



# City National Bank Building

606 SOUTH OLIVE ST, LOS ANGELES, CA 90014

## FOR LEASE

## Newly Modernized Office Space For Lease in DTLA

### 291K

TOTAL BUILDING SF



10 SUITES AVAILABLE

**NEWLY** modernized elevator system, building lobby, security systems and cabs

**SQUARE** parking garage and Metro Station

**\$36.00/SF/annum**

**PROXIMITY** to retail, restaurants and private clubs

**FSG** asking rate

**USE** Creative and traditional office space

**LANDLORD** will demise and/or build-to-suit all available suites

**24** hour security for building

**TUNNEL** to the Pershing

**ON-SITE** secured parking

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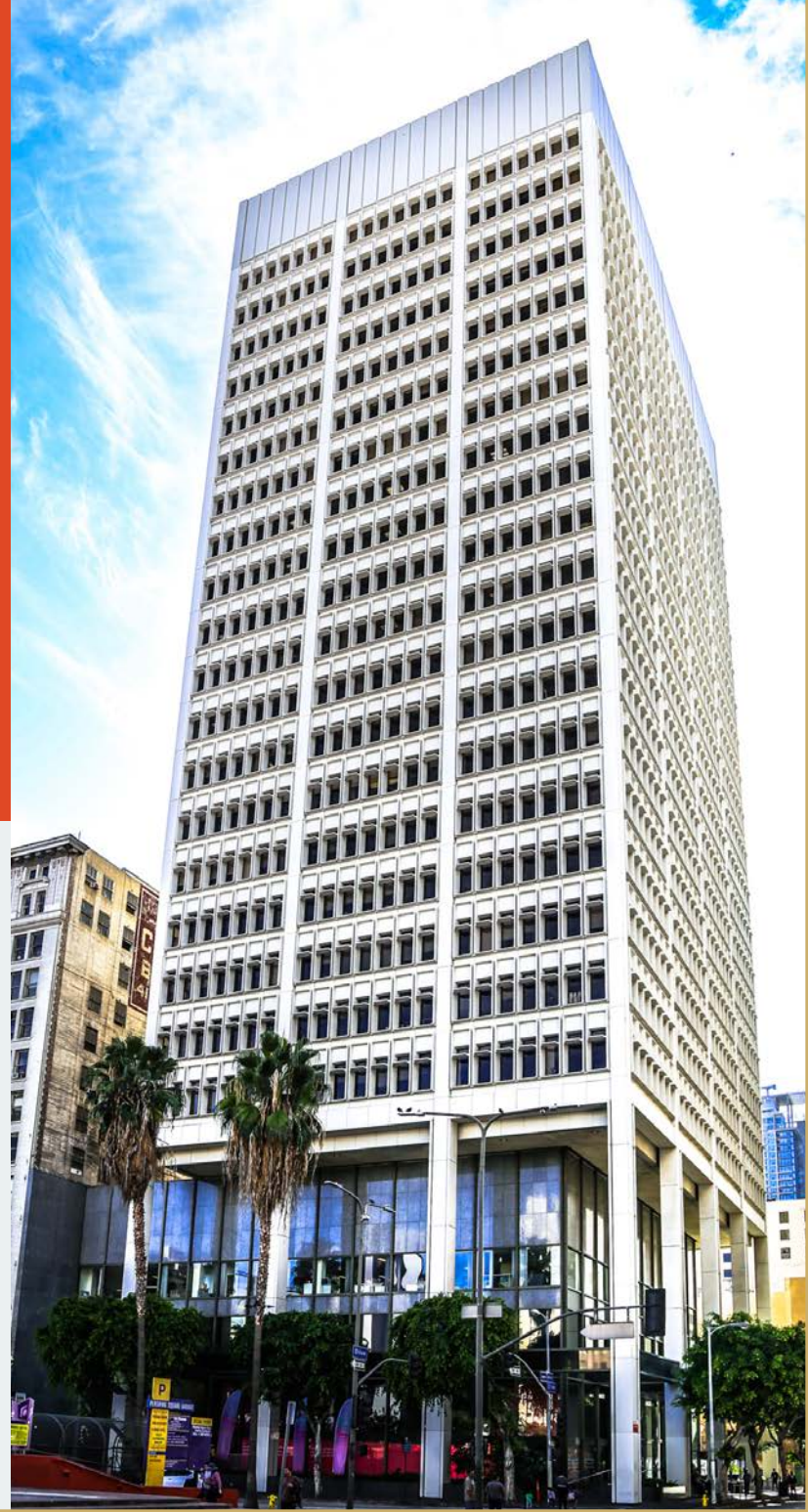
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## Kidder Mathews

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## AVAILABILITIES

Suite	RSF	Comments
<b>620</b>	5,065 RSF	Reception, 12 Perimeter Offices, Kitchen, Conference Room, IT Room, Open Area
<b>900 - Excellent park views</b>	8,555 RSF	Fully built out & improved jewelry suite that includes all the security & design features required (contiguous with suite 928 for a combined 9,420 RSF)
<b>928</b>	865 RSF	Reception, open area, perimeter office (contiguous with suite 900 for a combined 9,420 RSF)
<b>1000 - Excellent park views</b>	2,766 RSF	Contiguous with suites 1010 & 1012 for a combined 5,176 RSF
<b>1010</b>	1,605 RSF	Reception, work room, kitchen & 2 offices (contiguous with suites 1000 & 1012 for a combined 5,176 RSF)
<b>1012</b>	805 RSF	Reception area with 2 perimeter offices (contiguous with suites 1000 & 1010 for a combined 5,176 RSF)
<b>1018</b>	1,966 RSF	Room for 5 perimeter offices, conference room, kitchen, interior office, reception, open area. Contiguous with suite 1020 for a total of 4,836 SF
<b>1020</b>	2,870 RSF	Available on 10/31/2021. Contiguous with suite 1018 for a total of 4,836 SF
<b>1100 - Excellent park views</b>	8,606 RSF	Reception, glass conference room, 19 perimeter offices, workstations, kitchen, work room
<b>1200</b>	13,454 RSF	Reception, 13 perimeter offices, conference rooms, kitchen, open area
<b>1850 - Excellent park views</b>	7,180 RSF	Elevator ID, reception, 5 offices, conference room, open area, kitchen, & storage, private executive bathroom

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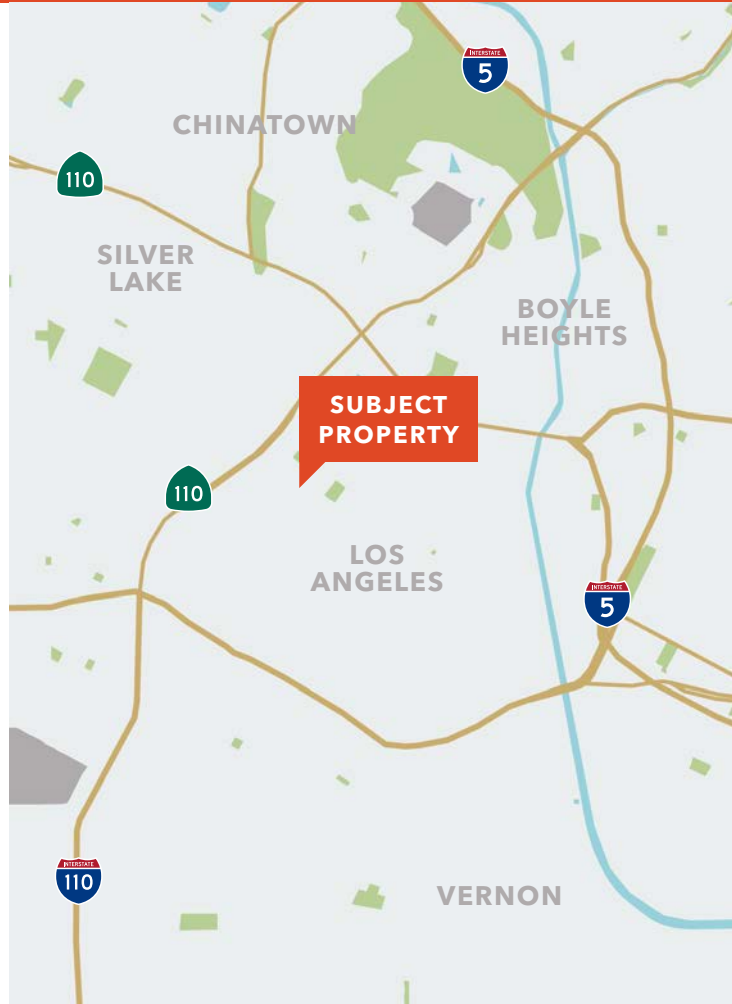
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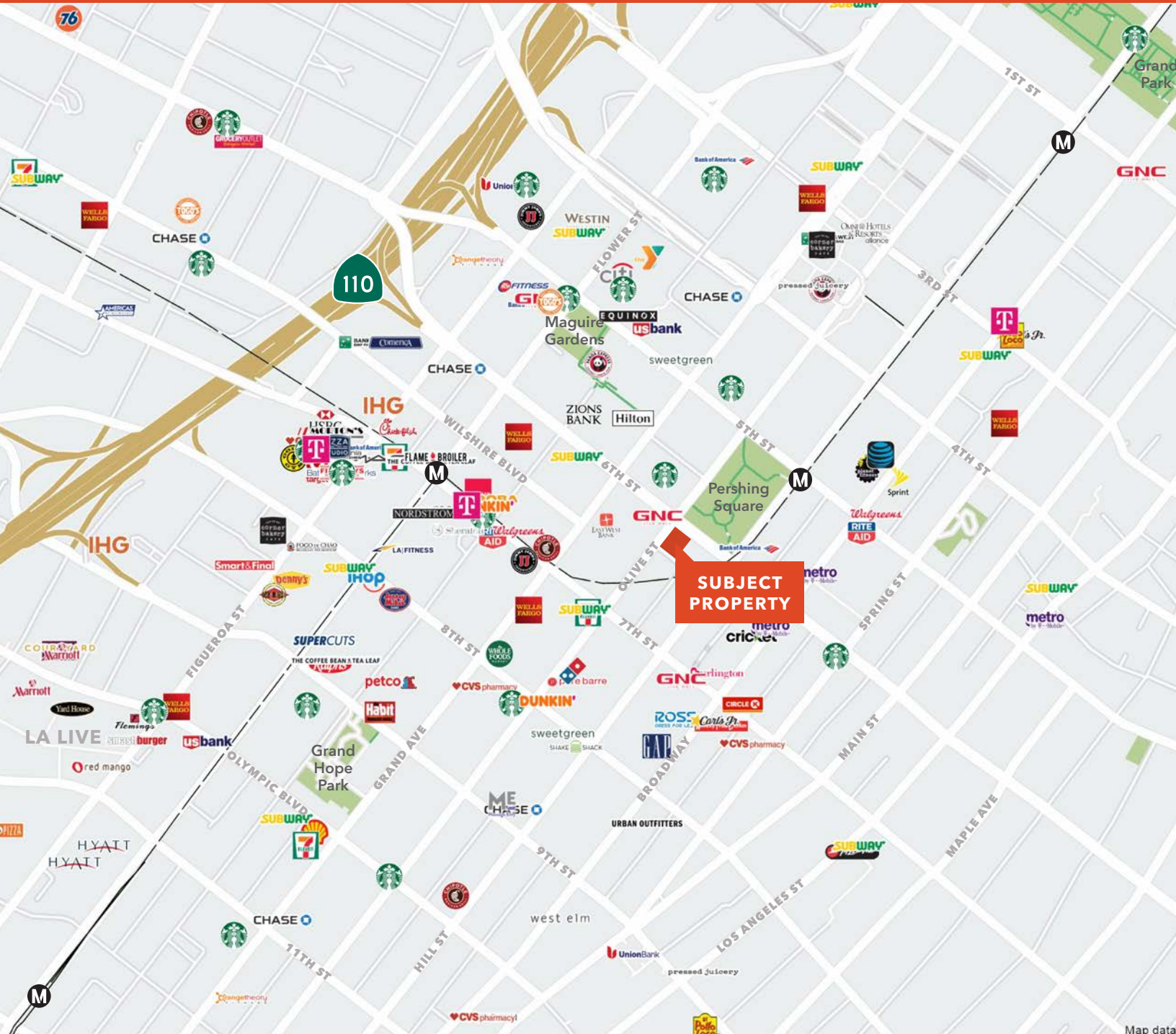
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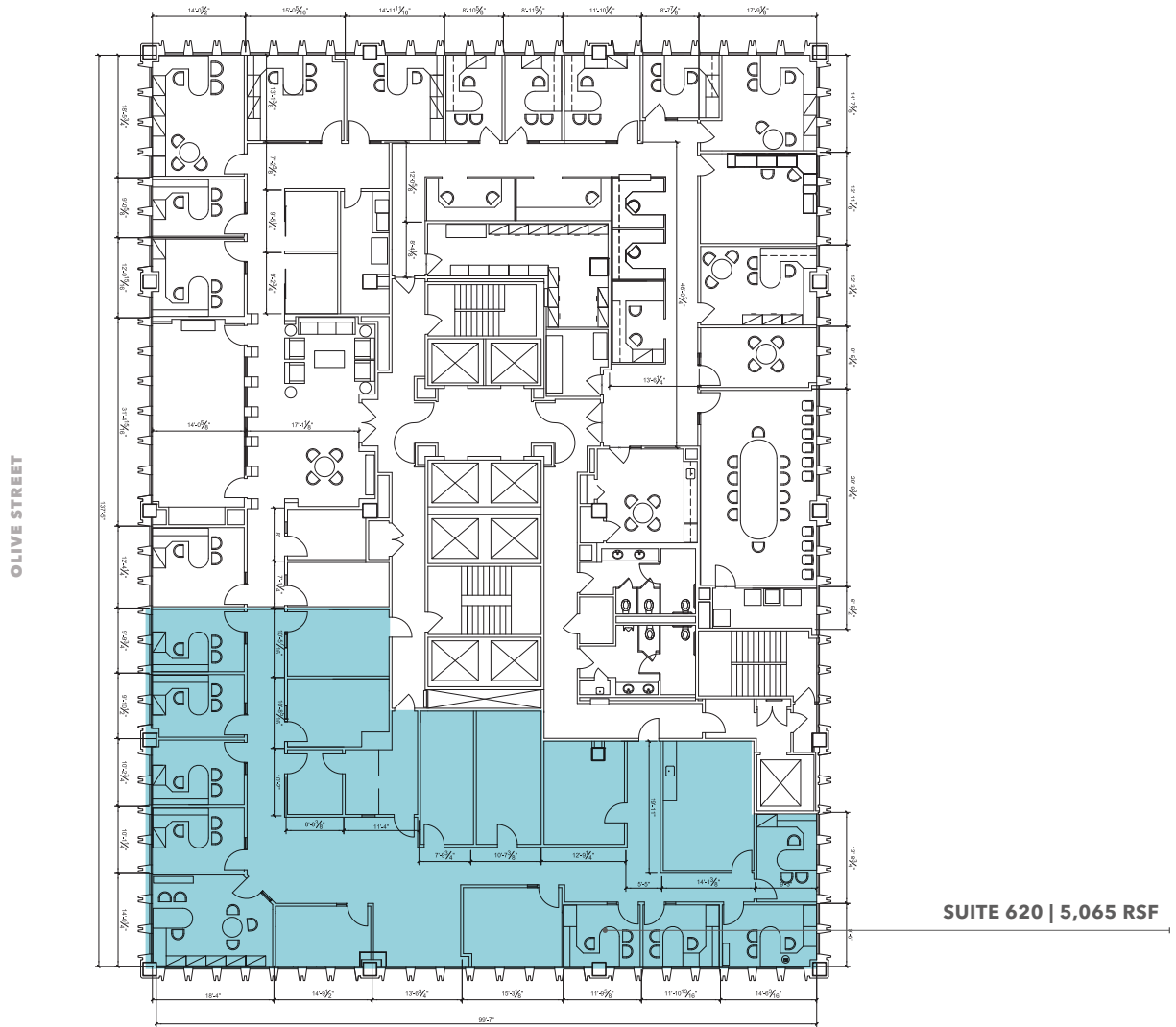
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# City National Bank Building

606 SOUTH OLIVE ST, LOS ANGELES, CA 90014

## 6th Floor

6TH STREET | PERSHING SQUARE VIEWS



SUITE 620 | 5,065 RSF

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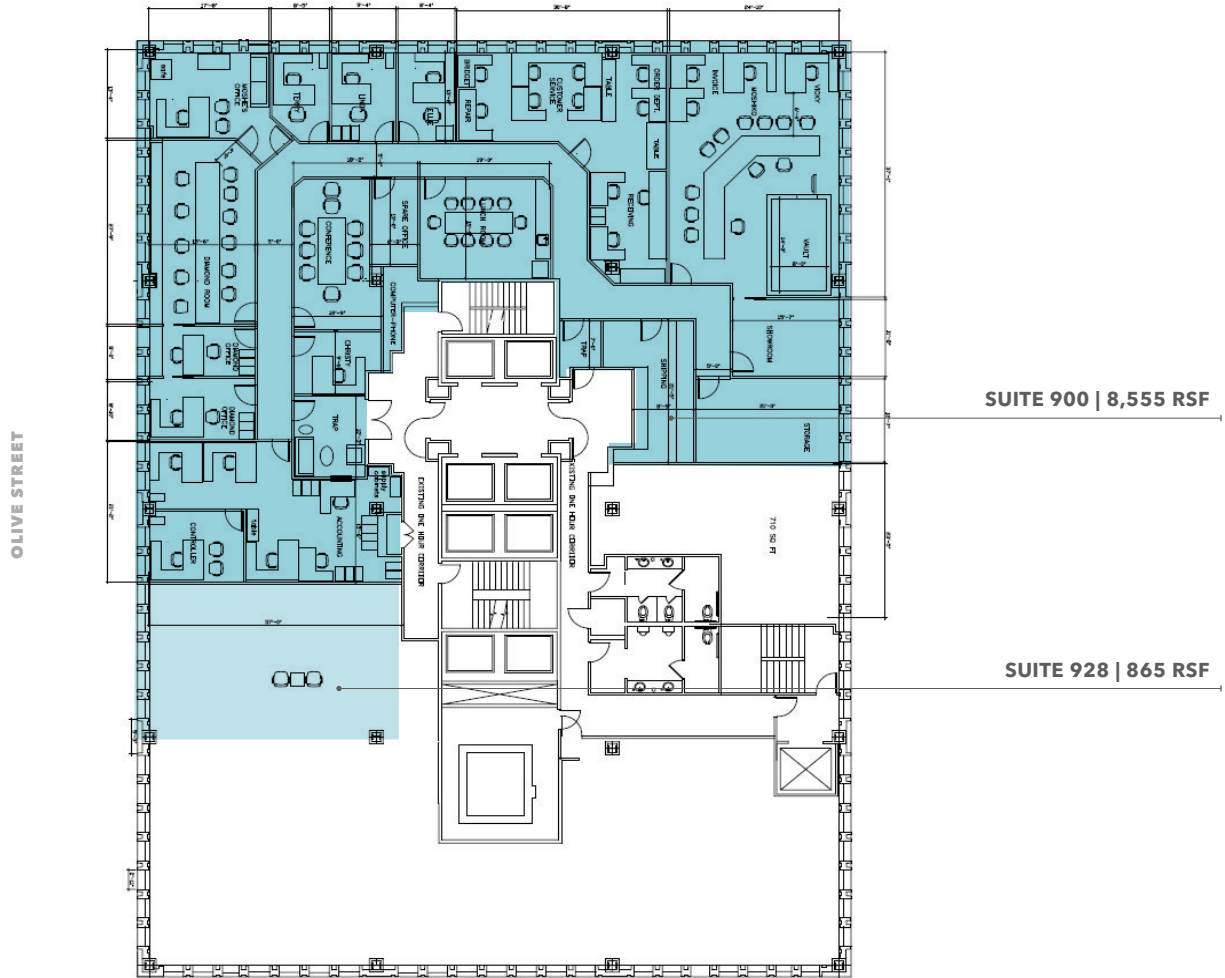
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# City National Bank Building

606 SOUTH OLIVE ST, LOS ANGELES, CA 90014

## 9th Floor

6TH STREET | PERSHING SQUARE VIEWS



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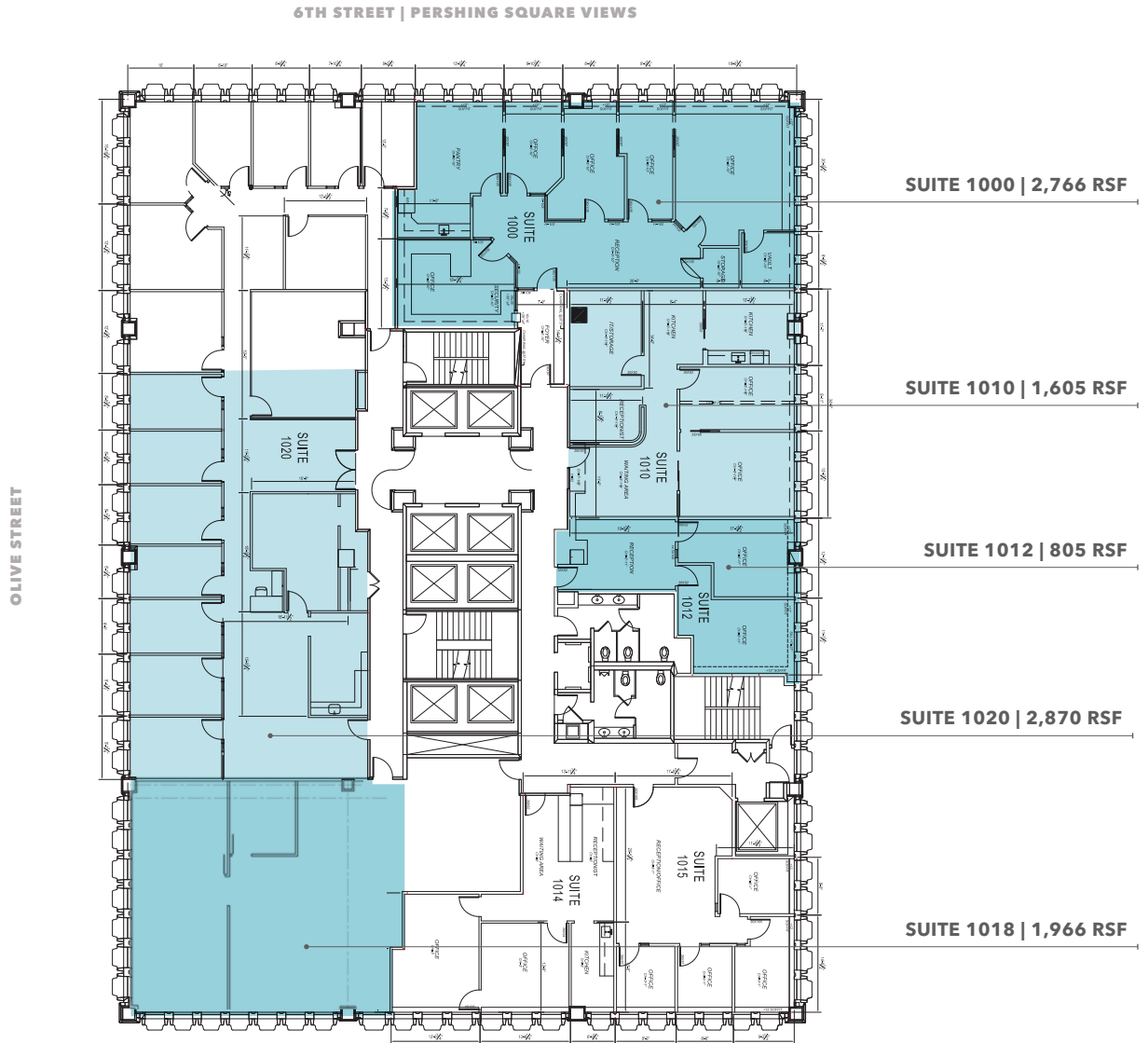


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## 10th Floor



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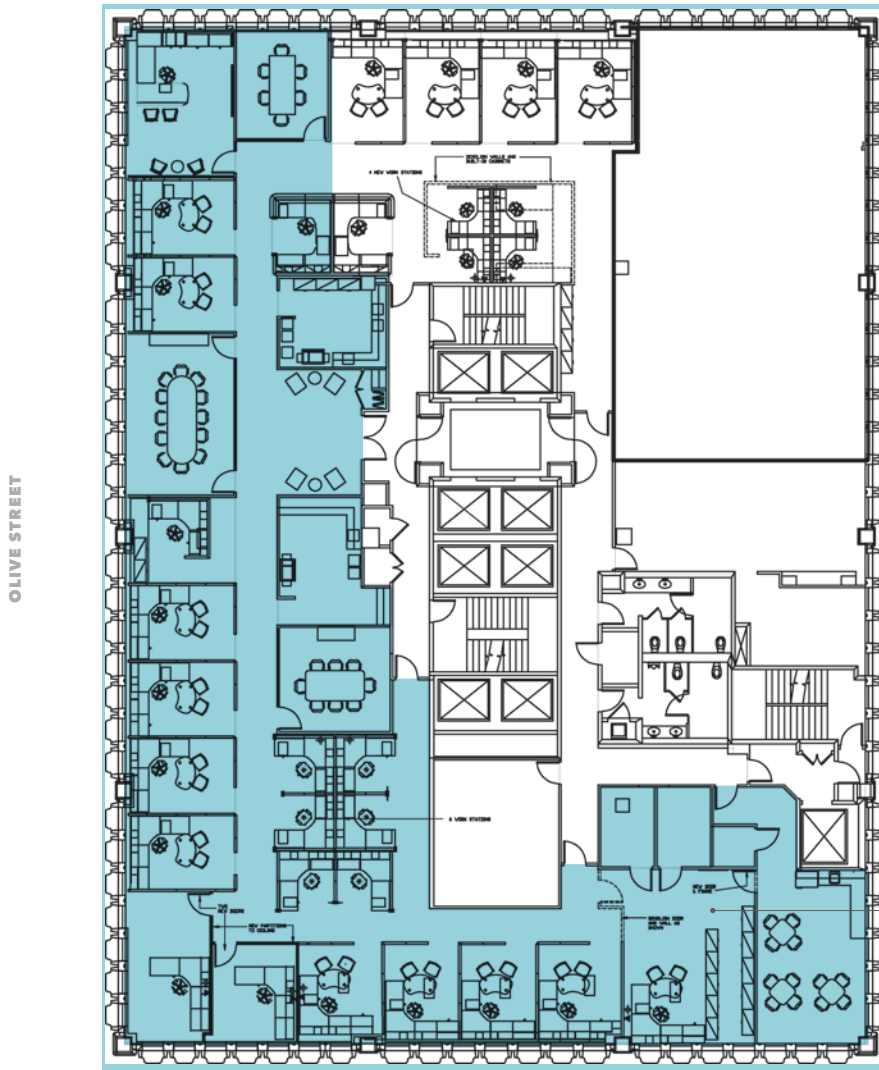
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# City National Bank Building

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## 11th Floor

6TH STREET | PERSHING SQUARE VIEWS



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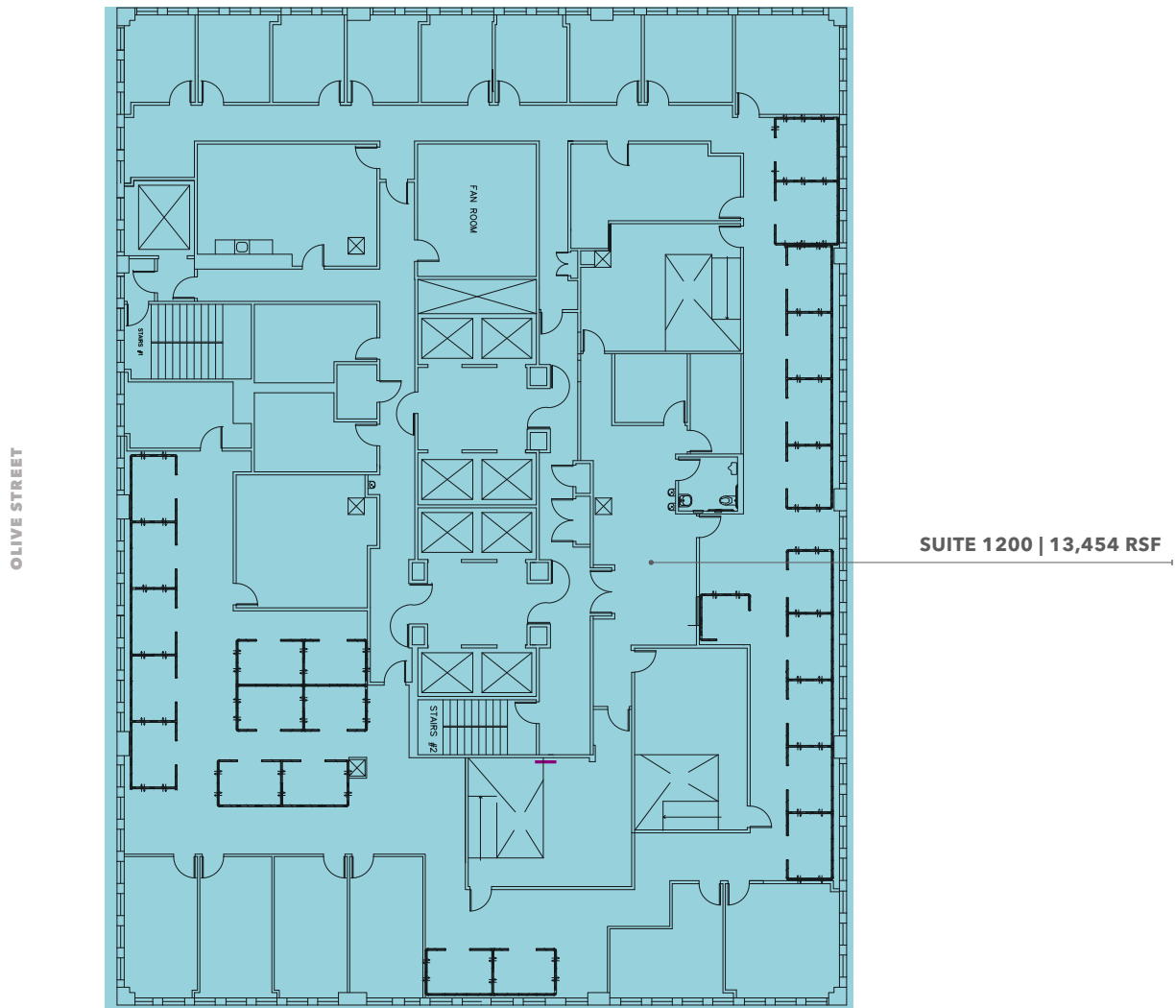
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# City National Bank Building

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## 12th Floor

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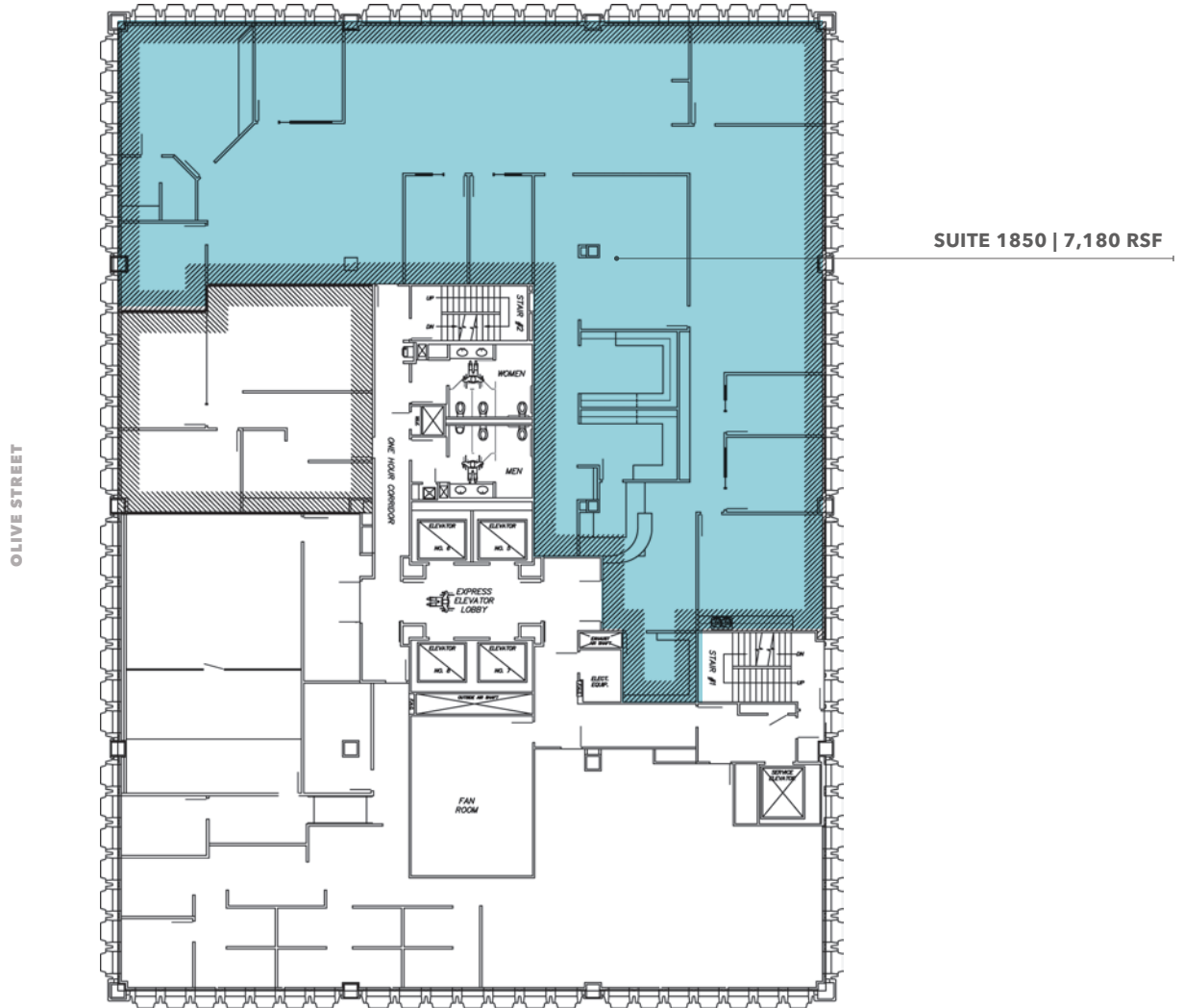
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# City National Bank Building

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## 18th Floor

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## 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 DTLA. 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.



## 5-Mile Demographics



**ESTIMATED  
POPULATION**  
67,369



**AVERAGE  
HH INCOME**  
\$35,025



**DAYTIME  
EMPLOYMENT**  
190,200

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