

PACMUTUAL



GOLD
LEED Rating



WiredScore
PLATINUM

**THE ONLY CREATIVE
OFFICE CAMPUS IN DTLA**




TENANT FITNESS CENTER

With showers, locker rooms, towel service and a separate yoga studio




CONFERENCE CENTER


With multiple rooms available and reserved via an app



TENANT LOUNGE



ROOFTOP TENANT LOUNGE



BIKE SPA

Amenities provided at no additional charge to tenant.

BEST-IN-CLASS ON-SITE AMENITIES

ON-CAMPUS RESTAURANTS

tendergreens



WATER GRILL



earth  bar
healthy supply co.
since 1971



RIGHT AT YOUR DOORSTEP

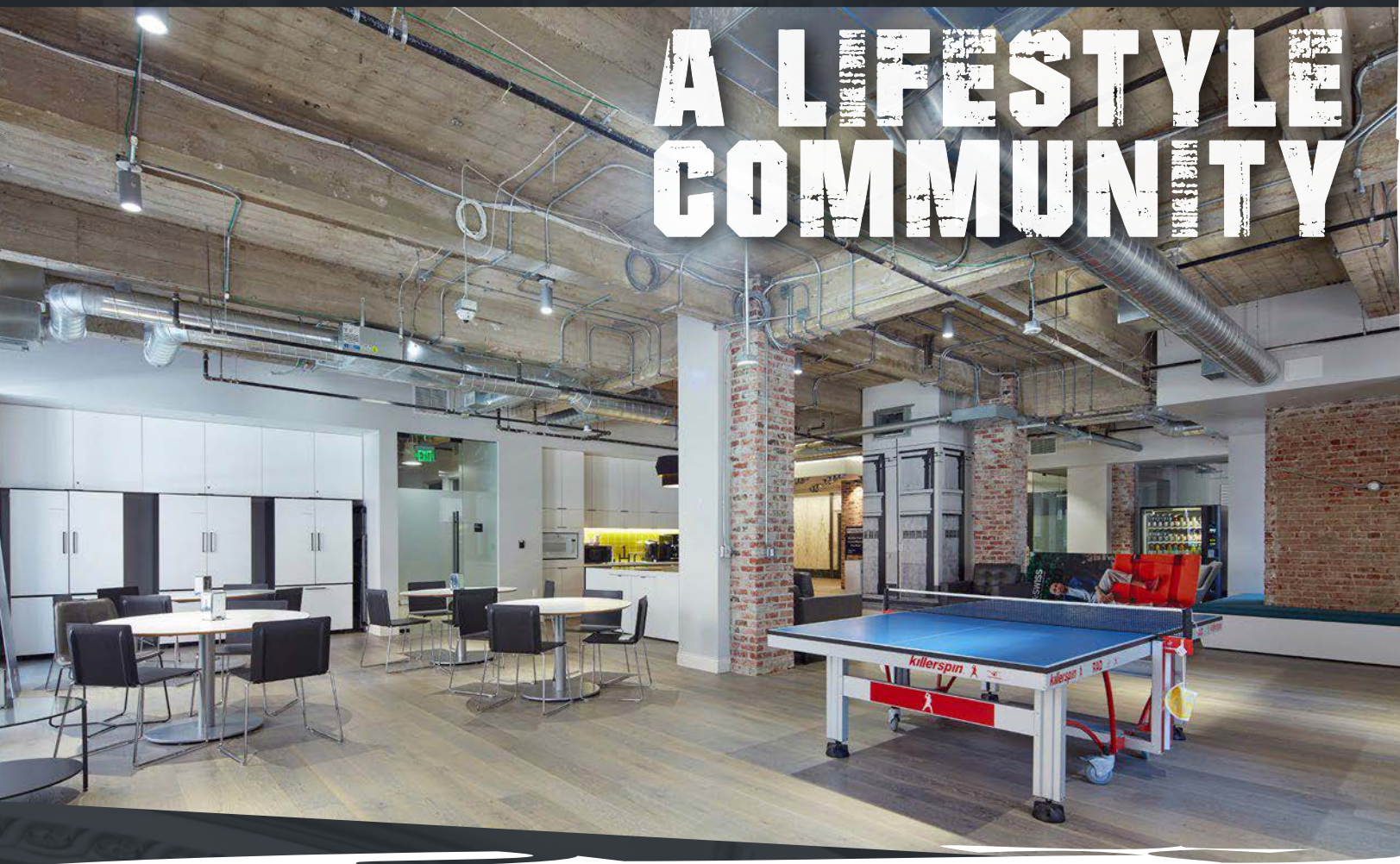
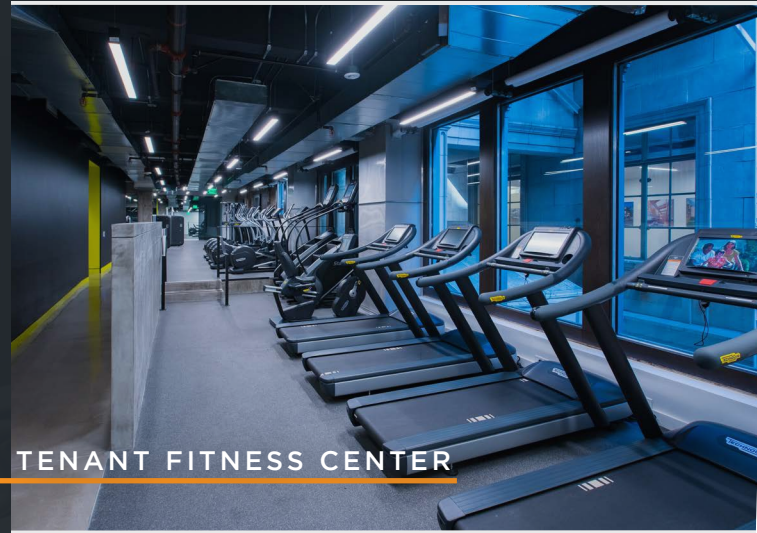
523 WEST 6TH STREET | LOS ANGELES CA 90014

The urban core of Downtown Los Angeles is transforming into one of the most relevant and trend-setting “live, work & play” districts in the Country.

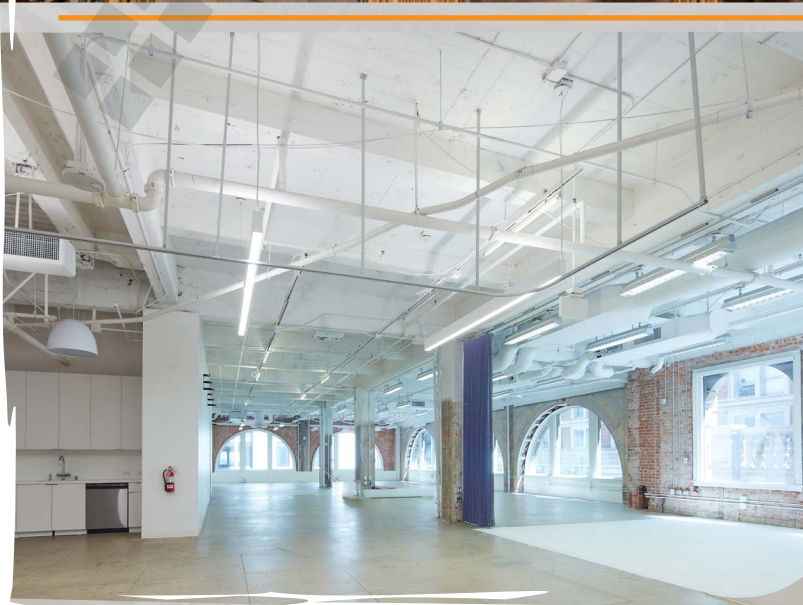
And the purest expression of this vitality is PacMutual– **the only authentically conceived and curated creative-office campus in the CBD of Downtown Los Angeles.**

Every forward-thinking amenity has been expertly designed to cater to and energize the new generation of office user. In particular:

- An expansive and ultra-modern 7,000 square-foot gym and yoga studio;
- A state-of-the-art AV-outfitted conference center with six rooms of varying sizes;
- A luxury appointed tenant lounge (which can also be reserved for private events);
- A convenient “dash-in-dash-out” bike locker located directly off the motor-court;
- The most diverse collection of dining and food service providers within any Downtown building;
- An attractive tenant-only outdoor patio area;
- The office suites provide an unmatched combination of dramatic and non-traditional architecture that provide an invigorating tenant experience. As is critically important, this super-cool aesthetic is undergirded by leading-edge technology – i.e. a redundant fiber IT back-bone with the highest throughput speeds and lowest latency available in any Downtown building;
- The purest expression of current and cool.



ARCHITECTURAL SIGNIFICANCE



SPEC SUITES & MOVE IN AVAILABILITIES



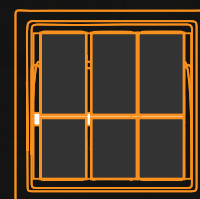
AVAILABLE NOW



Brand new spec suite
with polished concrete,
high ceilings and
exposed red brick



Flexible sizes and
office layouts from
2,500 sf to 13,000 sf



Expansive
window line

IN THE NEIGHBORHOOD...





FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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