

TEAM CONDON

alexa • amara • brittany • erica
kylie • mike • michael • pete
reid • scott • whitney • zoe

523 W 6TH STREET

LOS ANGELES, CA

PMI

PACMUTUAL



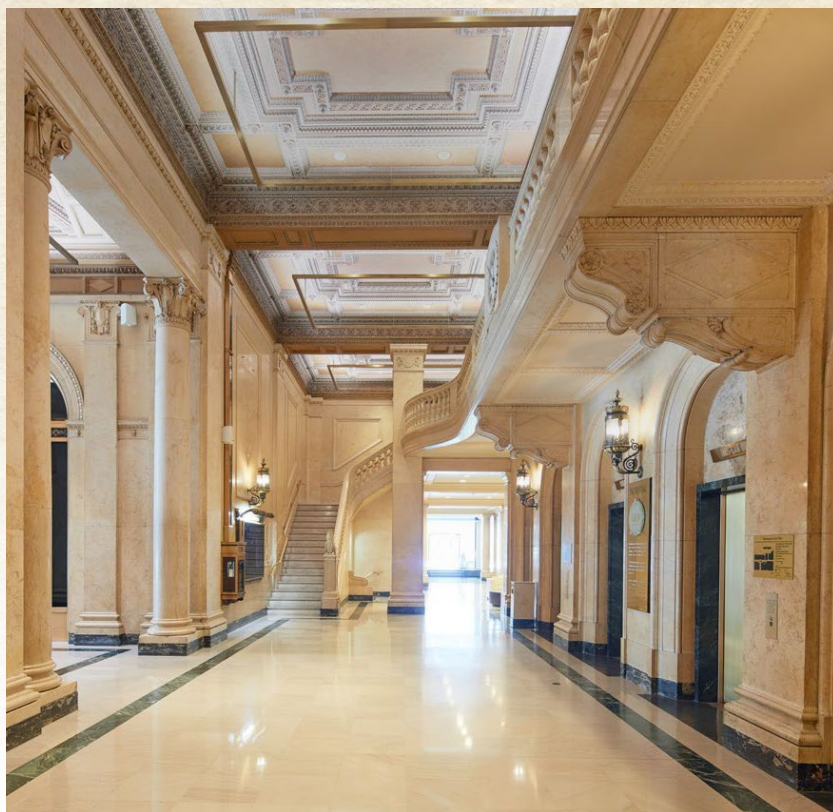
Anything but Ordinary



Setting the STANDARD DOWNTOWN

PacMutual is a thoughtfully reimagined downtown workplace, refined for today's professional and design-driven users. The historic campus pairs architectural character with contemporary functionality across three interconnected buildings, creating an elevated business environment. With flexible office layouts, luxury on-site amenities and seamless access to the city, PacMutual sets the stage for what comes next.

CLASS A CAMPUS
460,000 SF



PROPERTY HIGHLIGHTS

- 3 interconnected buildings
- Modern spec suites & flexible floor plans
- Convenient access to CA-110, US-101 & I-10
- Steps from dining, retail, entertainment & services
- On-site amenities include tenant lounge, fitness studio, conference rooms & more
- Spec suites as small as 1,000 SF and full floors ranging from 24,307 SF to 34,345 SF plus a contiguous block of up to 134,327 SF
- Approx. 300 available parking stalls



PM



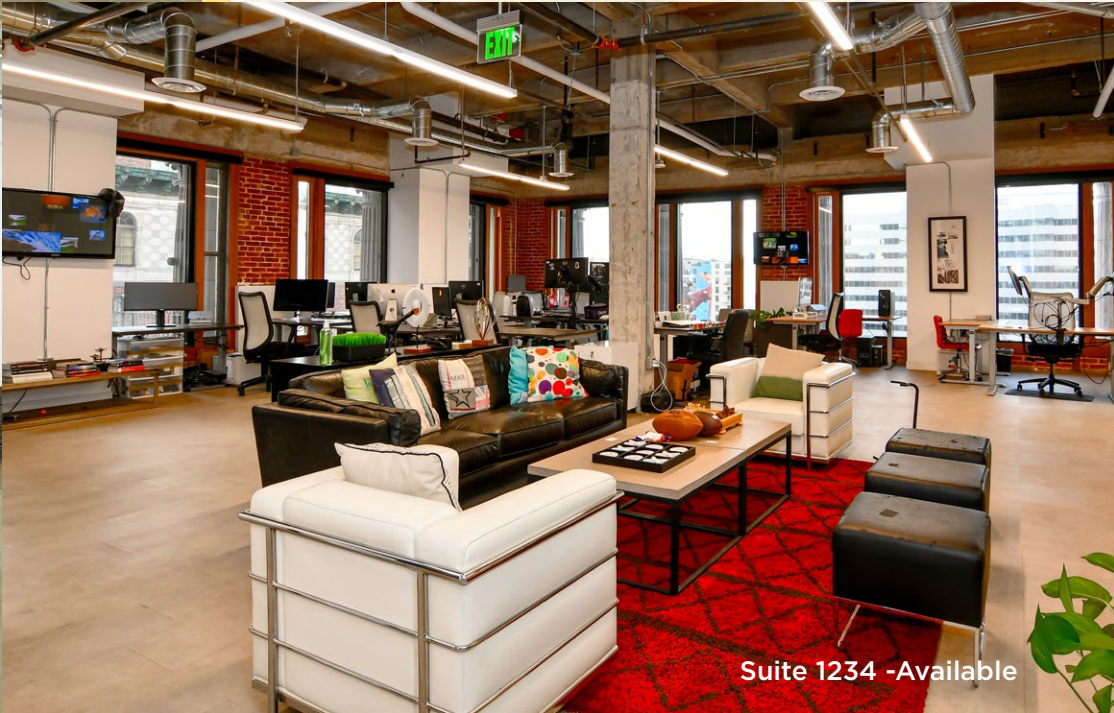
Space that **ADAPTS**

PacMutual offers modern spec suites with flexible layouts and expansive window lines throughout the campus. Each space is designed to support a range of uses, allowing teams to shape an environment that fits how they work.

.....

AVAILABILITIES

Spec suites as small as 1,000 SF and full floors ranging from 24,307 SF to 34,345 SF plus a contiguous block of up to 134,327 SF

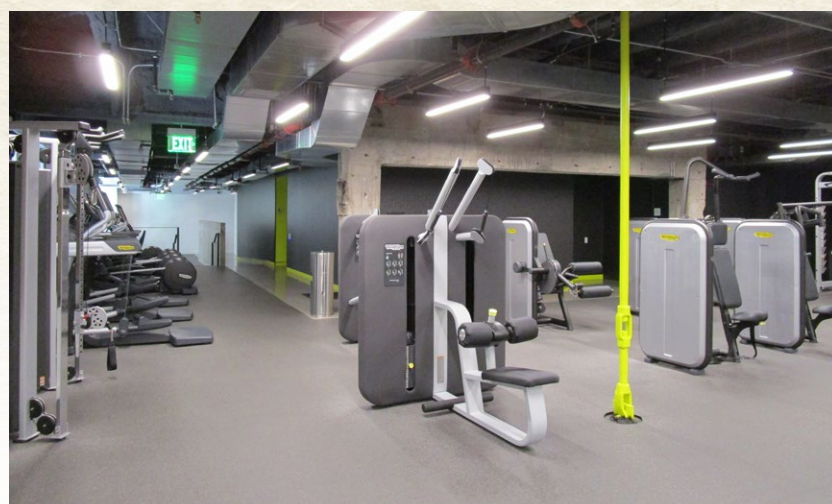


Suite 1234 -Available



Amenities Built INTO THE DAY

From a full-service conference center to a rooftop tenant lounge and on-site dining, PacMutual's amenities are designed to energize every part of the workday. Whether hosting meetings, stepping outside to reset or breaking a sweat in the fully equipped fitness center, these spaces carry the day from work to play.



ON-SITE AMENITIES

- Tenant fitness center
- Modern conference rooms
- Tenant lounge
- Outdoor patio and roof deck
- Yoga studio
- Bike locker

ON-SITE DINING



PMI

Tap into the Pulse OF DTLA

PacMutual puts the best of Bunker Hill just steps from your desk. Host clients at nearby hotels, grab lunch at Grand Central Market, stop by Whole Foods on the way home or catch your favorite artist at the Orpheum Theatre after hours. With dining, culture and everyday conveniences all around, the day stays active and connected from morning to night.

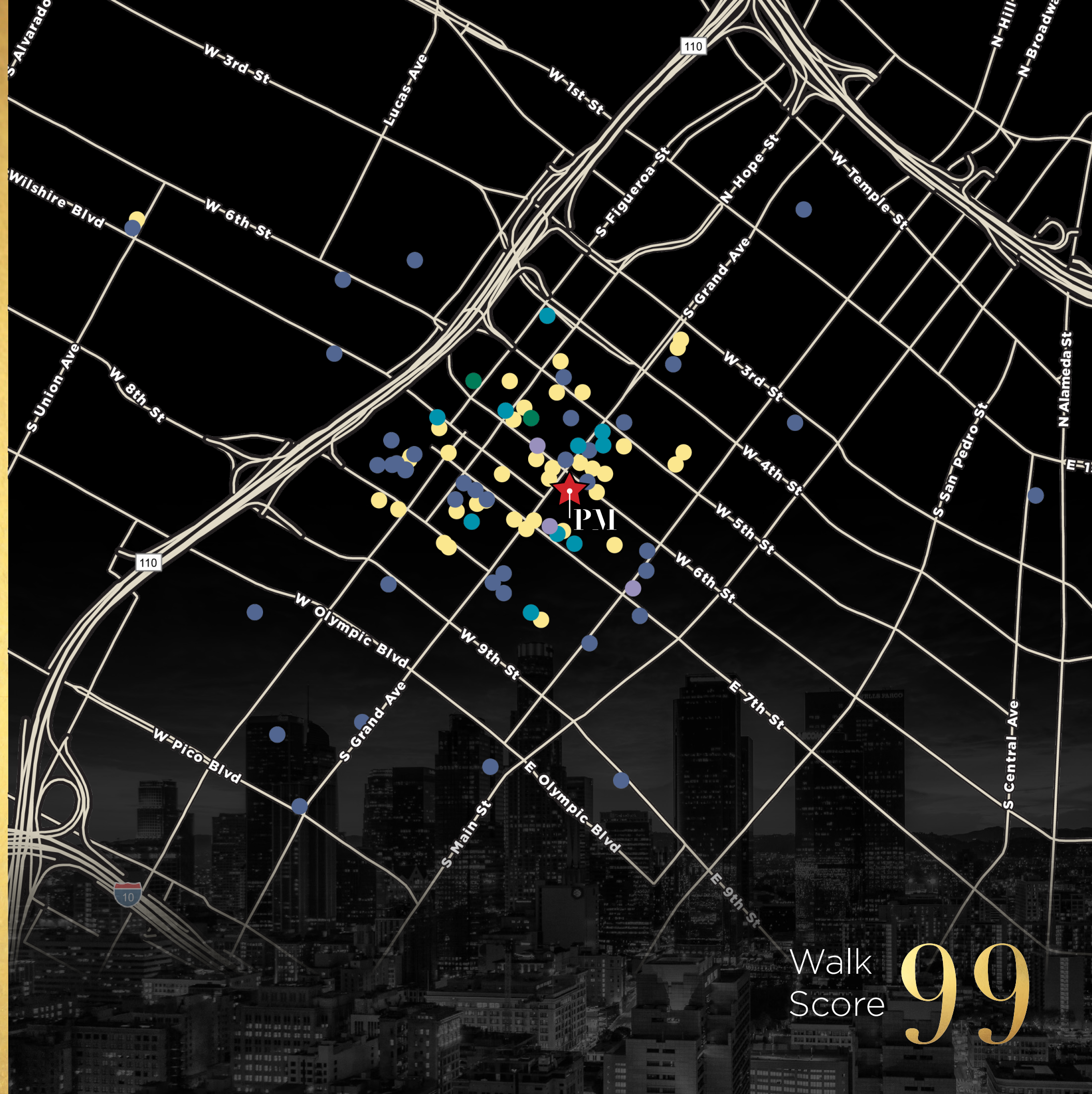
● **SOCIAL CLUBS 5+**
The California Club, Jonathan Club, City Club LA

● **BARS 25+**
Perch, Mrs Fish, Library Bar, Golden Gopher

● **HOTELS 10+**
The Biltmore LA, Hilton Checkers, Freehand LA

● **RETAIL 39+**
FIGat7th, The Bloc

● **DINING 39+**
Bottega Louie, Water Grill, 71Above, Cicada Restaurant and Lounge, Drago Centro



Walk
Score **99**



707 WILSHIRE
UNRESERVED \$273
RESERVED \$371
VALET \$345

666 S. HOPE
UNRESERVED \$240
VALET \$270

700 S. FLOWER
LOWER LEVEL PARKING \$375
HIGHER LEVEL PARKING \$250

611 W. 6TH
UNRESERVED \$245
RESERVED \$365

338 S. HILL
UNRESERVED \$220

532 S. OLIVE
UNRESERVED \$190

504 S. HILL
UNRESERVED \$220

550 S. HILL
UNRESERVED \$325
RESERVED \$400

618 S. OLIVE
UNRESERVED \$220

646 S. OLIVE
UNRESERVED \$300
VALET \$400

226 W. 6TH
UNRESERVED \$250

624 S. GRAND
UNRESERVED \$240
RESERVED \$320

725 S. GRAND
UNRESERVED \$273
RESERVED \$371

746 S. HOPE
UNRESERVED \$180

808 S. OLIVE
UNRESERVED \$180
RESERVED \$240

DRIVE TIMES

5 min

CA-110

5 min

US-101

6 min

PERSHING SQUARE

10 min

I-10

25 min

LA INTL AIRPORT

Connected AT THE CORE

PacMutual offers easy access throughout downtown Los Angeles, whether commuting daily or welcoming clients from across the city. Positioned near CA-110, US-101 and I-10, the campus connects seamlessly in every direction, with nearby transit options making car-free travel just as convenient.

With indoor valet parking and self-parking available on-site, arrivals and departures stay streamlined, giving tenants confidence that getting in, out and around the city is always straightforward.

±300 Total Available
Parking Stalls

100

Transit Score

MONTHLY PARKING RATES	
UNRESERVED:	\$270
RESERVED:	\$352
RESERVED VIP:	\$386





PM

PACMUTUAL

MIKE CONDON, JR.

+1 213 629 7379

mike.condon@cushwake.com

CA Lic. #01884476

BRITTANY WINN

+1 213 629 6514

brittany.winn@cushwake.com

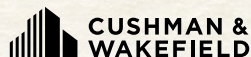
CA Lic. #01978909

WHITNEY JONES

+1 310 922 6624

whitney.jones@cushwake.com

CA Lic. #02289850



TEAM CONDON

alexa • amara • brittany • erica
kylie • mike • michael • pete
reid • scott • whitney • zoe