

## **AMENITY RICH**

Direct access to all major freeways

Adjacent to 7th Street Metro Station and steps away from Metro Bike Share Station  $\,$ 

Brookfield Properties shuttle service to nearby parking and DTLA destinations

Anchored by FIGat7th shopping; TASTE Food Hall and restaurants

Neighboring major restaurants, hotels, private clubs, entertainment and cultural venues, and attractions

State of the art conference, tenant lounge, and special event facilities powered by Convene

Professionally staffed, on-site management team with 24-hour building security, engineering and maintenance services

2.5 acre landscaped plaza with seating

Unsurpassed tenant and visitor car experience:

- Parking with visitor and reserved offerings
- Reserved executive parking
- EV charging stations
- Dedicated bike parking
- Car service center
- Executive car wash and detail services

FIGat7th weekly Farmers Market

Arts Brookfield produced seasonal exhibits and live music events

## **BUILDING HIGHLIGHTS**

**BUILDING SIZE:** 

OFFICE: 904,198 SF

RETAIL: 330,000 SF (FIGat7th)

PARKING: 1:1.000

TYPICAL FLOOR SIZE: 23,000 RSF

NUMBER OF FLOORS: 41

TYPICAL CEILING HEIGHT: 12'6" slab-to-slab; 9' finished

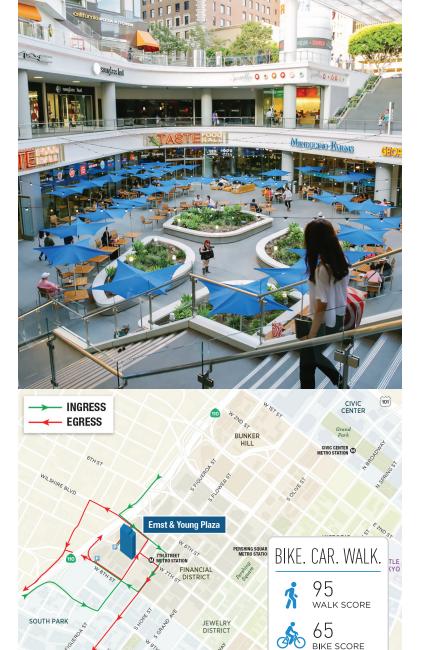
YEAR BUILT: 1985

**BUILDING ARCHITECT: Skidmore, Owings & Merrill** 









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TRANSIT SCORE