

# 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



Mike's  
LOVE & SANDWICHES

RIGHT AT YOUR DOORSTEP

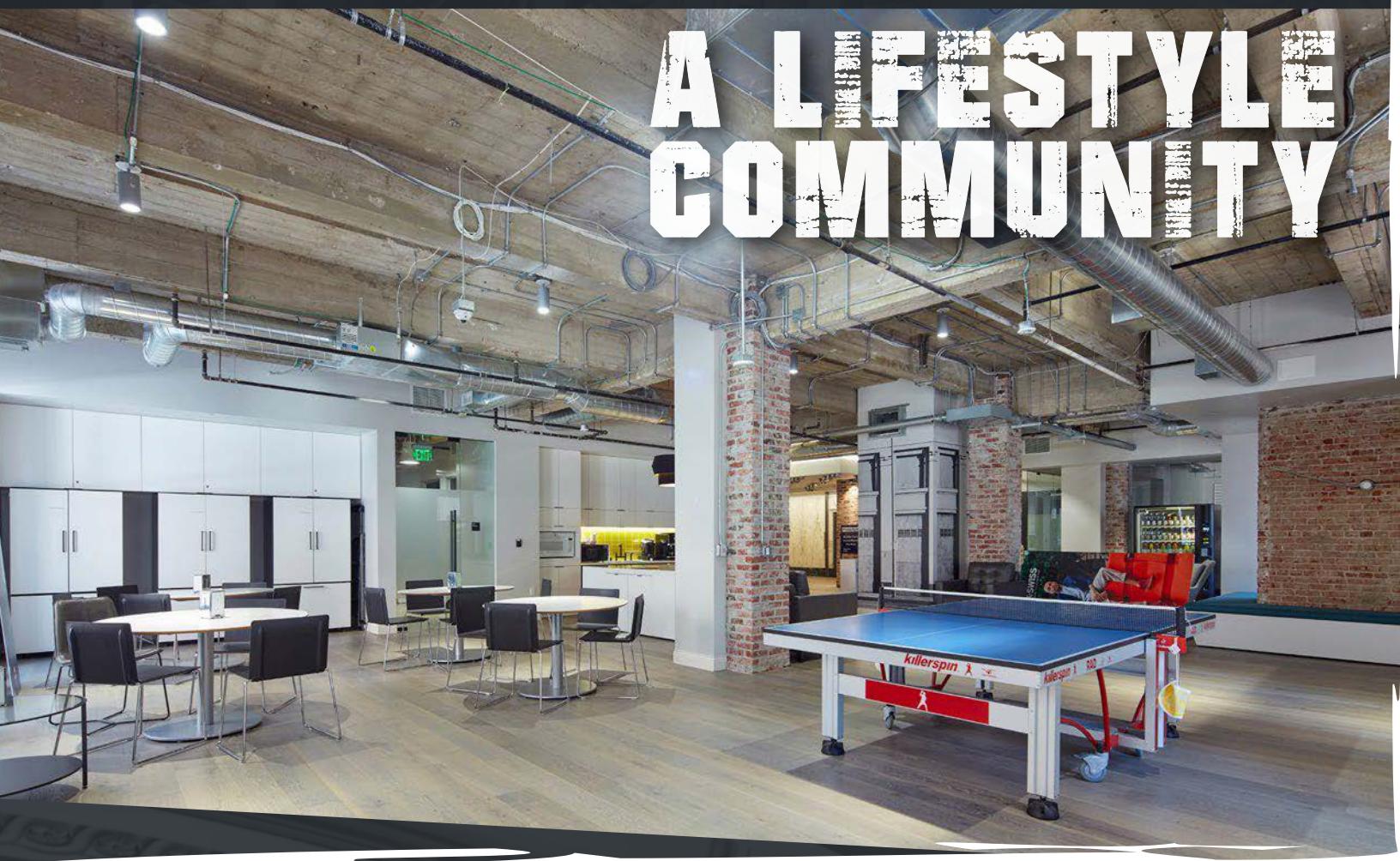


The urban core of Downtown Los Angeles is transforming into one of the most relevant and trend-setting "live, work & play" districts in the Country.

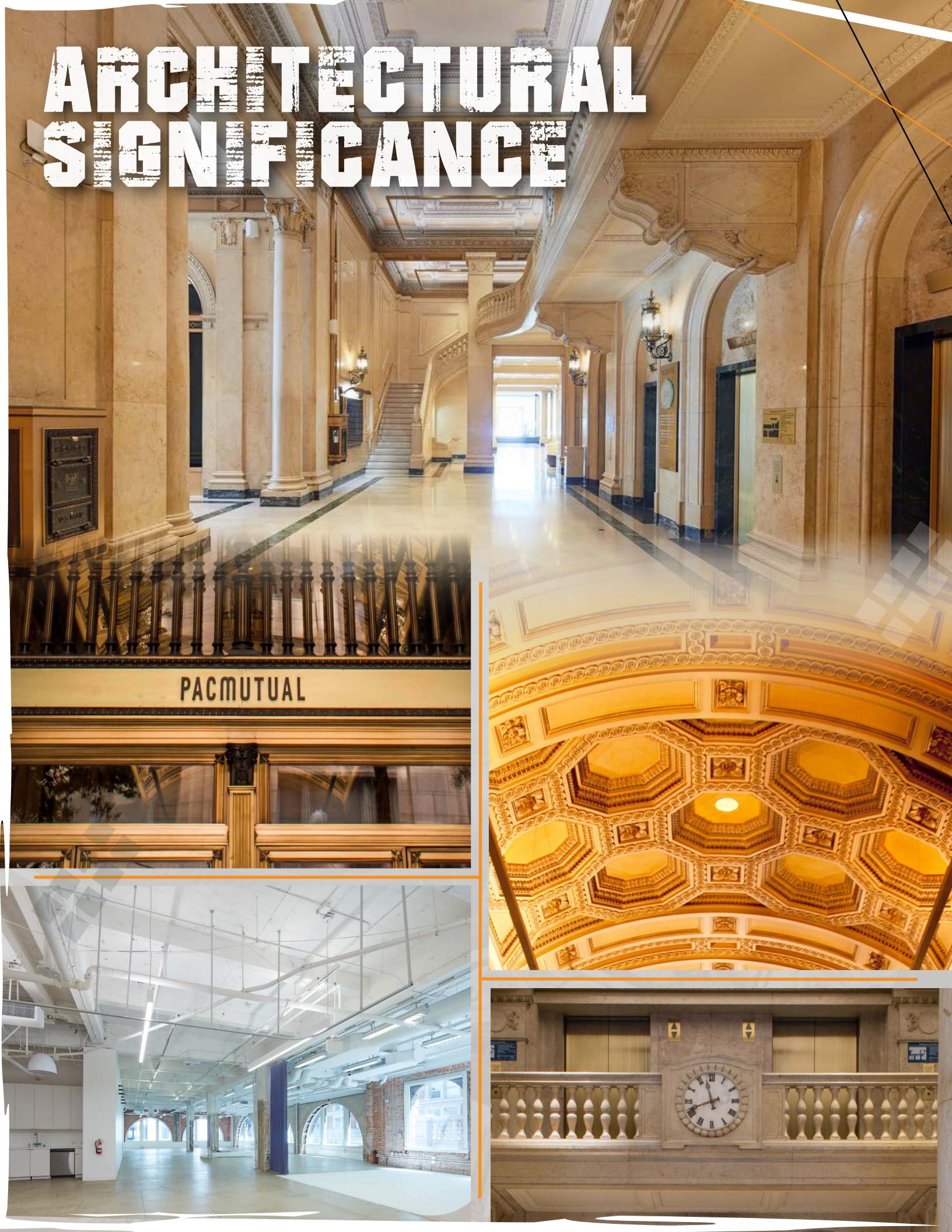
And the purest expression of this vitality is PacMutual- **the only authentically conceived and curated creative-office campus in the CBD of Downtown Los Angeles.**

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.



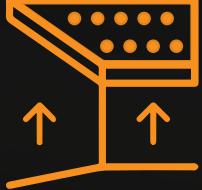
# ARCHITECTURAL SIGNIFICANCE



# SPEC SUITES & MOVE-IN AVAILABILITIES



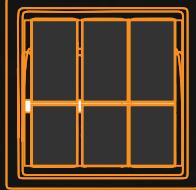
AVAILABLE NOW



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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