

THE OVIATT BUILDING

617 S OLIVE ST, LOS ANGELES, CA

Creative Office Spaces for Lease in Downtown Los Angeles

Available for immediate occupancy

Centrally-located creative office building in the heart of Downtown LA

Close proximity to additional parking and Metro Station at Pershing Square

Close proximity to many new restaurants, hotels, and retail

Ease of access to the 110, 101, and 10 freeways



SUITE AVAILABILITY

Suite	RSF	Description	Suite	RSF	Description
204	309 SF	Professional office space (can be combined with suite 206 for 954 SF)	709	194 SF	Professional office space
206	645 SF	Professional office space (can be combined with suite 204 for 954 SF)	720	432 SF	Professional office space
210	244 SF	Professional office space	806B	273 SF	Professional office space
308	1,602 SF	Professional office space	808	275 SF	Professional office space
311	1,027 SF	Professional office space (can be combined with suite 308)	810	2,194 SF	Professional office space
406	325 SF	Professional office space	811	941 SF	Professional office space
422	1,190 SF	Professional office space	906	587 SF	Professional office space
507	211 SF	Professional office space	1004	210 SF	Professional office space
511	949 SF	Professional office space	1010	4,760 SF	Creative space
615	893 SF	Professional office space	1011	520 SF	Professional office space
704	608 SF	Professional office space	1100	1,517 SF	Creative space
707	415 SF	Professional office space	1201	1,245 SF	Professional office space
			1210	3,756 SF	Professional office space (can be combined with suite 1207)

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Property Highlights

206-4,760 SF available

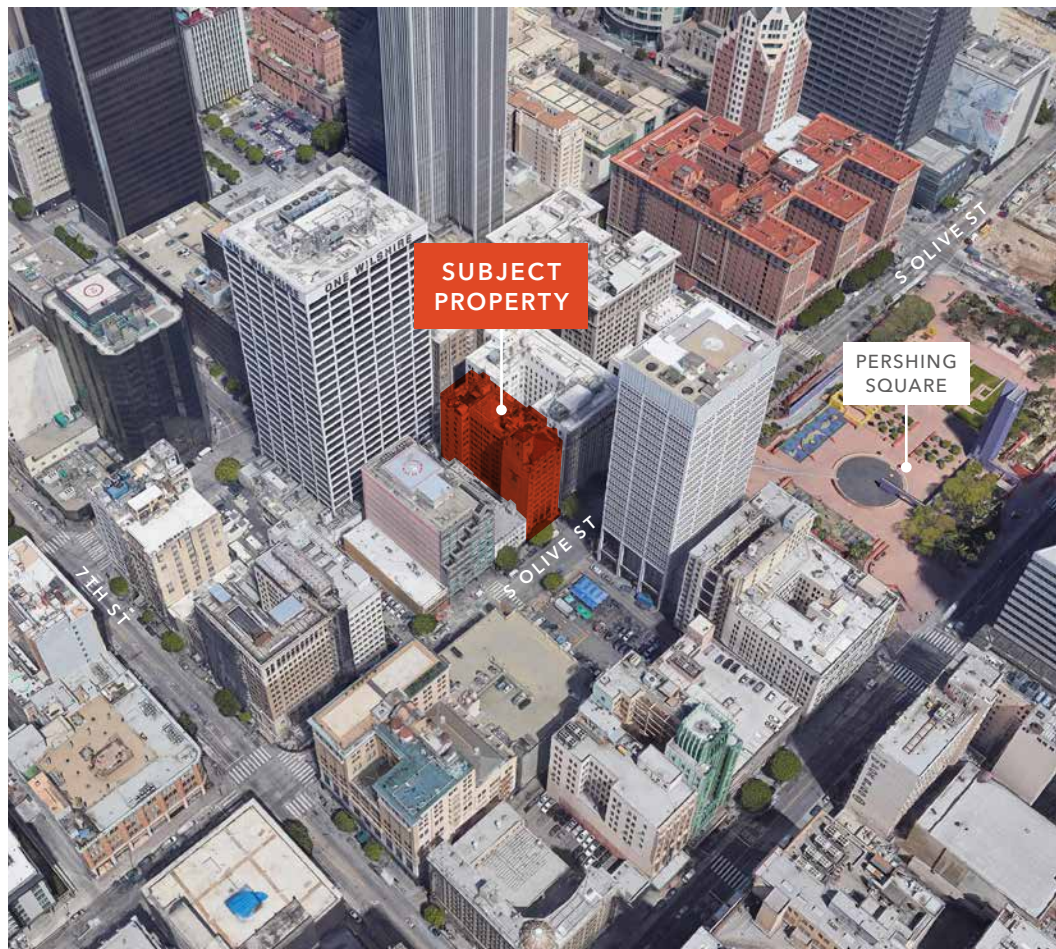
Rental rate is \$2.50-\$2.75/SF FSG

Historic highrise with move-in ready suites

Creative and traditional office spaces

Secured key card elevator access

Penthouse and ground floor restaurant

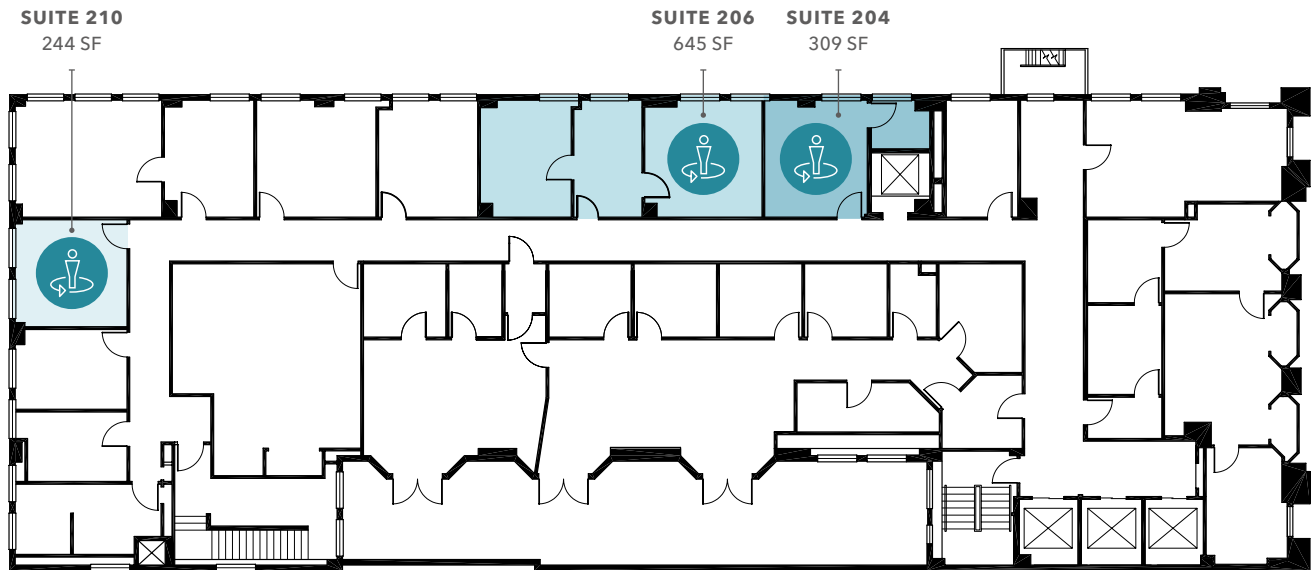


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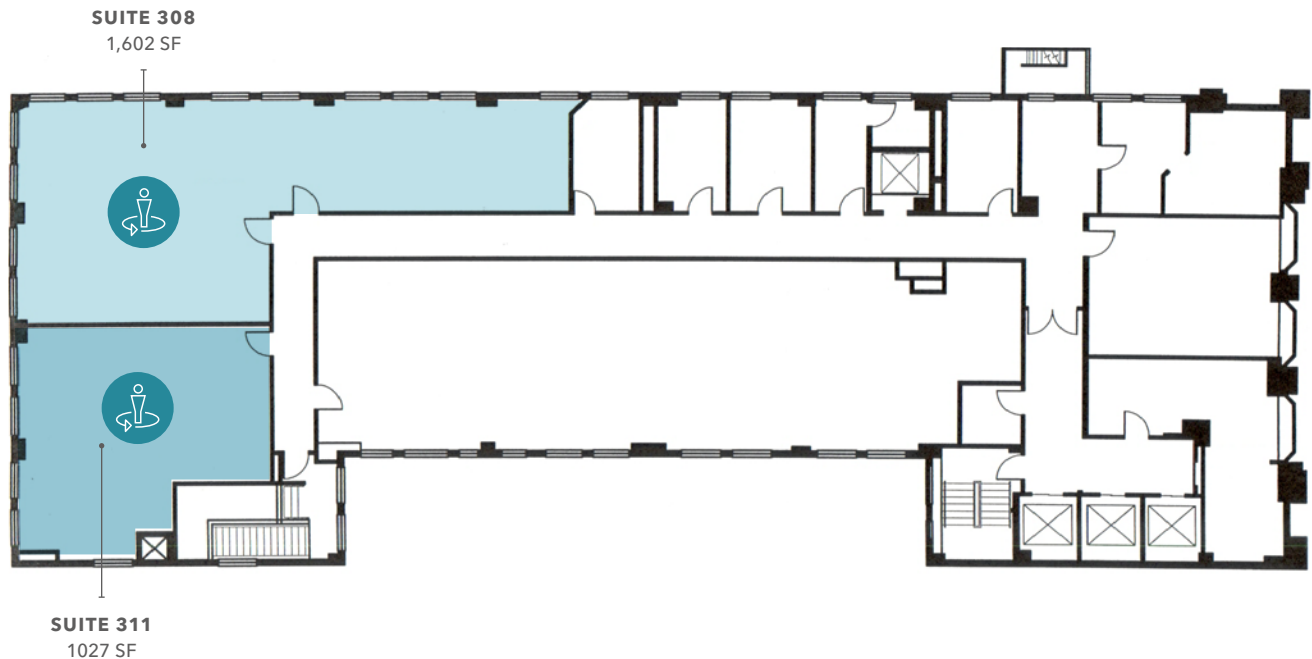
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SECOND FLOOR



THIRD FLOOR



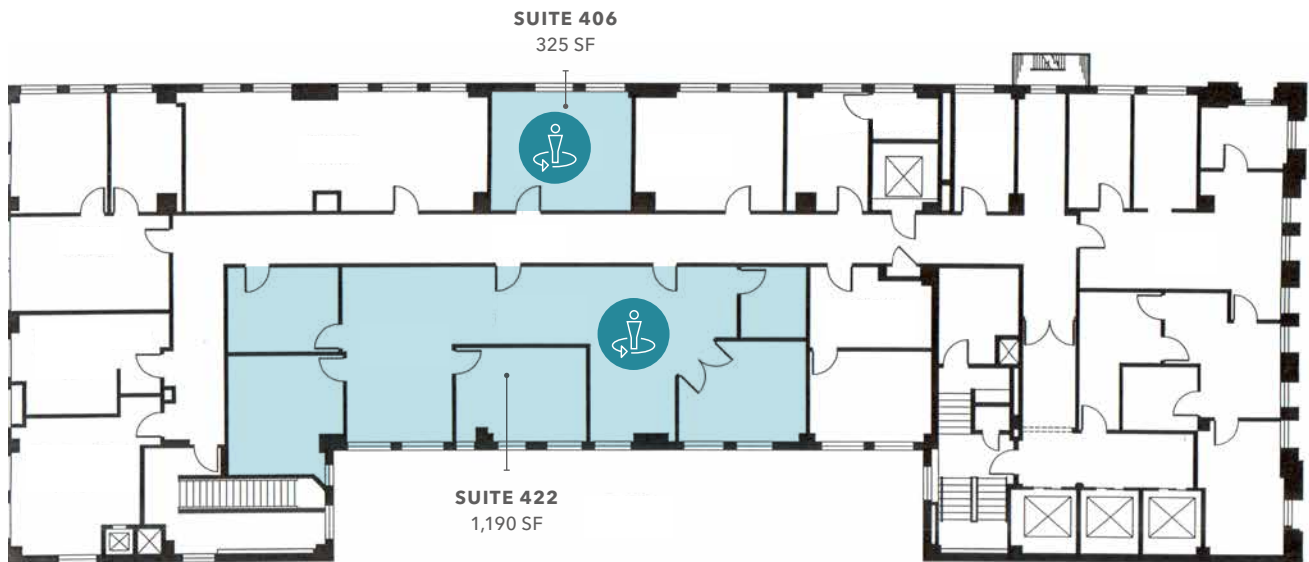
JOHN ANTHONY, sior 213.225.7218 | john.anthony@kidder.com | LIC N° 01226464

CHRISTOPHER STECK, ccim 213.225.7231 | christopher.steck@kidder.com | LIC N° 01841338

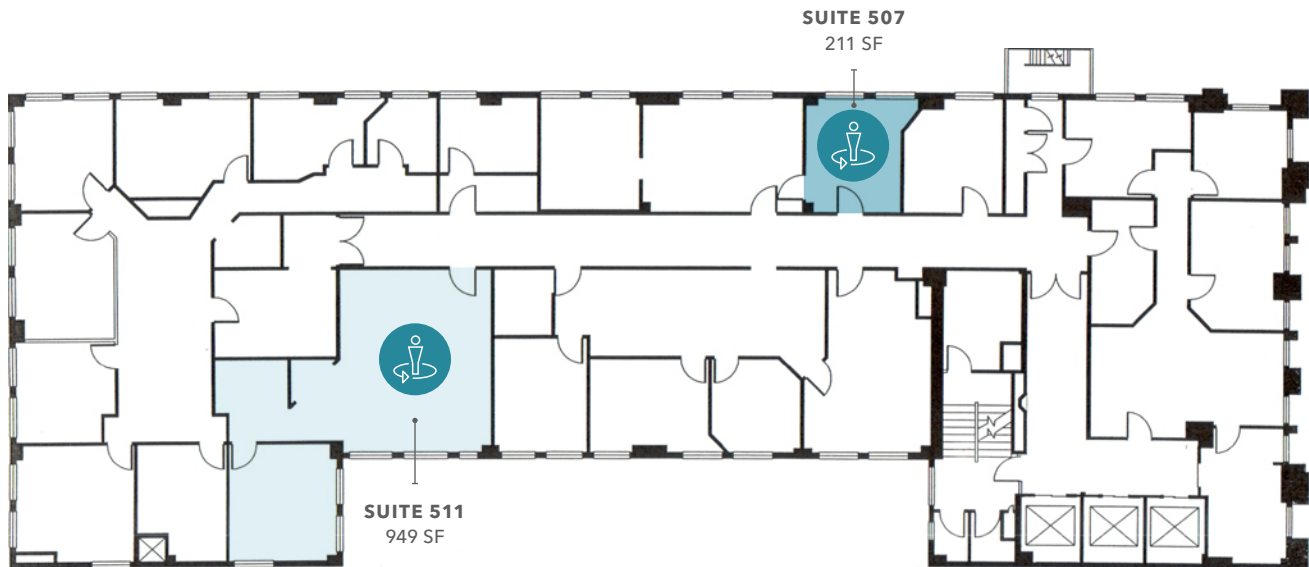
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FOURTH FLOOR



FIFTH FLOOR



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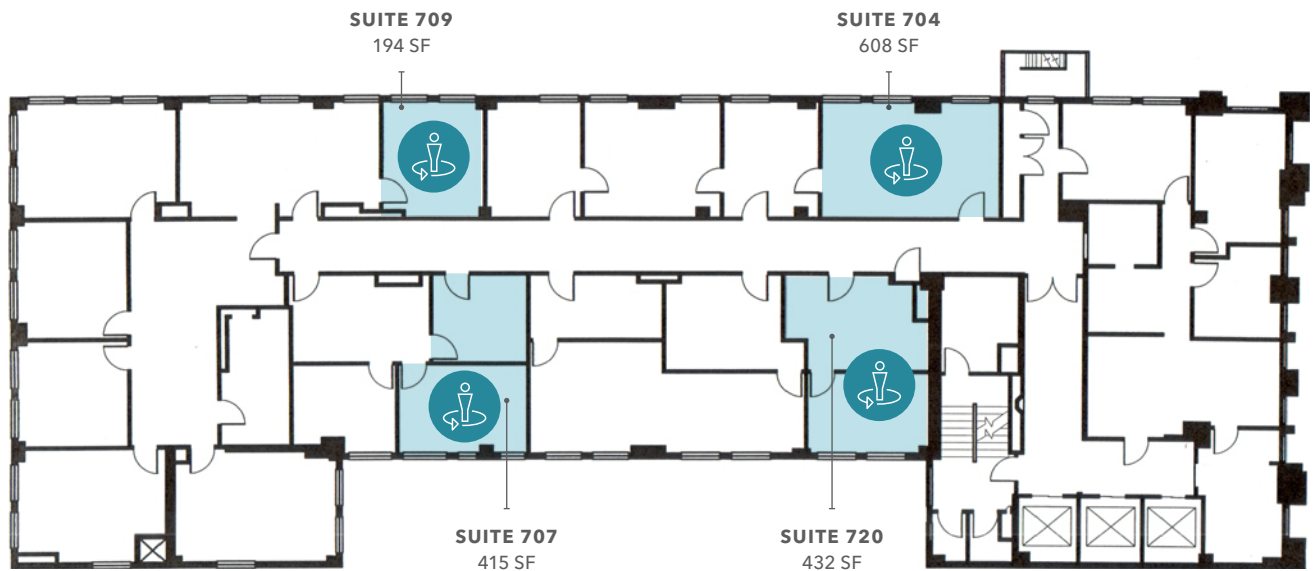
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SIXTH FLOOR



SEVENTH FLOOR



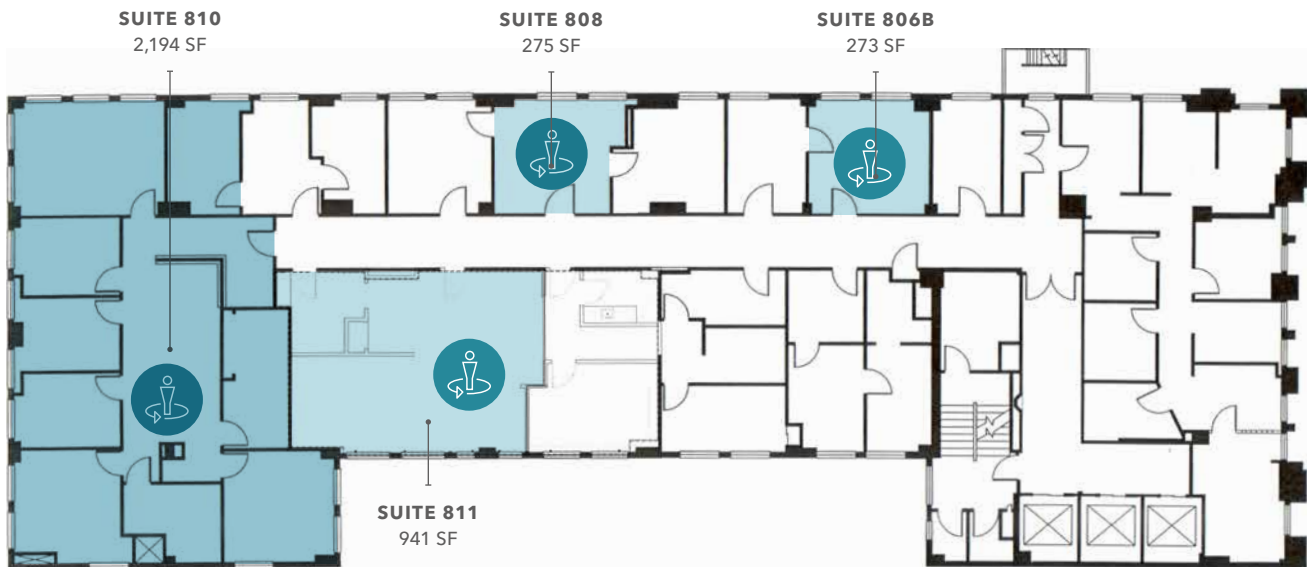
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EIGHTH FLOOR



NINTH FLOOR



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TENTH FLOOR



ELEVENTH FLOOR



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TWELFTH FLOOR

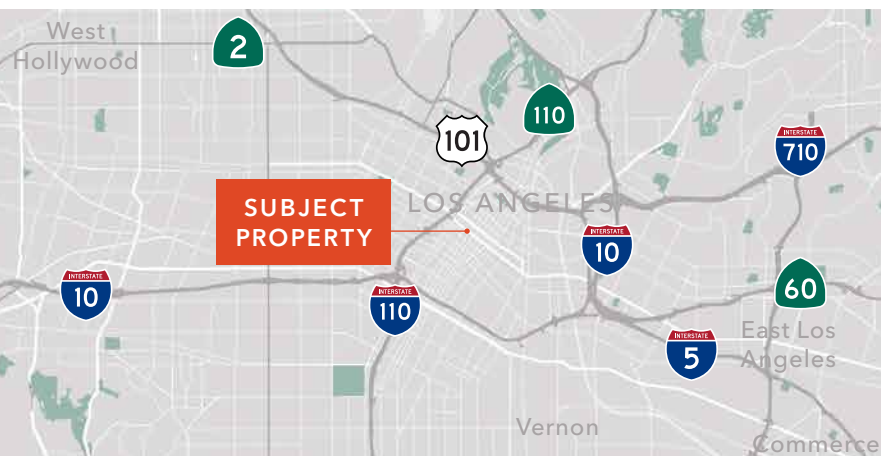


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THE RENEWAL OF PERSHING SQUARE

Due to the revitalization of several of its neighborhoods, Downtown Los Angeles thrives with a vibrancy never seen in its history. Areas like the Old Bank District and the Historic Core were once filled with vacant buildings; now they're teeming with brand-new apartment buildings, high-end retail shops and restaurants. As a result, businesses are relocating downtown. Population has increased 150% since 2000, and continues to grow at a rapid pace. New downtown destinations like the BLOC, Grand Central Market and FIGat7th draw tourists and locals alike, both day and night.

Pershing Square Park is the heart of Downtown LA. It's also one of the few remaining areas to not receive a facelift. That's about to change. Earlier this year, an international design-team led by the Paris-based Agence Ter were selected to redesign the five-acre park using what they call a "radical flatness" to open up the space, connecting one part of the city to another, offering visitors both entertainment with concert events and relaxation with its great lawn and reflecting pool. Think of it as Central Park on the West Coast.

Other popular venues nearby include Staples Center, Dodger Stadium, Expo Park/USC, The Music Center, and Microsoft Theater.

1-MILE DEMOGRAPHICS



ESTIMATED
POPULATION
67,396



AVERAGE
HH INCOME
\$35,025



DAYTIME
EMPLOYMENT
190,200

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