



FOR LEASE

# The Oviatt Building

617 S OLIVE ST, LOS ANGELES, CA 90014

## Creative Office Space in DTLA

Available for immediate occupancy

Centrally-located creative office building in the heart of DTLA

Close proximity to additional parking and Metro Station at Pershing Square

Close proximity to many new restaurants, hotels, and retail

Ease of access to the 110, 101, and 10 freeways

**JOHN ANTHONY, SIOR**

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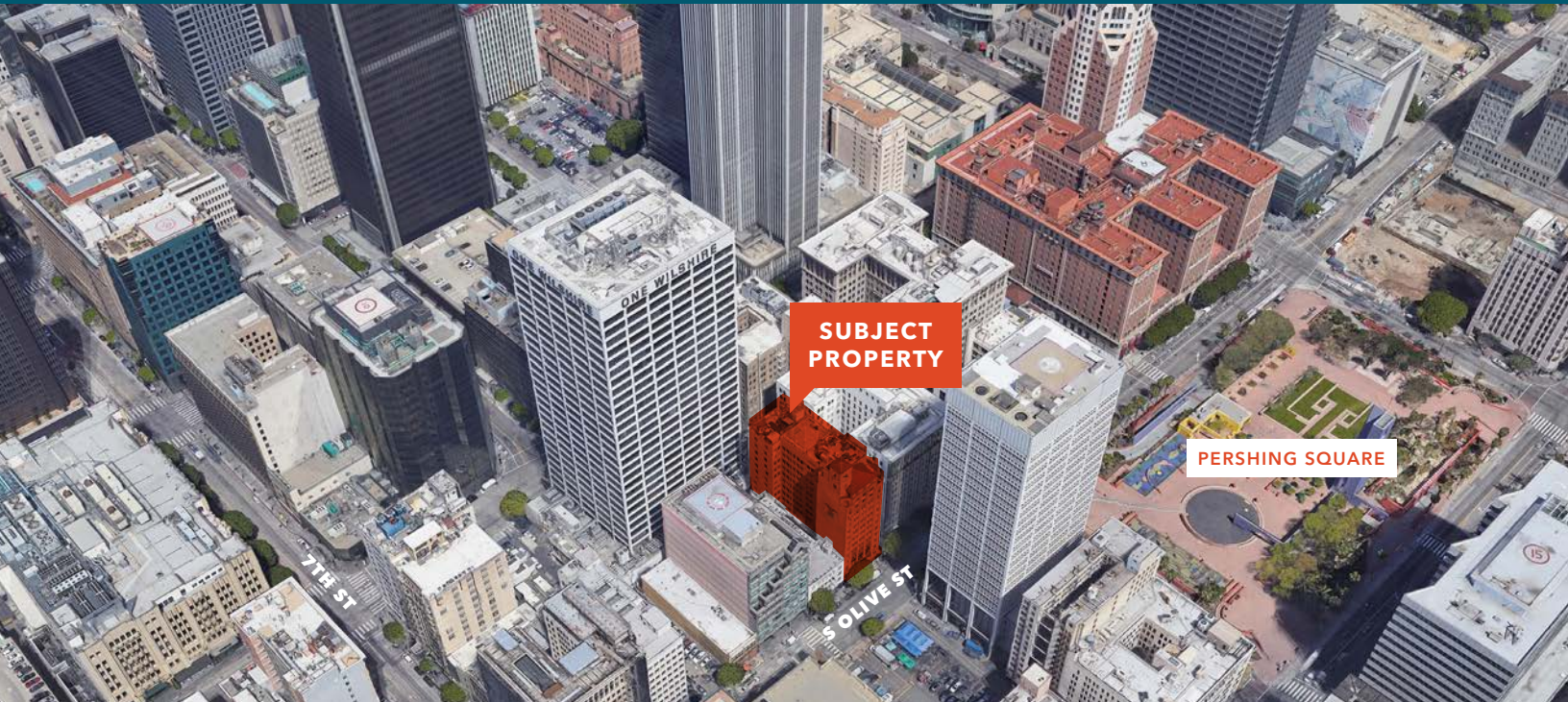
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## Highlights

**AVAILABLE** 210-3,362 SF

**RENTAL RATE** \$2.50 starting or \$2.50-\$2.75/SF FSG

**HISTORIC** highrise with move-in ready suites

**CREATIVE** and traditional office space location

**SECURED** key card elevator access

**PENTHOUSE** and ground floor restaurant

**ZONING** C5-4, Los Angeles

**PARCEL** 5144-004-015

## SUITES AVAILABLE

Suite	RSF	Description
220	3,362	Creative space with 1,051 SF of terrace - (shown above)
320	876	Creative space
406	1,016	Professional office space
410	695	Professional office space
422	1,190	Professional office space (can be demised)
709	194	Professional office space
811	941	Professional office space
900	1,484	Professional office space with Olive St facing views

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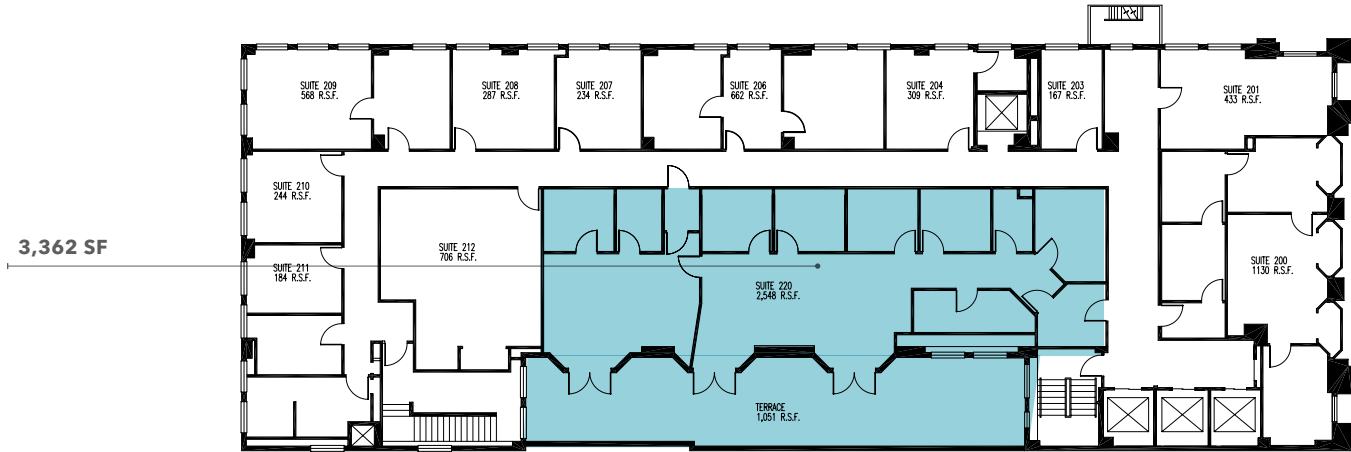
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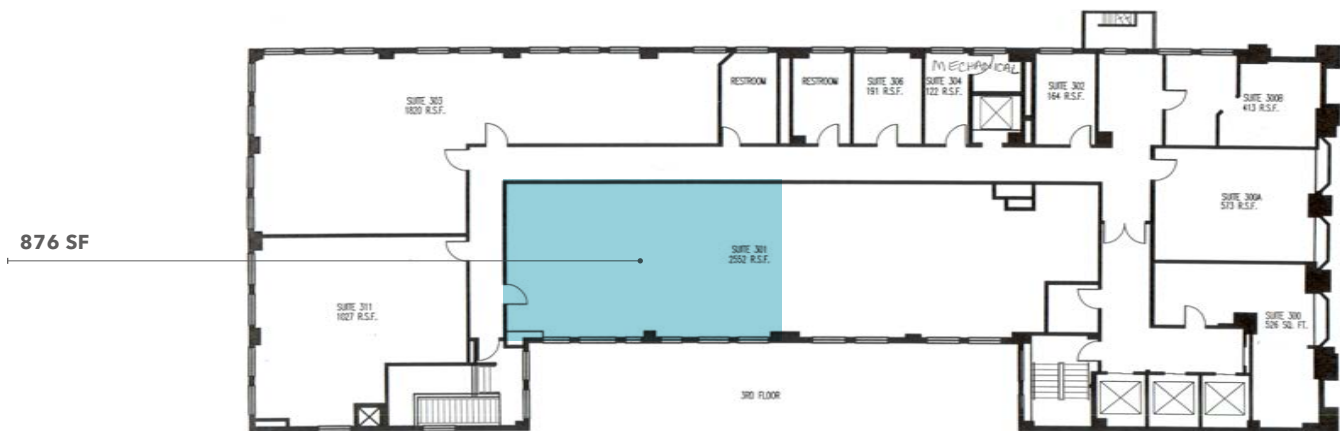
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## Suite 220



## Suite 320



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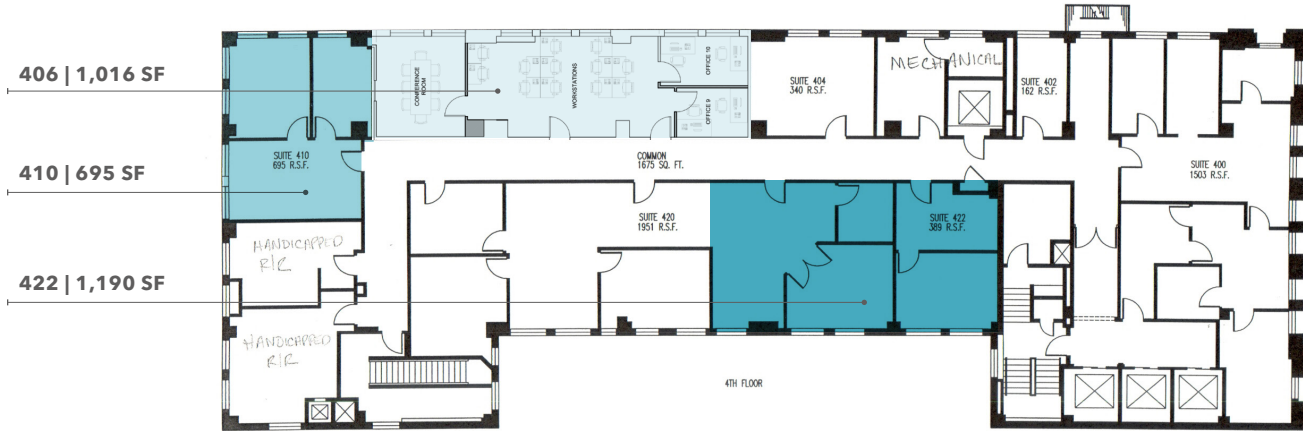
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## Suite 406, 410 and 422



## Suite 709



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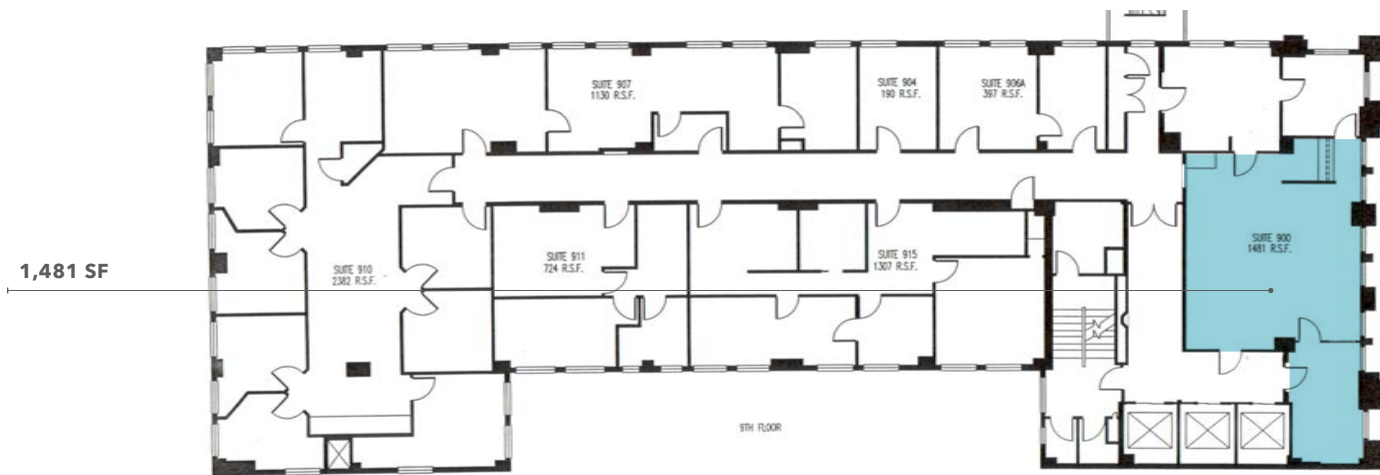
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## Suite 811



## Suite 900



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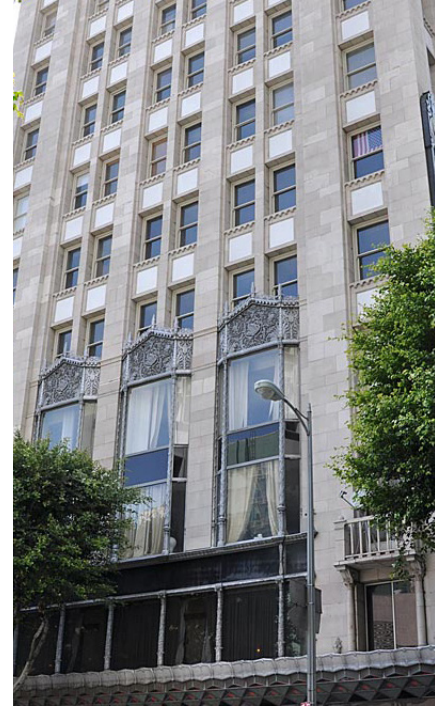
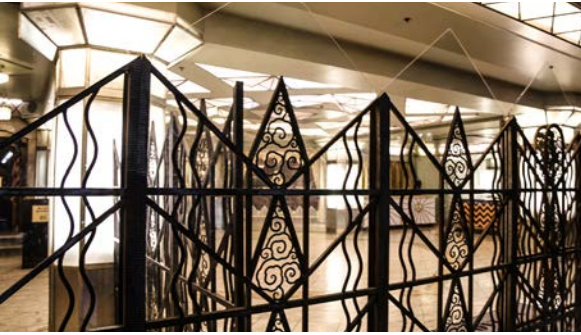
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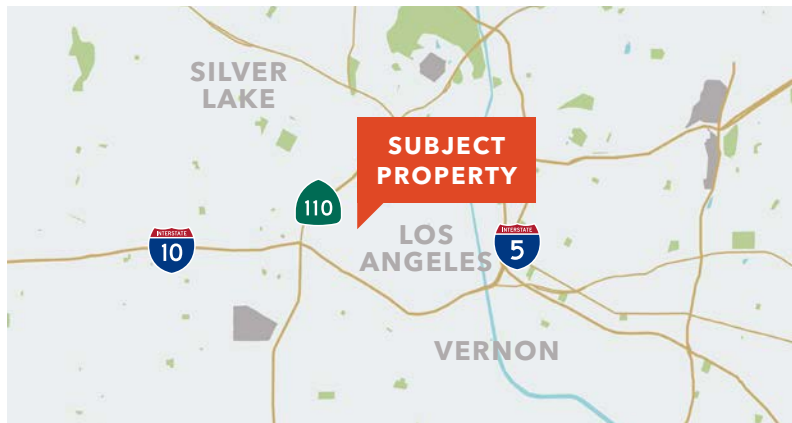
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## THE RENEWAL OF PERSHING SQUARE

Due to the revitalization of several of its neighborhoods, Downtown Los Angeles thrives with a vibrancy never seen in its history. Areas like the Old Bank District and the Historic Core were once filled with vacant buildings; now they're teeming with brand-new apartment buildings, high-end retail shops and restaurants. As a result, businesses are relocating downtown. Population has increased 150% since 2000, and continues to grow at a rapid pace. New downtown destinations like the BLOC, Grand Central Market and FIGat7th draw tourists and locals alike, both day and night.

Pershing Square Park is the heart of Downtown LA. It's also one of the few remaining areas to not receive a facelift. That's about to change. Earlier this year, an international design-team led by the Paris-based Agence Ter were selected to redesign the five-acre park using what they call a "radical flatness" to open up the space, connecting one part of the city to another, offering visitors both entertainment with concert events and relaxation with its great lawn and reflecting pool. Think of it as Central Park on the West Coast.

Other popular venues nearby include Staples Center, Dodger Stadium, Expo Park/USC, The Music Center, and Microsoft Theater.

## 1-MILE DEMOGRAPHICS



**ESTIMATED POPULATION**  
67,396



**AVERAGE HH INCOME**  
\$35,025



**DAYTIME EMPLOYMENT**  
190,200

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