



The Biltmore

TOWER AND COURT

500 & 520 South Grand Avenue
Los Angeles, California 90071

PRIME OFFICE SPACE FOR LEASE IN DOWNTOWN LOS ANGELES



Property Highlights

- Historic Biltmore Hotel built in 1923
- Class A office space situated within the historic 683 suite luxury hotel
- Centrally located in the heart of Downtown LA's Financial District
- Adjacent to Pershing Square Metro Station and parking structure
- Close proximity to major freeways
- Steps away from Walt Disney Concert Hall, Courthouses, and a variety of fine dining and entertainment
- Abundant natural light throughout the building and within office spaces
- Variety of creative and traditional office space options.
- Flexible Lease terms
- Strong on-site management team
- 24 hour security
- On-site parking (include 1/1000 ratio and current asking rates)



Property Details



ASKING RATES

\$3.00/SF FSG (Tower)
\$2.83/SF FSG (Court)



LEASE TERM

3-5 years



PARKING RATES

Unreserved \$325/Month
Reserved \$425/Month



PARKING RATIO

1/1,000

***HOTEL PERKS:** TENANTS RECEIVE 15% OFF THE HOTEL RESTAURANT AND SPECIAL DISCOUNTS ON CATERING, HOTEL ROOMS AND BANQUET HALLS.

Available Space

Biltmore Tower - 500 South Grand Avenue



| Suite# | Description | SF | Asking Rate |
|--------|-----------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1150 | 2 window offices, conference room, kitchen. | 2,058 | \$3.00/SF FSG |
| 1560 | 7 window offices, conference room, built-in cubicles, storage room. | Approx. 2,800 | \$3.00/SF FSG |
| 1610 | Double door entry off elevator, glass conference room, 1 office, open bullpen space, kitchen. | 2,044 | \$3.00/SF FSG |
| 1640 | Double door entry off elevator, glass conference room, 6 window offices, kitchen, storage, server room, open bullpen space. | 4,280 | \$3.00/SF FSG |
| 2060 | 2 window offices, hard wood floors, open space. | 660 | \$3.00/SF FSG |

"More spaces available. Please inquire to broker."

Available Space

Biltmore Court - 520 South Grand Avenue



| Suite# | Description | SF | Asking Rate |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|
| 200 | High end creative space fully built out with glass offices and open space. Space is divisible. | 54,787 | \$2.83/SF FSG |
| 300 | Double door entry off elevator, conference room, 4 window offices, built in cubicles, kitchen, storage room. | 3,932 | \$2.83/SF FSG |
| 600 | Double door entry off elevator, glass conference room, 8 window offices, kitchen, cubicle space, storage/IT. Space is divisible. | 5,433 | \$2.83/SF FSG |
| 700 | Double door entry off elevator. 2nd generation law firm space. Space is divisible as well as contiguous to 8th Floor with an internal staircase. | 16,800 | \$2.83/SF FSG |
| 1100 | Double door entry off elevator, creative space with open floor plan. Exposed ceiling and concrete flooring throughout. | 13,404 | \$2.83/SF FSG |

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Charles Dunn

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