

GROUND FLOOR
RETAIL & RESTAURANT
SPACE AVAILABLE

OPPORTUNITY FOR AN EXPANDED PATIO SPACE

EXCLUSIVE BUILDING-TOP
SIGNAGE OPPORTUNITY

606
SOUTH
OLIVE
STREET

DOWNTOWN LOS ANGELES

CBRE

HIGHLIGHTS



Ceiling heights
of 22'7"



Adjacent to soon-to-be
revitalized Pershing Square



291,000 SF of Office Space
above the ground floor retail



Flexible
floor plan options



Potential to
add mezzanine



Valet parking
available

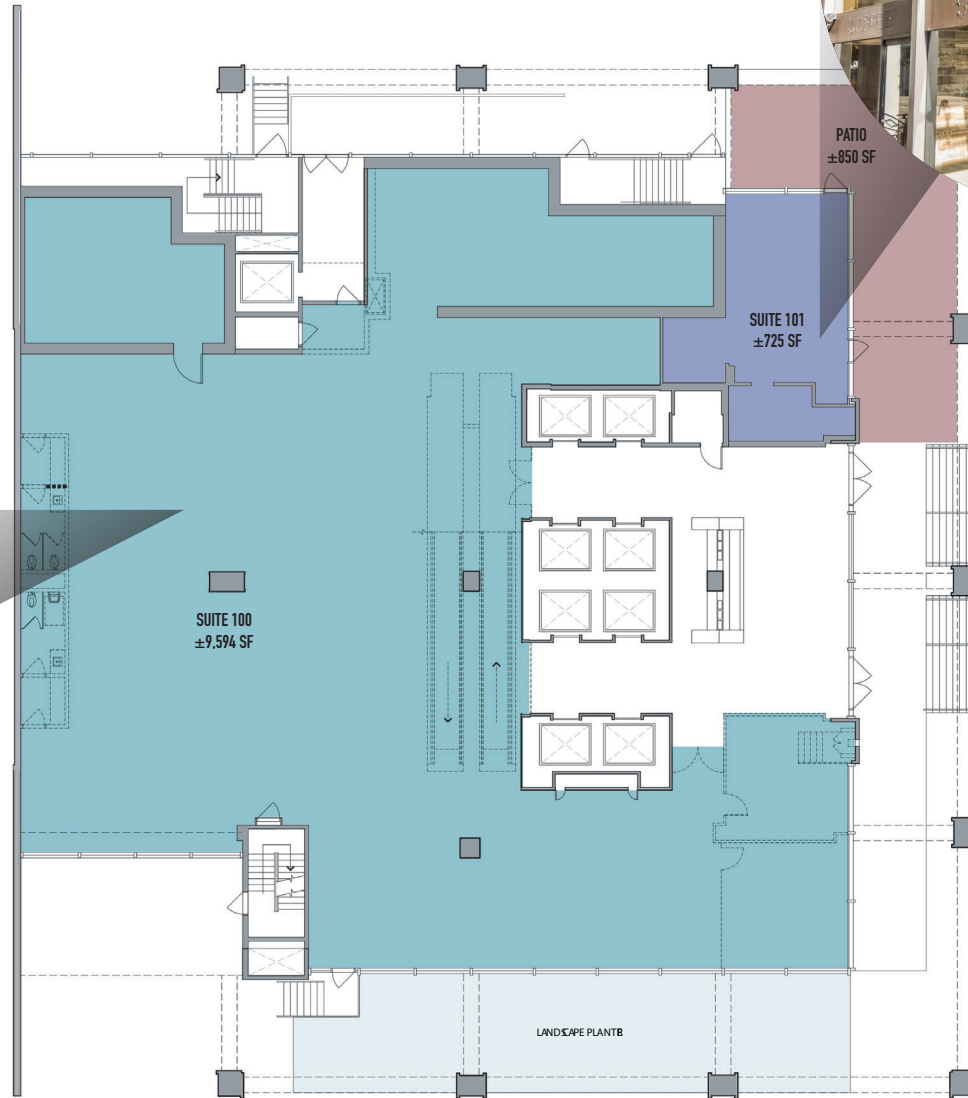


24-hour
building security



FLOOR PLANS

FIRST FLOOR - EXISTING CONDITIONS

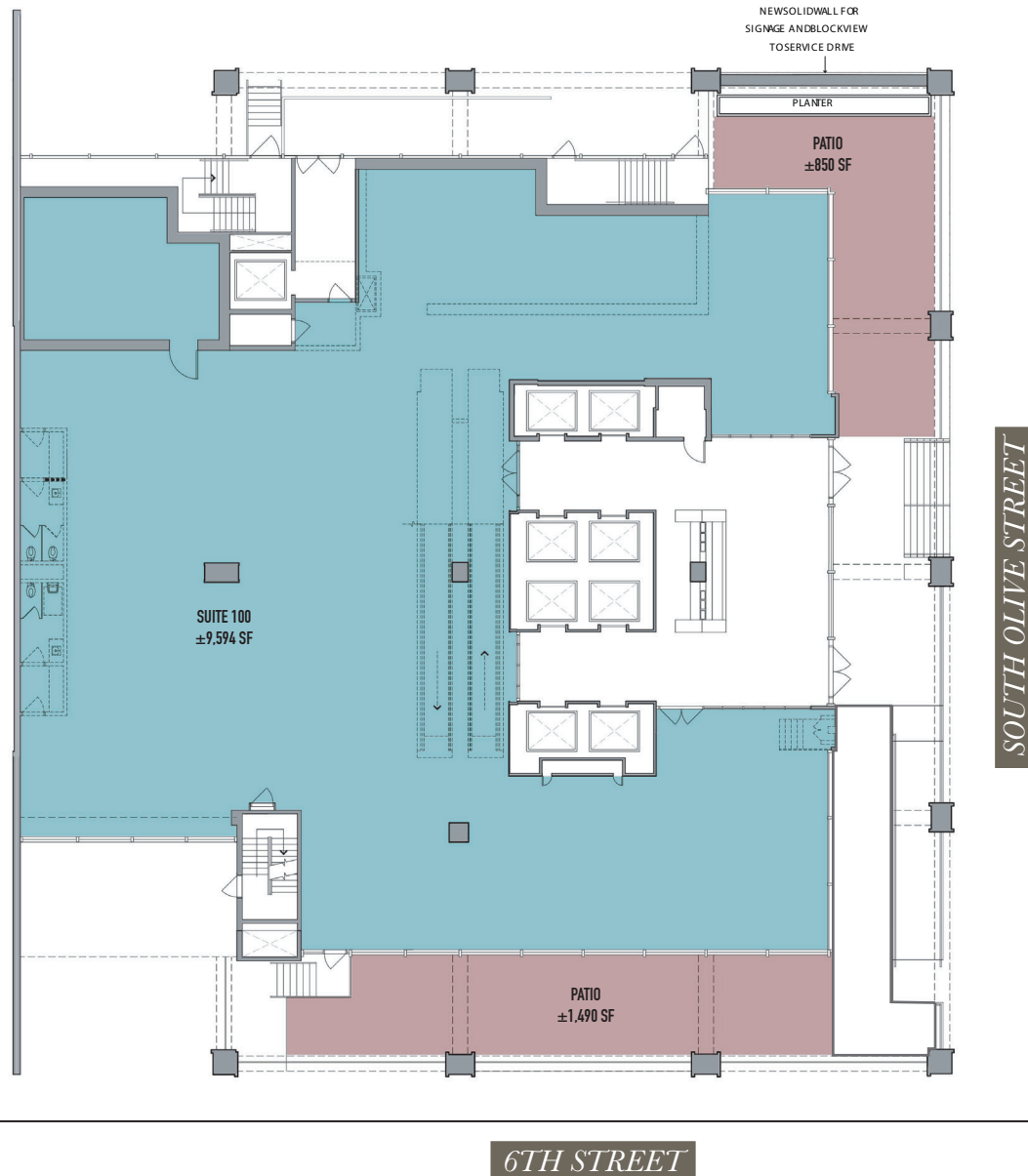


SOUTH OLIVE STREET

6TH STREET

FLOOR PLANS

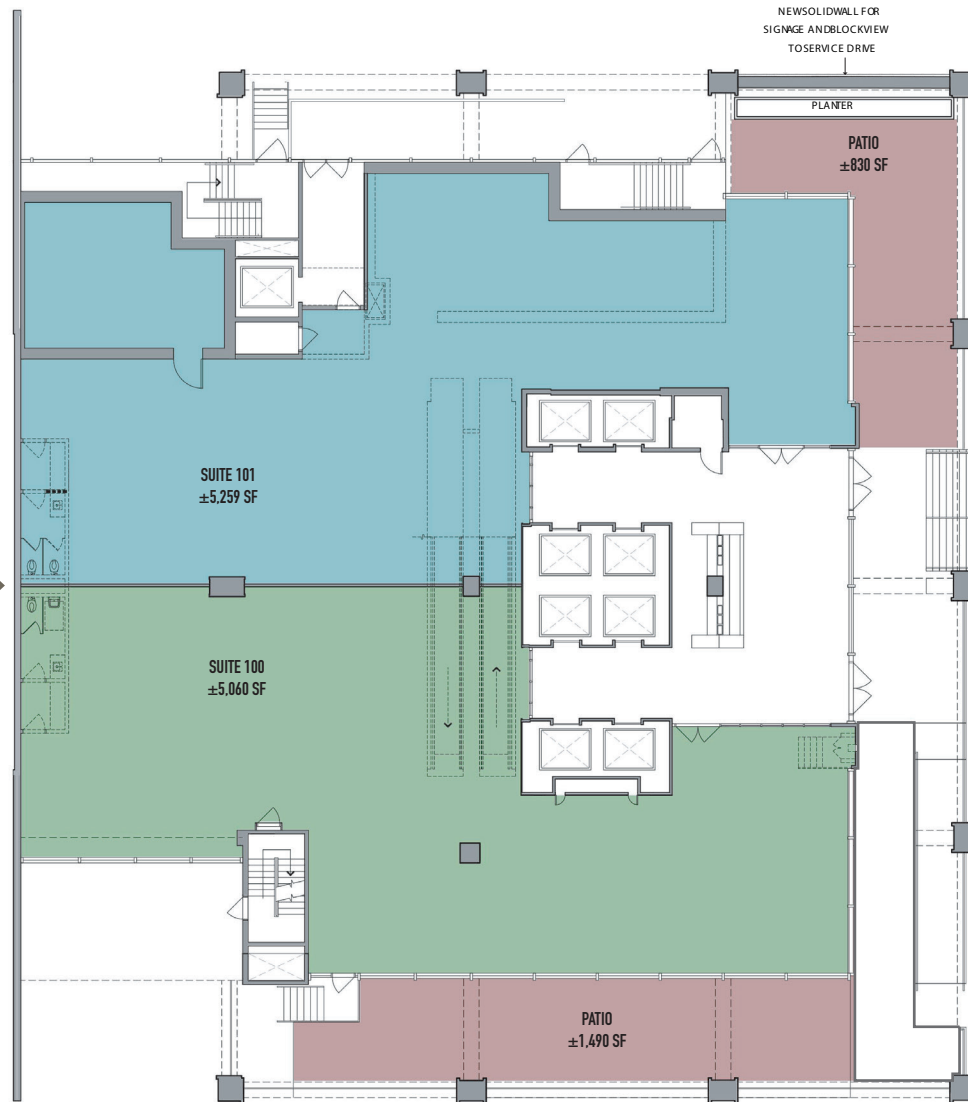
FIRST FLOOR - PROPOSED SINGLE TENANT



FLOOR PLANS

FIRST FLOOR - PROPOSED TWO-TENANT

Demising wall may be moved to accommodate the tenant's requirement.



SOUTH OLIVE STREET

6TH STREET

FLOOR PLANS

FIRST FLOOR - PROPOSED THREE-TENANT



AREA MAP

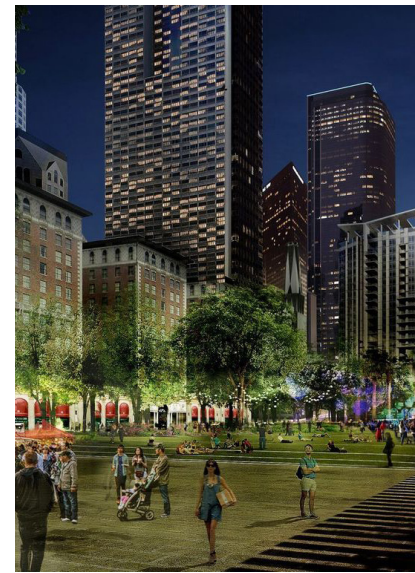


LOCATED ACROSS FROM PERSHING SQUARE



Pershing Square Renew is the nonprofit organization in charge of overseeing the redevelopment of Pershing Square into a world-class public space. The group has partnered with famed architects and designers Agence Ter / Gruen Associates to create a design and programming scheme to reinvent the square to accurately reflect the needs and wants of the people who live in, work in, visit, and love DTLA.

- PERSHING SQUARE RENEW



DEMOGRAPHICS



48,677

Total residential units



4,442

Residential units under construction



31,382

Units in the pipeline



68 +

Million SF of office space



3,238,000

SF of office space under construction



1,996,100

SF of retail space under construction



2,406

Hotel rooms under construction



500,000

Daytime population



35

Median age



84,793

Estimated 2019 residential population



\$98,020

Average household income

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606 SOUTH OLIVE STREET

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