

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

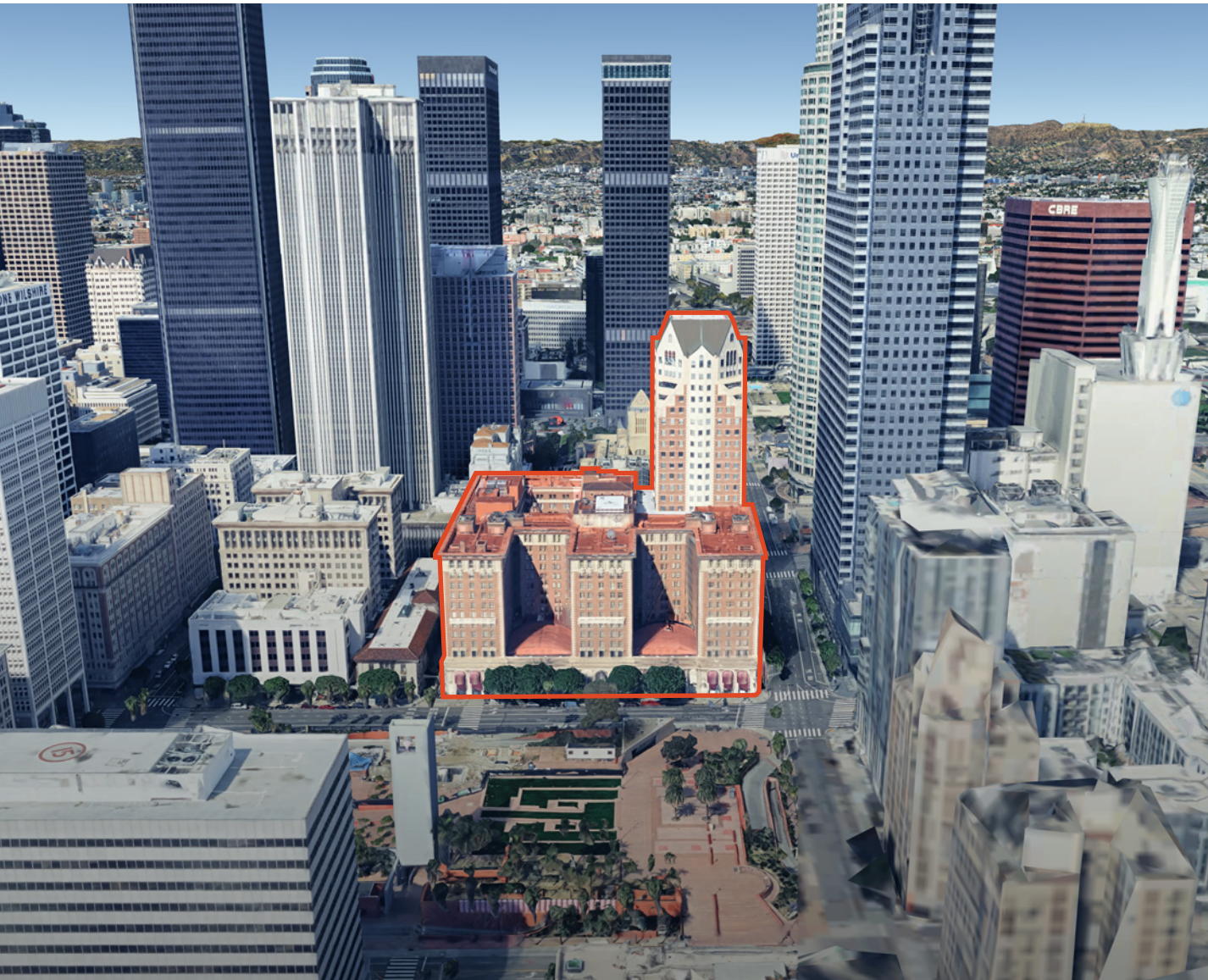
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Property Highlights

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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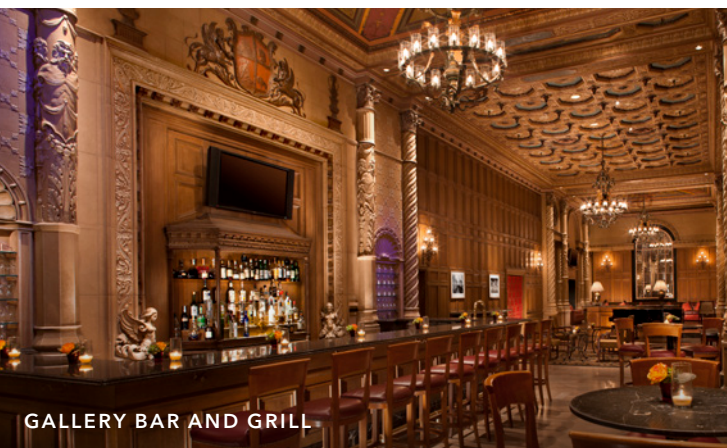
Biltmore Amenities

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**

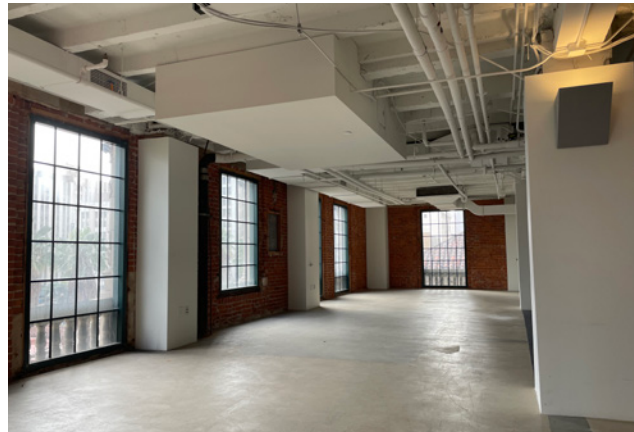
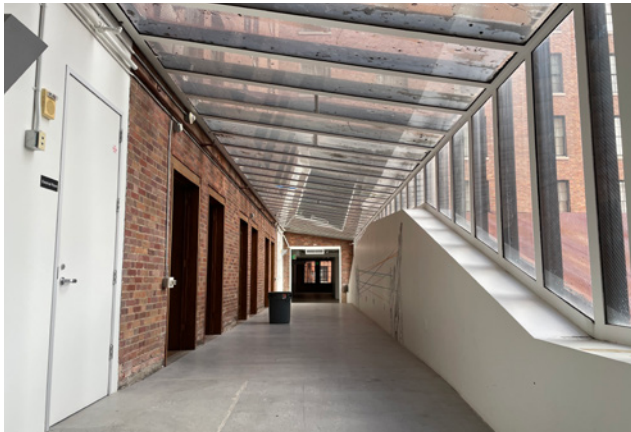
| Suite | RSF | Tour |
|-------|--------|------|
| 210 | 42,292 | → |
| 300 | 3,932 | → |
| 350 | 1,442 | → |
| 360 | 1,478 | → |
| 395 | 3,428 | → |
| 500 | 16,800 | → |
| 600 | 5,433 | → |
| 655 | 2,772 | → |
| 660 | 1,467 | → |
| 695 | 2,789 | → |
| 700 | 16,800 | → |
| 800 | 16,800 | → |
| 900 |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

BILTMORE TOWER

| Suite | RSF | Tour |
|-------|--------|------|
| 100 | 2,299 | → |
| 1100 | 2,282 | → |
| 1100B | 2,107 | → |
| 1120 | 2,223 | → |
| 1150 | 2,083 | → |
| 1300 | 7,220 | → |
| 1400 | 3,419 | → |
| 1480B | 2,215 | → |
| 1499 | 1,206 | → |
| 1520 | 3,466 | → |
| 1800 | 10,134 | → |
| 2050 | 4,356 | → |
| 2080 | 2,086 | → |
| 2300 | 8,014 | → |
| 2400 | 7,989 | → |



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BILTMORE COURT & TOWER

BILTMORE TOWER

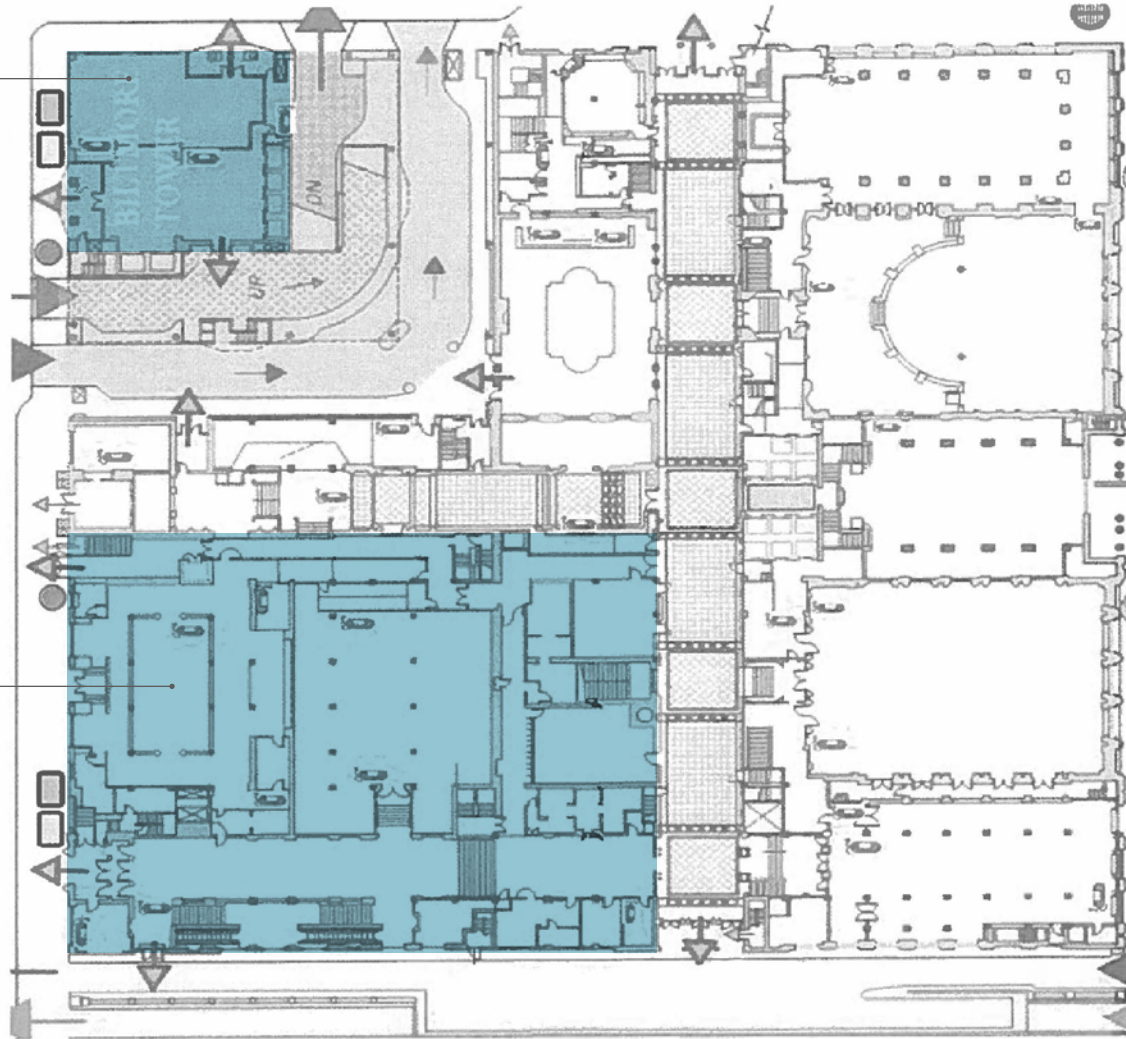
24 Floors

±34,078 SF Available

BILTMORE COURT

12 Floors

±218,214 SF Available



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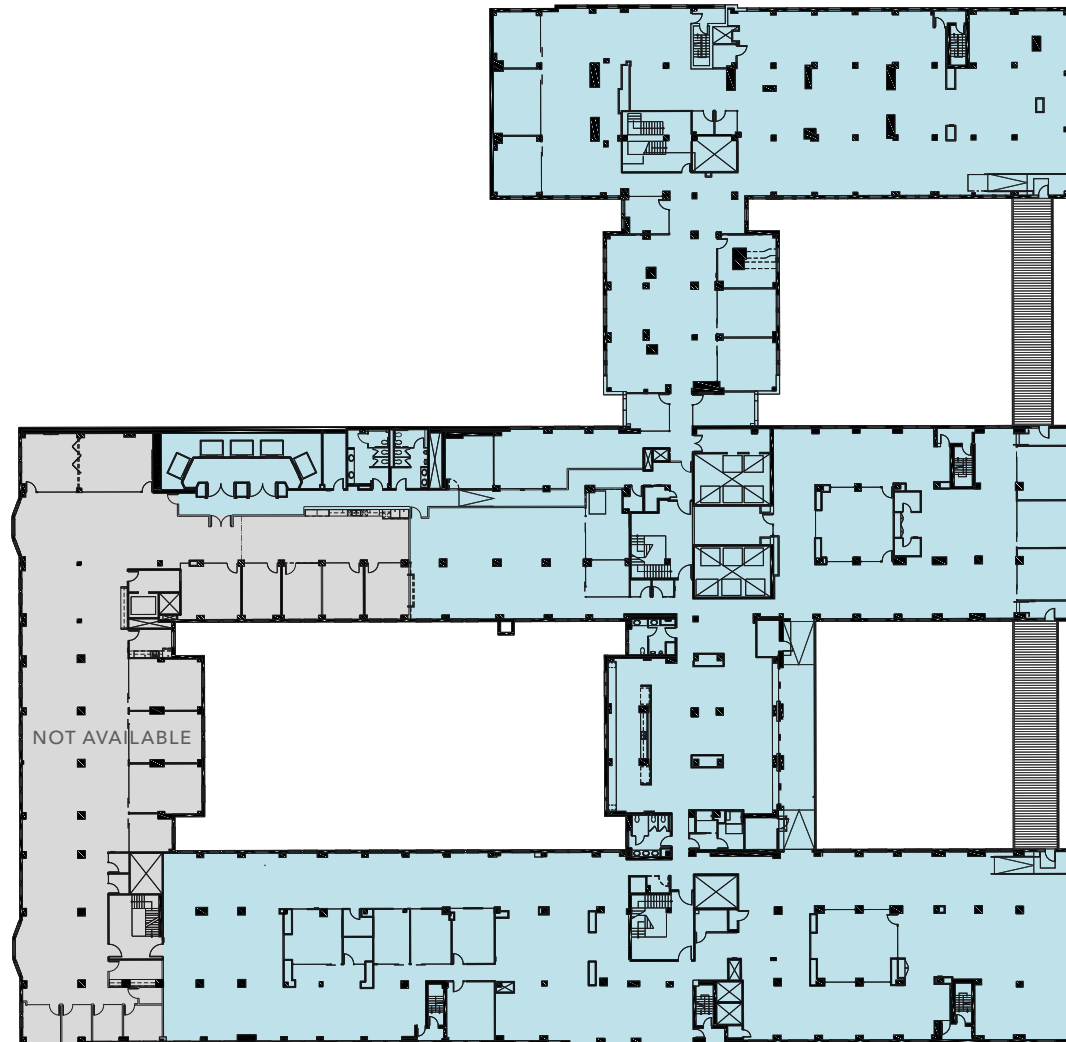
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Biltmore Court

SUITE 210 | $\pm 42,292$ RSF

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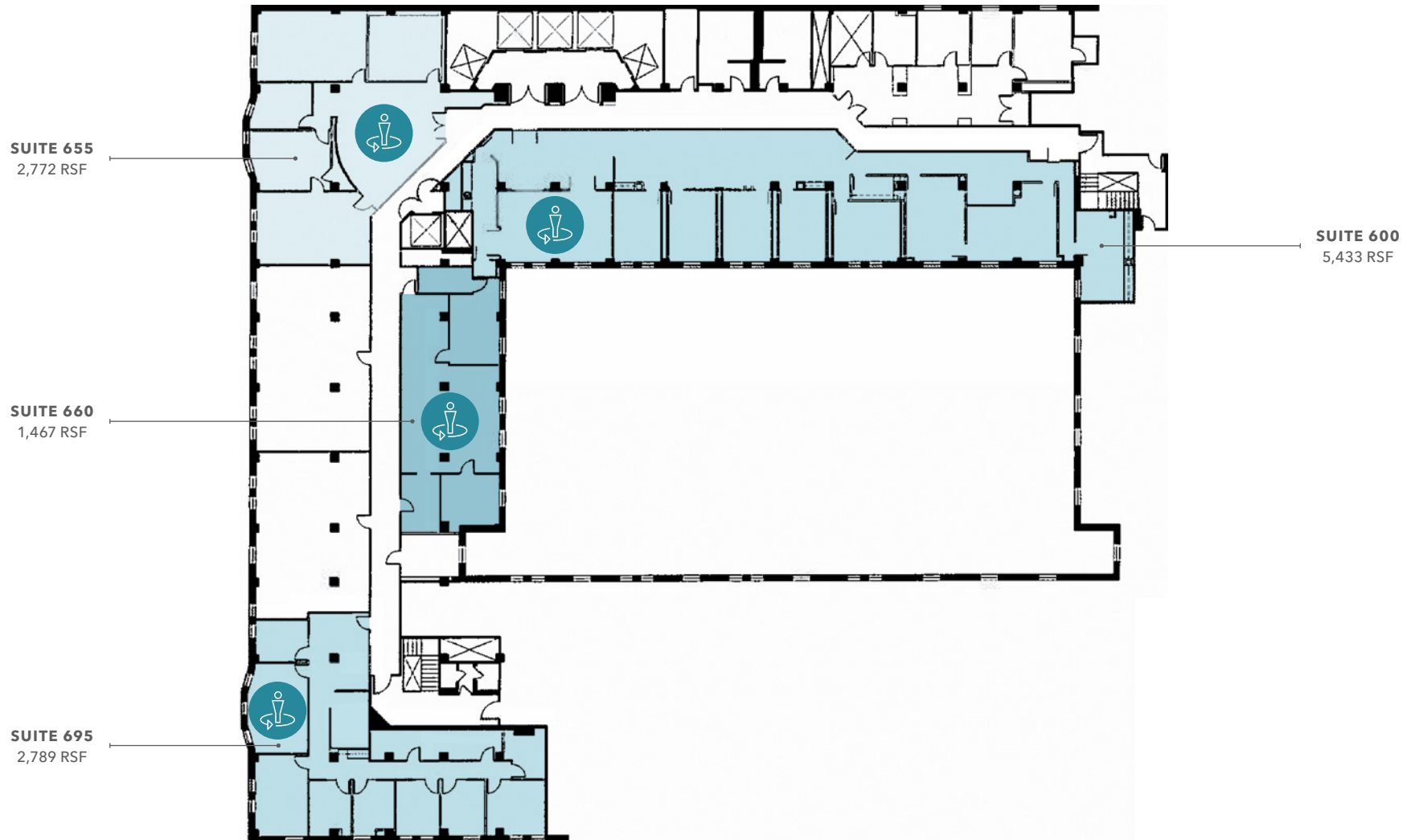
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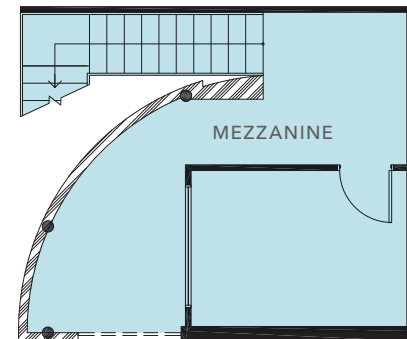
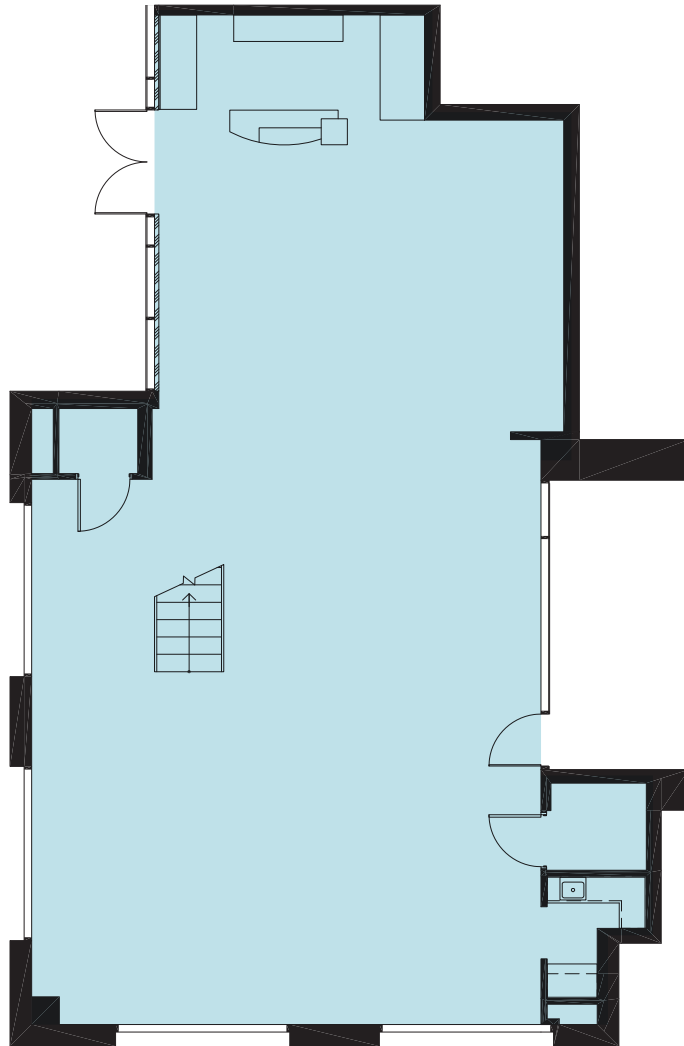


3RD FLOOR



6TH FLOOR



SUITE 100 | $\pm 2,299$ RSFTAKE
VIRTUAL
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11TH FLOOR



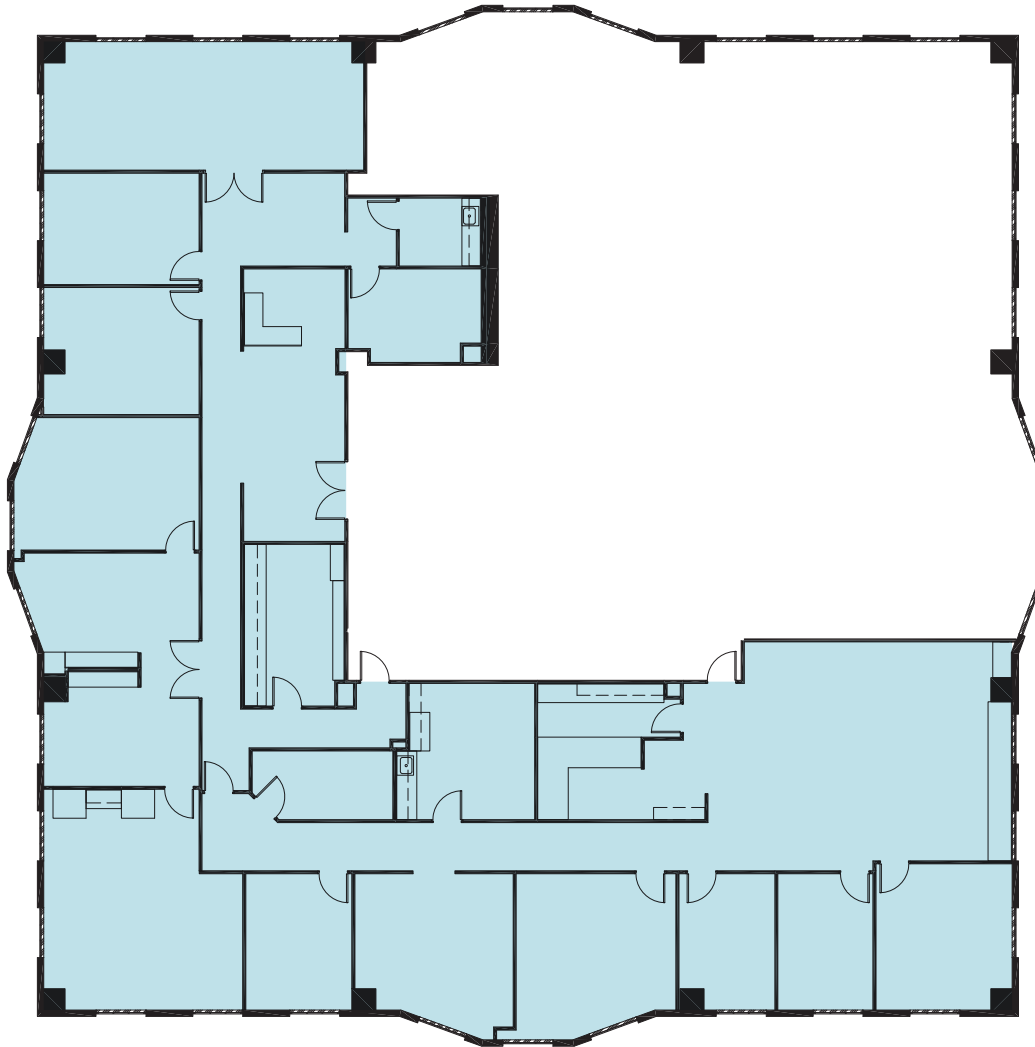
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Biltmore Tower

SUITE 1300 | $\pm 7,220$ RSF



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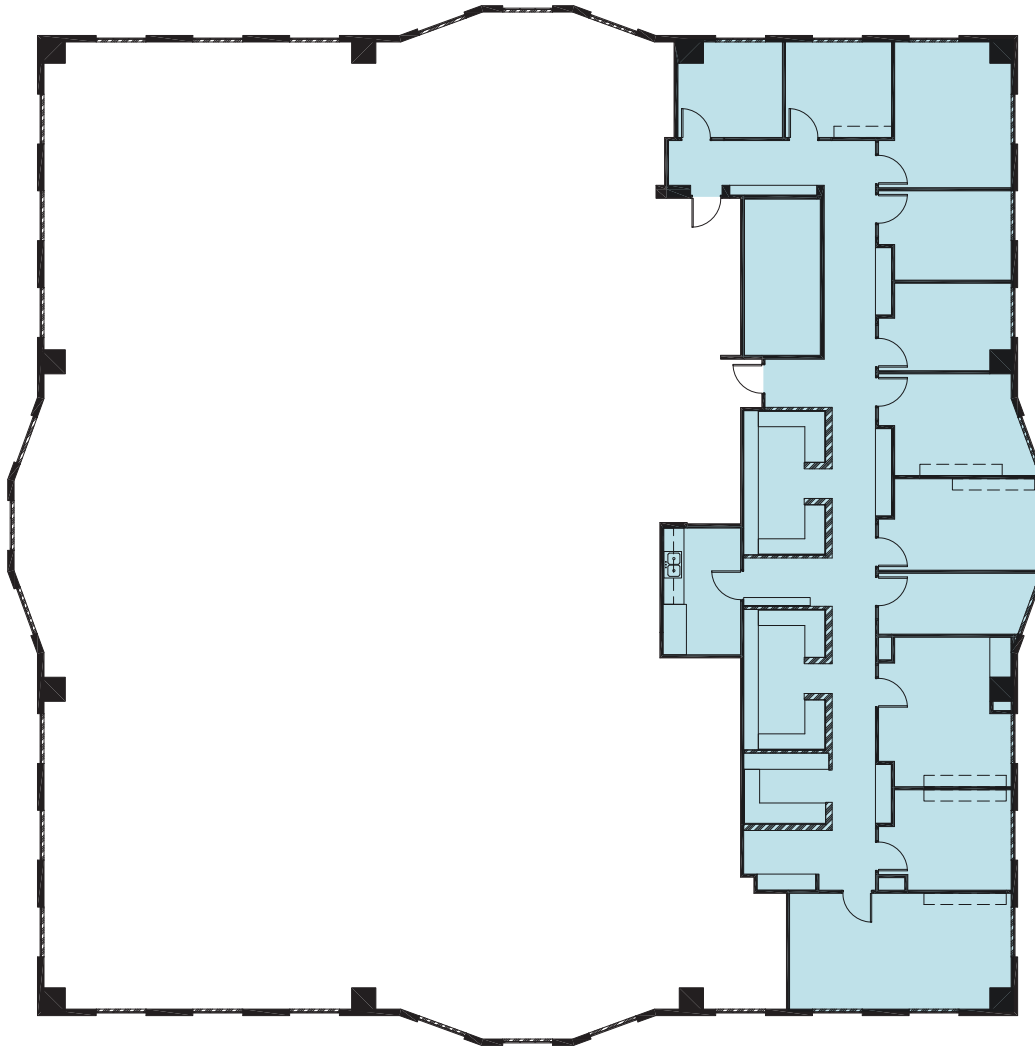


14TH FLOOR



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SUITE 1520 | $\pm 3,466$ RSFKIDDER.COM | ANTHONYSTECKTEAM.COM

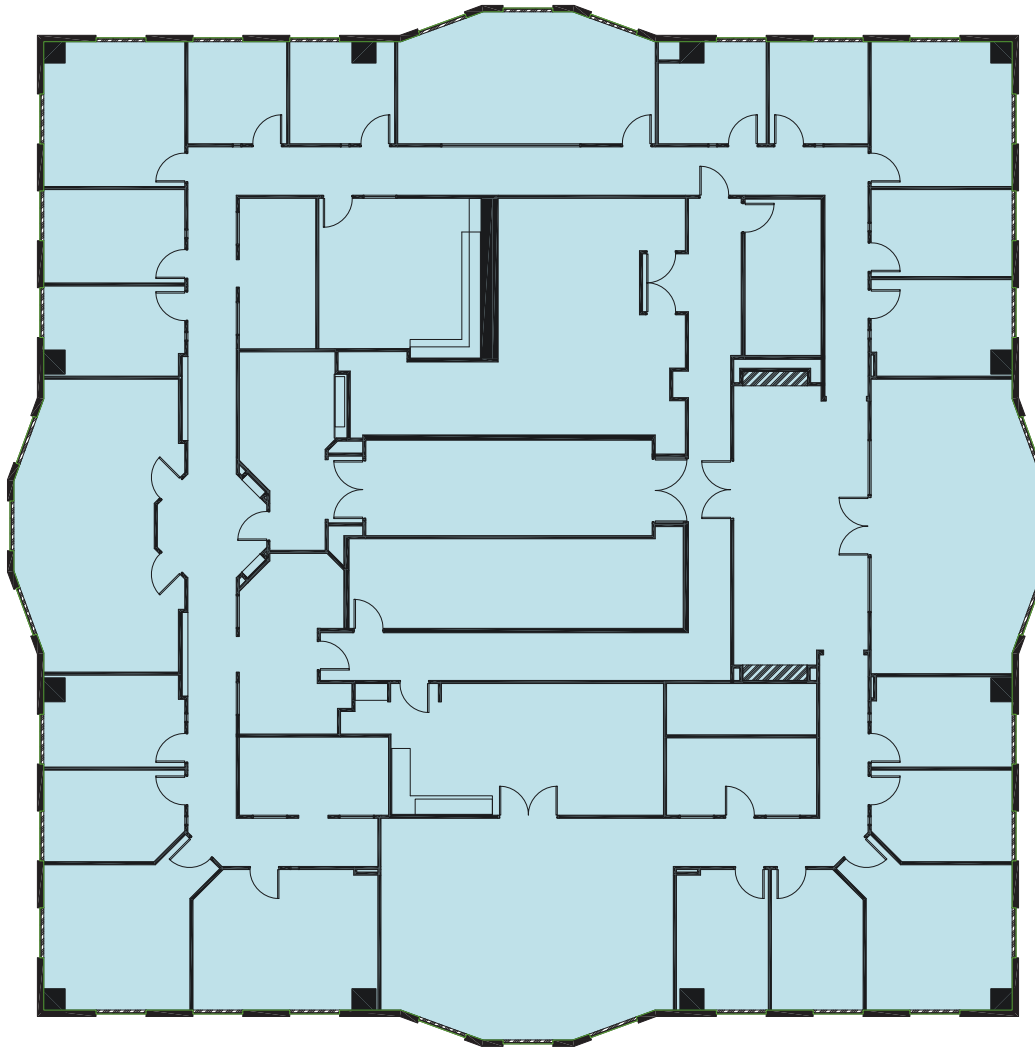
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Biltmore Tower

SUITE 1800 | $\pm 10,134$ RSF

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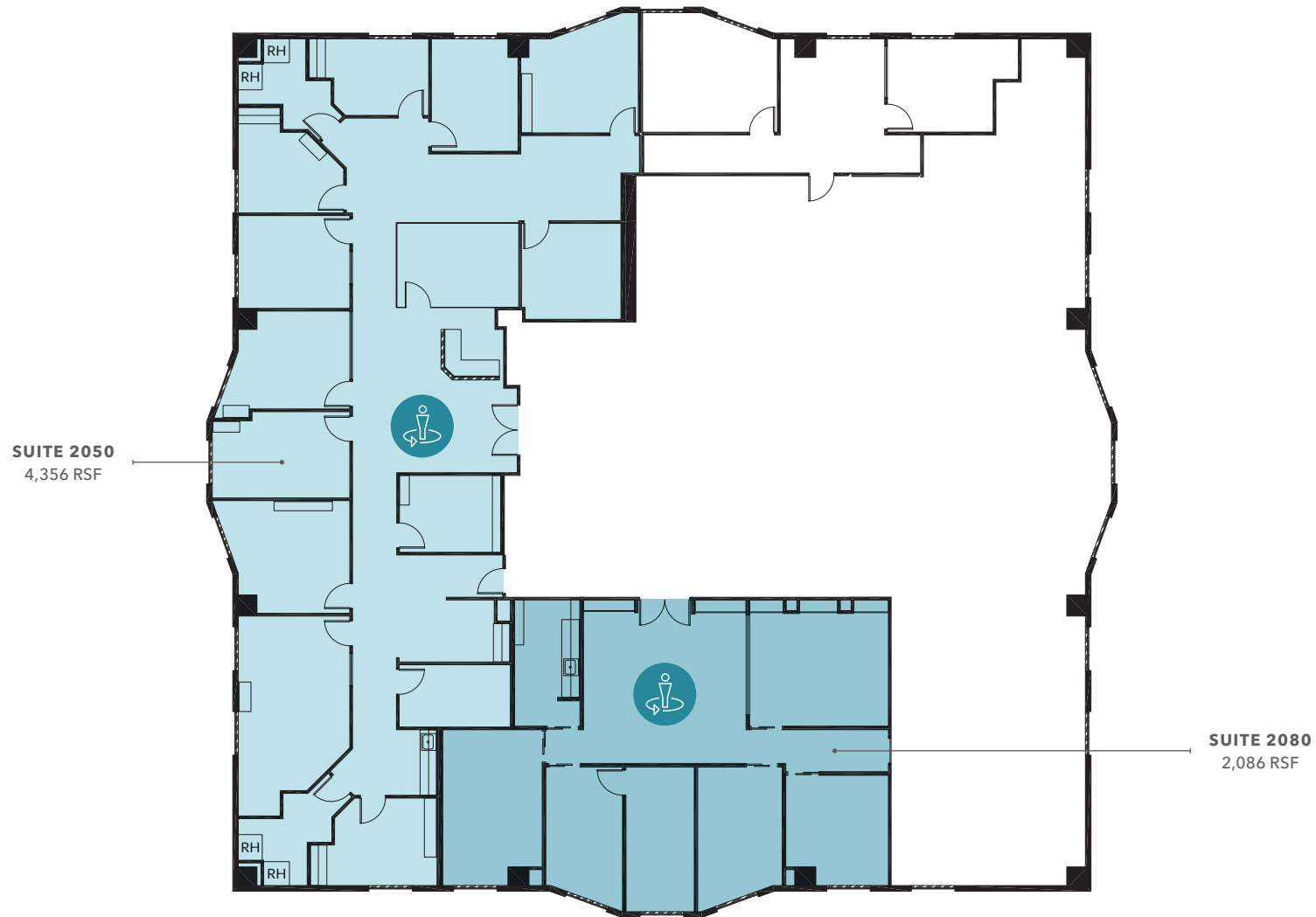


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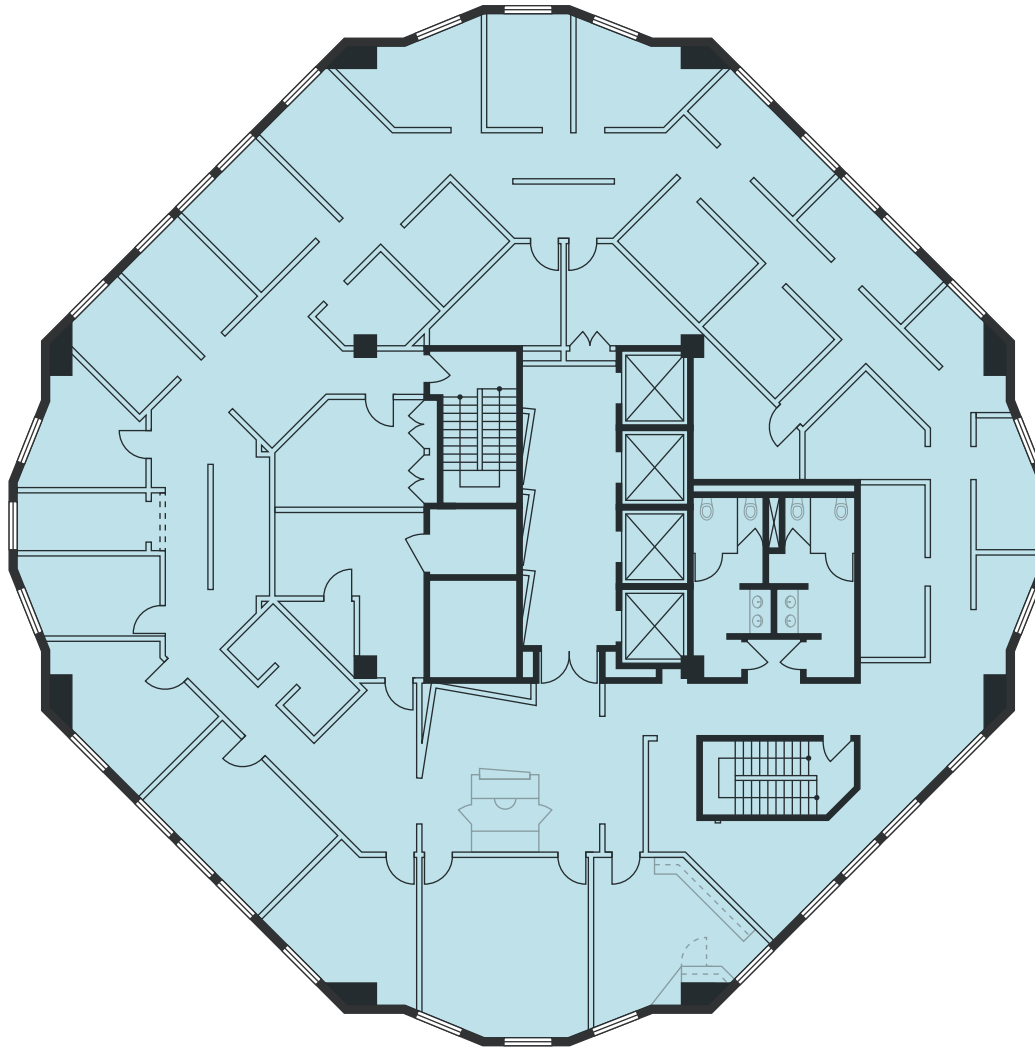
20TH FLOOR



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Biltmore Tower

SUITE 2300 | $\pm 8,014$ RSF



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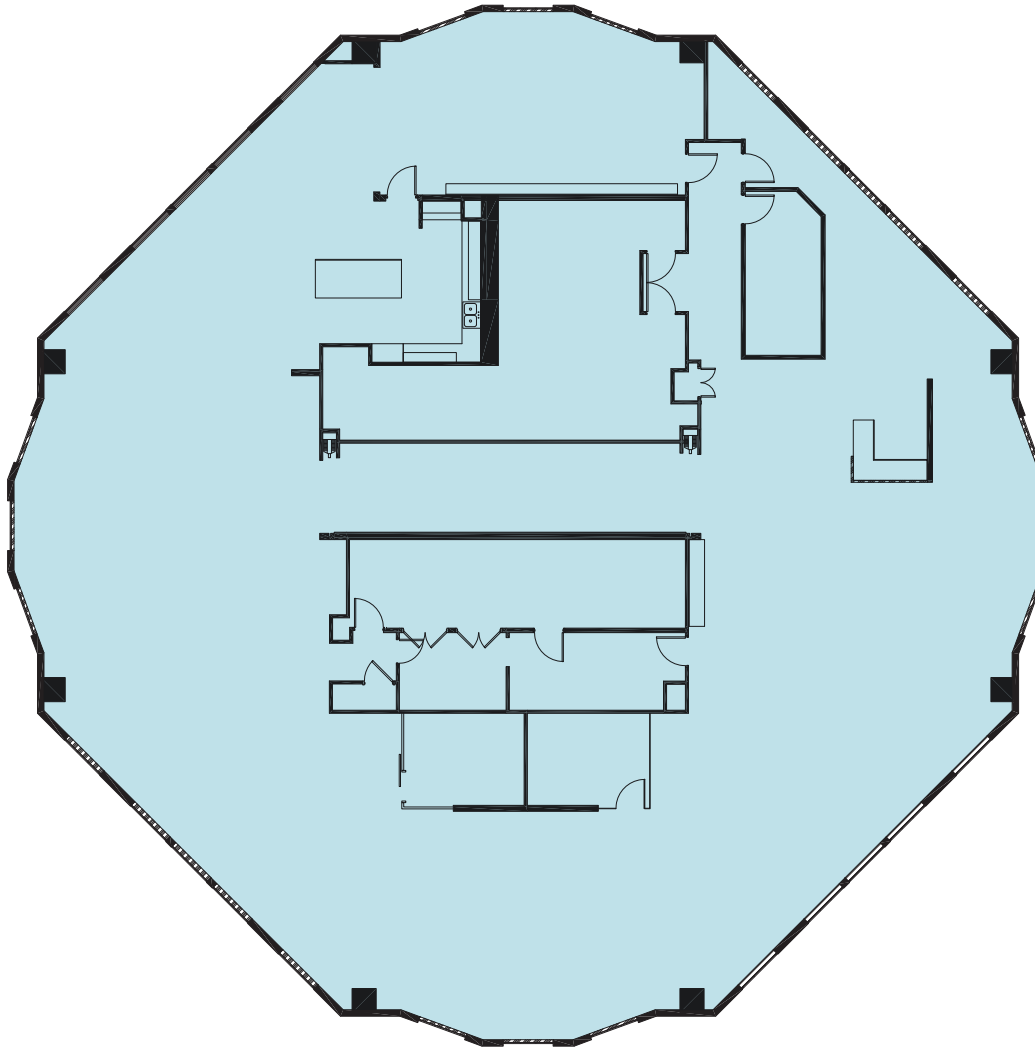


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Biltmore Tower

SUITE 2400 | $\pm 7,989$ RSF

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