

THE TRUST BLDG.

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RICH HISTORY, ELEVATED SPACE.

Built in 1928 by the Title Insurance and Trust Company as its headquarters, The Trust Building was designed by prolific Los Angeles architects John and Donald Parkinson. During this period in Downtown LA's history, Spring Street was home to several regional and national financial institutions, that together made up the Spring Street Financial District.

The Trust Building's distinctive and stunning Art Deco / Zig Zag Moderne style, along with its deep roots in DTLA's early development, garnered the building Historic-Cultural Monument status in Los Angeles and on the National Register of Historic Places.



For Leasing Information
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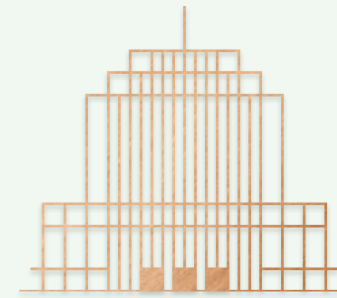


CREATE BRAND NEW HISTORY.

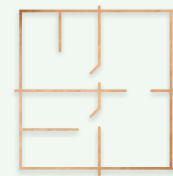
Inspired by iconic and timeless architecture, the Trust Building was a place and space for knowledge work in the early part of the 20th century. Whether a financial institution, a visual effects company, or the next top restaurant, The Trust Building is now continuing its ardent story as a place and space for meaningful work by today's innovators.

Retaining its original brilliance and elegance, the Trust Building is emerging restored and repositioned for retail use and true creative office.

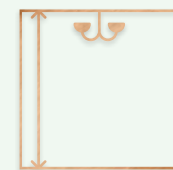
FEATURES AND AMENITIES.



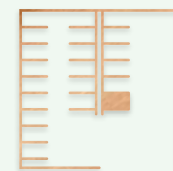
Ground Retail Available SF
±7,596 RSF Total



Area Ranging From
±3,300 to ±3,900 SF



Ceiling Height
13' Approximately



On-site
Valet Parking



Beautifully redesigned
Storefronts



THE NEIGHBORHOOD.

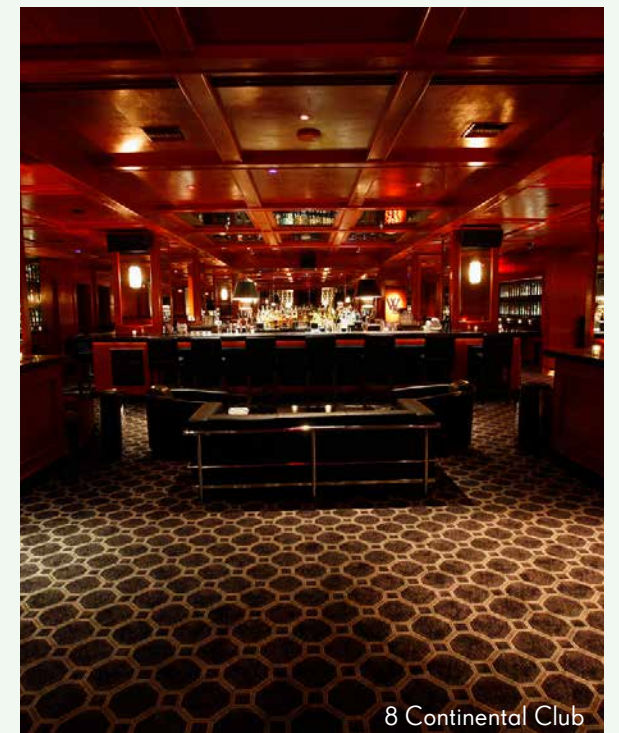
3 min walk

- | | | |
|-------------------------|--------------------|-----------------------|
| 1 Crocker Club | 8 Continental Club | 15 Big Man Bakes |
| 2 Buzz | 9 464 | 16 Kazunori |
| 3 Spring St Park | 10 Little Easy | 17 Macceroni Repub. |
| 4 The Wolves NEW | 11 Gelateria Uli | 18 The Last Bookstore |
| 5 El Dorado | 12 Guisados | 19 P.Y.T. NEW |
| 6 Bar Amá | 13 Green Grotto | 20 Băco Mercat |
| 7 Orsa & Winston | 14 Onyx Lounge | 21 DT Yoga Circle |

5 min walk

- | | | |
|-----------------------|--------------------|-------------------------|
| 22 Perch | 30 The Main Barre | 38 Beelman's Pub |
| 23 Mrs. Fish | 31 Pussy & Pooch | 39 Exchange LA |
| 24 La Cita Bar | 32 Las Perlas | 40 Starbucks |
| 25 Grand Central Mkt. | 33 Artisan House | 41 Springtime in NY |
| 26 Angel's Flight | 34 The Assoc. Club | 42 Mel's Deli |
| 27 The Lash | 35 Cole's | 43 Spring for Coffee |
| 28 Regent Theater | 36 Kapsoul | 44 Mezcalero NEW |
| 29 These Days | 37 Pet Project | |

ALL WITHIN A 5-MIN WALK.



ALL WITHIN A 5-MIN WALK.

Grand Central Market



Grand Central Market, a downtown landmark since 1917, brings together the cuisines and cultures of LA.

Vendors (A-Z):
Ana Maria
Belcampo Meat Co.
Bento Ya Japanese Cuisine
Berlin Currywurst
Chiles Secos
China Cafe
Clark Street Bread
District Market
DTLA Cheese & Kitchen
Eggslut
G&B Coffee
Golden Road GCM
Grand Central Jewelry

Horse Thief BBQ
Jose Chiquito
Knead & Co.
La Huerta
La Tostaderia
Lucky Bird
Madcapra
McConnell's Fine Ice Cream
Olio GCM Wood Fired Pizzeria
The Oyster Gourmet
PBJ LA
Prawn
Press Brothers Juicery

Ramen Hood
Roast to Go
Sari Sari Store
Sarita's Pupuseria
Sticky Rice
Sticky Rice II
Tacos Tumbras a Tomas
Torres Produce
Valeria's
Valerie Confections
Villa Moreliana
Wexer's Deli

Spring Arcade Building



The Spring Arcade Building, built in 1924, with its sunlit covered outdoor space is being transformed into a vibrant and diverse, dining destination.

Vendors (A-Z):
Bay Leaf
Blu Jam Café
Clayton's Public House
Don Francisco's Coffee
Downtown Donuts
Fresh Order Grill
Garçons de Café
Gelateria Uli
Guisados
Guadalahrarry's
Green Grotto Juice Bar
KAI Japanese Roots
Macarons Cherie
Pizza Lucca
Rice Box

44 Mezcalero



This bar serves an homage to Mexico in every glass.

6 Bar Amá



Reimagined cantina features Tex-Mex comfort food with an upmarket twist along with a tequila menu.

20 Bäco Mercat



Destination dining for Josef Centeno's Spanish-fusion fare, including his trademarked bäco sandwich.

44 P.Y.T.



Eco-chic, plant-filled eatery for an oft-changing menu of locally sourced dishes & juiced cocktails.



COMING SOON
TO THE TRUST BUILDING...
Michelin-starred Curtis Stone's flagship restaurant



DTLA AT A GLANCE.

Projects under construction.

	Project	Address	Residential Units	Hotel Rooms	Office SF	Retail SF	Delivery
MIXED USE							
FINANCIAL DISTRICT	Metropolis Phase II	Francisco b/w 8th & 9th	1,002 C	186	358,000	409,000	2018
HISTORIC CORE	Broadway Trade Center	8th & Broadway	–	200	500,000	200,000	2018
SOUTH PARK	Oceanwide Plaza	11th & Figueroa	504 C	184	–	166,000	2019
RESIDENTIAL							
ARTS DISTRICT	950 E. Third	950 E. 3rd St.	471	–	–	22,000	2018
	AMP Lofts	695 S. Santa Fe Ave.	320	–	–	20,000	2019
	Walnut Building	1745 E. 7th St.	57	–	–	6,000	2019
CHINATOWN	LA Plaza Cultura Village	400 W. Cesar E Chavez Ave.	345	–	–	50,000	2019
CITY WEST	1027 Wilshire Blvd.	1027 Wilshire Blvd.	376	–	–	6,500	2019
	7th & Witmer	1301-1307 W. 7th St.	76	–	–	6,000	2019
FASHION DISTRICT	Grether & Grether	730 S. Los Angeles St.	72	–	–	11,000	2018
FINANCIAL DISTRICT	888 Hope	888 S. Hope St.	526	–	–	5,000	2018
	825 South Hill	825 S. Hill St.	516	–	–	5,000	2018
	Park Fifth	5th & Olive	660	–	–	14,000	2019
HISTORIC CORE	The Grace on Spring	732 S. Spring St.	300	–	–	7,500	2019
	The Griffin on Spring	755 S. Spring St.	287	–	–	8,900	2018
	Singer Sewing Building	806 S. Broadway	7	–	–	TBD	2019
	Banco Popular	354 S. Spring St.	188	–	–	17,500	2019
	Perla	400 S. Broadway	450 C	–	–	7,000	2020
LITTLE TOKYO	Lotus 77	118 Astronaut E S Onizuka St.	77	–	–	2,500	2019
SOUTH PARK	Circa	1200 S. Figueroa St.	648	–	–	48,000	2018
	1400 S. Figueroa St.	1400 S. Figueroa St.	110	–	–	1,500	2018
	Aven	1120 S. Grand Ave.	536	–	–	10,000	2018
	Alina Los Angeles	700 W. 9th St.	341	–	–	11,000	2018
	Onyx DTLA	1300 S. Hope St.	162	–	–	13,000	2018
	Axis on Eleventh	1100 S. Hill St.	177	–	–	7,500	2018
	Hope + Flower	1212 S. Flower St.	730	–	–	8,000	2019
	1133 Hope Tower	1133 S. Hope St.	200 C	–	–	5,000	2019
	1317 S. Hope St.	1317 S. Hope St.	38	–	–	4,000	2019

C– Condominiums

Projects under construction (cont).

	Project	Address	Residential Units	Hotel Rooms	Office SF	Retail SF	Delivery
HOTEL							
ARTS DISTRICT	Soho House	1000 S. Santa Fe St.	–	48	–	10,000	2019
FINANCIAL DISTRICT	Hotel Clark	426 S. Hill St.	–	348	–	–	2019
	Trinity Hotel	851 S. Grand Ave.	–	183	–	–	2019
FASHION DISTRICT	Proper Hotel	1106 S. Broadway	–	148	–	–	2018
	Hoxton Hotel	1060 S. Broadway	–	164	–	–	2018
OFFICE & RETAIL							
ARTS DISTRICT	Santa Fe Business Center	500 S. Santa Fe Ave.	–	–	90,000	–	2018
	AT MATEO	Mateo & Palmeto	–	–	50,000	130,000	2018
	ROW DTLA	7th & Alameda	–	–	1,200,000	200,000	2019
	The Ford Building	2060 E. 7th St.	–	–	254,000	60,000	2018
	4th & Tracton	963 E. 4th St.	–	–	100,000	30,000	2018
	Maxwell Building	405 S. Mateo St.	–	–	56,500	–	2018
CHINATOWN	Capitol Milling Building	1231 N. Spring St.	–	–	TBD	50,000	2018
JEWELRY DISTRICT	LA Jewelry Mart	712 S. Olive St.	–	–	85,000	14,000	2018
	Green Street	718 S. Hill St.	–	–	45,000	7,000	2019
FASHION DISTRICT	City Market South	11th & San Julian	–	–	30,000	100,000	2018
	Harris Building	110 W. 11th St.	–	–	58,000	6,400	2018
	Herald Examiner	1111 S. Broadway	–	–	80,000	–	2018
FINANCIAL DISTRICT	712 S. Olive St. (LA Jewelry Mart)	712 S. Olive St.	–	–	85,000	14,000	2018
HISTORIC CORE	537 S. Broadway	537 S. Broadway	–	–	70,000	8,000	2018
	731 S. Broadway	731 S. Broadway	–	–	23,000	–	2018
	Garland Building	740 S. Broadway	–	–	59,000	6,000	2019
	Parmalee Building	720 S. Broadway	–	–	70,000	–	2018
	The Trust Building*	433 S. Spring St.	–	–	300,000	–	2019
SOUTH PARK	Herald Examiner	1111 S. Broadway	–	–	80,000	–	2018

Total residential units under construction

9,344

Total hotel rooms under construction

1,261

Total creative office space under construction

2.84 million SF

Total retail space under construction

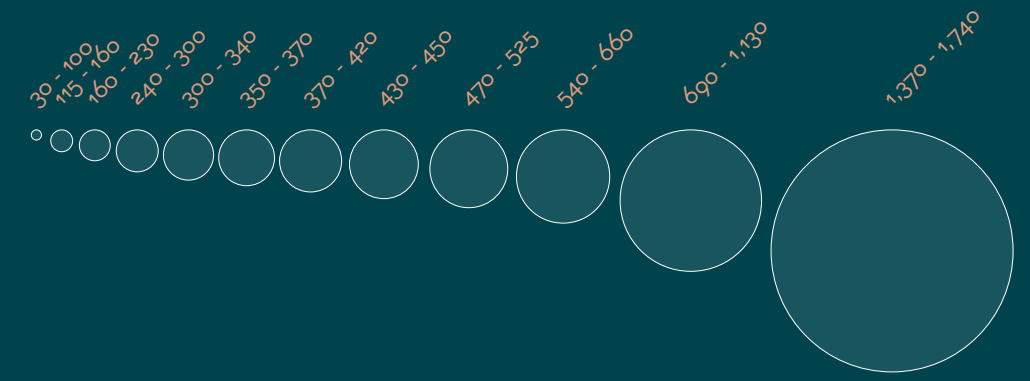
1.35 million SF



THE NEIGHBORHOOD.

Walkability
Excellent Good

Residential Units —Recently Opened / Under Construction & Planned—



Total new & planned residential units

40,647

Total new & planned hotel rooms

7,902

Total new & planned creative office space

4.45 million SF

Total new & planned retail space

4.49 million SF

Total investment in new public projects

\$2.7 billion

DTLA AT A GLANCE.

Proposed development.

	Project	Address	Residential Units	Hotel Rooms	Office SF	Retail SF
MIXED USE						
ARTS DISTRICT	6AM	6th & Alameda	1,305/431 C	412	250,000	128,000
	2110 Bay St.	2110 Bay St.	110	–	113,000	51,000
	670 Mesquit St.	670 Mesquit St.	308	236	944,000	136,000
BUNKER HILL	The Grand	130 S. Grand Ave.	323/113 C	314	47,000	209,000
	Angels Landing	361 S. Hill St.	435/120 C	481	–	45,000
	333 S. Figueroa St.	333 S. Figueroa St.	224/242 C	599	–	28,500
CIVIC CENTER	Times Mirror Square	100 S. Broadway	1,127	–	TBD	34,000
	232 W. 2nd St.	232 W. 2nd St.	107 C	–	534,000	7,000
FASHION DISTRICT	City Market	9th & San Pedro	48/900 C	210	TBD	225,000
LITTLE TOKYO	Little Tokyo Galleria	333 S. Alameda St.	994	–	–	100,000
SOUTH PARK	1020 S. Figueroa St.	1020 S. Figueroa St.	435 C	300	–	80,000
	Broadway Square Los Angeles	1900-1933 S. Broadway	549/895 C	208	–	30,000
	Olympic Tower	811 W. Olympic Blvd.	374	373	33,500	65,000
	Figueroa Centre	925 S. Figueroa St.	200 C	220	–	94,000
	1600 S. Figueroa St.	1600 S. Figueroa St.	134/202 C	250	6,500	9,000
	South Park Towers	1600 S. Flower St.	250	300	–	13,000
RESIDENTIAL						
ARTS DISTRICT	Industrial Street Lofts	1525 Industrial St.	344	–	25,000	4,000
	Alameda & 4th Lofts	360 S. Alameda St.	63	–	–	TBD
	1800 E. 7th St.	1800 E. 7th St.	122	–	–	8,000
	Palmeto Colyton	527 S. Colyton St.	310 C	–	–	11,500
	520 S. Mateo St.	520 S. Mateo St.	475	–	105,000	20,000
	330 S. Alameda St.	330 S. Alameda St.	186	–	–	22,000
	5th & Seaton	5th & Seaton	220	–	–	44,500
	676 S. Mateo St.	676 S. Mateo St.	185	–	–	23,000
	AVA Arts District	668 S. Alameda St.	475	–	–	61,000
	1000 S. Mateo St.	1000 S. Mateo St.	113	–	12,500	120,000
	Arts District Center	1101 E. 5th St.	129 C	113	–	70,000
	234 N. Center St.	234 N. Center St.	430	–	–	8,500
	2117 E. Violet St.	2117-2143 E. Violet St.	347	–	187,000	22,000
	4th & Hewit	940 E. 4th St.	93	–	–	20,000
	641	641 S. Imperial St.	140	–	7,000	7,000
BUNKER HILL	1340 E. 6th St.	1340 E. 6th St.	193	–	–	–
	LA World Trade Center	350 S. Figueroa St.	570	–	–	–
	College Staton	924 N. Spring St.	770	–	–	51,000
CHINATOWN	720 W. Cesar E Chavez	720 W. Cesar E Chavez	299	–	–	8,000
	211 W. Alpine St.	211 W. Alpine St.	122	–	–	4,000
	708 N. Hill St.	708 N. Hill St.	162	–	–	5,000
	643 N. Spring St.	643 N. Spring St.	300	–	149	21,000
	1201 N. Broadway	1201 N. Broadway	124	–	–	8,500
	Elysian Park Lofts	1251 N. Spring St.	920	–	–	18,000
	Harmony	942 N. Broadway	178	–	–	37,000

Proposed development (cont.).

	Project	Address	Residential Units	Hotel Rooms	Office SF	Retail SF
RESIDENTIAL (cont.)						
SOUTH PARK	Arris	1201 S. Grand Ave.	312	–	–	7,000
	Emerald	1340 S. Olive St.	154	–	–	10,500
	Vara	1233 S. Grand Ave.	148 C	–	–	5,000
	1410 S. Flower St.	1370-1418 S. Flower St.	147	–	–	6,500
	Olympia	Olympic Blvd. & Harbor Fwy.	1,367	–	–	40,000
	1000 S. Hill St.	1000-1034 S. Hill St.	700	–	–	15,000
	1045 S. Olive St.	1045 S. Olive St.	794	–	–	12,500
	Onyx Phase 2	1301 S. Hope St.	248	–	–	30,000
	1335 S. Grand Ave.	1323-1349 S. Grand Ave.	284	–	–	6,500
	1334 S. Flower St.	1334-1348 S. Flower St.	177	–	–	2,500
HOTEL	1340 S. Hill St.	1340 S. Hill St.	233	–	–	9,000
	1111 S. Hill St.	1111 S. Hill St.	528 C	–	–	–
	1115 S. Olive St.	1115 S. Olive St.	536	–	–	6,000
	1120 S. Olive St.	1120 S. Olive St.	713	–	–	11,500
ARTS DISTRICT	400 S. Alameda St.	400 S. Alameda St.	–	66	–	–
	2057 E. 7th St.	2057 E. 7th St.	–	50	–	–
CITY WEST	The Bricks	1543 W. Olympic Blvd.	–	200	–	–
FASHION DISTRICT	124 E. Olympic Blvd.	–	149	–	–	–
HISTORIC CORE	Cambria Hotel Spring St.	419 S. Spring St.	–	180	–	–
	Spring Street Hotel	631-633 S. Spring St.	–	176	–	–
	citizenM Hotel	361 S. Spring St.	–	315	–	–
SOUTH PARK	Fig+Pico	Figueroa St. & Pico Blvd.	–	1,162	–	13,000
	Cambria Hotel	920-928 James M. Wood	–	247	–	–
	Morrison Hotel	1246 S. Hope St.	–	245	–	TBD
	Trical Hotel	1300 S. Figueroa St.	–	1,024	–	TBD
	1155 S. Olive St.	1155 S. Olive St.	–	243	–	–
	1138 S. Broadway	1138 S. Broadway	–	139	–	–
	JW Marriot LA Live expansion	900 W. Olympic Blvd.	–	850	–	–
OFFICE & RETAIL						
ARTS DISTRICT	2nd & Vignes	929 E. 2nd St.	–	–	65,000	32,000
	2136 E. Violet St.	2136 E. Violet St.	–	–	91,000	6,000
	Produce LA	640 S. Santa Fe Ave.	–	–	107,000	TBD
	405 S. Hewit St.	405 S. Hewit St.	–	–	255,000	15,000
	2159 E. Bay St.	2159 E. Bay St.	–	–	222,000	TBD
FASHION DISTRICT	Norton Building	755 S. Los Angeles St.	–	–	60,000	43,000
	Western Pacific Building	1031 S. Broadway	–	–	200,000	–
HISTORIC CORE	Merrit Building	761 S. Broadway	–	–	50,000	TBD
	Dearden's Building	700 S. Main St.	–	–	140,000	TBD

C– Condominiums

DTLA AT A GLANCE.

Proposed development (cont.).

	Project	Address	Residential Units	Hotel Rooms	Office SF	Retail SF
RESIDENTIAL (cont.)						
CITY WEST	1150 Wilshire Blvd.	1150 Wilshire Blvd.	140 C	—	—	9,000
	The Seven	1135 W. 7th St.	241	—	—	7,000
	HOM Lofts	1230 W. Ingraham St.	80	—	—	—
	Bixel Residences	675 S. Bixel St.	422	126	—	5,500
	Lifan Tower	1247 W. 7th St.	304	—	—	5,500
FASHION DISTRICT	Fashion District Residences	222 E. 7th St.	452	—	—	13,500
	1100 S. Main St.	1100 S. Main St.	379	—	—	26,000
	FLOR 401	Wall & 7th	100	—	—	TBD
	Southern California Flower Market	755 S. Wall St.	323	—	59,000	81,000
	Broadway Lofts	955 S. Broadway	163 C	—	—	6,500
FINANCIAL DISTRICT	949 S. Hope St.	949 S. Hope St.	236	—	—	6,500
	Fig & 8th	744 S. Figueroa St.	436	—	—	10,000
	845 S. Olive St.	845 S. Olive St.	205	—	—	2,500
	8th, Hope & Grand	754 S. Hope St.	409	—	—	7,500
	755 S. Figueroa St.	755 S. Figueroa St.	784 C	—	—	6,500
HISTORIC CORE	Hill Tower Lofts	920 S. Hill St.	239 C	—	—	TBD
	Medallion 2.0	4th & Main	500	—	—	38,000
	SB Omega	601 S. Main St.	452 C	—	—	21,500
	Beacon	340 S. Hill St.	428	—	—	5,500
	Spring St. Tower	525 S. Spring St.	360	—	—	9,500
	JMF Tower	333 W. 5th St.	142 C	—	—	25,000
	433 S. Main St.	433 S. Main St.	196	—	—	6,500
	Brooks Building	644 S. Broadway	30	—	—	2,500
	The Hill	940 S. Hill St.	232	—	—	14,000
	The Alexan	850 S. Hill St.	305	—	—	6,000
INDUSTRIAL DISTRICT	Weingart Tower	554 S. San Pedro St.	278	—	—	—
	600 S. San Pedro St.	600 S. San Pedro St.	303	—	—	—
	Efficient City Apartments	721-813 E. 5th St.	160	—	—	10,000
	SP7	419 E. 7th/647 S. San Pedro	81	—	—	TBD
LITTLE TOKYO	6th at Central	601 S. Central Ave.	236	—	—	12,000
	Foreman & Clark	7th & Hill	125	—	—	8,500

C— Condominiums

Total proposed residential units

34,555

Total proposed hotel rooms

9,465

Total proposed creative office space

3.56 million SF

Total proposed retail space

2.55 million

DTLA in the media

Billboard

—IT’S OFFICIAL: WARNER MUSIC GROUP MOVING TO LOS ANGELES’ DOWNTOWN ARTS DISTRICT

“In a memo to staff on Oct. 7, WMG CEO Stephen Cooper announced the relocation to the downtown Arts District...an up-and-coming area that boasts “a burgeoning art, fashion, and food scene that’s a magnet for businesses, entrepreneurs, and creatives...”

The New York Times

—ART SCENE HEATS UP IN DOWNTOWN LOS ANGELES

“While it’s unlikely that Ms. Kardashian will be partying in the Arts District anytime soon, the art openings there have become a social circuit, with blue-chip galleries and adventurous collectors mixing with notable artists, newer spaces and assorted hangers-on.”

Forbes

—DOWNTOWN LOS ANGELES IS AMERICA’S MOST COLORFUL NEIGHBORHOOD

“One Los Angeles neighborhood, at least, offers something more colorful--and arguably better--than anything else in the U.S. It is the city’s downtown area, better known here to locals as ‘DTLA.’”

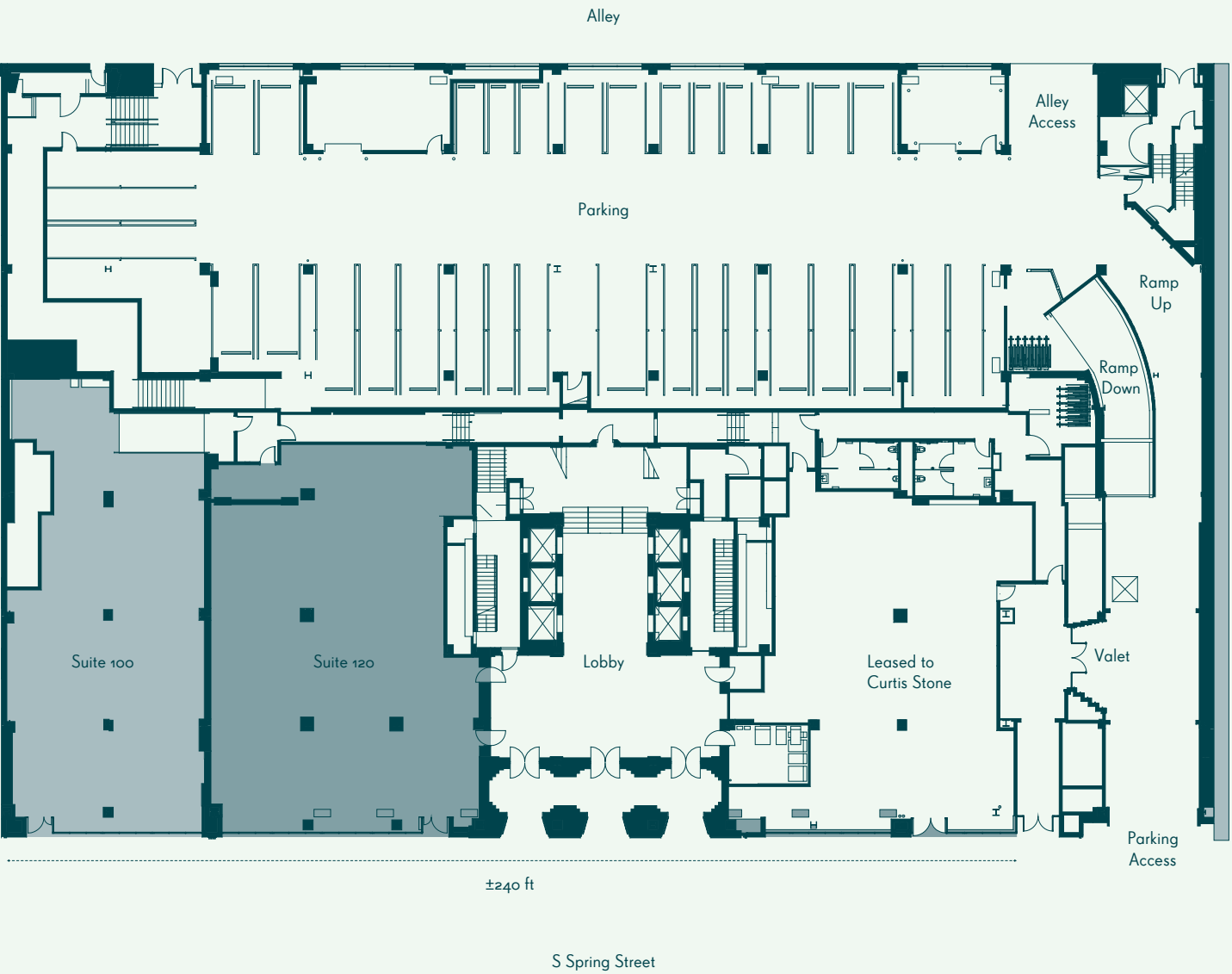
VARIETY

—LOS ANGELES’ NEW TECH SCENE FLOURISHES DOWNTOWN

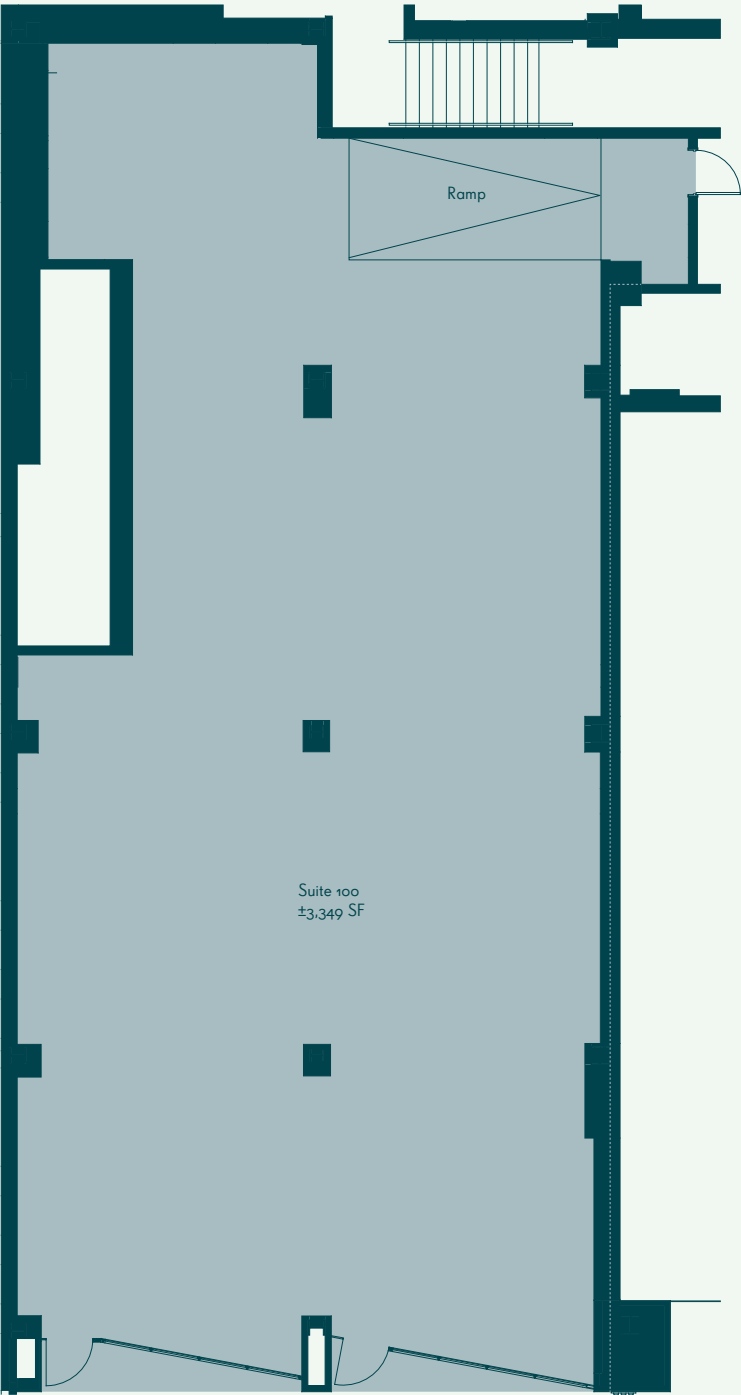
“Digital-media hubs have sprouted up all over Los Angeles in recent years in areas such as Venice, Playa Vista, and Culver City. But now the city’s downtown is also becoming a hot spot for a growing number of tech-minded firms.”

FLOOR PLANS.

Ground Floor
Retail



Suite 100
Retail
±3,349 USF



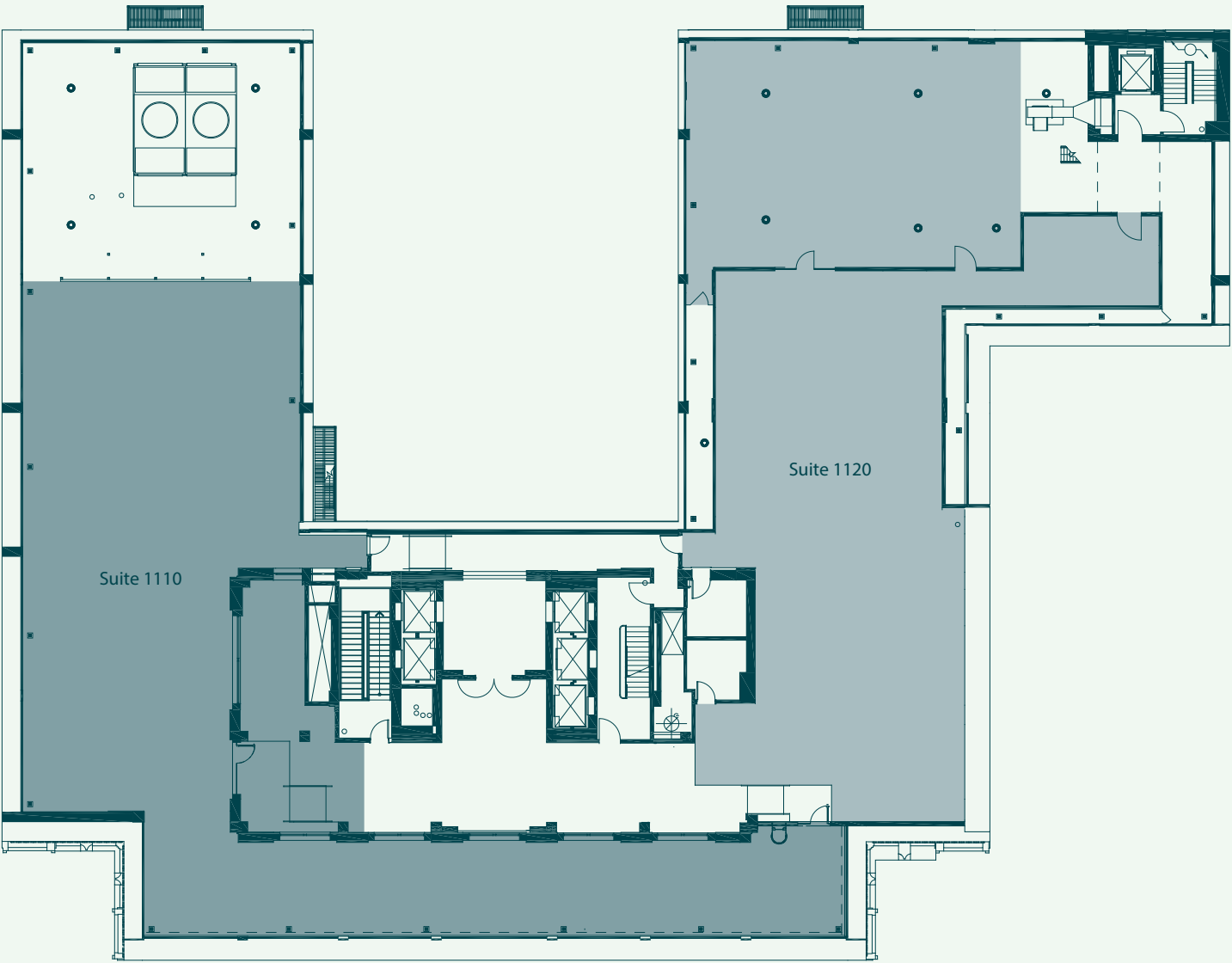
FLOOR PLANS.

Suite 120
Retail
±3,924 SF



S Spring Street

Roof Deck
Retail



S Spring Street

THE
TRUST
BLDG.

