

INDUSTRY

THE CAL EDISON DTLA

RISING  BGO

TORREY PINES BANK

REIMAGINED
ICON

A NEW
WORKPLACE
EXPERIENCE

ABOUT

Originally built in 1931 as the Southern California Edison headquarters, **THE CALEDISON** is a 13-story Art Deco landmark in the heart of Downtown LA's Financial District. Thoughtfully reimaged as a modern workplace experience, the building offers its members more than just a space—it delivers a sense of place, connection, and inspiration. With timeless architecture, cutting-edge infrastructure, and a curated mix of amenities.

Hugo Ballin's mural, *The Apotheosis of Power*. The mural mixes historical figures in the development of electrical power, including Benjamin Franklin and the Elizabethan-era scientist William Gilbert, with allegorical figures depicting electricity (in the form of a luminous hand reaching down from heaven) as the force that will, in Balin's words, "mitigate the travails of humanity."



AVAILABILITIES

THE CALEDISON offers a wide range of leasing options—from boutique suites starting at ±1,200 RSF to unique full-floor opportunities on the 9th through 12th floors. Whether you're a growing team or an established company seeking a standout DTLA address, the building delivers flexibility, modern technology, and a full suite of on-site amenities.

Floor	Suite	RSF	Rate/SF FSG	Notes
1	M100	22,902	\$3.50	Full Floor / Raw Space
2	210	4,321	\$3.65	Spec Suite
2	215	3,276	\$3.65	Move-in Ready
2	220	2,674	\$3.65	Move-in Ready
2	230	2,278	\$3.75	Move-in Ready
2	250	16,084	\$3.75	Raw Space
3	350	7,193	\$4.05	2nd Generation Space
4	450	5,428	\$4.00	Raw Space with 2 Balconies
6	630	3,780	\$4.05	Spec Suite
6	675	8,868	\$4.05	Spec Suite
7	720	2,677	\$3.75	Move-in Ready
7	760	1,360	\$3.75	Move-in Ready
9	900	15,286	\$4.10	Move-in Ready
9	910	2,420	\$4.10	Move-in Ready
9	920	1,261	\$4.10	Move-in Ready
10	1000	18,966	\$4.10	2nd Generation Space
11	1100	18,876	\$4.00	Full Floor / 2nd Gen. Space
12	1200	17,337	\$4.50	Raw Space / Historic Features

—CONTACT

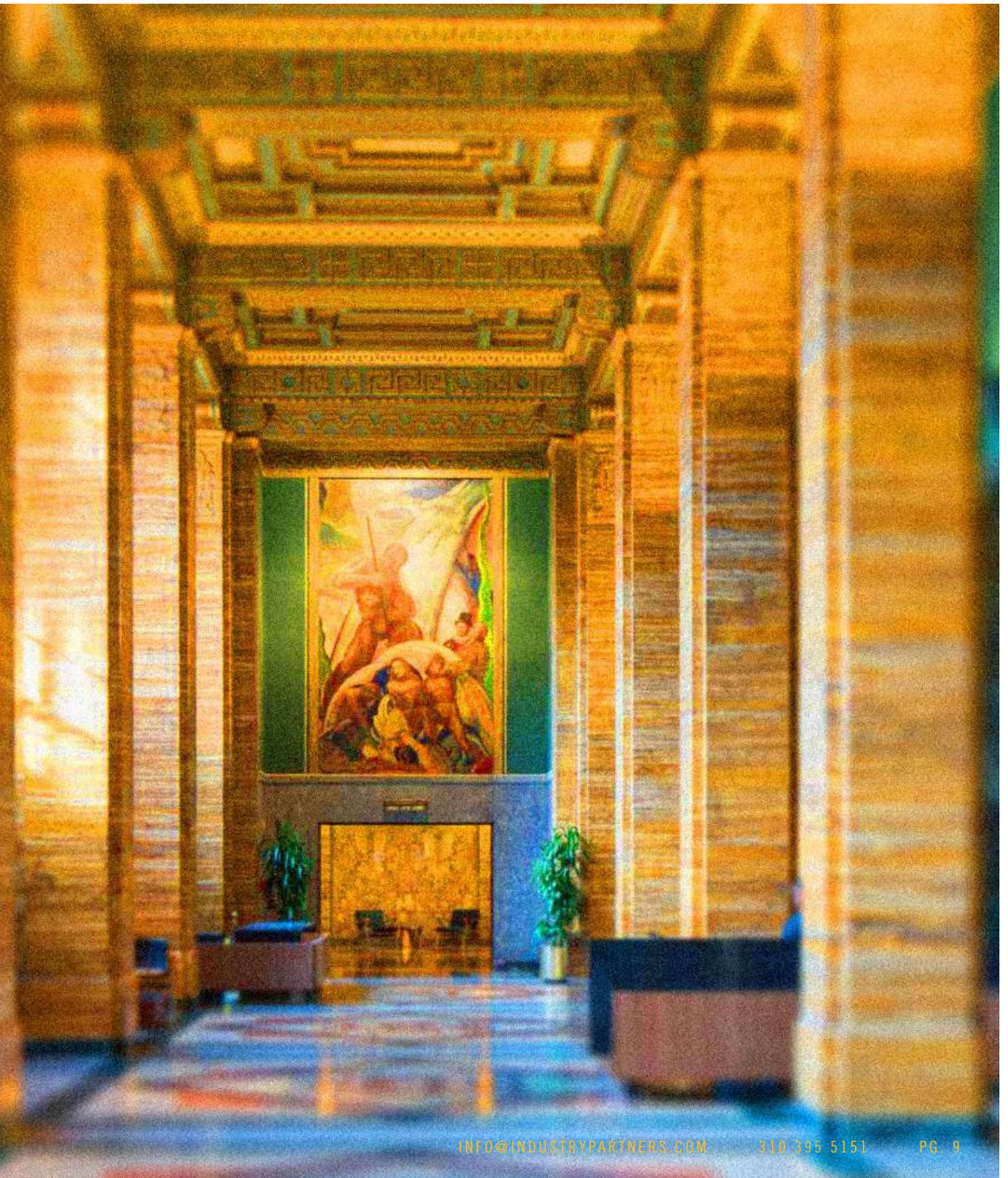
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**LEED PLATINUM CERTIFIED / ON-SITE
MANAGEMENT / 24-7 SECURITY /
SECURE PARKING GARAGE / CREATIVE
SPEC SUITES / TENANT LOUNGE
WITH CONFERENCE ROOM / EXTERIOR
PATIO SPACE / DOG FRIENDLY / HIGH-
SPEED 5X5 TELECOM INTERNET /
CLOSE PROXIMITY TO METRO / BIKE
STORAGE / STUNNING ART DECO LOBBY
/ BALCONIES ON SELECT FLOORS /
FREE PUBLIC WI-FI THROUGHOUT
COMMON AREAS / TELECOM-CERTIFIED
INFRASTRUCTURE / FULLY MODERNIZED
BUILDING SYSTEMS / NEARBY DINING,
RETAIL, AND CULTURAL ATTRACTIONS**



NEIGHBORHOOD AMENITIES

● ORANGETHEORY

● MENDOCINO FARMS

● LEMONADE

● NICK & STEF'S STAKEHOUSE

● EQUINOX

● MR. MUSTACHE

● JONATHAN CLUB

● DRAGO CENTRO

● SETTECENTO

● 71ABOVE

● GRAND CENTRAL MARKET

THE CALEDISON

● THE CALIFORNIA CLUB

● SWEETGREEN

WELLNESS & COMMUNITY, STEPS AWAY

● WATER GRILL

● TENDER GREENS

From early workouts to after-hours connection, THE CALEDISON is surrounded by experiences that elevate the everyday. Get moving with premier fitness options like Equinox and Orangetheory—all within walking distance. For lunch meetings or evening plans, celebrated spots like Drago, Sette Cento, Nick & Stef's, Water Grill, and 71Above offer standout dining just blocks away. And for deeper community, the nearby Jonathan Club and California Club provide a timeless setting for gathering, networking, and unwinding.

● SANDCOUCH

TOP AMENITIES



—EQUINOX
equinox.com

Located in the historic Bunker Hill area, Equinox Downtown LA is a luxury fitness club offering state-of-the-art cardio and strength training areas, group fitness studios, and a serene yoga space. The club features refined interiors with walnut wood tones and glossy white glass walls.



—WATER GRILL
watergrill.com/la

Water Grill is a renowned seafood restaurant located on Grand Avenue. Known for its daily-changing menu, it offers a deep variety of fish, lobsters, crabs, oysters, and shellfish, all sourced from their exclusive seafood distribution company. The restaurant provides a classic and inviting backdrop for both small and large groups.



—SETTECENTO
settecentodtla.com

Settecento is an elegant Italian restaurant situated adjacent to the Central Library in Maguire Gardens. It offers a menu celebrating Italy's culinary heritage, featuring dishes like truffle pastas, fresh seafood, and hand-stretched pizzas. The restaurant's interior blends modern elegance with Old-World charm, including floor-to-ceiling wine cellars and Renaissance artwork.



—NICK & STEF'S
nickandstefs.com

Located at 330 S. Hope Street, Nick & Stef's Steakhouse combines contemporary design with classic steakhouse tradition. Executive Chef Megan Logan offers a menu featuring USDA prime 28-day dry-aged cuts, Wagyu selections, and fresh seafood. The restaurant boasts a curated wine list of over 500 labels and craft cocktails, providing an upscale dining experience in the heart of Downtown LA.



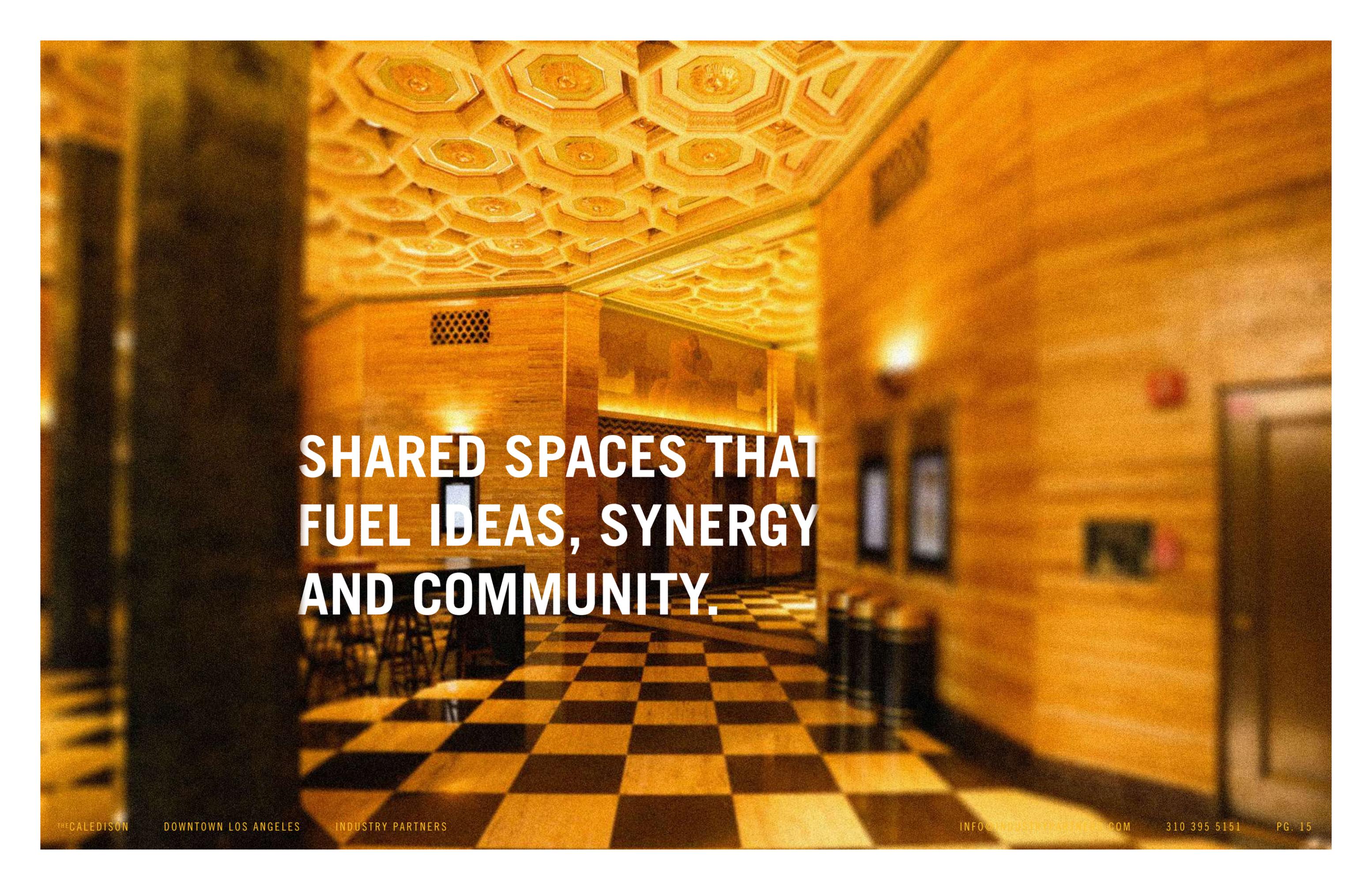
—DRAGO CENTRO
dragocentro.com

Situated at 525 S. Flower Street, Drago Centro is a premier destination for authentic Italian Sicilian cuisine with a modern twist. Chef Celestino Drago presents a menu that includes hand-cranked pastas, savory steaks, and exotic wild game, all crafted with finesse and creativity. The restaurant offers an extensive selection of premium wines from Italy and around the world, making it a standout spot for Italian dining in Downtown LA.



—71ABOVE
71above.com

Perched nearly 1,000 feet above the city atop the U.S. Bank Tower, 71Above is the highest restaurant west of the Mississippi. It offers elevated modern American cuisine by Chef Javier Lopez, complemented by breathtaking 360° views from Malibu to Laguna Hills. The restaurant features a prix fixe menu and enforces a smart casual dress code, making it ideal for special occasions.



**SHARED SPACES THAT
FUEL IDEAS, SYNERGY
AND COMMUNITY.**

BUILT FOR BELONGING, DESIGNED FOR DOING

Aquarela Coffee anchors the lobby with more than just your daily caffeine. Thoughtfully roasted and locally rooted, it's a morning ritual that energizes teams, sparks conversation, and adds a warm, human touch to the workday rhythm.

EVERYDAY EASE, BUILT IN

MIRO: MOVE-IN READY OFFICES.



TURNKEY & TECH-ENABLED

MIRO's fully furnished and fully wired designs allow for immediate move-ins.



ROOM TO GROW

We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



MIX OF SPACES

Some of the best ideas are sparked in spontaneous encounters. That's why MIRO includes a mix of spaces for focused and collaborative work.



BGO PARTNERSHIP & MEMBERSHIP BENEFITS

BGO offers an annual credit for Tenants at Cal Edison towards their owned Amenity Centers, Hotels (such as FIG in DTLA) and BGO preferred retailers.

THE
CAL EDISON

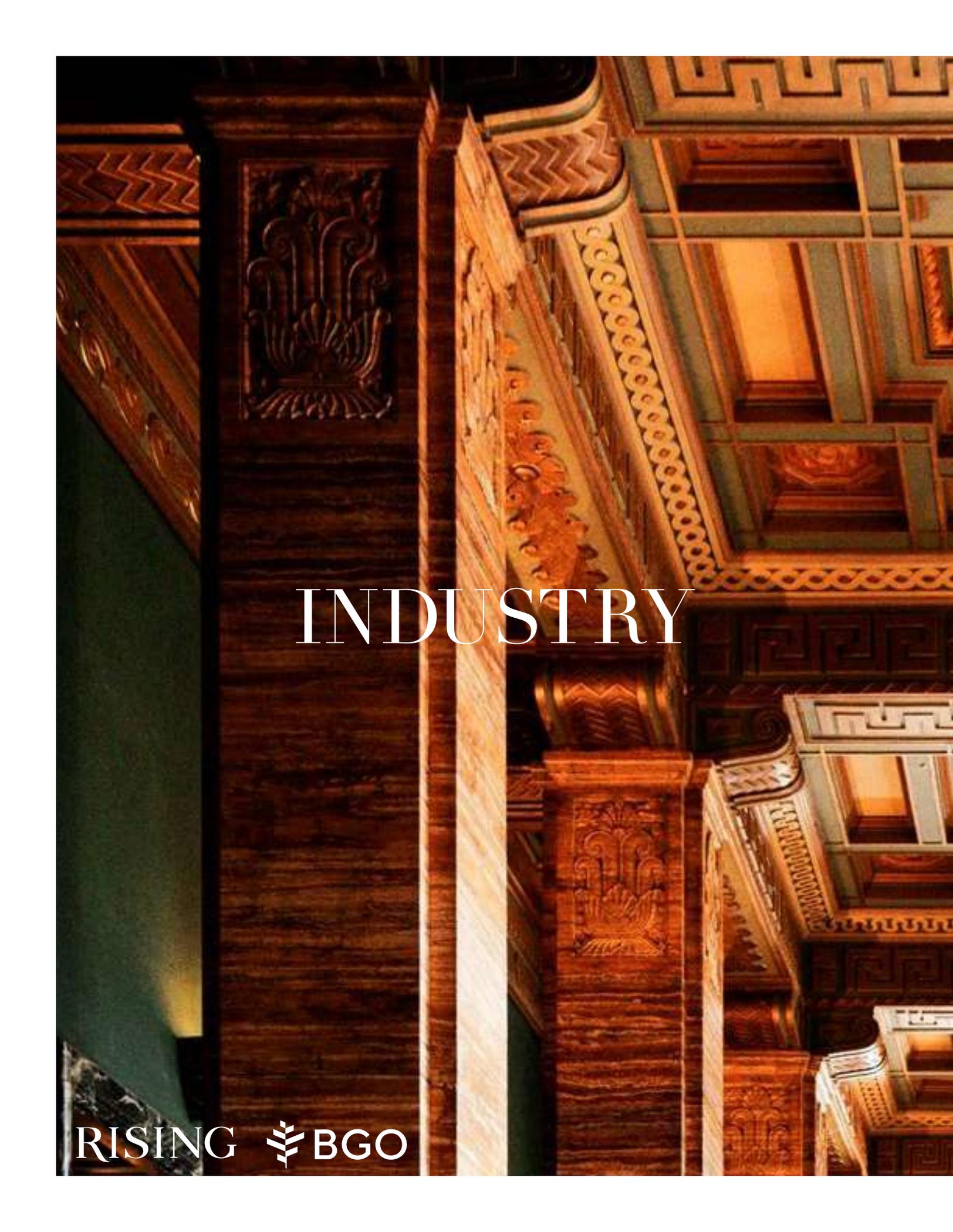
DTLA

EST. 1931

From your morning commute to last-minute logistics, CalEdison makes the workday seamless. Secure bike racks, EV chargers on-site, and nearby Metro access support a low-stress, car-free lifestyle, while valet parking stands ready when driving makes sense. On-site management ensures things run smoothly, so you can focus on what matters. It's convenience designed to keep up with the way you work.

Step out onto the 4th Floor decks and take in sweeping views of Downtown LA. Framed by the city's skyline, these outdoor spaces offer a breath of fresh air—perfect for a coffee break, casual meeting, or moment of inspiration between calls.

A VIEW WORTH PAUSING FOR

The image shows a detailed view of an ornate wooden interior, likely a grand hall or a historical building. A central column is the focal point, featuring intricate carvings. The surrounding walls and ceiling are also richly decorated with geometric and floral patterns. The lighting is warm, highlighting the textures and colors of the wood.

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