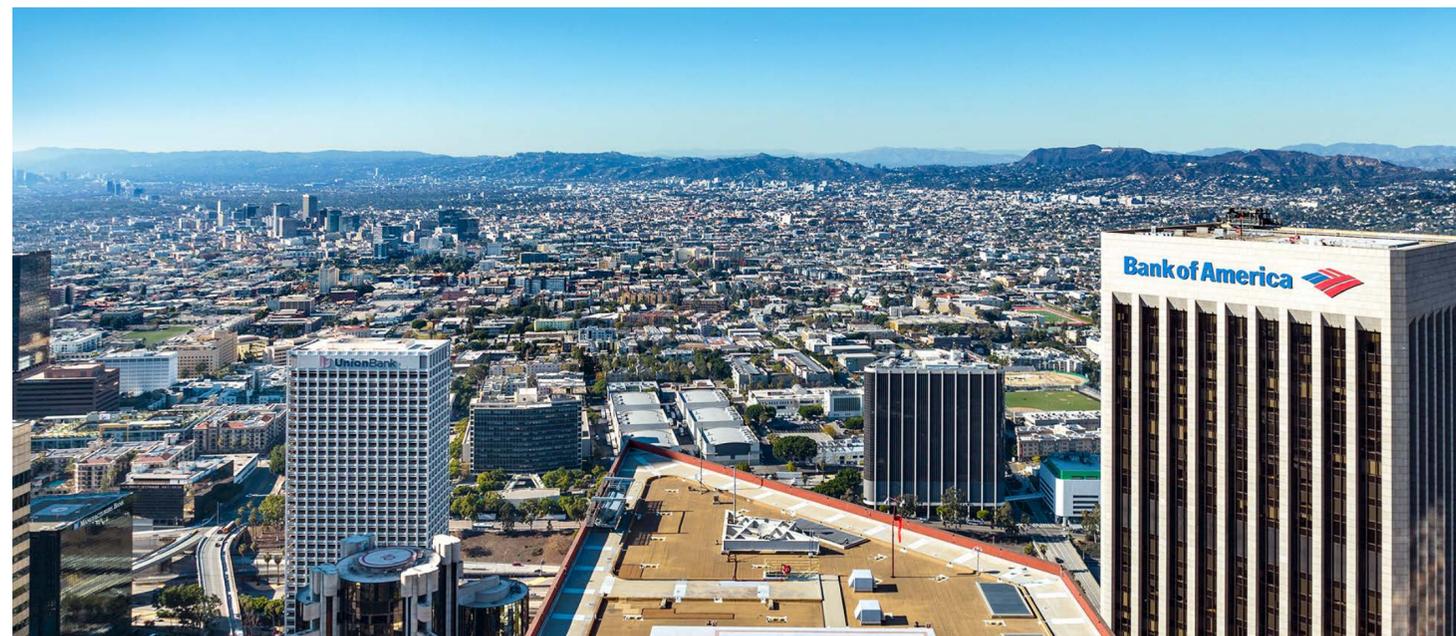
EAST



SOUTH



WEST



Expansive Floor Plans

Cal Marketplace, The Yard,
San Gabriel Mountains

28,297
Rentable
Square Feet

42 FT
Minimum
Bay Depth

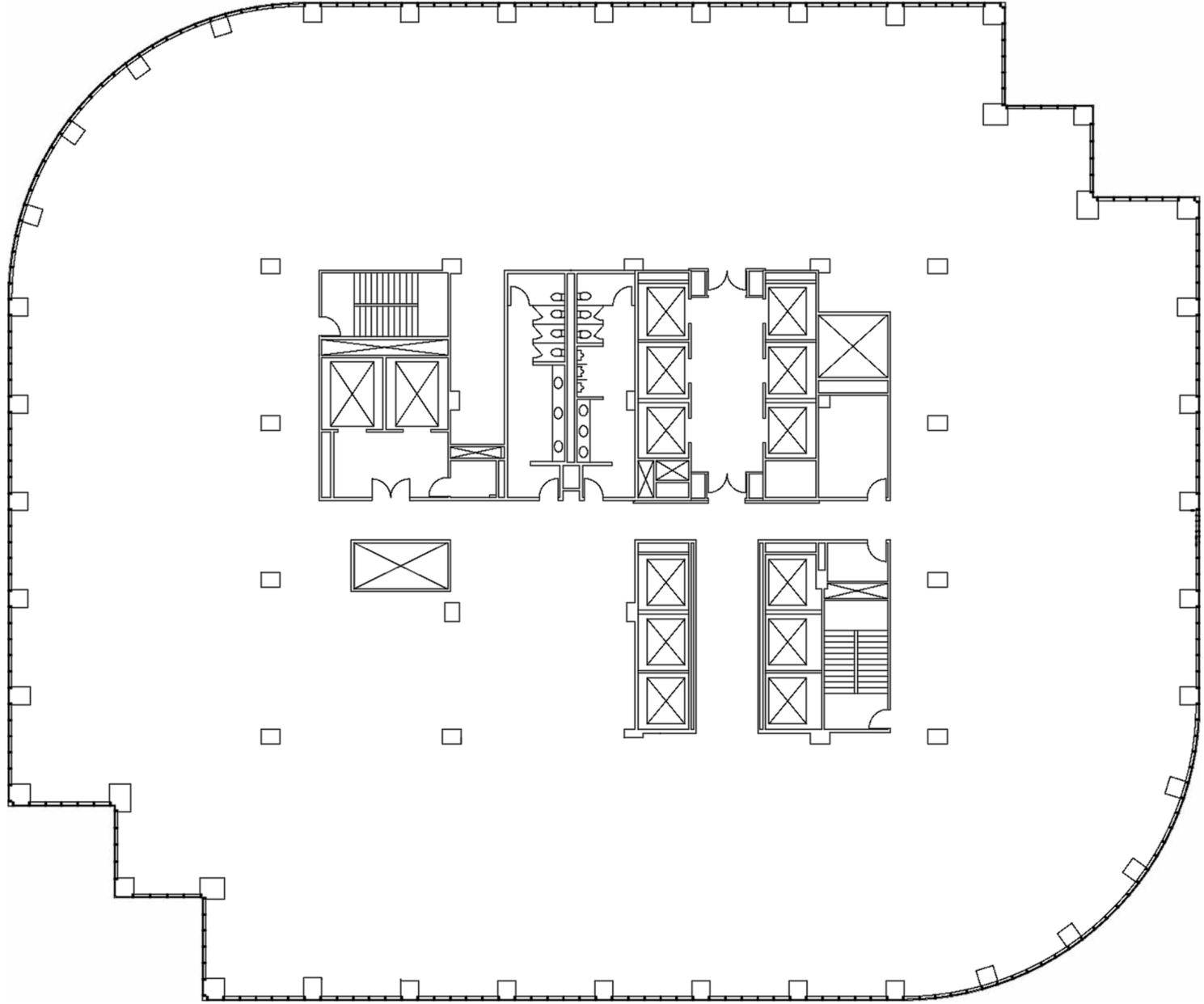
15.5 FT
Column
Spacing

13 - 19 FT
Slab
Heights

DTLA Skyline,
Century City,
Hollywood,
Pacific Ocean

Historic Core,
Chinatown,
Little Tokyo,
Arts District

Financial District, Fashion District,
DTLA Skyline, Long Beach



Available Space

FLOOR 35

Suite 3560
2,780 SF

FLOOR 33

Suite 3350
6,285 SF

FLOOR 33

Suite 3325
2,768 SF

FLOOR 32

Suite 3200
28,297 SF
Available 9/1/2025

FLOOR 30

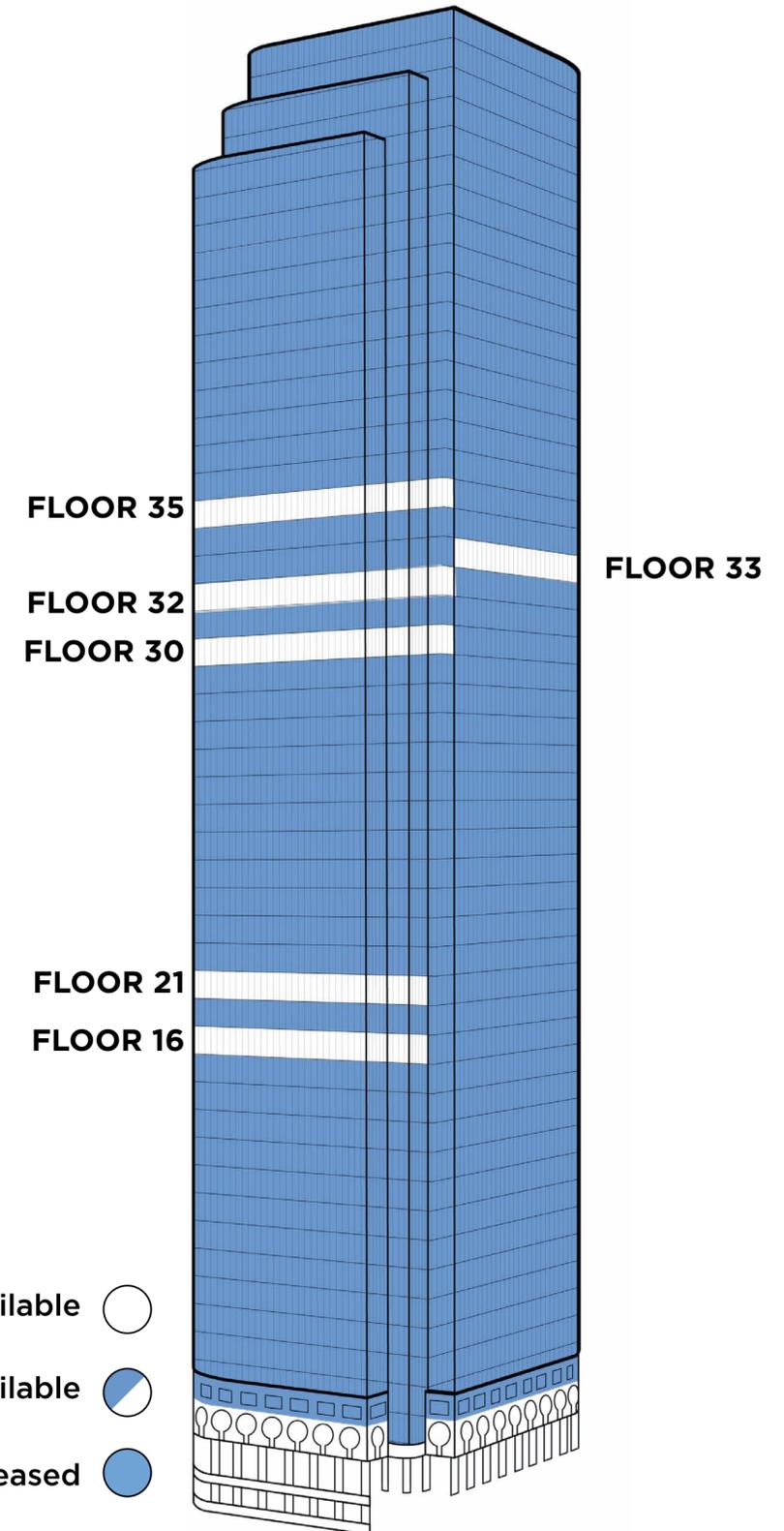
Suite 3070
3,992 SF

FLOOR 21

Suite 2100
27,594 SF
Available 6/1/2025

FLOOR 16

Suite 1600
8,394 SF



At A Glance



SQUARE FEET | STORIES

1.4 million SF | 52



YEAR BUILT | RENOVATED

1992 | 2017



ARCHITECT

Arthur Erickson Architects and AC Martin



FLOOR PLANS

Floorplates averaging 27,000 SF

Partial floors from 2,769 SF to 6,124 SF

Full floors up to 28,297 SF

Move-in ready suites from 2,769 SF to 28,297 SF



MAIN LOBBY

6 Entrances: 4 from upper plaza, 2 from lower plaza

21 Passenger Elevators and 2 Freight Elevators serving office floors

Visitor Reception Desk 24/7



AMENITIES

Open Space

1.5-acre multi-level landscaped plaza with a variety of seating and tables

The Yard

Open-air plaza, lawn and performance stages
Home to the *Grand Performances* free summer outdoor concerts and performing arts events

Cal Marketplace

Fast casual dining and convenience retail from Starbucks, Poke Bar, Earl of Sandwich, Pressed, and USPS, Amazon Lockers, and FedEx

Client Experience Ambassador

Onsite tenant concierge for arranging tickets to events and dining reservations, coordinating tenant private events and wellness activities

Additional Amenities

Secure Bike Storage and Lockers
Shuttle Service to and from Union Station
Training Conference Room for 60 people



SUSTAINABILITY INITIATIVES

LEED Platinum

ENERGY STAR: 98 Score

WiredScore Platinum

UL Verified Healthy Building for indoor air/water

Fitwel Certified

Alvéole Honey Beehive Program offering tenant workshops and special events



TENANT RESOURCES

CIM Tenant Experience APP

Tenant Portal



ON-SITE PARKING

Subterranean garage with 1/1,000 parking ratio

Seven (7) EV charging ports

Valet Parking with loading zone

Auto Amenity Bay with self-service car care



ON-SITE PROPERTY MANAGEMENT

24/7 Security and Engineering

Best in class service

Ownership Matters

Since 1994, CIM has led more than **\$60 billion** of projects in metropolitan communities across the Americas.

CIM's broad in-house expertise includes decades of research, acquisitions, credit analysis, development, leasing and property management. Our experience with real assets located in densely populated communities, infrastructure, net-lease assets and other associated credit strategies share an investment principle of helping strengthen local economies.

What sets us apart?

We believe the answer is trifold: our team's extensive in-house expertise, our commitment to enhancing communities and our disciplined approach.

Team

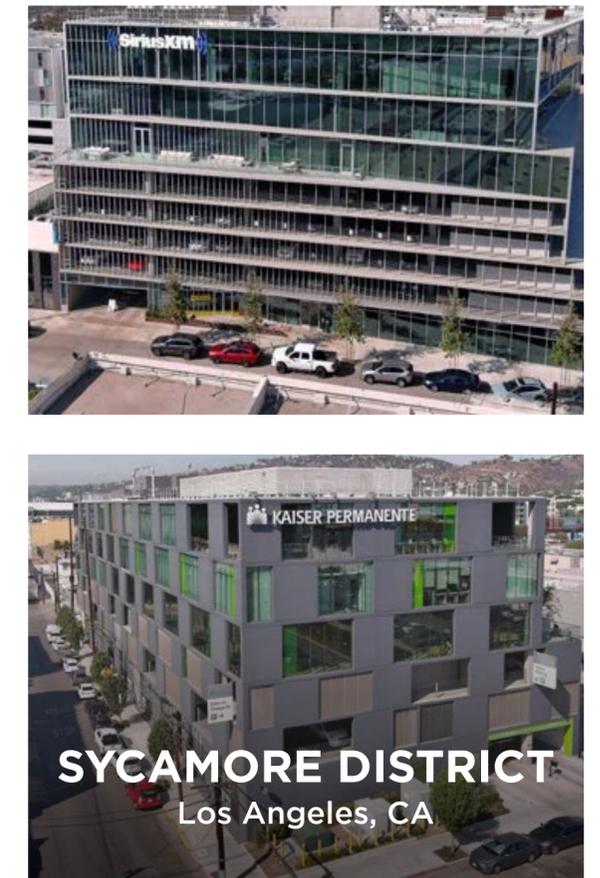
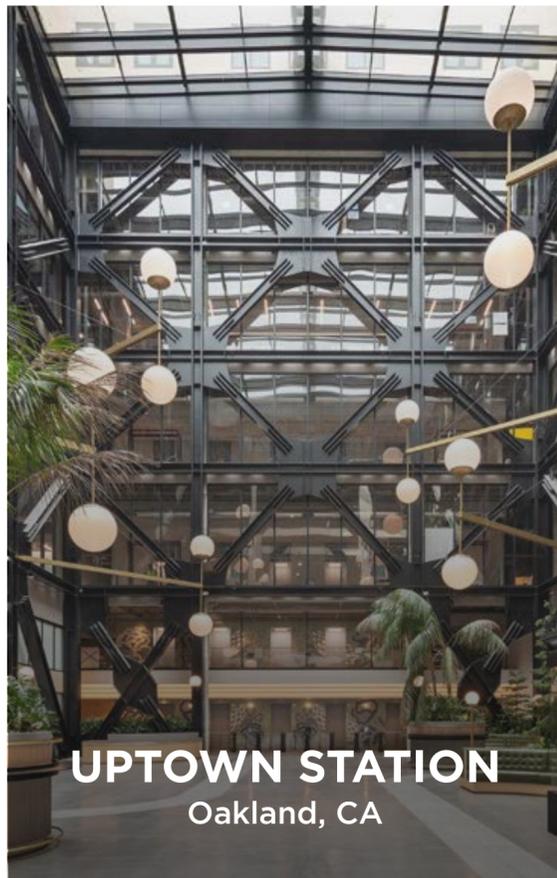
Our vertically-integrated team's expertise ranges from research and acquisition to development, leasing and property management across all types of real estate and infrastructure.

Community

We support and enhance communities through real estate and infrastructure projects that provide employment, goods and services to help communities thrive long-term.

Discipline

We employ a disciplined approach to each project, emphasizing prudent research, underwriting and leverage as we strive to work in the best interests of our stakeholders.





Get In Touch



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