

FOR LEASE

BILTMORE COURT & TOWER

500-520 S GRAND AVE
LOS ANGELES, CA 90071



*Prime Office Spaces for Lease
in Downtown Los Angeles*

AVAILABLE	±500 SF to 54,000 SF
LEASE RATE	Biltmore Court - \$2.50 PSF/Month Biltmore Tower - \$2.75 PSF/Month
PARKING RATIO	1:1000

\$2.50-\$2.75 PSF

LEASE RATE (PER MONTH, FSG)

\$2.00 PSF

BROKER BONUS & 100% PAYMENT

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LIC N° 01226464

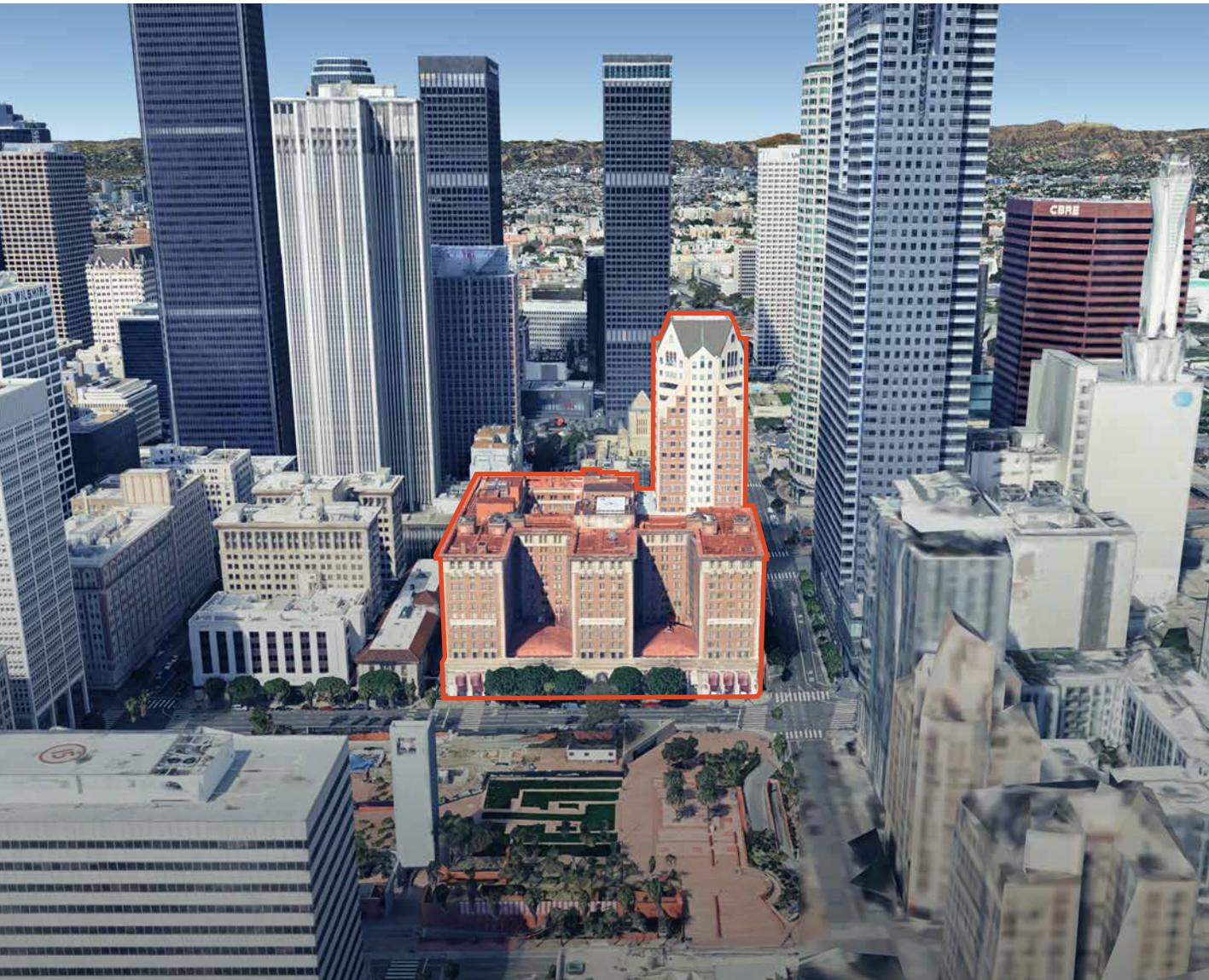
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Property Highlights

Flexible office space available in iconic DTLA landmark property with the Millennium Biltmore hotel

Opportunities in two architecturally distinctive structures: Biltmore Court and Biltmore Tower (see site plan on page 6)

Built in 1923, Biltmore Court is part of the property's historic 12-story hotel building, with exposed brick and concrete floors - a blank canvas perfect for creative office users

Biltmore Tower offers professional firms incredible city views with prestigious corner suites and potential full floor opportunities

On-site meeting rooms, gym, food service and hotel available to office tenants

Valet, reserved and unreserved parking

Directly across from extensive Pershing Square parking facility and Metro stop

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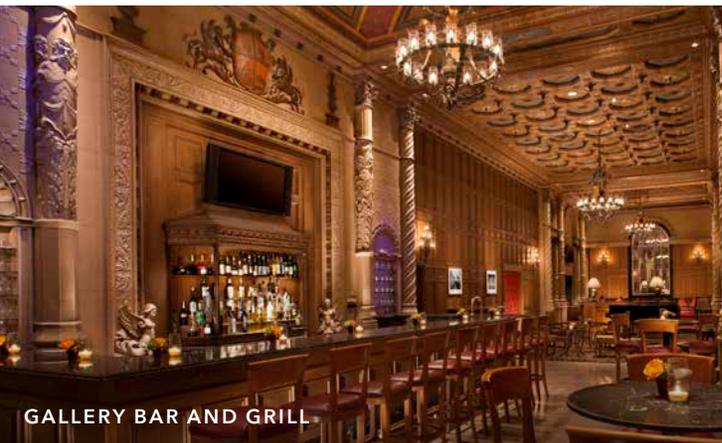
Biltmore Amenities

Event space for conferences,
meetings and receptions

In-suite catering

Fitness center and
indoor pool membership

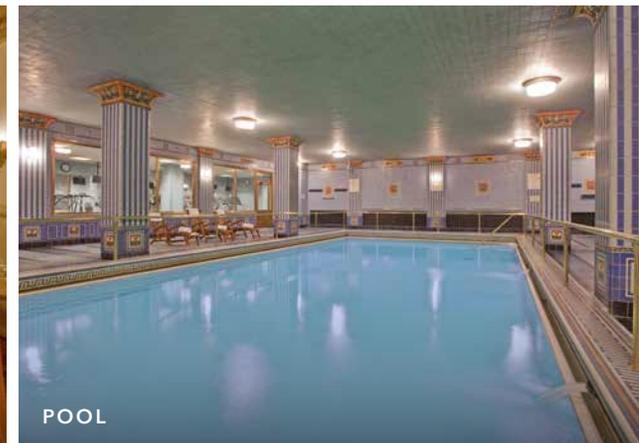
Bar and restaurant dining, and more



GALLERY BAR AND GRILL



SMERALDI RESTAURANT



POOL

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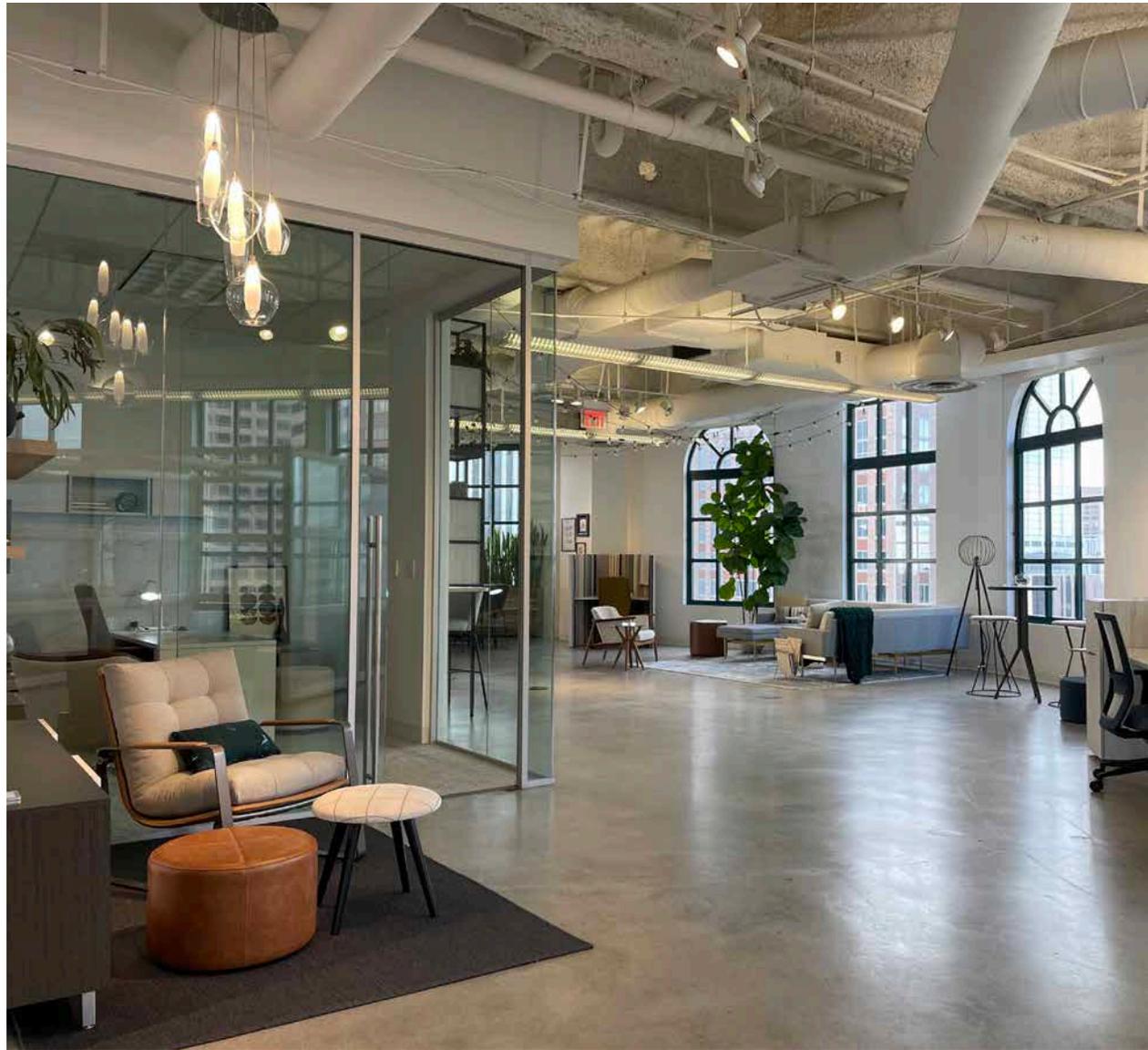
Availabilities

BILTMORE COURT

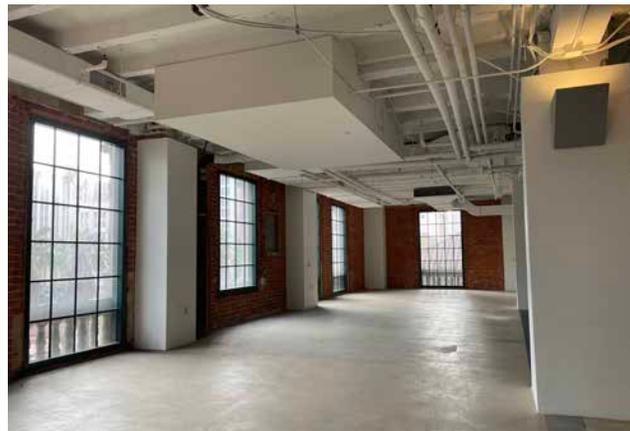
Suite	RSF	Tour
210	42,292	→
300	3,932	→
350	1,442	→
360	1,478	→
395	3,428	→
500	16,800	→
600	5,433	→
655	2,772	→
660	1,467	→
695	2,789	→
700	16,800	→
800	16,800	→
900	16,800	→
1000	7,419	→
1090	2,969	→
1100	13,404	→

BILTMORE TOWER

Suite	RSF	Tour
100	2,299	→
1100B	2,107	→
1120	2,223	→
1150	2,083	→
1300	7,220	→
1400	3,419	→
1480B	2,215	→
1499	1,206	→
1800	10,134	→
2080	2,086	→
2300	8,014	→
2400	7,989	→



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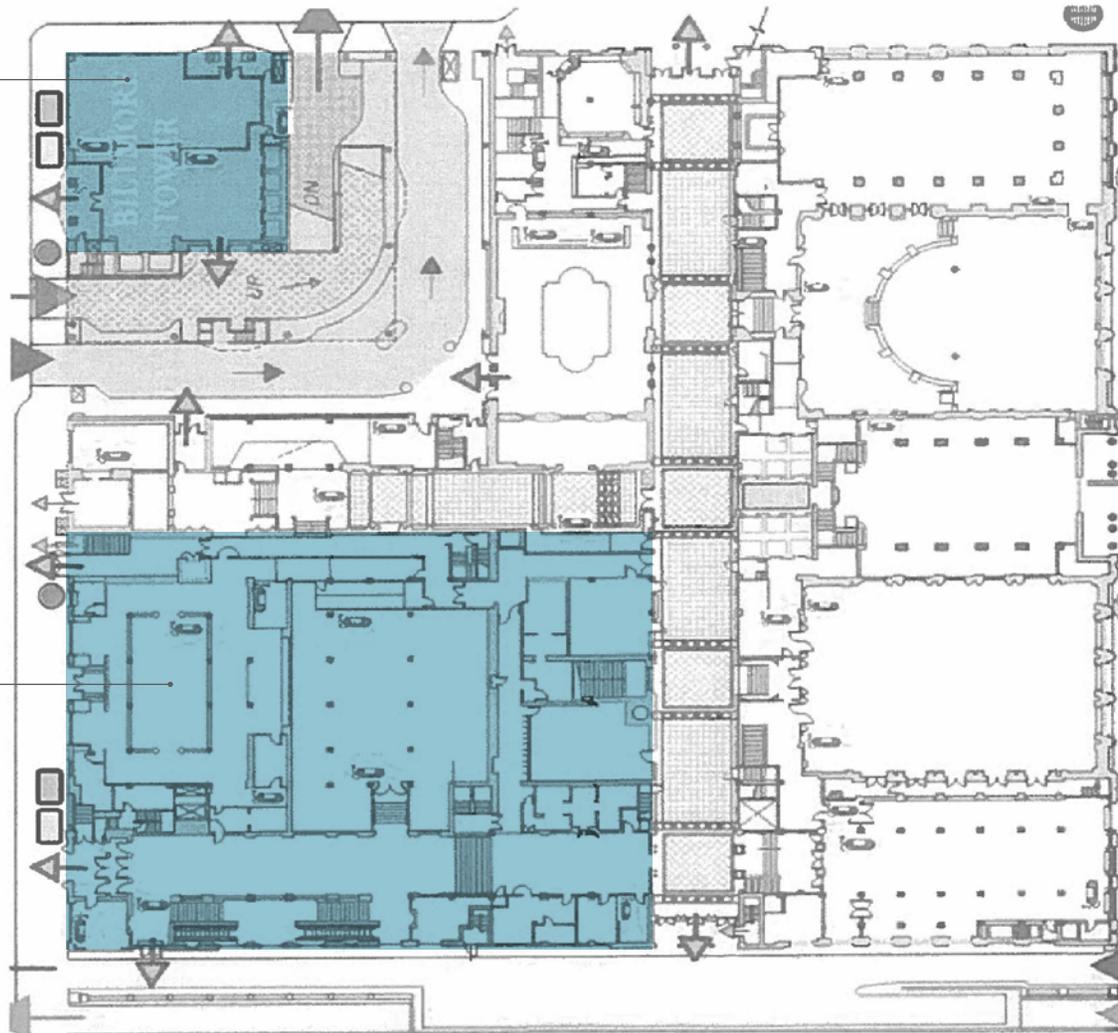
BILTMORE COURT & TOWER

BILTMORE TOWER

24 Floors
±34,078 SF Available

BILTMORE COURT

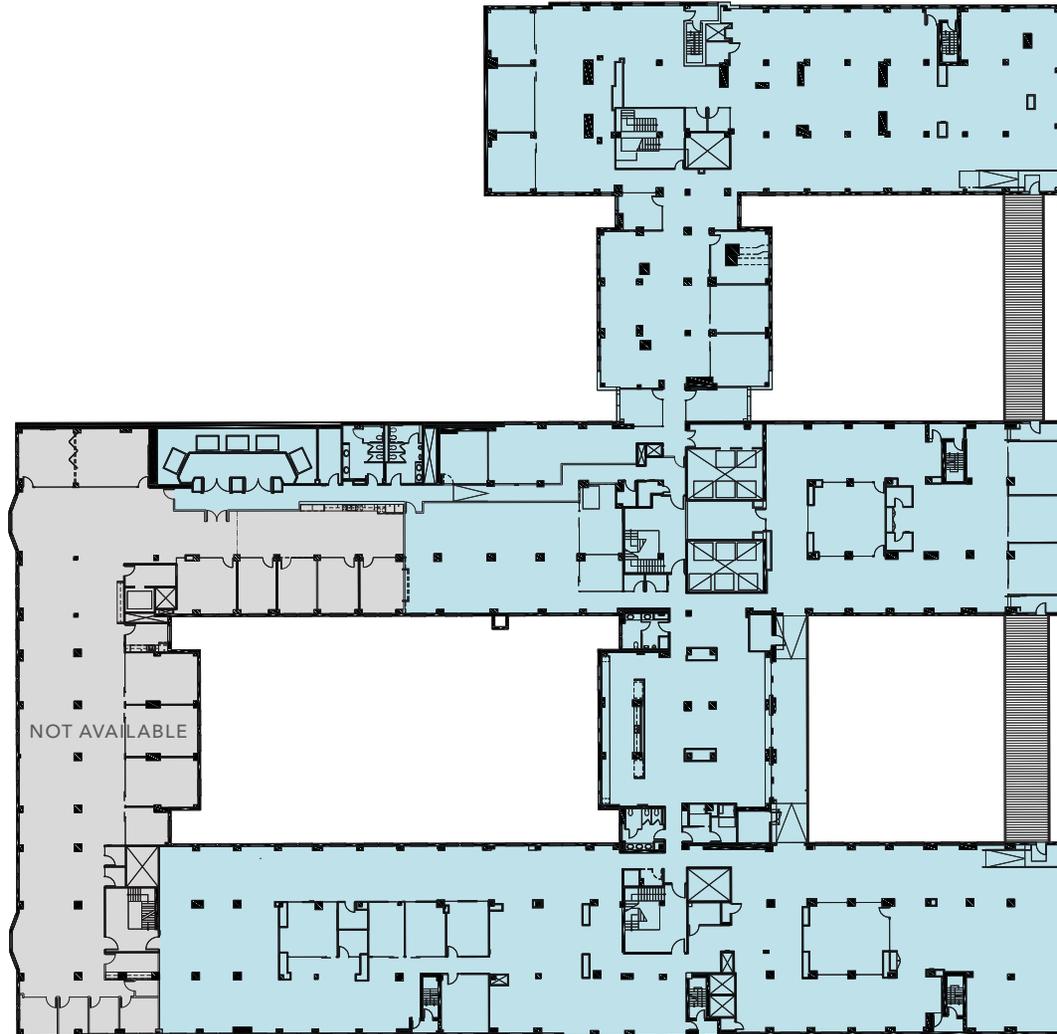
12 Floors
±218,214 SF Available



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SUITE 210 | ±42,292 RSF



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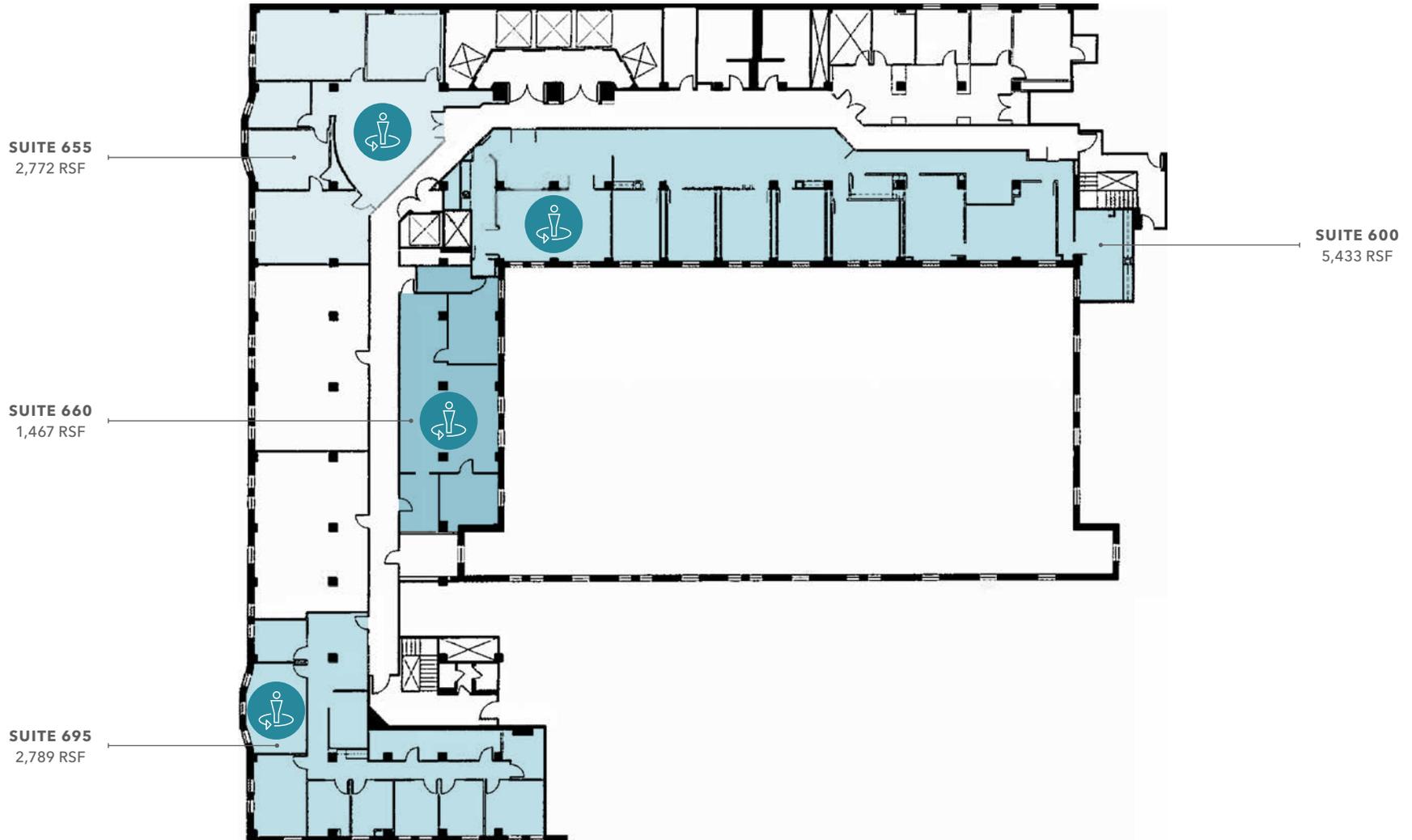
3RD FLOOR



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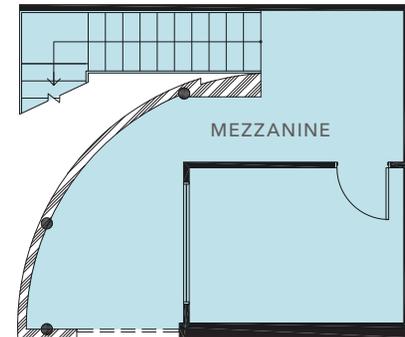
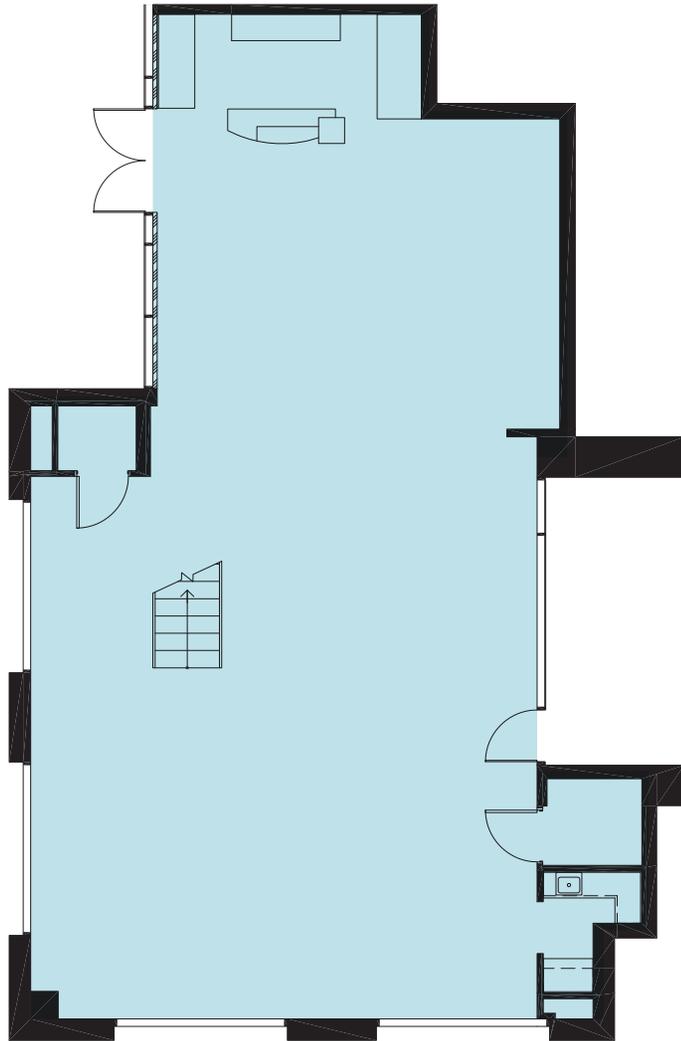
6TH FLOOR



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SUITE 100 | ±2,299 RSF



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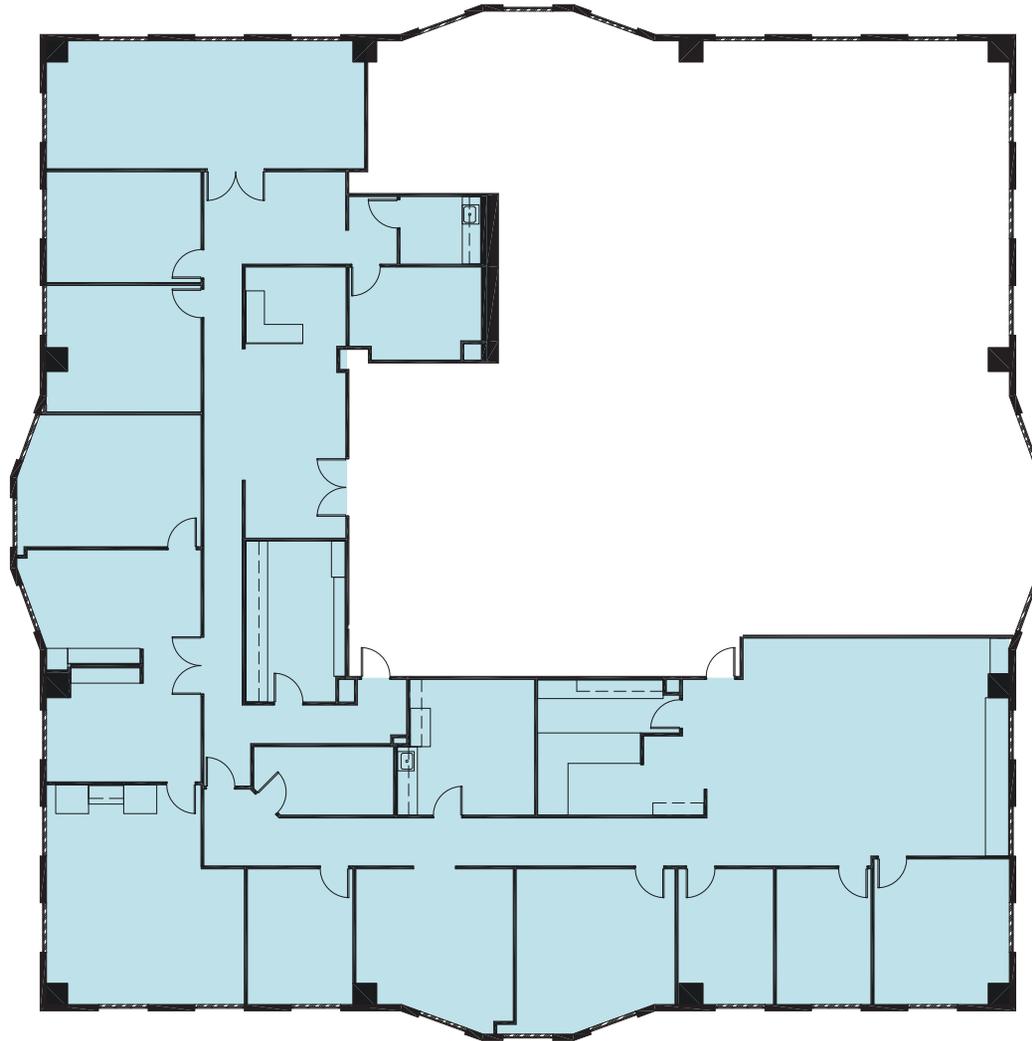
11TH FLOOR



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SUITE 1300 | ±7,220 RSF



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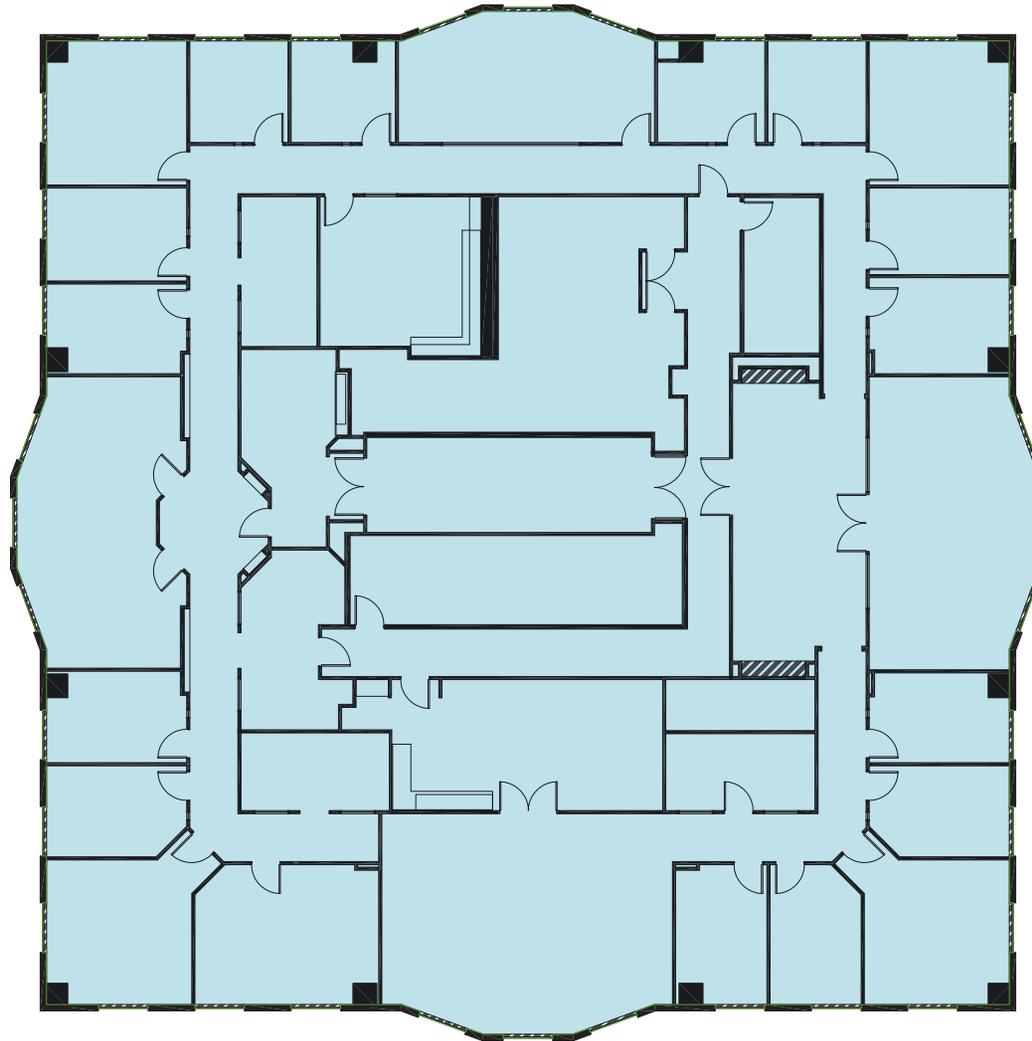
14TH FLOOR



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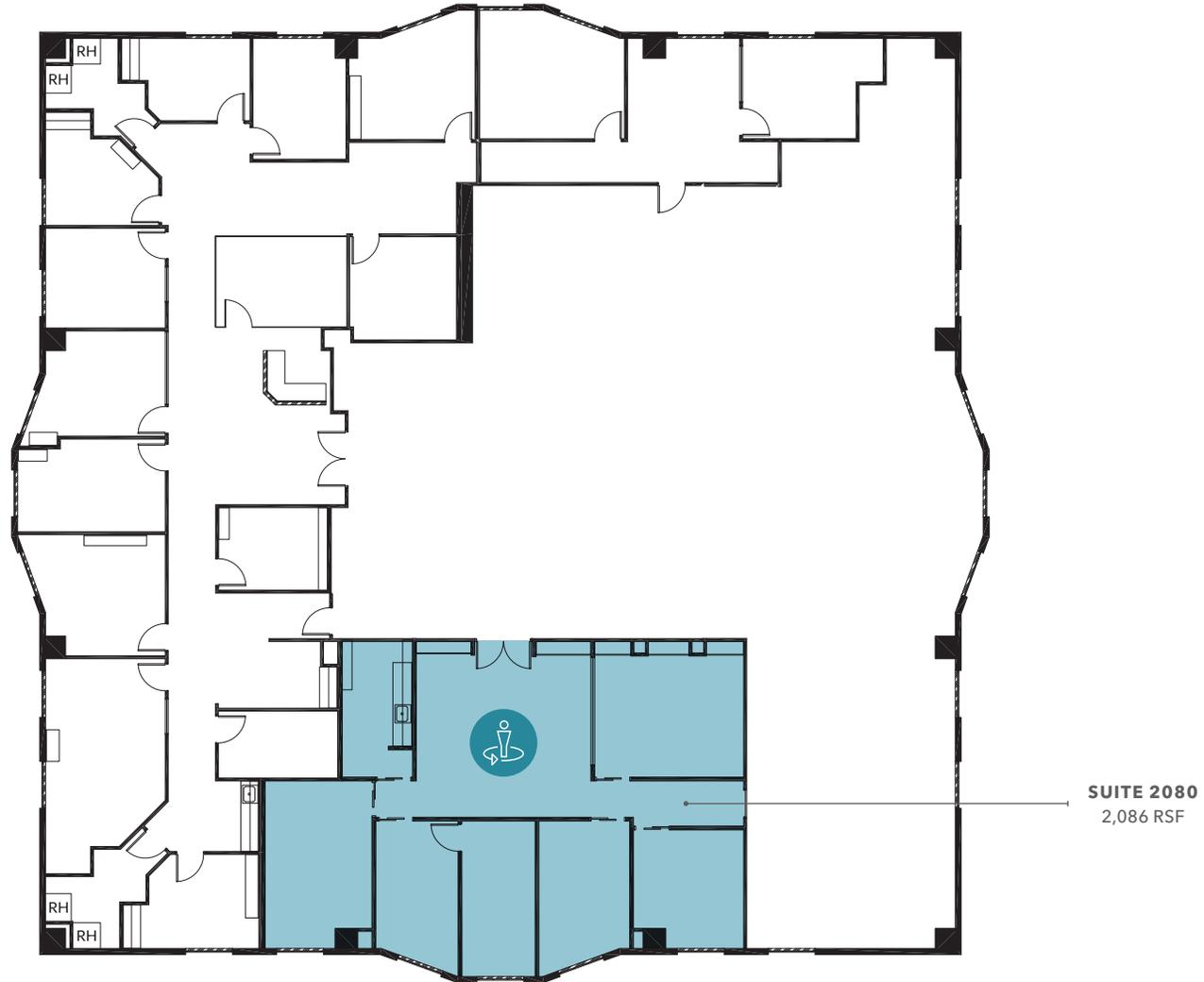
SUITE 1800 | ±10,134 RSF



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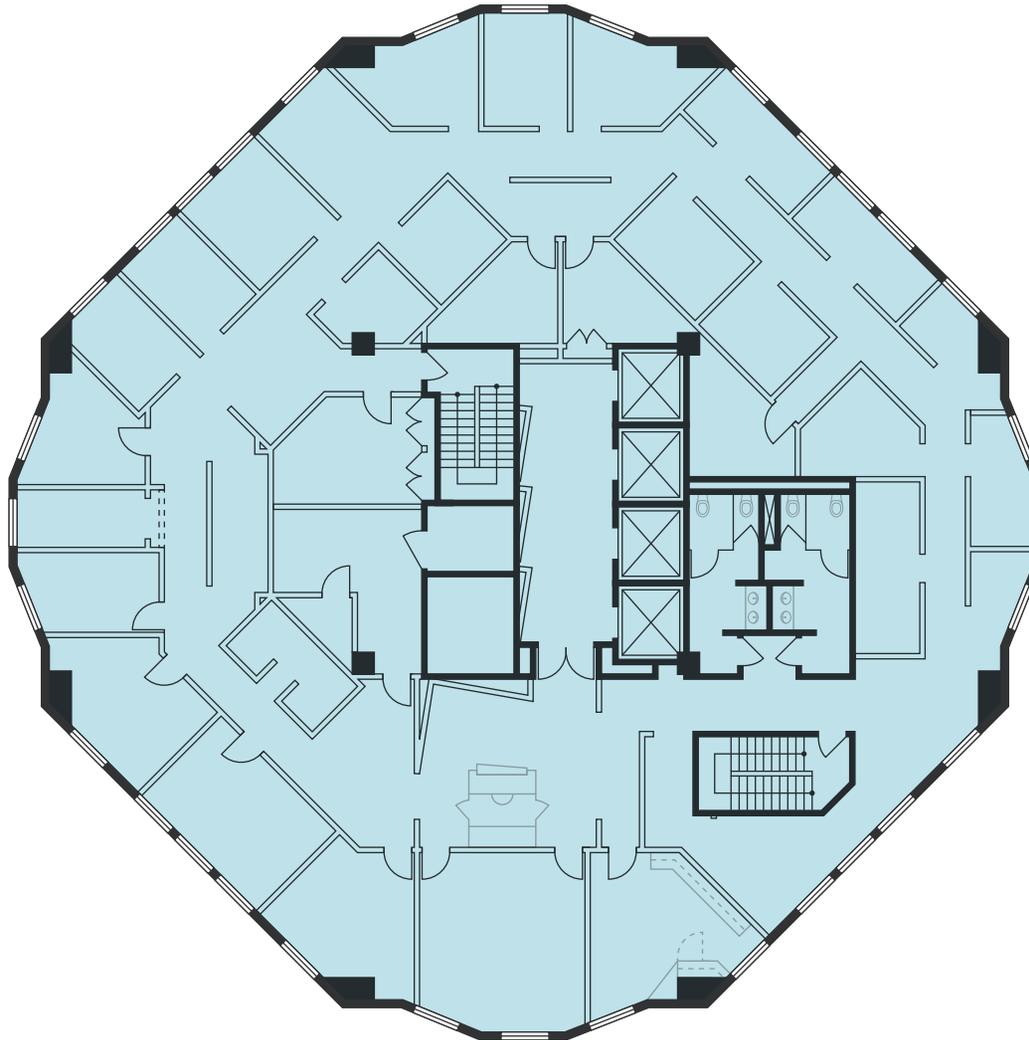
20TH FLOOR



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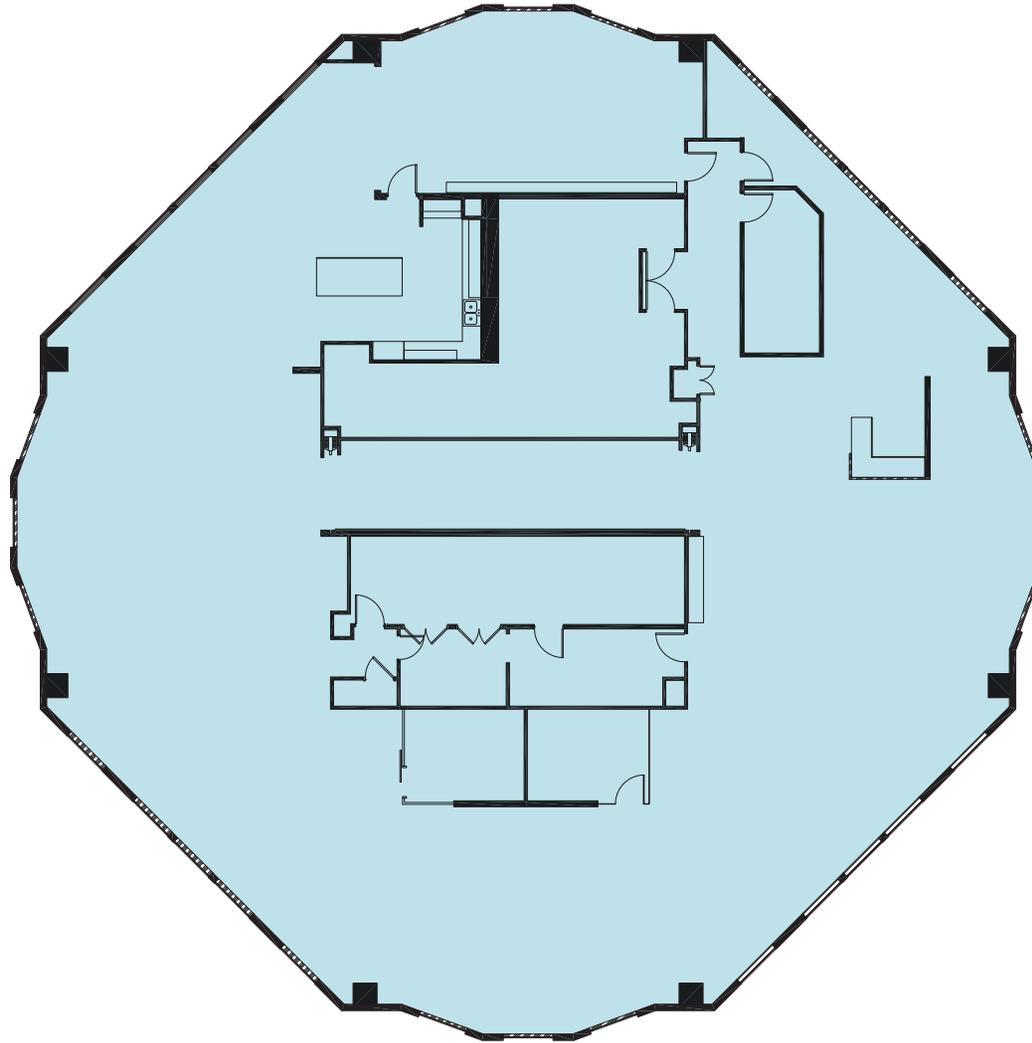
SUITE 2300 | ±8,014 RSF



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SUITE 2400 | ±7,989 RSF



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