



THE BLOC

**OFFICE LEASING
BOOK**

THE BLOC THRIVES IN THE CENTER OF GREATER LOS ANGELES





OUR STORY

- ▣ Largest mixed-use property in the heart of DTLA at 1.8 million square feet
- ▣ Full floor availability
- ▣ Open floor plan + exposed concrete
- ▣ LEED + Energy Star certified
- ▣ Parking ratio 1.5 per 1,000
- ▣ Four Metro lines converge at 7th Street Metro Center Station with direct access to The Bloc
- ▣ 24 hour vehicle valet
- ▣ Onsite CBRE Property Management



DEALS OF NOTE

The Bloc encompasses 730,000 SF of Class-A creative leaning office space which includes architectural, design, fashion, real estate, co-working and more.

- 1 Life
- DLR Group
- Farfetch
- Farmers Insurance
- Golin
- Green Hassen Janks
- Hautelook
- J2 Global
- KPFF
- Krug Furniture
- Media Alpha
- Newmark Knight Frank
- Studio One Eleven



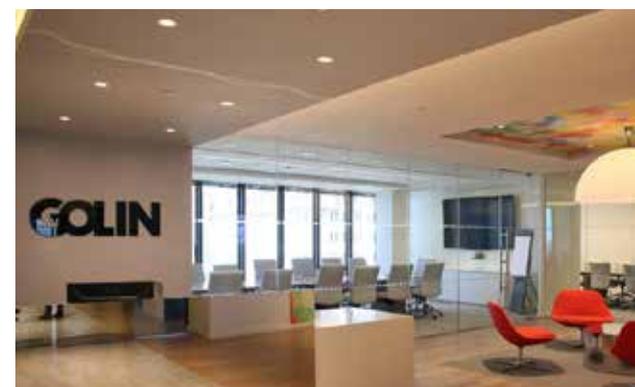
STUDIO 111

An integrated practice of architecture, urban and landscape design, dedicated to creating vibrant communities.



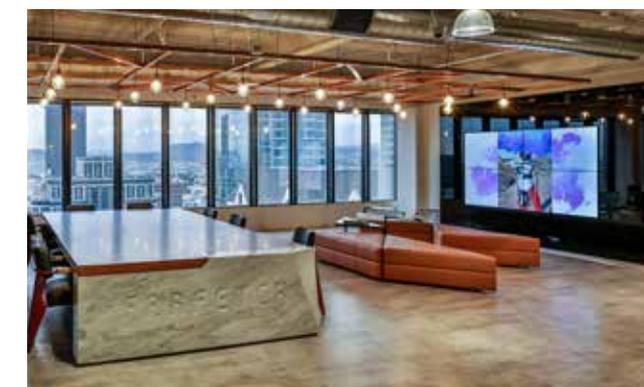
HAUTELOOK

A Nordstrom Company, focused at the intersection of fashion, E-commerce and technology.



GOLIN

Progressive PR Agency designed to reach a profoundly diverse global market.



FARFETCH

Global technology platform for luxury fashion, connecting creators, curators and consumers.

AMENITIES



24/7 SECURITY

The Bloc has security located throughout the retail and office lobby 24/7.



ROOFTOP LOUNGE

Our exclusive rooftop lounge is open to tenants to utilize as a working and meeting center. It features free Wifi, lounge furniture, heaters and skyline views of DTLA.



METRO CONNECTION

The 7th Street Metro Center Station has a direct connection to The Bloc.



CONCIERGE

Delivering an elevated office experience, The Bloc Concierge will proactively work with you to provide an exclusive tenant experience.



THE DECK

DTLA's premier open air destination, The Bloc provides a multitude of outdoor seating options. The deck attracts individuals who like to see and be seen.



24/7 VALET SERVICE

Tenant parking perks can include parking passes for valet service and validations to your guests for a elevated experience.



DOG FRIENDLY

A dog friendly office that allows your furry pals to visit The Bloc.



TENANT PERKS

Tenant networking events, promo gifts and retail discounts.



EVENTS + POP-UPS



FITSPOLA

Dynamic group fitness classes in the grassy open-air plaza draws residents and tourists alike.



SUMMER CONCERTS

Attracting upwards of 500+ residents, workers and tourists to vibe to LA's local bands in DTLA's living room at The Bloc.



PINK ROOM LA

Social media activation and contest driving consumers to The Bloc to engage while they experience the latest shopping, dining and entertainment of The Bloc.



RETAIL POP-UPS

Opportunities for out-of-the-box brand exposure for retailers on The Bloc, garnering new consumers through a targeted audience.



SPRING FASHION

A sought after event, fashion focused consumers enjoy of the moment fashion with LA's top influencers and interactive pop-ups.



FALL FASHION

Focused on runway fashion and beauty looks, the fall fashion event leads the way attracting over 400+ style enthusiasts.



ROSEBOWL BASH

The Rose Bowl Bash celebrates college football and the excitement of the Rose Bowl Game. It includes family friendly games, photo activations, participation of both teams and more.



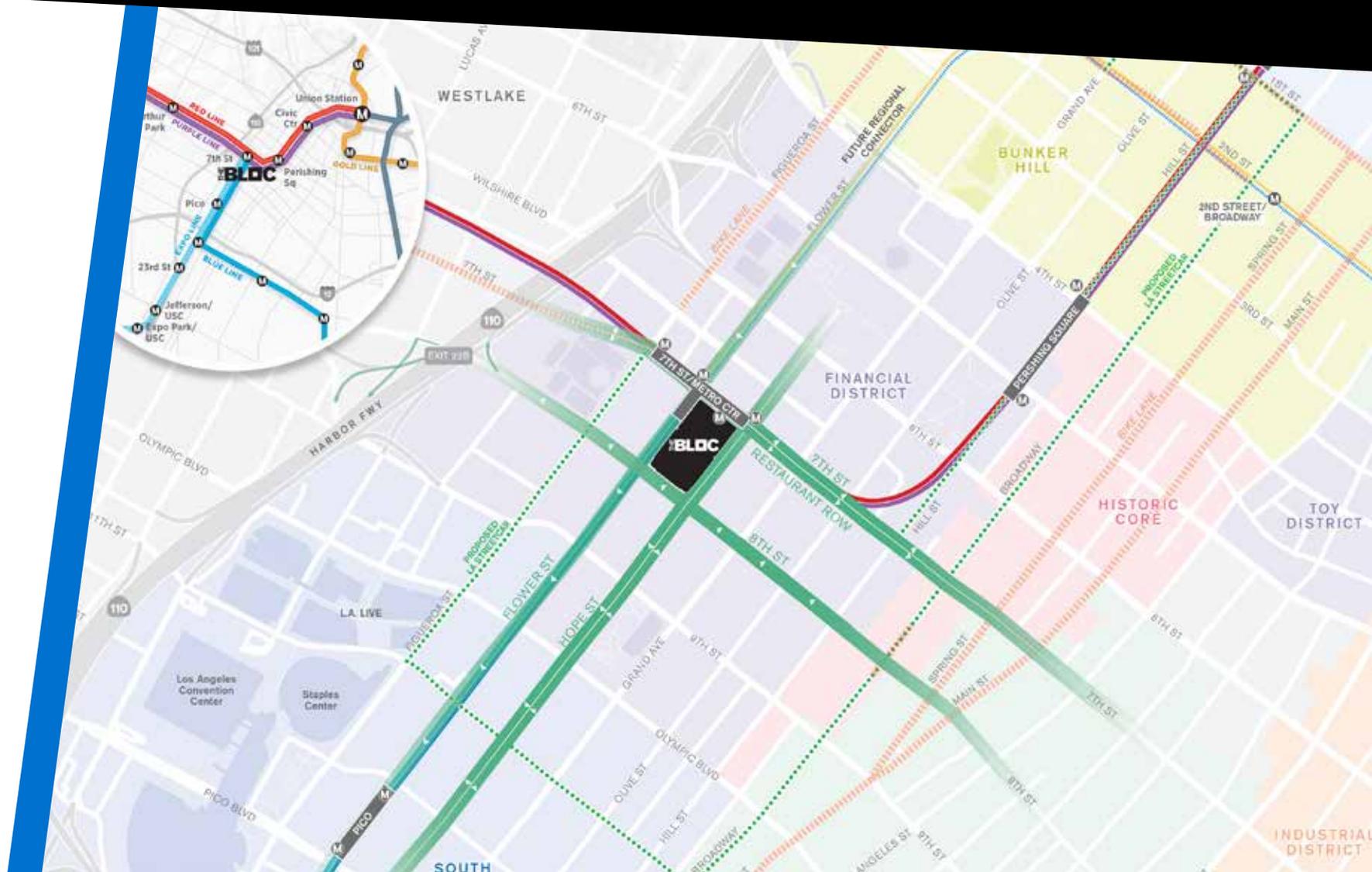
SPARKLE DTLA

Unique and trendy pop-ups tie into the holiday theme to give consumers entertainment options as they shop and dine.



TRANSPORTATION

- ▣ **Direct connection into 7th Street Metro Center Station with easy access to Office Tower**
- ▣ **1.5 per 1,000 parking ratio with 24/7 office valet**
- ▣ **Convenient access to major freeways**
- ▣ **Onsite rental car and bike share**
- ▣ **Ride share drop-off and pick-up**





OUR HOTEL

WHERE YOU SPENT THE NIGHT
“This Sheraton Grand is perfectly located in central LA, right above a metro station, walking distance to shopping, restaurants, and many of the things you want to see while traveling”.

- TripAdvisor



ELEVATED STAY

An exceptional experience, guests pay upwards of \$350+ per night for panoramic city views in the heart of DTLA.



MEETING SPACE

With over 9 event rooms and up to 1,500 people capacity, the Sheraton Grand's event space is a convenient option for conferences and work meetings.



THIRD FLOOR DECK

One of the unique attributes of this elegant hotel and one of the reasons for return guests who seek out the Third Floor Deck to maximize their stay.



THE DISTRICT

One of the best speakeasy happy hours in DTLA, The District is known for their convenient business breakfast and dinner menus.

 The Sheraton Grand ranked #8 out of 378 hotels in Los Angeles on TripAdvisor.



OUR RETAILERS

- Alamo Drafthouse Cinema**
- BrandsWalk**
- Bring Something to The Party**
- CoffeeWalk YogurTalk**
- District Bar & Kitchen**
- DRNK Coffee + Tea**
- Drybar**
- Eli & Ella Rose**
- Everytable**
- Eyes on The Bloc**
- Glasswing Floral**
- GNC**
- Hatch Yakitori + Bar**
- Jewelry Pavilion**
- JOEY DTLA**
- LA Fitness**
- Macy's Flagship**
- Marugame Udon**
- Mr. G's For Toys**
- Nordstrom Local**
- Paper Source**
- QWENCH Juice Bar**
- Shopbite**
- Starbucks**
- T-Mobile**
- The Urban Oven**
- UCLA Health**
- UNIQLO**



JOEY DTLA

Vibrant and polished restaurant with bold flavors and signature recipes.



LA FITNESS

State of the art facility and the best resources to making your fitness experience an exceptional one.



ALAMO DRAFTHOUSE CINEMA

The Alamo Drafthouse Cinema is good food, good beer and good film, all at the same place.



NORDSTROM LOCAL

A convenient drop-in hub for service and style bringing Nordstrom experience a little closer to home.



MACY'S

A flagship location with brands such as Chanel, MAC, Michael Kors, Coach and more.



UNIQLO

LifeWear. Simple made better. The best in fit and fabric made to be affordable and accessible to all.

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OWNERSHIP

National Real Estate Advisors is a leading investment manager, specializing in build-to-core—developing and owning large-scale, urban commercial and multifamily projects for its institutional client accounts. National constructs investment portfolios of stabilized modern property assets—apartment, office, mixed-use, industrial, data center and hotel—with design features, technological enhancements, and amenities that can drive high tenant demand and create value for investors.

