



FOR LEASE

# The Oviatt Building

617 S OLIVE ST, LOS ANGELES, CA 90014

## Creative Office Space in DTLA

Available for  
immediate occupancy

Centrally-located  
creative office building  
in the heart of DTLA

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

**JOHN ANTHONY, SIOR**

213.225.7218

[john.anthony@kidder.com](mailto:john.anthony@kidder.com)

LIC N° 01226464

**CHRISTOPHER STECK**

213.225.7231

[christopher.steck@kidder.com](mailto:christopher.steck@kidder.com)

LIC N° 01841338

**CHRISTOPHER GIORDANO**

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LIC N° 01928706

**PHILLIP TAGGART**

213.225.7237

[phil.taggart@kidder.com](mailto:phil.taggart@kidder.com)

LIC N° 02149291

**Kidder  
Mathews**

[KIDDER.COM](http://KIDDER.COM)

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## Highlights

**AVAILABLE** 206-3,362 SF

**RENTAL RATE** \$2.50-\$2.75/SF FSG

**HISTORIC** highrise with move-in ready suites

**CREATIVE** and traditional office space location

**SECURED** key card elevator access

**PENTHOUSE** and ground floor restaurant

**ZONING** C5-4, Los Angeles

**PARCEL** 5144-004-015

## SUITES AVAILABLE

Suite	RSF	Description
206	952	Available Now.
220	3,362	Creative space with 1,051 SF of terrace
320	876	Creative space
406	1,016	Professional office space
504	206	Professional office space
710	2,700	Existing Tenant. Need 48 hour notice to tour. Available 12/1.
801	781	Professional office space
904	587	Available 4/1/22
1010	4,760	Ready to go creative office space
1215	965	Professional office space - available now

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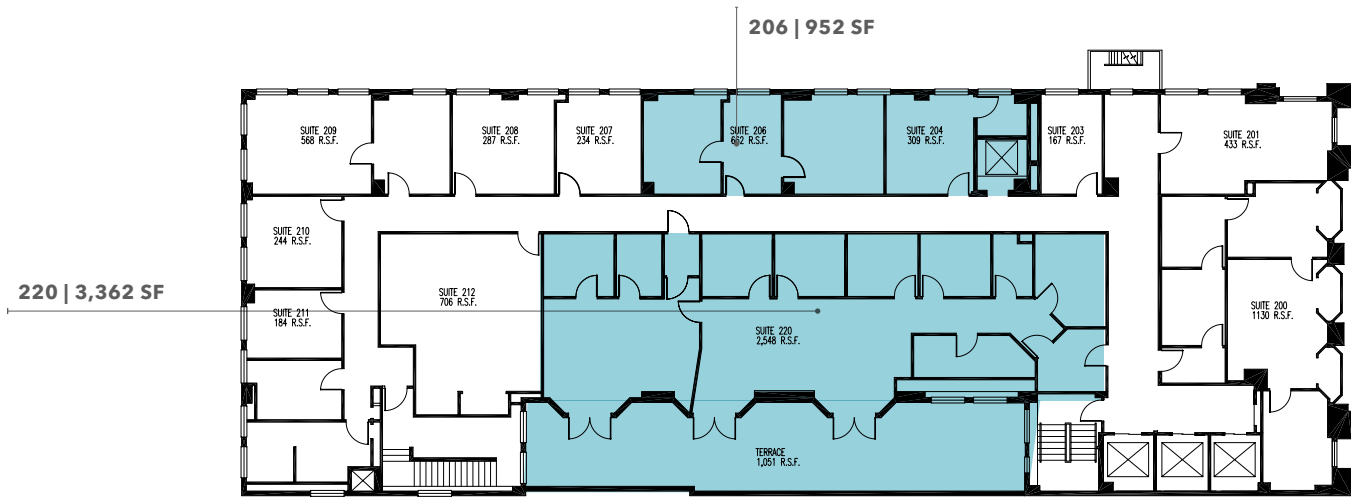


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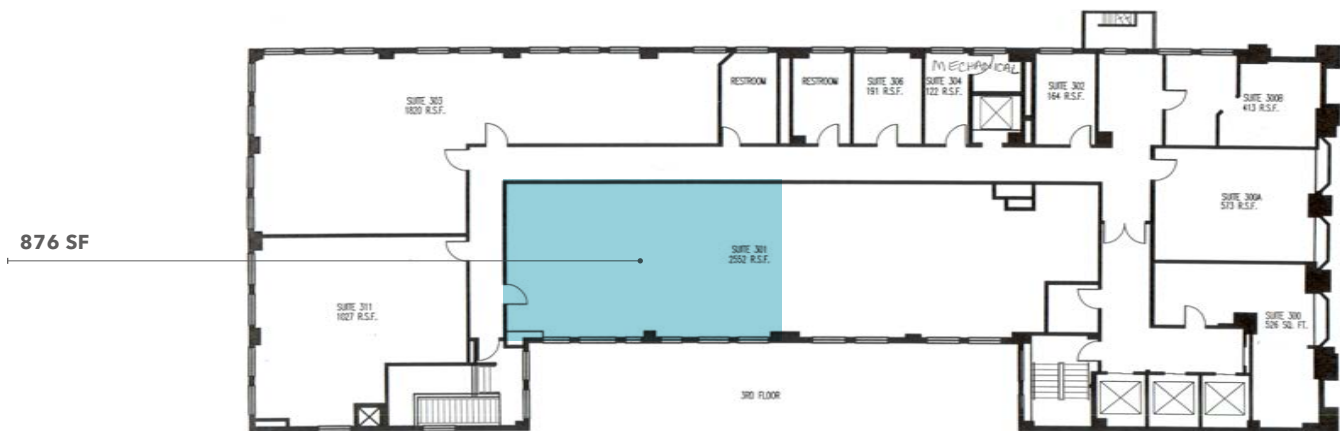
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617 S OLIVE ST, LOS ANGELES, CA 90014

## Suite 206 & 220



## Suite 320



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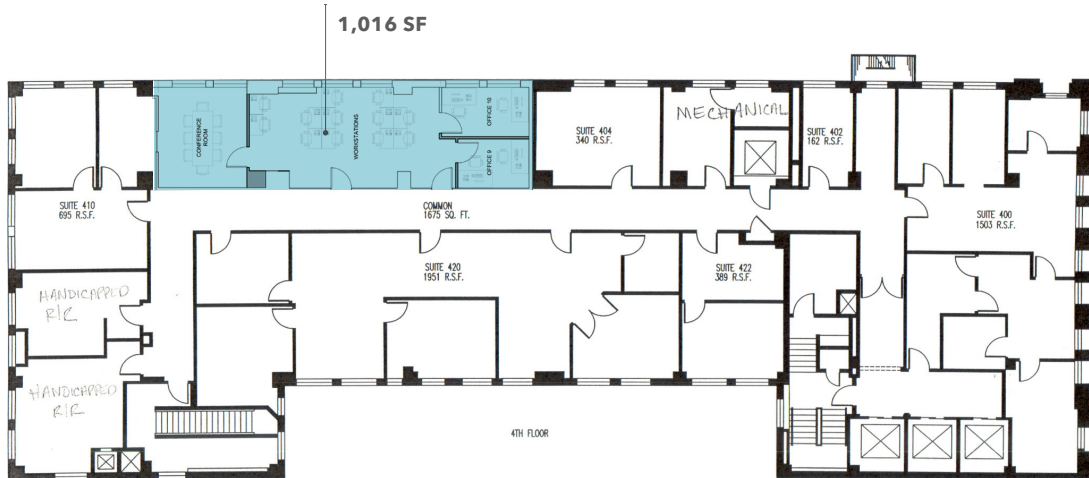


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# The Oviatt Building

617 S OLIVE ST, LOS ANGELES, CA 90014

## Suites 406



## Suites 710



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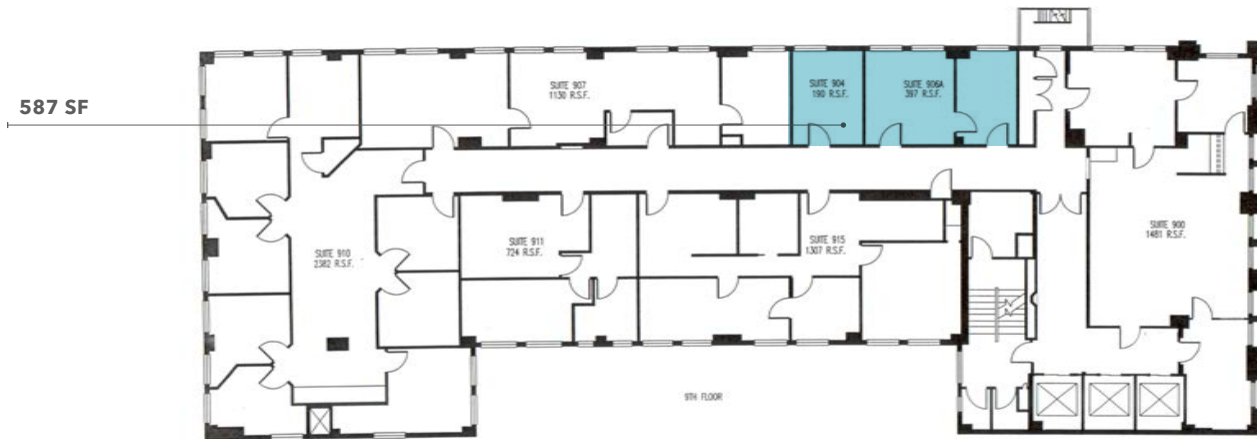


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617 S OLIVE ST, LOS ANGELES, CA 90014

## Suite 904



## Suite 1010



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## Suite 1215



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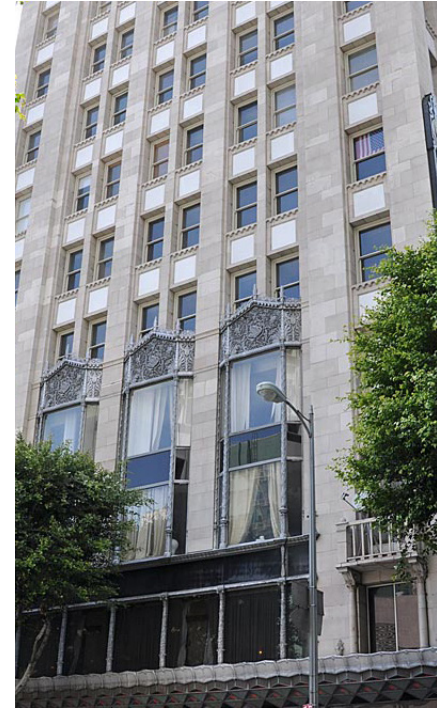
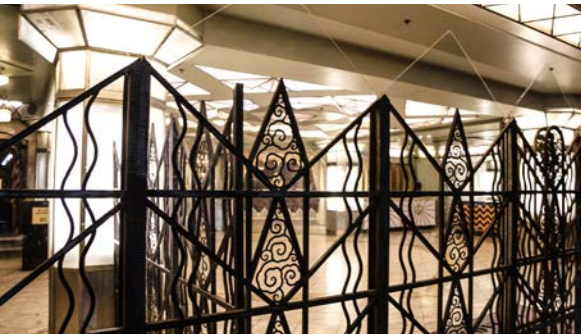
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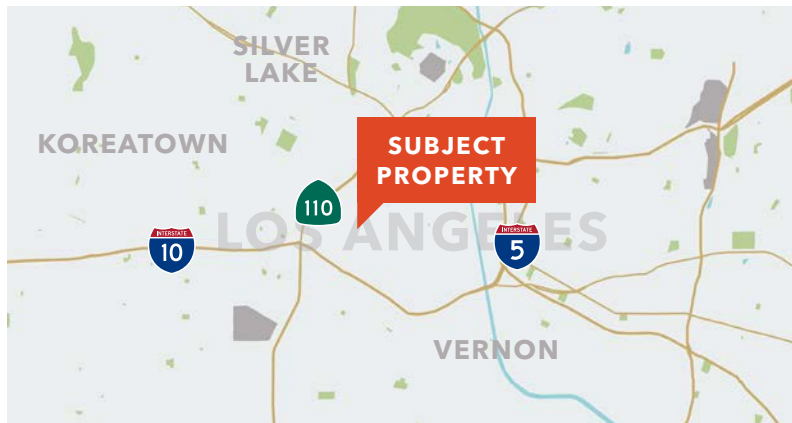
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## THE RENEWAL OF PERSHING SQUARE

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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