

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

**523 W 6TH STREET**

LOS ANGELES, CA

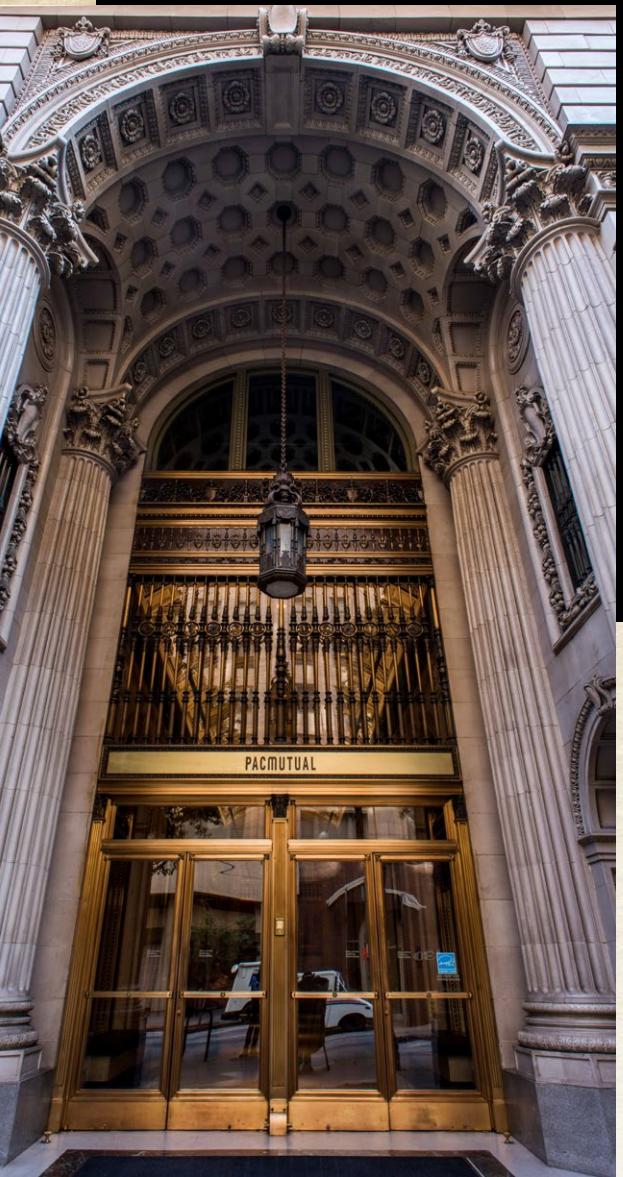
**PM**  
**PACMUTUAL**



Anything but Ordinary

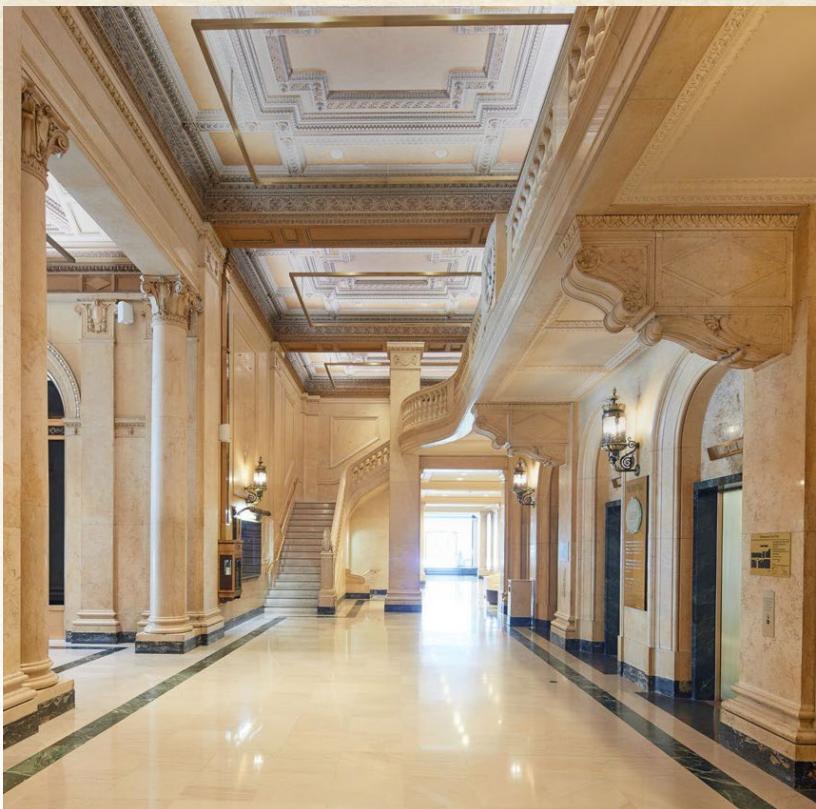
 **CUSHMAN &  
WAKEFIELD**

# 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**



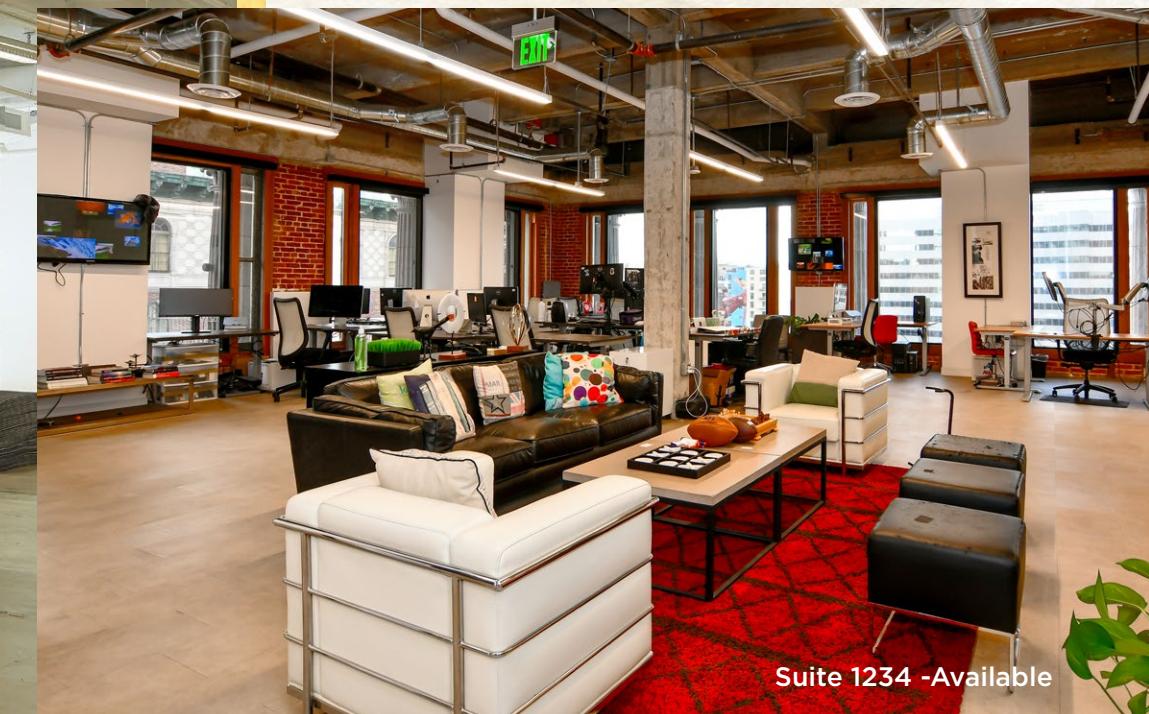
PACMUTUAL

# 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



# 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*





## 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

MONTHLY PARKING RATES

UNRESERVED: \$270

RESERVED: \$352

RESERVED VIP: \$386





# PVI

## PACMUTUAL

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