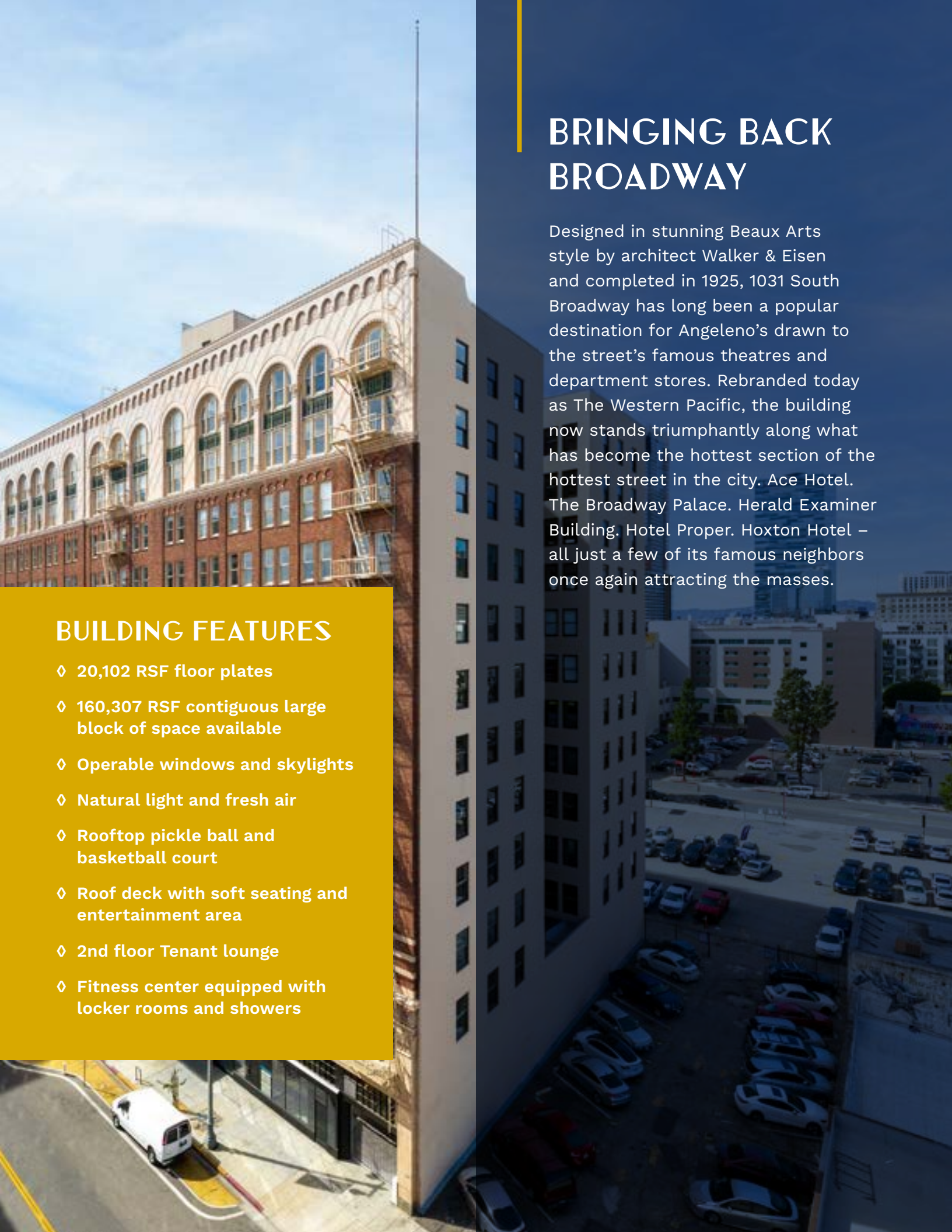


The
**WESTERN
PACIFIC**

1031 S Broadway, Los Angeles, CA





BRINGING BACK BROADWAY

Designed in stunning Beaux Arts style by architect Walker & Eisen and completed in 1925, 1031 South Broadway has long been a popular destination for Angelenos drawn to the street's famous theatres and department stores. Rebranded today as The Western Pacific, the building now stands triumphantly along what has become the hottest section of the hottest street in the city. Ace Hotel. The Broadway Palace. Herald Examiner Building. Hotel Proper. Hoxton Hotel – all just a few of its famous neighbors once again attracting the masses.

BUILDING FEATURES

- ◇ 20,102 RSF floor plates
- ◇ 160,307 RSF contiguous large block of space available
- ◇ Operable windows and skylights
- ◇ Natural light and fresh air
- ◇ Rooftop pickle ball and basketball court
- ◇ Roof deck with soft seating and entertainment area
- ◇ 2nd floor Tenant lounge
- ◇ Fitness center equipped with locker rooms and showers

AMENITIES: TENANT LOUNGE & GYM

- ◇ Fitness Center
- ◇ Conference Center
- ◇ Privacy Rooms
- ◇ Pantry Area
- ◇ Gaming Zone
- ◇ Lounge Seating
- ◇ Swing Chairs



AMENITIES: ROOFTOP

- ◇ Multi-Game Court
- ◇ Cornhole Boards
- ◇ Pickleball Court
- ◇ Outdoor Seating Area With Fire Pit
- ◇ Bar & Catering Area



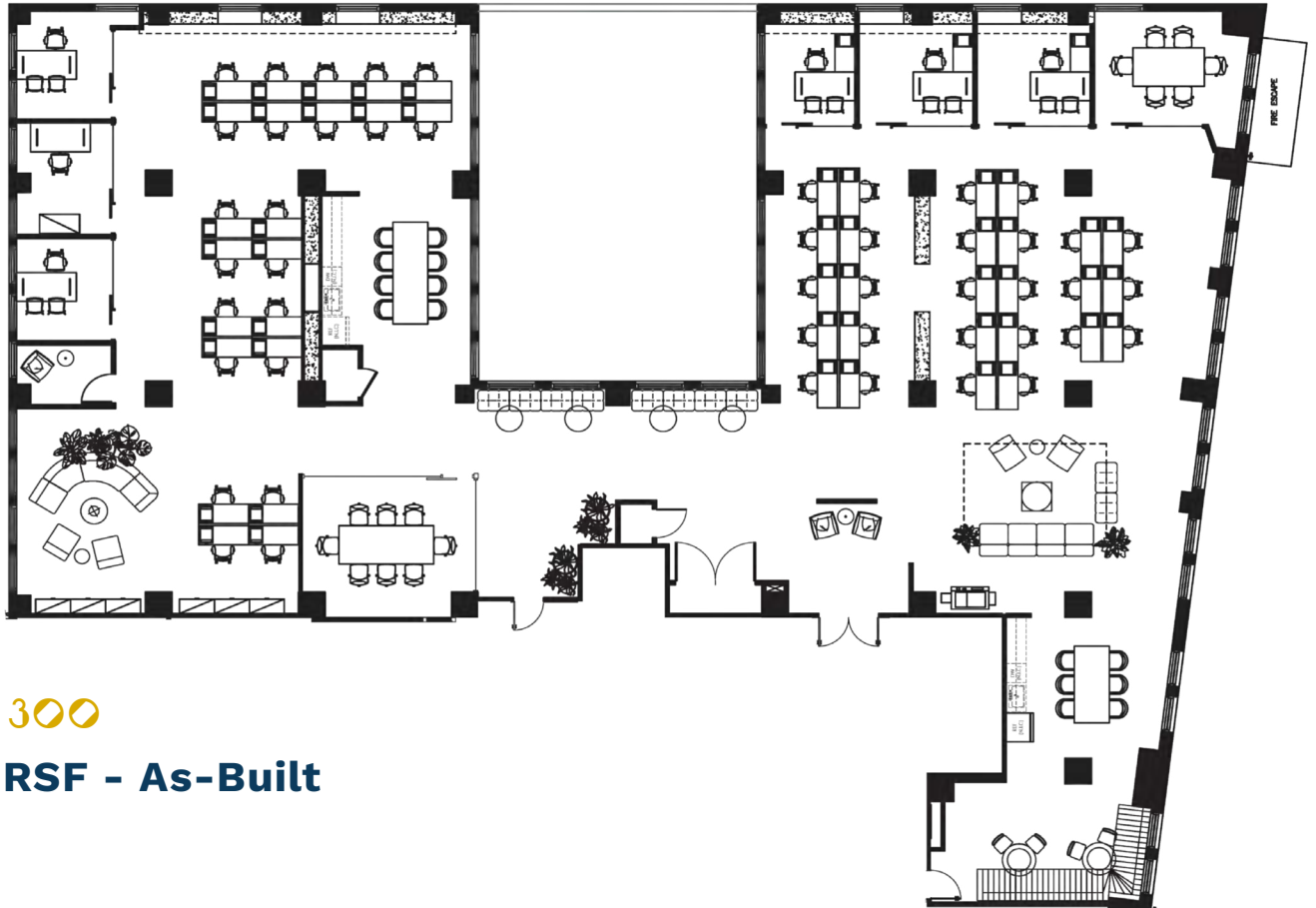
TENANT LOUNGE AND FITNESS CENTER AMENITIES

2ND FLOOR



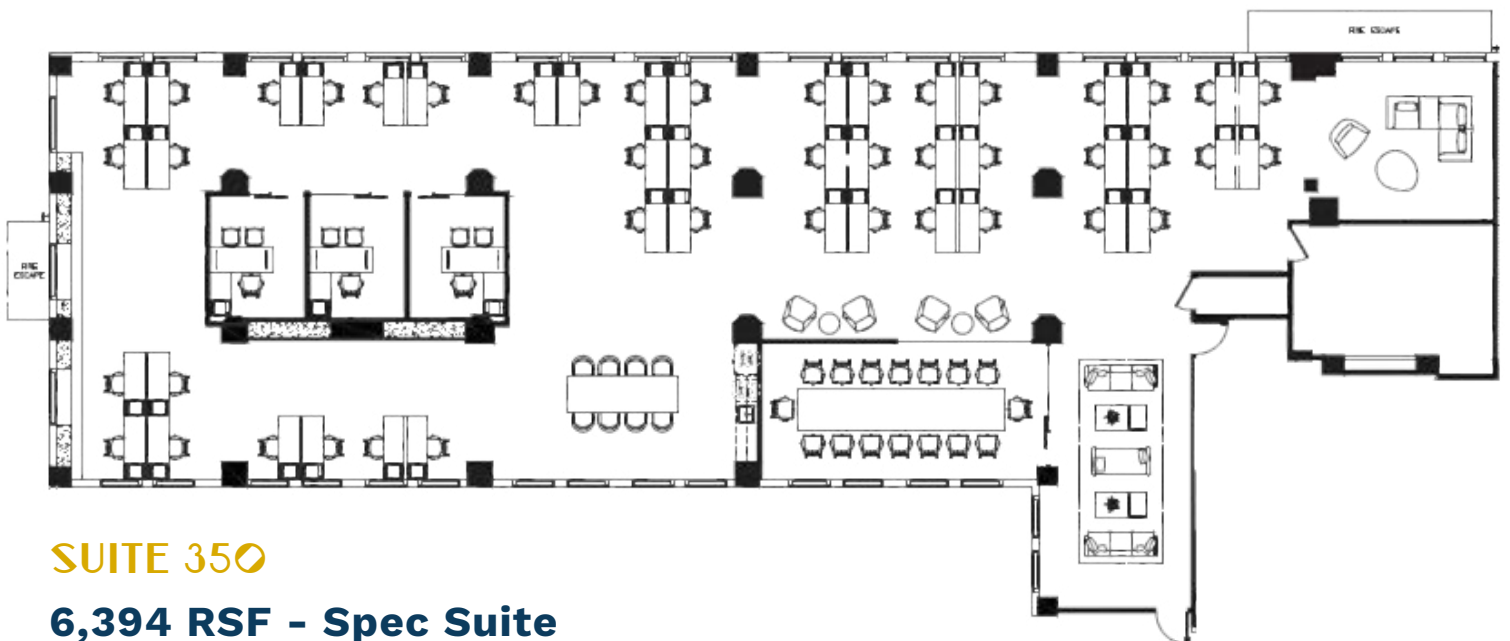
SPACE PLAN & AVAILABILITIES

3RD FLOOR



SUITE 300

8,418 RSF - As-Built

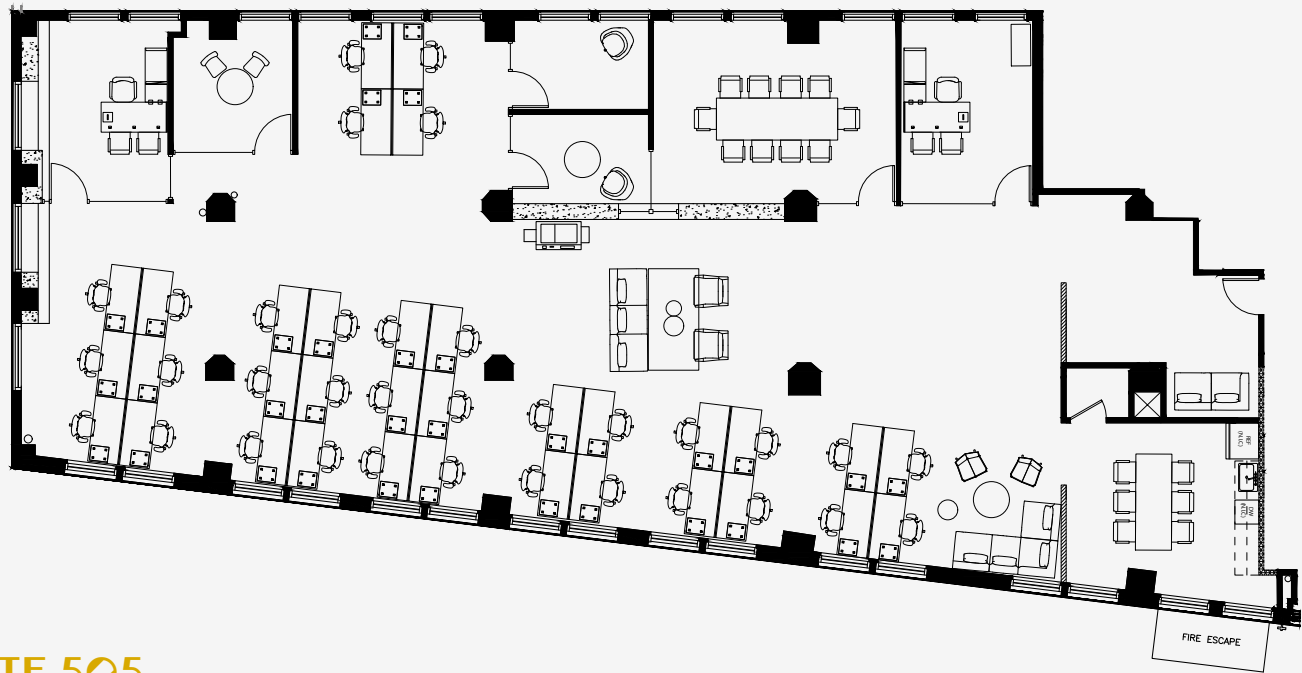


SUITE 350

6,394 RSF - Spec Suite

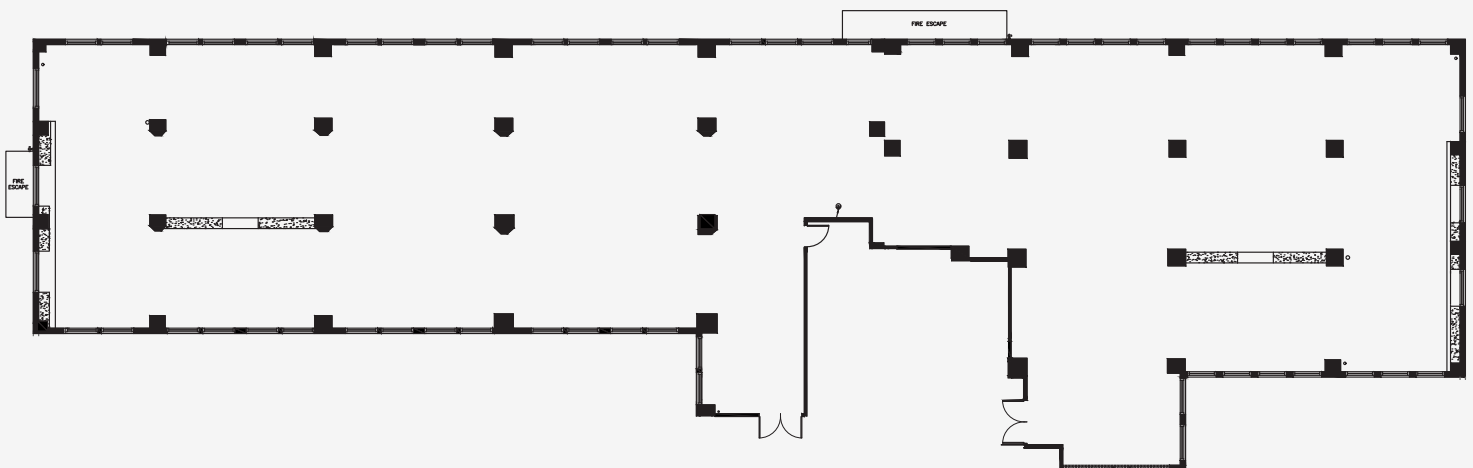
SPACE PLANS & AVAILABILITIES

5TH FLOOR



SUITE 505

5,040 RSF - Spec Suite *Fully furnished spec suites

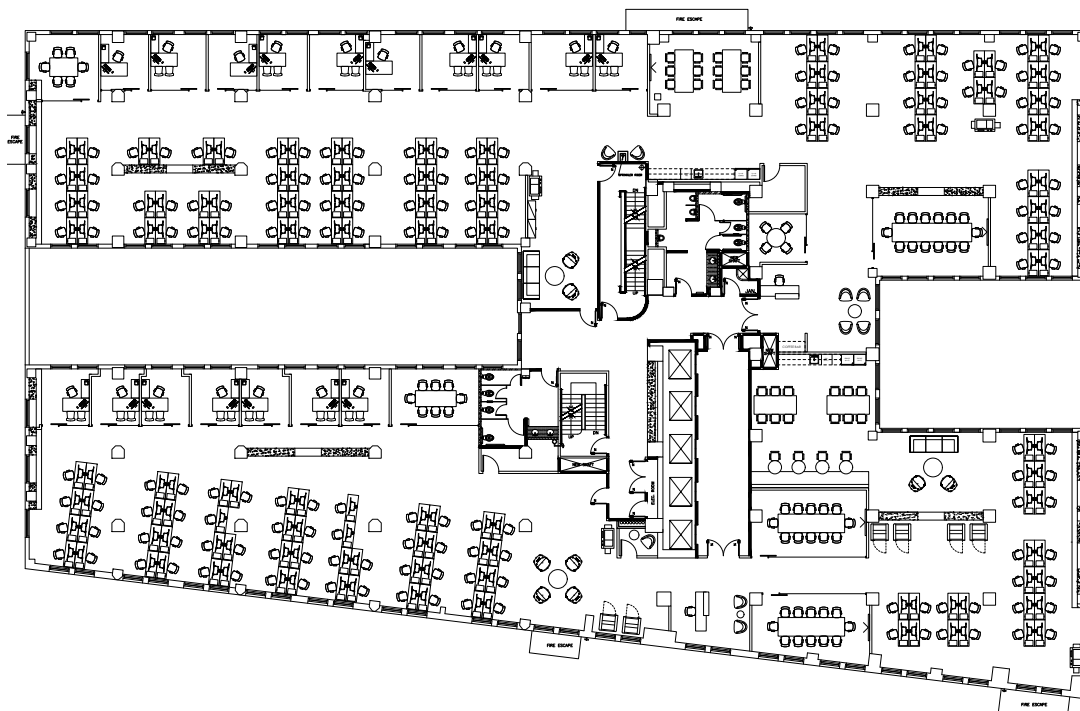
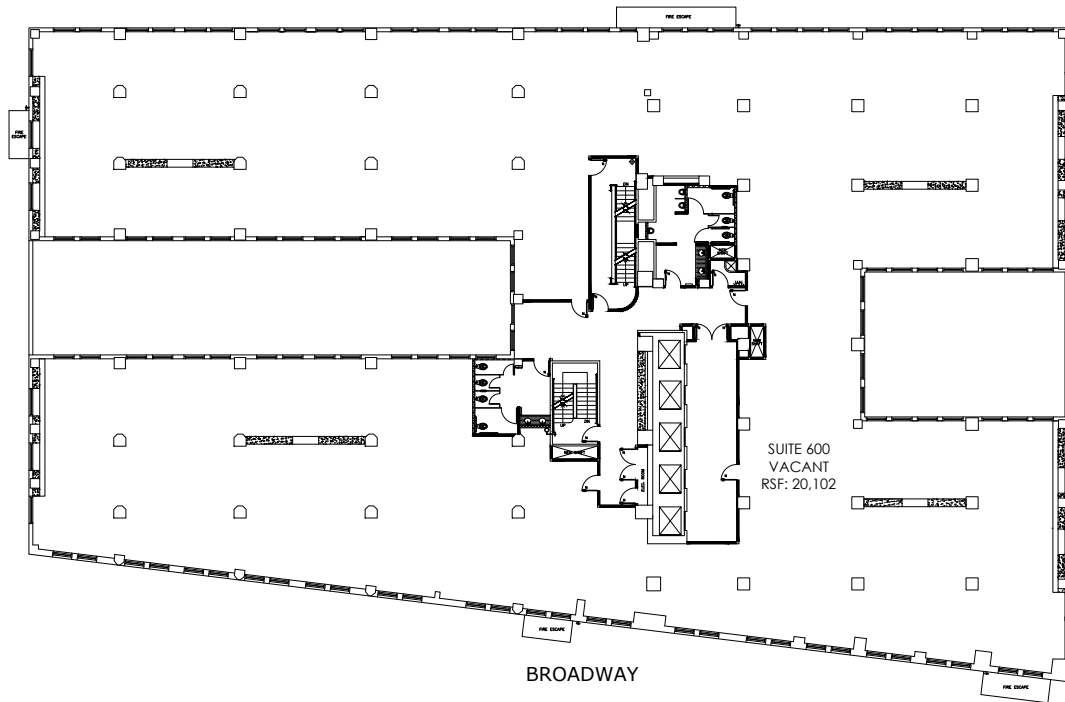


SUITE 510

10,394 RSF - Shell Condition

SPACE PLANS & AVAILABILITIES

6TH FLOOR



SUITE 600**
20,102 RSF - Shell Condition

*Full floors may be divisible

**160,307 RSF contiguous available

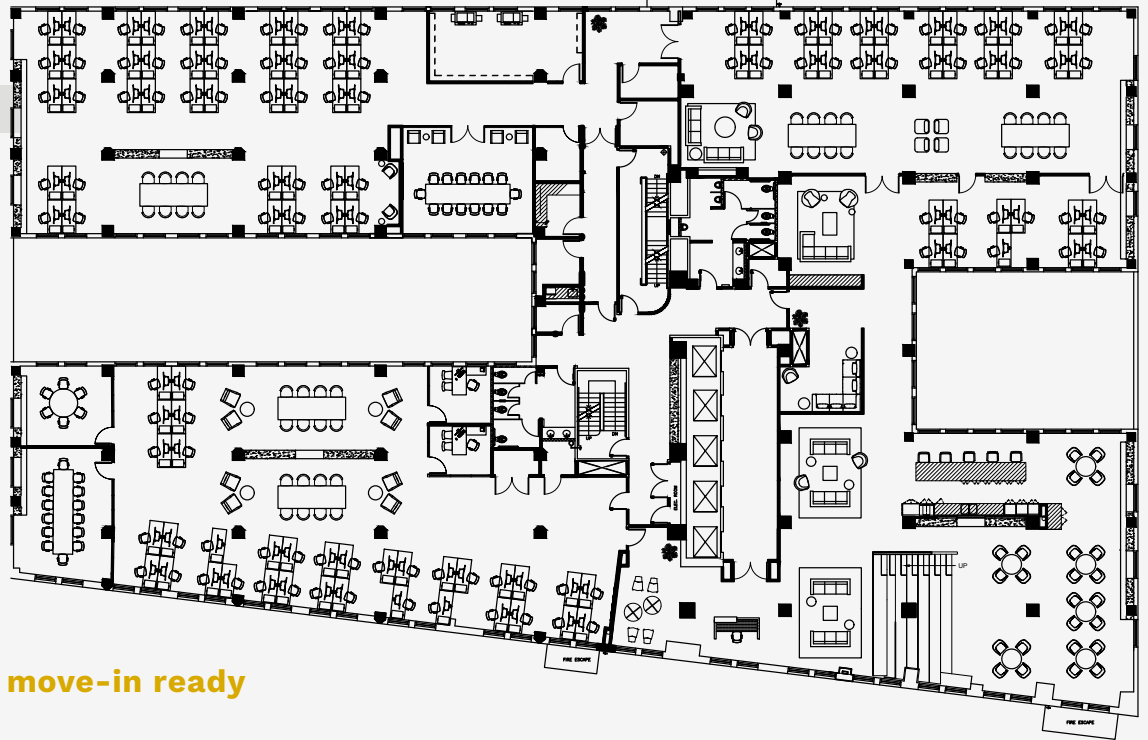
SPACE PLANS & AVAILABILITIES

7TH & 8TH FLOORS

SUITE 700**

20,102 RSF

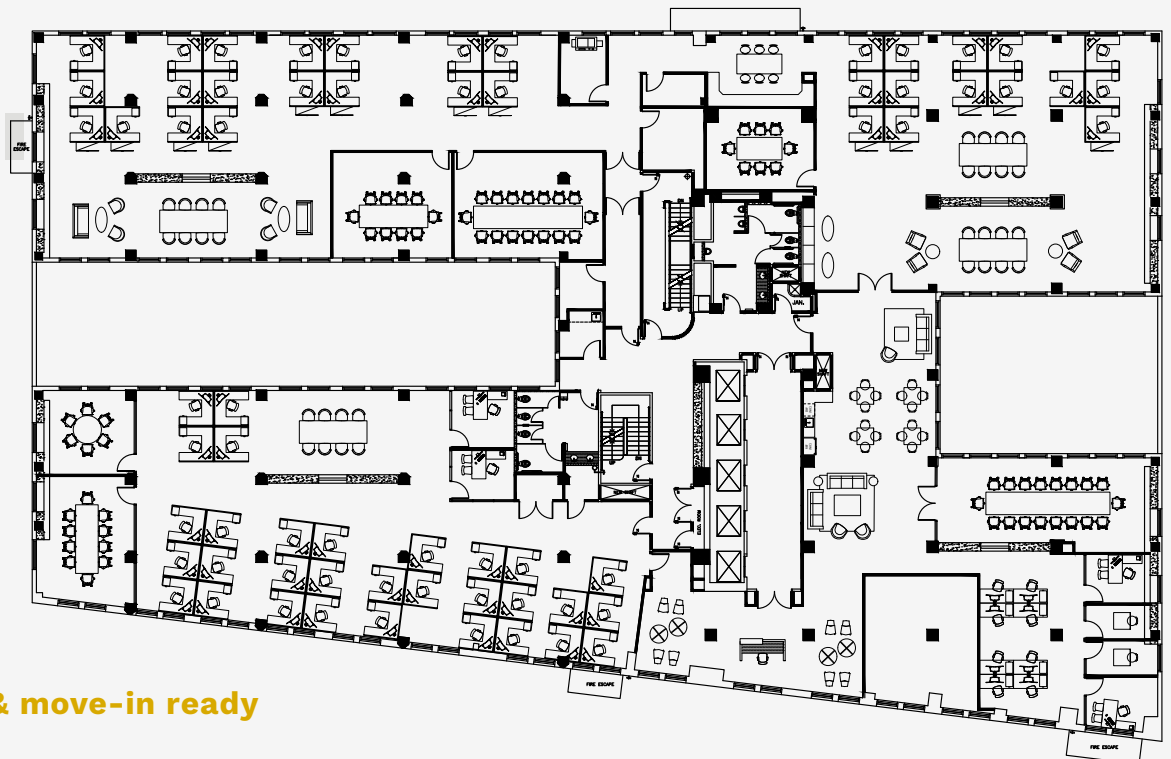
Fully furnished & move-in ready



SUITE 800**

20,102 RSF

Fully furnished & move-in ready

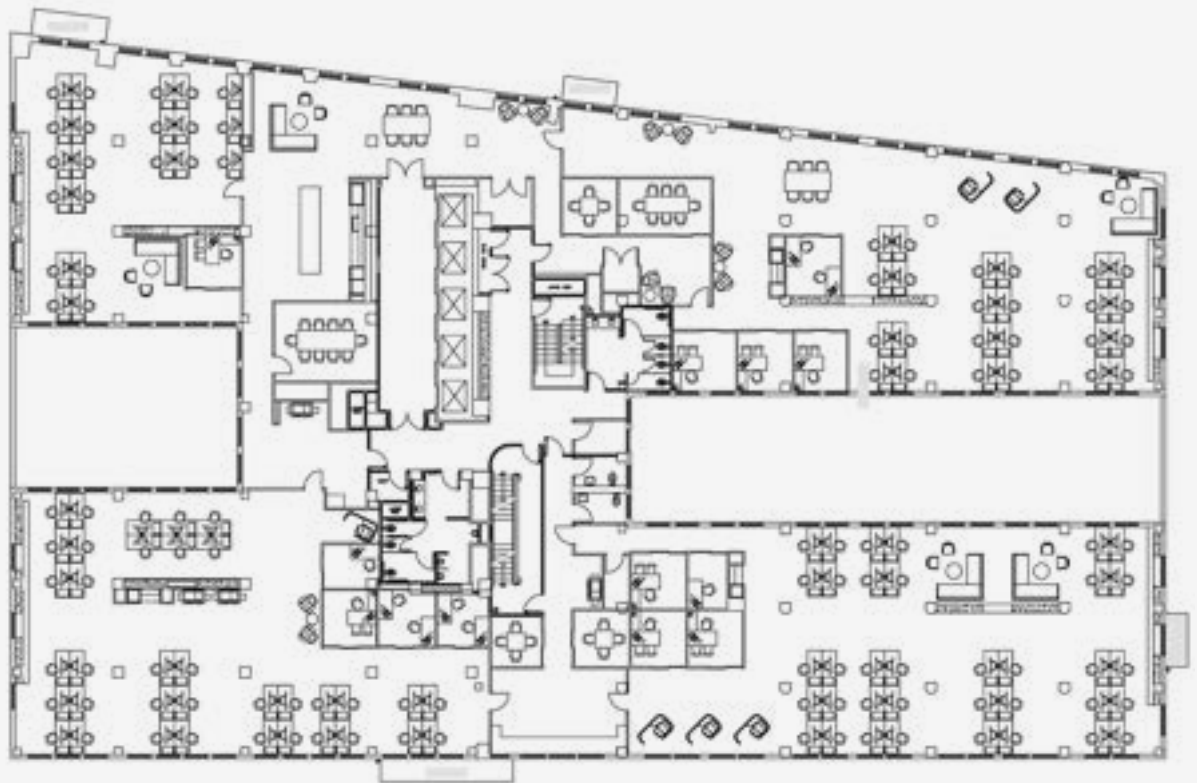


**160,307 RSF contiguous available

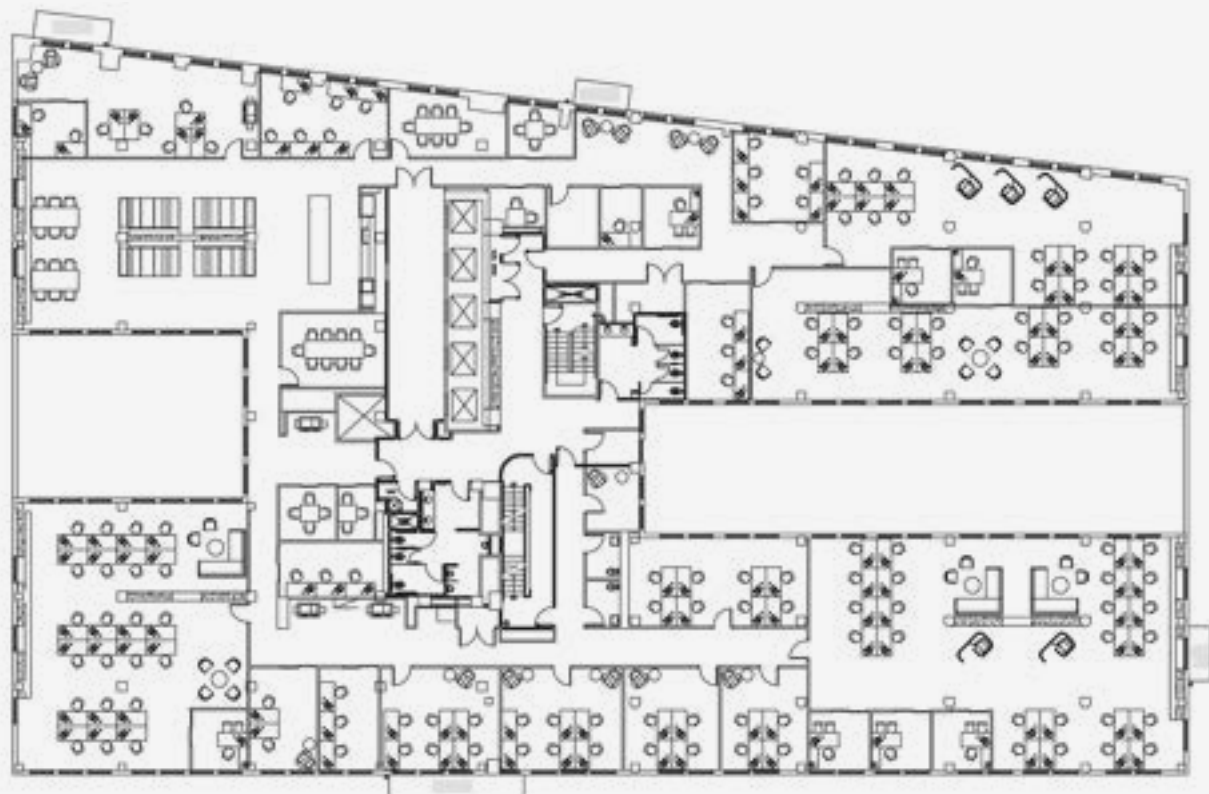
SPACE PLANS & AVAILABILITIES

9TH & 10TH FLOORS

SUITE 900**
20,102 RSF



SUITE 1000**
20,102 RSF

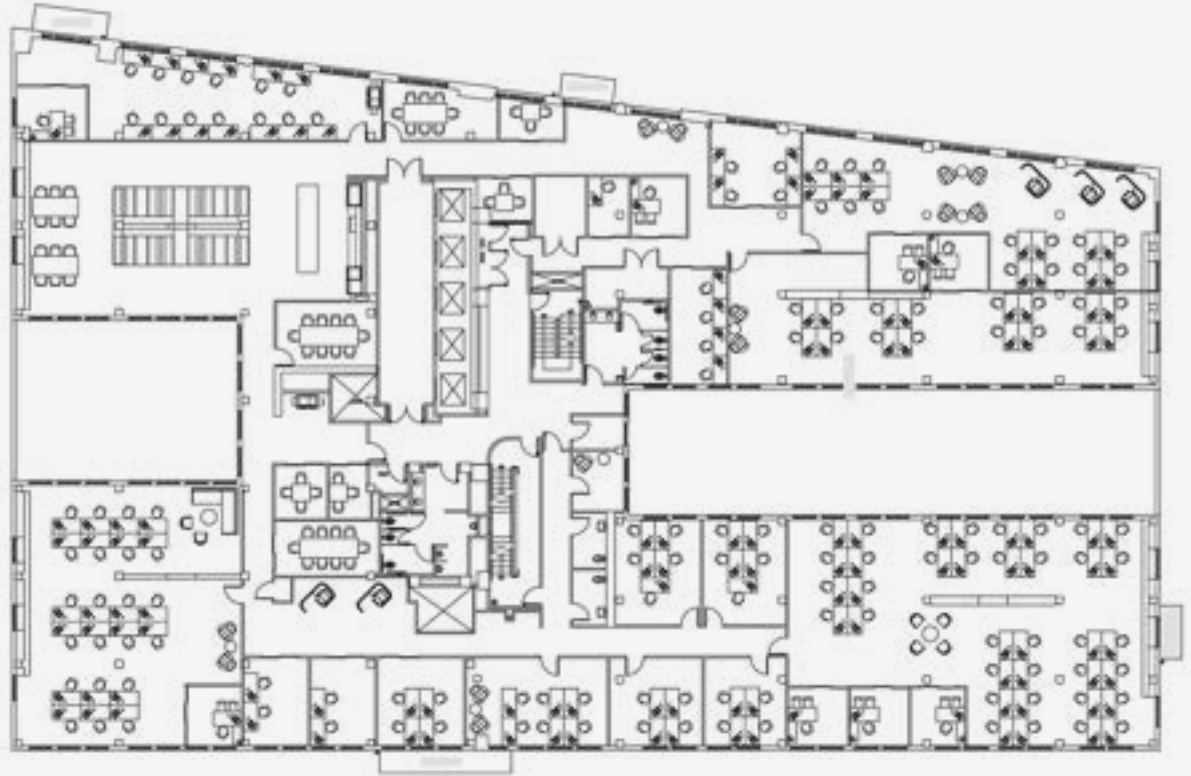


**160,307 RSF contiguous available

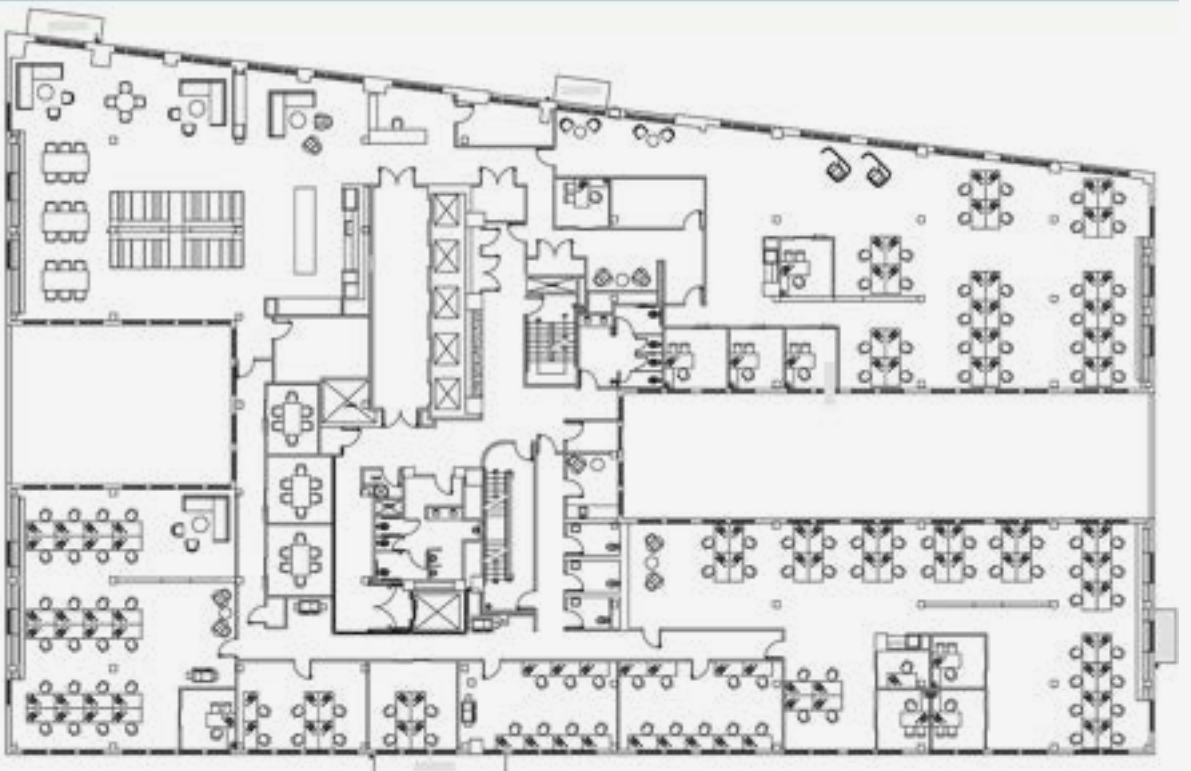
SPACE PLANS & AVAILABILITIES

11TH & 12TH FLOORS

SUITE 1100**
19,995 RSF



SUITE 1200**
19,701 RSF



**160,307 RSF contiguous available

OFFICE GALLERY

SPEC SUITE 505







COFFEE/BAR

- 1 THE CAPITAL GRILLE
- 2 GOLDEN GOPHER
- 3 PHILZ COFFEE
- 4 ANDANTE COFFEE
- 5 IL CAFÉ
- 6 COGNOSCENTI COFFEE
- 7 BROADWAY BAR
- 8 VERVE COFFEE
- 9 BIERGARTEN
- 10 PATTERN BAR
- 11 CANA RUM BAR
- 12 MIKKELLER BAR
- 13 STARBUCKS
- 14 STARBUCKS
- 15 PRANK BARK
- 16 NIMBUS COFFEE
- 17 BIRDIES
- 18 BLUE MOON HOOKAH LOUNGE
- 19 SNOWDAY IN LA

ENTERTAINMENT

- 1 LUCKY STRIKE
- 2 GRAMMY MUSEUM
- 3 LA LIVE
- 4 MICROSOFT THEATRE
- 5 CRYPTO.COM ARENA
- 6 FIDM
- 7 ORPHEUM
- 8 MAYAN
- 9 BELASCO
- 10 PYO GALLERY

GYM/FITNESS

- 1 SOULCYCLE
- 2 CROSSFIT 213
- 3 CLUB PILATES

HOTEL

- 1 HOTEL FIGUEROA
- 2 COURTYARD BY MARRIOTT
- 3 RESIDENCE INN

- 4 THE RITZ CARLTON
- 5 JW MARRIOTT
- 6 STILE DTLA
- 7 LEVEL FURNISHED
- 8 HOXTON HOTEL
- 9 PROPER HOTEL

RESTAURANTS/MARKET

- 1 KATSUYA
- 2 THE PANTRY
- 3 PANINI KABOB GRILL
- 4 CABRA
- 5 FLEMINGS
- 6 WP24
- 7 TOMS WATCH BAR
- 8 WHOLE FOODS
- 9 COLORI KITCHEN
- 10 SHAKE SHACK
- 11 CARA CARA
- 12 SWEETGREEN
- 13 RALPHS
- 14 PANINI CAFÉ
- 15 LALA'S ARGENTINE GRILL
- 16 SHEKARCHI
- 17 THE STOCKING FRAME
- 18 LA CHAPTER
- 19 DUNE DOWNTOWN
- 20 BIRDIES
- 21 UMAMI
- 22 WOOD SPOON
- 23 BROKEN SPANISH
- 24 ARASHI SUSHI
- 25 PALM RESTAURANT
- 26 HYGGE BAKERY
- 27 BARCITO
- 28 PIZZA SOCIALE
- 29 DANNY'S TACOS
- 30 GRUB N' GO
- 31 MASTER BURGER
- 32 CHIPOTLE

- 33 CABANAS
- 34 DTLA RAMEN

EDUCATION

- 1 ASU

RETAIL

- 1 ACNE STUDIOS
- 2 BNKR
- 3 URBAN OUTFITTERS
- 4 A.P.C.
- 5 AESOP
- 6 JESSICA LOUISE
- 7 CA MARKET CENTER
- 8 WEST ELM
- 9 PACSUN
- 10 APPLE
- 11 THEORY



the hoxton

P A C S U N

PROPER

SOULCYCLE



Theory

URBAN OUTFITTERS

sweetgreen

west elm

The
**WESTERN
PACIFIC**

ON BROADWAY



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