



FOR LEASE

The Oviatt Building

617 S OLIVE ST, LOS ANGELES, CA 90014

Creative Office Space in Downtown LA

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

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**Kidder
Mathews**

**TEAM-ASG.COM
KIDDER.COM**

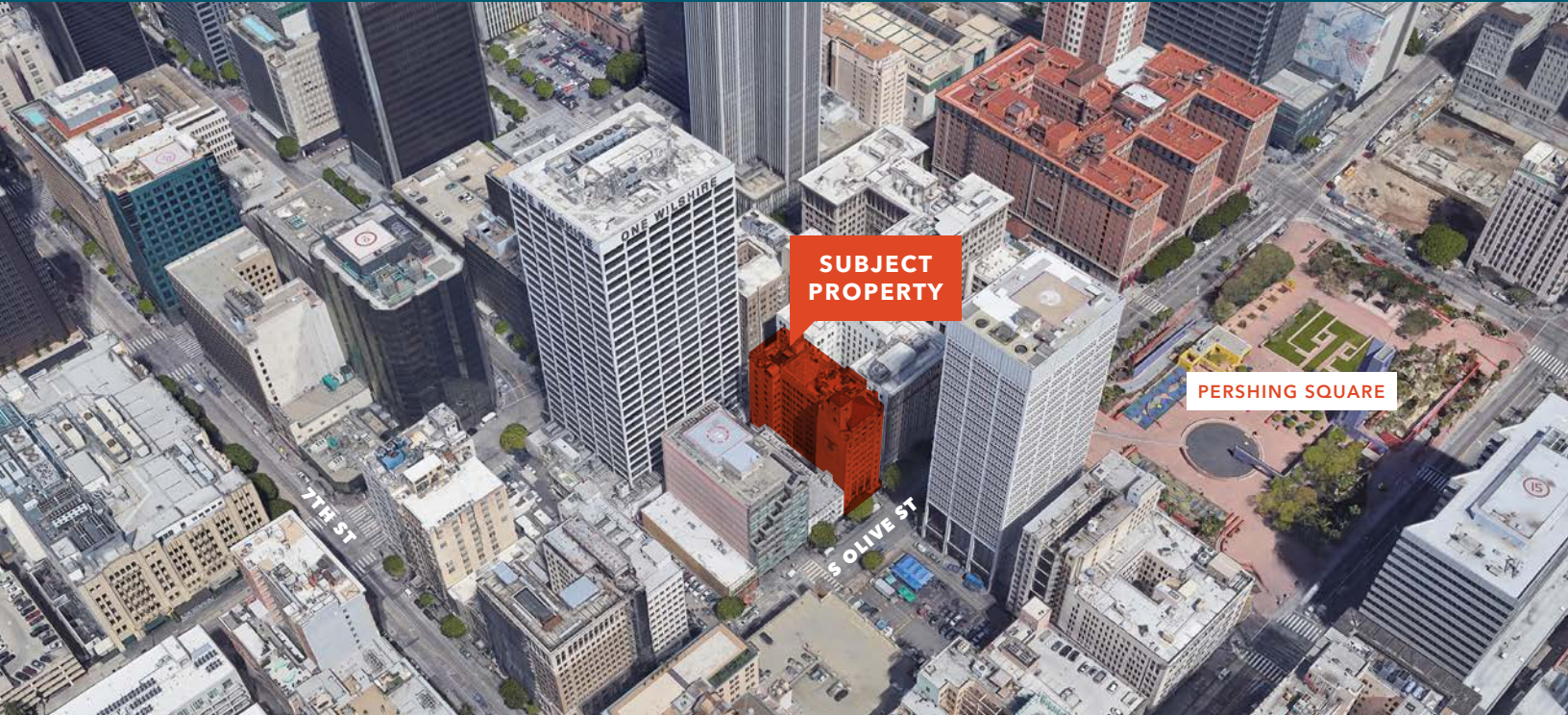
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Highlights

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

SUITES AVAILABLE

Suite	RSF	Description
204	309	Available now.
206	952	Available now.
220	3,362	Creative space with 1,051 SF of terrace.
300A	573	Olive-facing view.
504	206	Professional office space.
615	893	Professional office space - available now.
708	518	Available 2/1/23.
801	781	Professional office space.
1005	206	Currently vacant.
1010	4,760	Ready to go creative office space.
1202	252	Available now.
1210	3,756	Efficiently build out plan. Available 11/1/22.
1215	965	Professional office space - available now.

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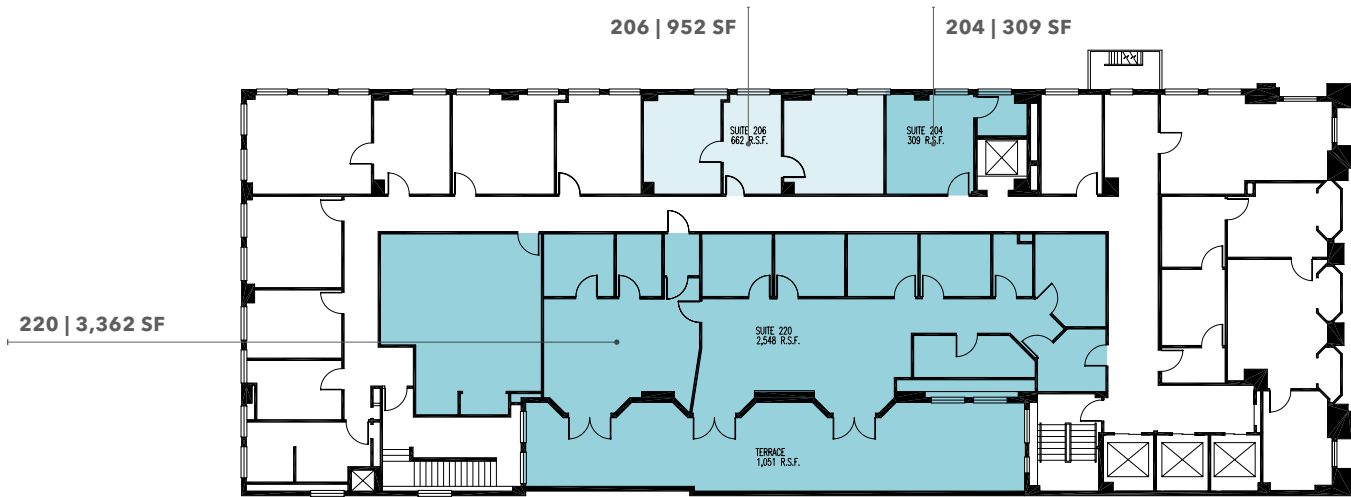


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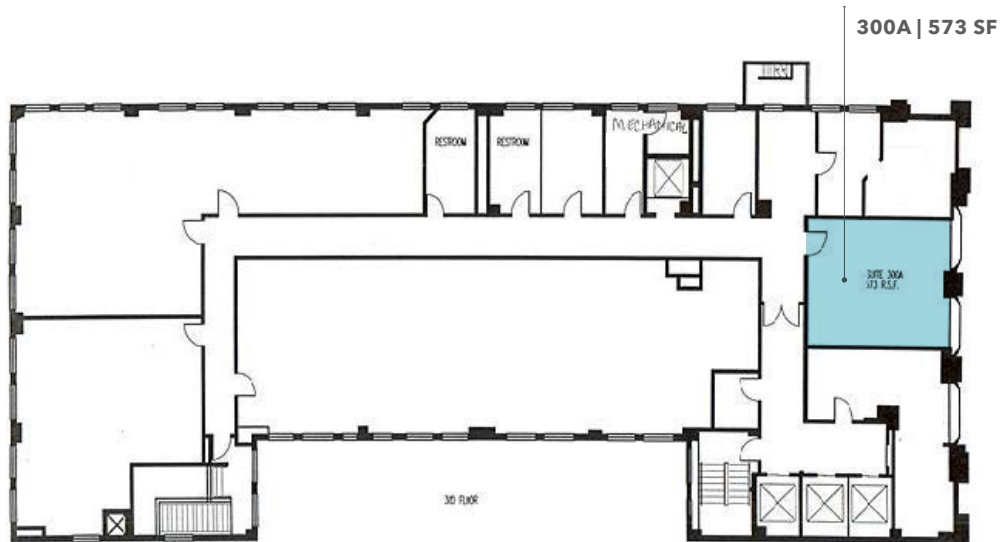
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617 S OLIVE ST, LOS ANGELES, CA 90014

Second Floor



Third Floor



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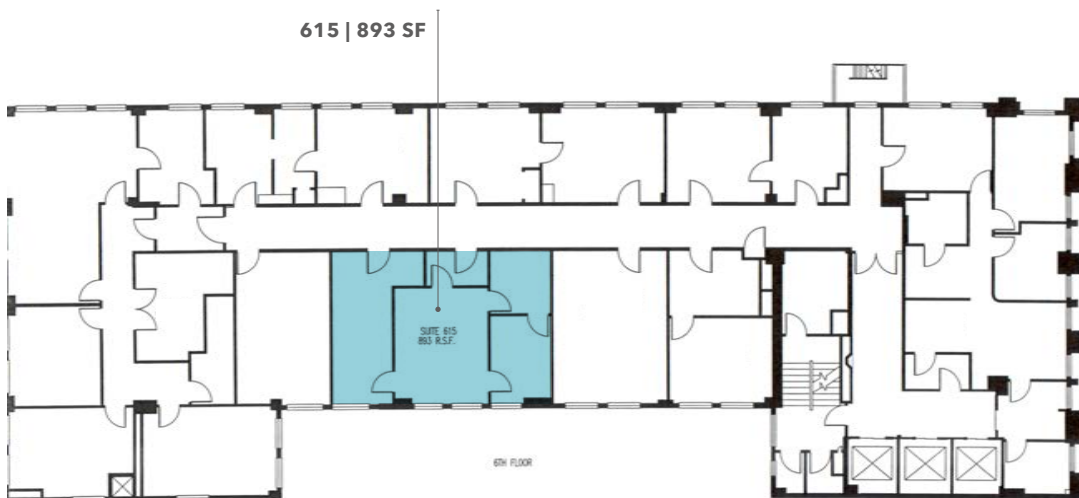
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Fifth Floor



Sixth Floor



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Seventh Floor



Eighth Floor



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Tenth Floor



Twelfth Floor



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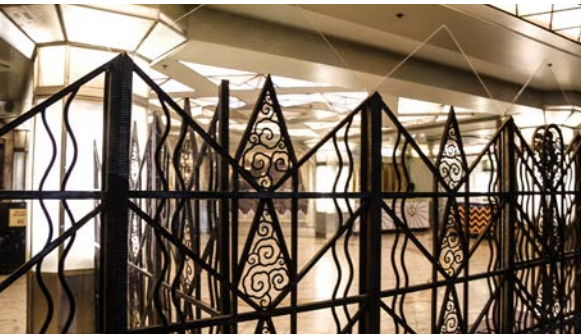
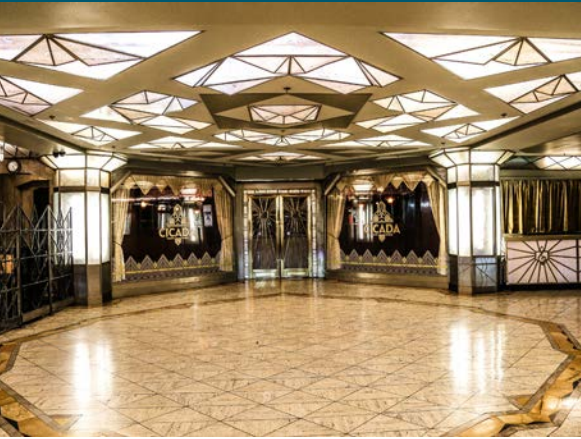
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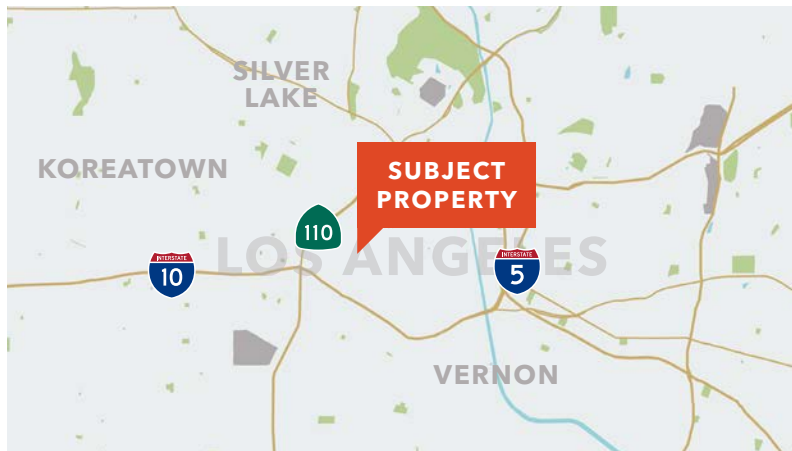
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THE RENEWAL OF PERSHING SQUARE

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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