



The Definitive Bunker Hill Address





Much more than a commercial address, City National 2CAL represents the future of Downtown LA.

Soaring 52-stories above Bunker Hill, the elegant office tower opens to unmatched trophy views from expansive floorplates, unrivaled amenities and absolute convenience. At its base, the campus environment and multi-level retail and entertainment plaza provide your workforce with access to fresh air, as well as shopping, dining, transport and world-class cultural destinations - all within walking distance.

Smart design. Superior location. Your future looks bright at City National 2CAL.



BUNKER HILL

LITTLE TOKYO



TO US 101 &
CA 110-N

TO CA 110-S

FROM CA 110

The Park DTLA

World Trade Center DTLA

Bank of America Center

The Westin Bonaventure

444 Flower

InterContinental Los Angeles

Library Steps

Los Angeles Central Library

7th Street Metro Center

One Wilshire

Millennium Biltmore

Gas Company Tower

Pershing Square

Pershing Square

Angels Flight Railway

Grand Central Market

Pershing Square Station

Spring Street Park

DTLA Art Walk

Walt Disney Concert Hall

The Broad

The Grand

MOCA

Omni Hotel

Cal Marketplace

Grand Central Market

Pershing Square Station

Spring Street Park

Conrad Hotel

The Grand

United States Courthouse

Los Angeles Times Building

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Only Minutes Away


5 min
to Cal Marketplace,
Omni Hotel, Halo DTLA, and
Grand Central Marketplace



Jason Leung


10 min
to The Broad, MOCA, and
Walt Disney Concert Hall



Linda Pomerantz Zhang


15 min
to Little Tokyo and the
Arts District, Grand Park,
and FIGat7th



Jeremy Huang


5 min
to I-110 and
US-101 Freeways



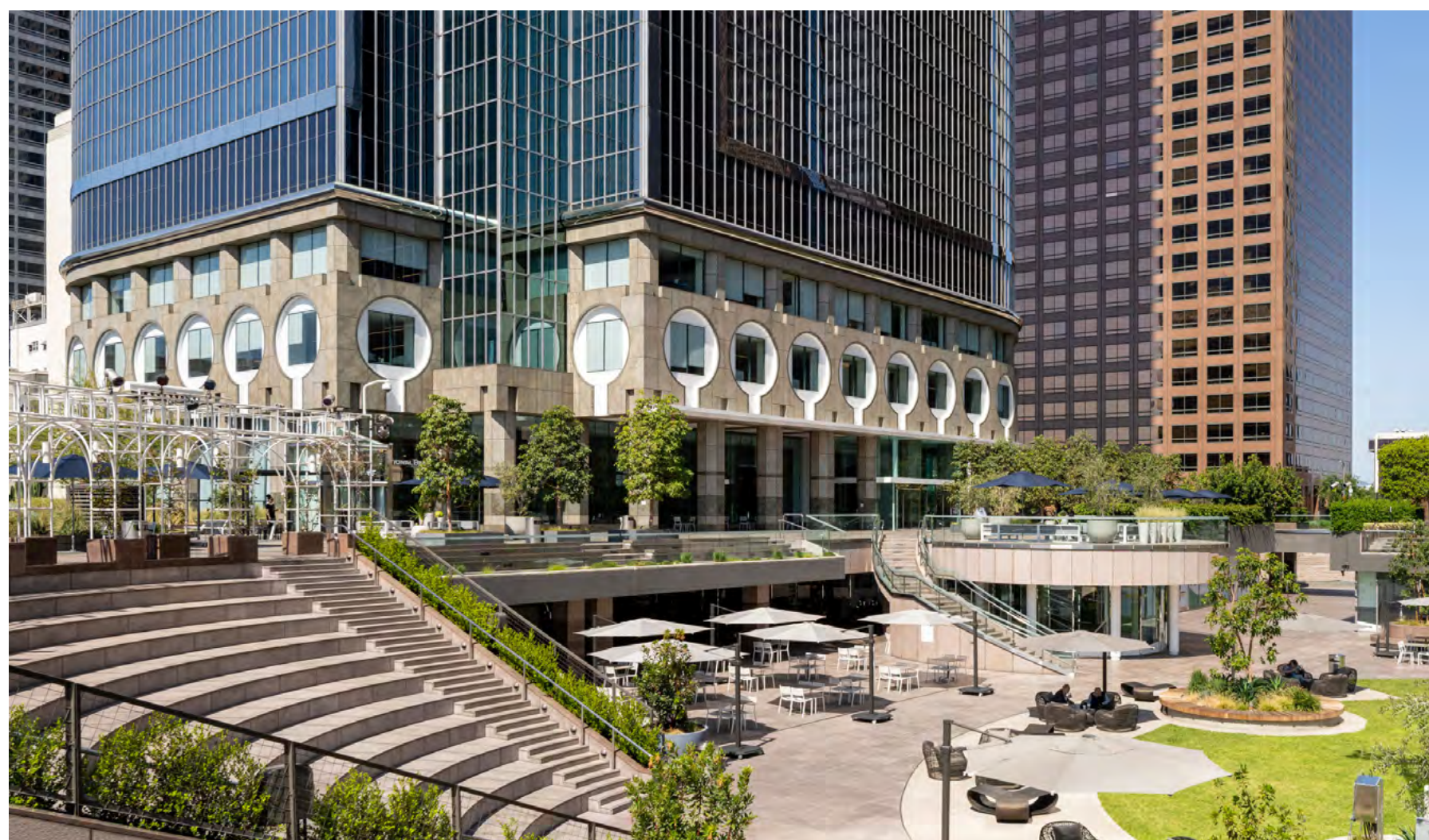
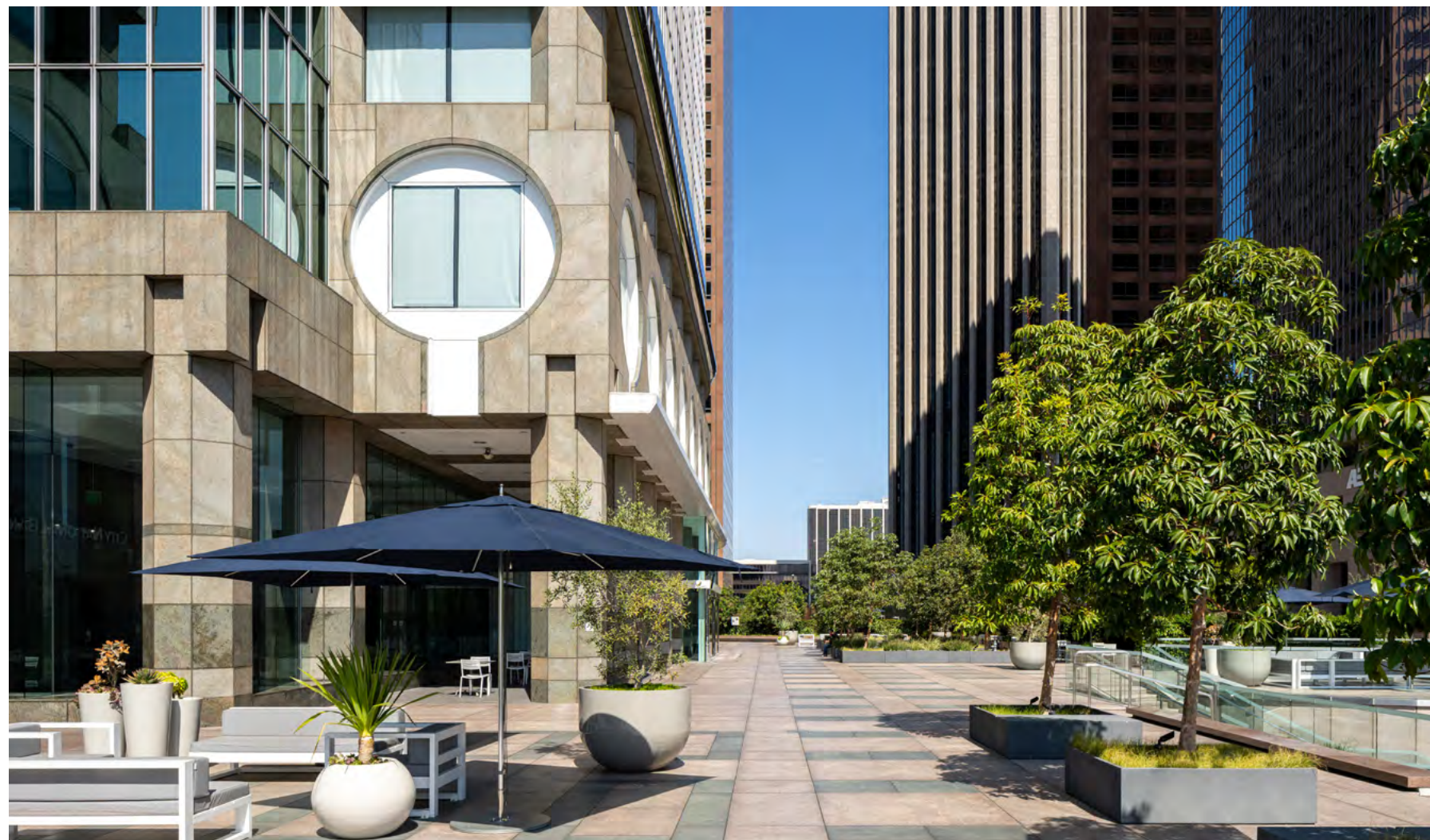
Juan Carlos Becerra


15 min
to Union Station by
shuttle-service



Louka Lambot

Connected to the Outdoors



Ground Floor Lobby

Open, Light-Filled Offices



Conceptual Private Ground Floor Lobby and Reception



Conceptual 44th Floor Loggia And Lounge

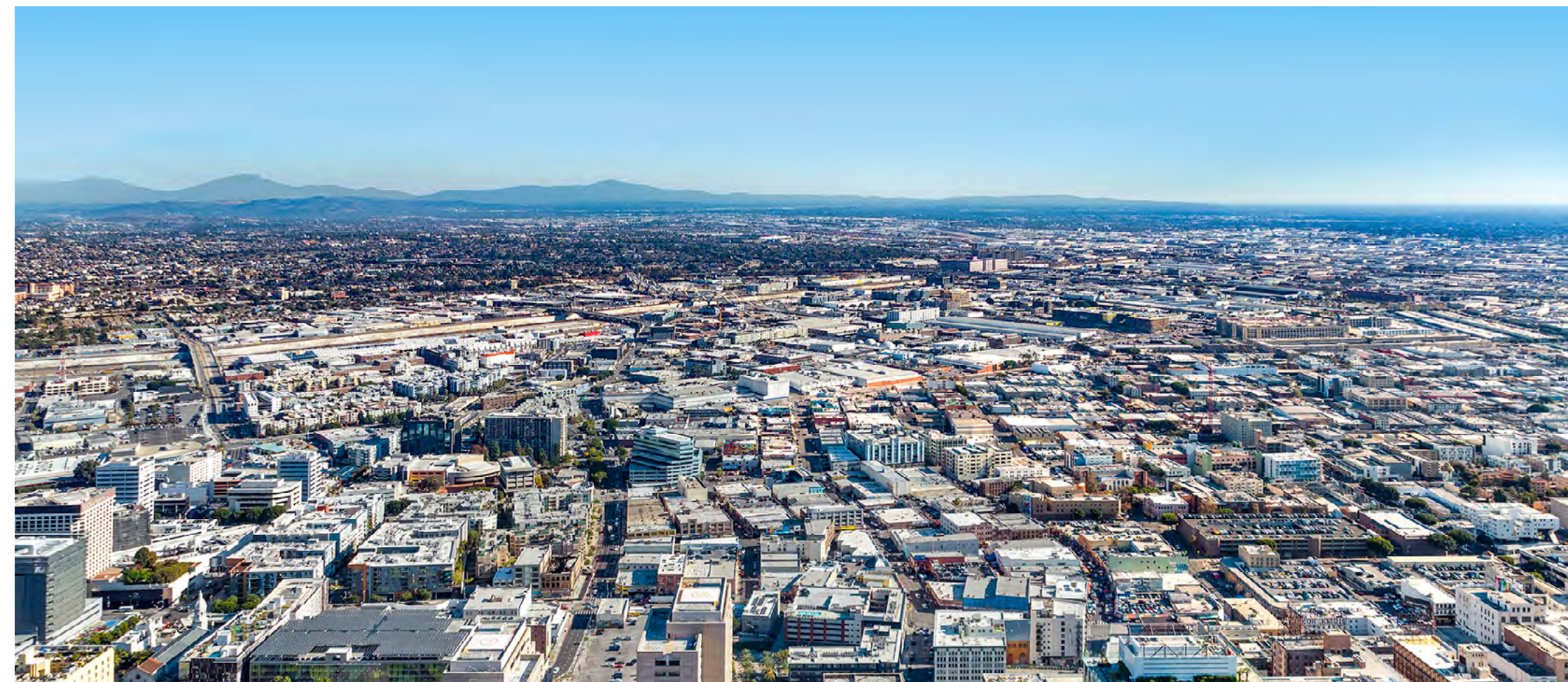


Unrivaled Panoramic Views

NORTH



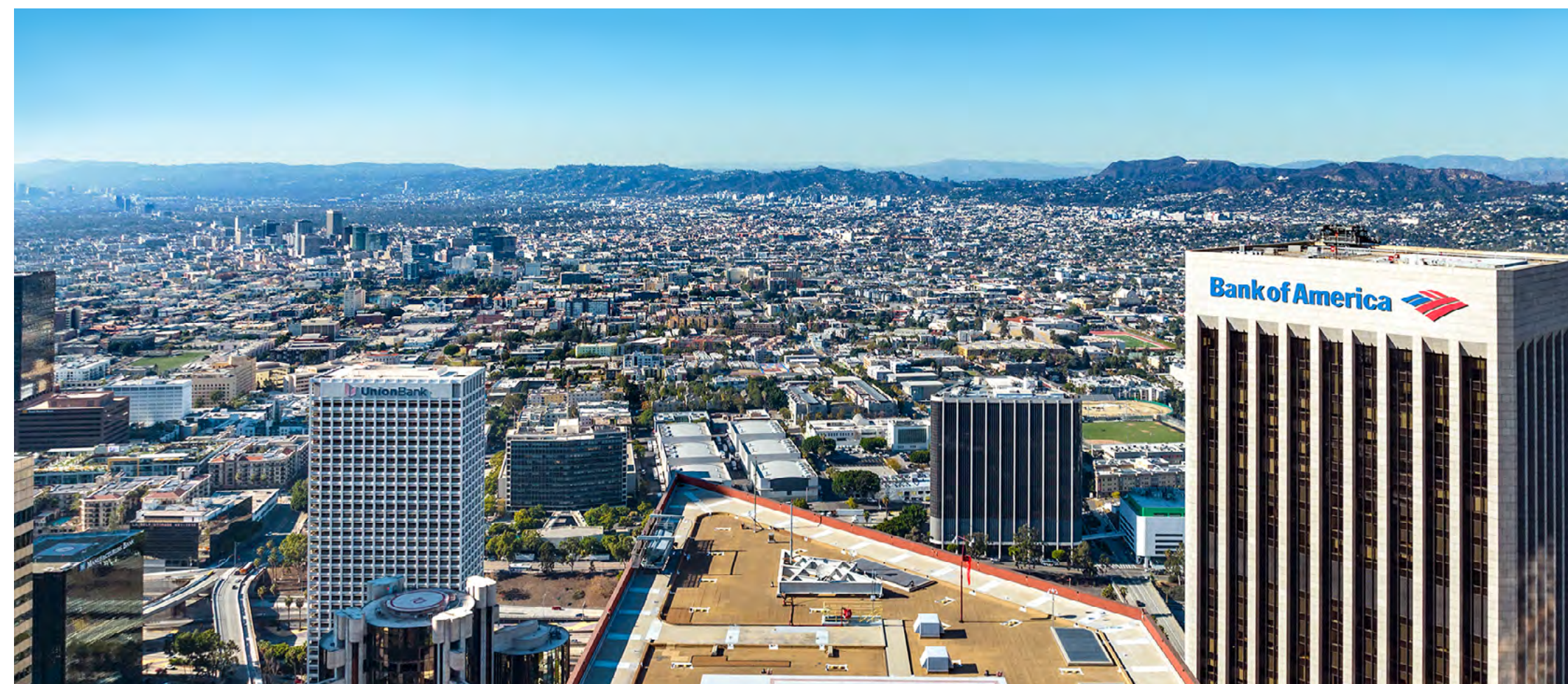
EAST



SOUTH



WEST



Expansive Floor Plans

Cal Marketplace, The Yard,
San Gabriel Mountains

27,947
Rentable
Square Feet

42 FT
Minimum
Bay Depth

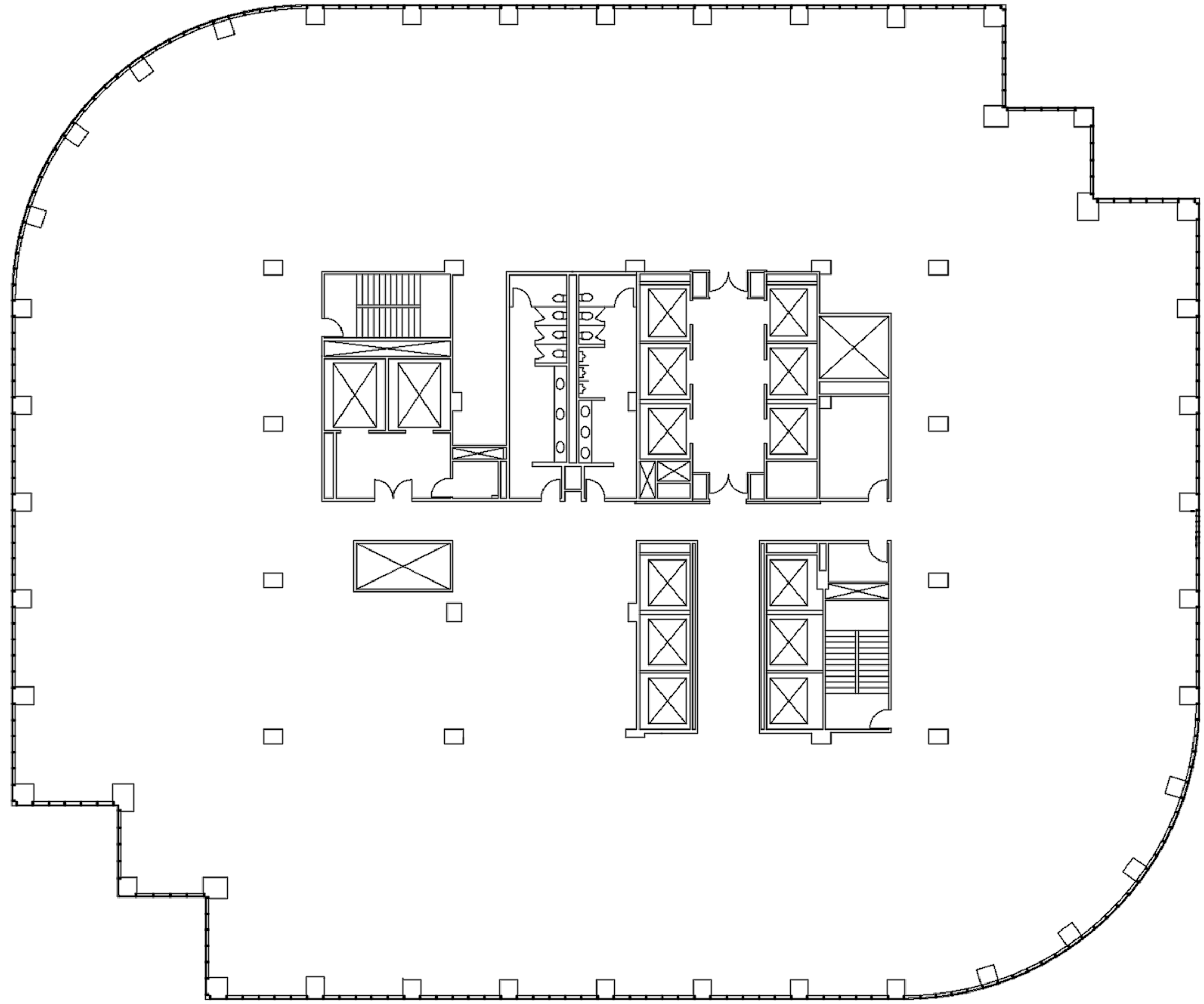
15.5 FT
Column
Spacing

13 - 19 FT
Slab
Heights

DTLA Skyline,
Century City,
Hollywood,
Pacific Ocean

Historic Core,
Chinatown,
Little Tokyo,
Arts District

Financial District, Fashion District,
DTLA Skyline, Long Beach



Available Space

Click on desired floor for more information

FLOOR 44

Suite 4400
28,552 SF

FLOOR 39

Suite 3900
11,145 SF

FLOOR 27

Suite 2700
27,521 SF

FLOOR 43

Suite 4300
28,594 SF

FLOOR 35

Suite 3560
2,769 SF

FLOOR 26

Suite 2600
27,544 SF

FLOOR 42

Suite 4200
28,594 SF

FLOOR 33

Suite 3350
6,124 SF

FLOOR 25

Suite 2550
6,749 SF

FLOOR 41

Suite 4100
27,564 SF

FLOOR 33

Suite 3325
2,868 SF

FLOOR 16

Suite 1600
8,362 SF

FLOOR 40

Suite 4000
27,947 SF

FLOOR 30

Suite 3070
3,977 SF

FLOOR 2

Suite 200
27,038 SF

FLOOR 39

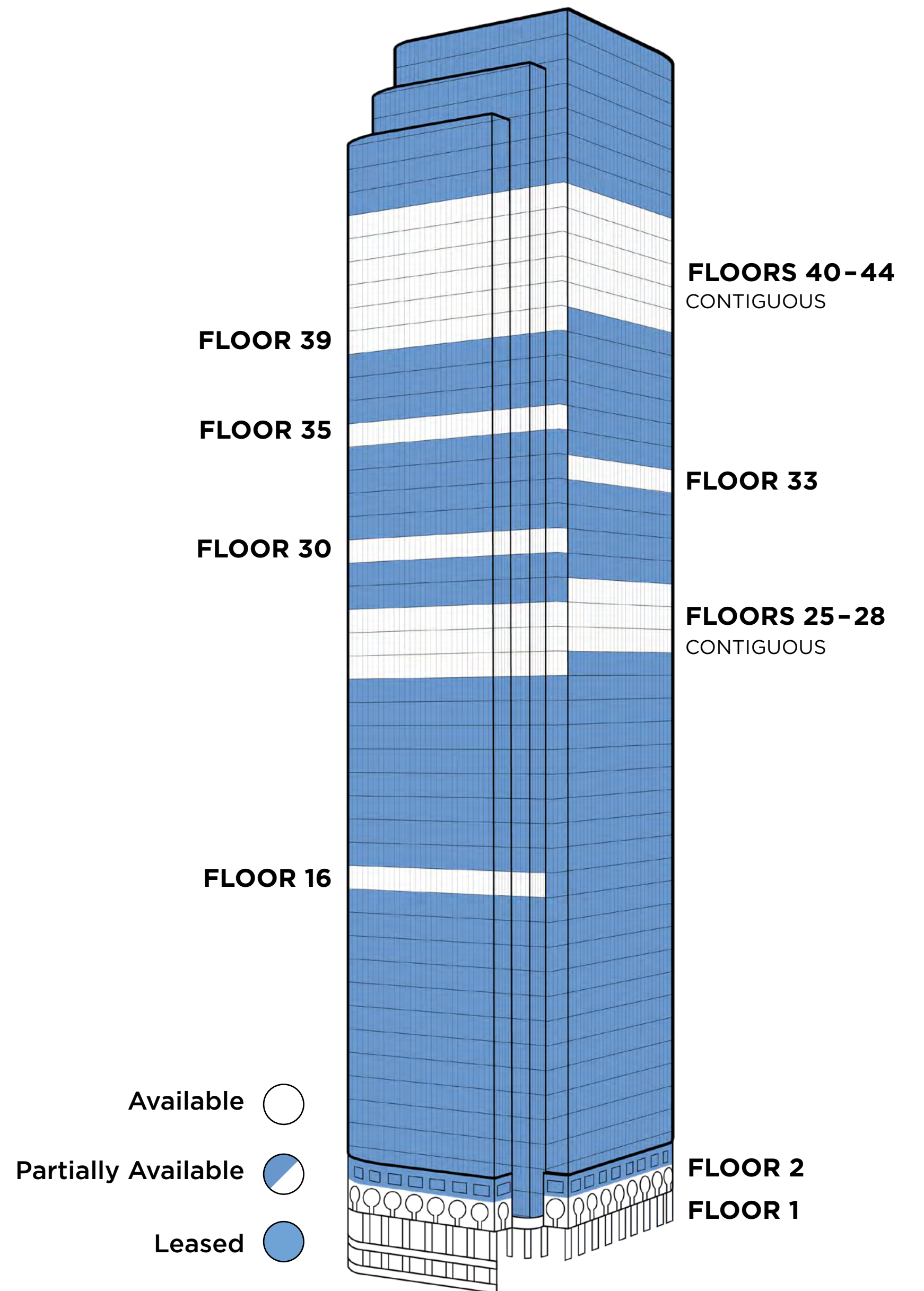
Suite 3910
8,238 SF

FLOOR 28

Suite 2850
12,136 SF

FLOOR 1

Suite 150
9,305 SF



At A Glance



SQUARE FEET | STORIES

1.4 million SF | 52



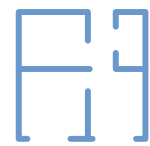
YEAR BUILT | RENOVATED

1992 | 2017



ARCHITECT

Arthur Erickson Architects and AC Martin



FLOOR PLANS

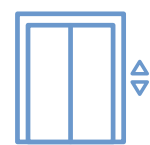
Floorplates averaging 27,000 SF

Partial floors from 1,660 SF to 16,423 SF

Full floors up to 28,595 SF

Contiguous floors up to 140,000 SF

Move-in ready suites from 2,770 SF to 27,038 SF



MAIN LOBBY

6 Entrances: 4 from upper plaza, 2 from lower plaza

21 Passenger Elevators and 2 Freight Elevators serving office floors

Visitor Reception Desk 24/7



AMENITIES

Open Space

1.4-acre multi-level landscaped plaza with a variety of seating and tables

The Yard

Open-air plaza, lawn and performance stages
Home to the *Grand Performances* free summer outdoor concerts and performing arts events

Cal Marketplace

44,000 SF of fast casual dining and convenience retail from Starbucks, Poke Bar, Earl of Sandwich, Pressed, and USPS, Amazon Lockers, and FedEx

Client Experience Ambassador

Onsite tenant concierge for arranging tickets to events and dining reservations, coordinating tenant private events and wellness activities

Additional Amenities

Secure Bike Storage and Lockers
Shuttle Service to and from Union Station
Training Conference Room for 60 people



SUSTAINABILITY INITIATIVES

LEED Platinum

ENERGY STAR: 98 Score

WiredScore Platinum

UL Verified Healthy Building for indoor air/water
Alvéole Honey Beehive Program offering tenant workshops and special events



TENANT RESOURCES

CIM Tenant Experience APP

Tenant Portal: www.citynational2cal.com



ON-SITE PARKING

Subterranean garage with 1/1,000 parking ratio

Seven (7) EV charging ports

Valet Parking with loading zone

Auto Amenity Bay with self-service car care



ON-SITE PROPERTY MANAGEMENT

24/7 Security and Engineering

Best in class service

Ownership Matters

Since 1994, CIM has led more than \$60 billion of projects in metropolitan communities across the Americas.

CIM's broad in-house expertise includes decades of research, acquisitions, credit analysis, development, leasing and property management. Our experience with real assets located in densely populated communities, infrastructure, net-lease assets and other associated credit strategies share an investment principle of helping strengthen local economies.

What sets us apart?

We believe the answer is trifold: our team's extensive in-house expertise, our commitment to enhancing communities and our disciplined approach.

Team

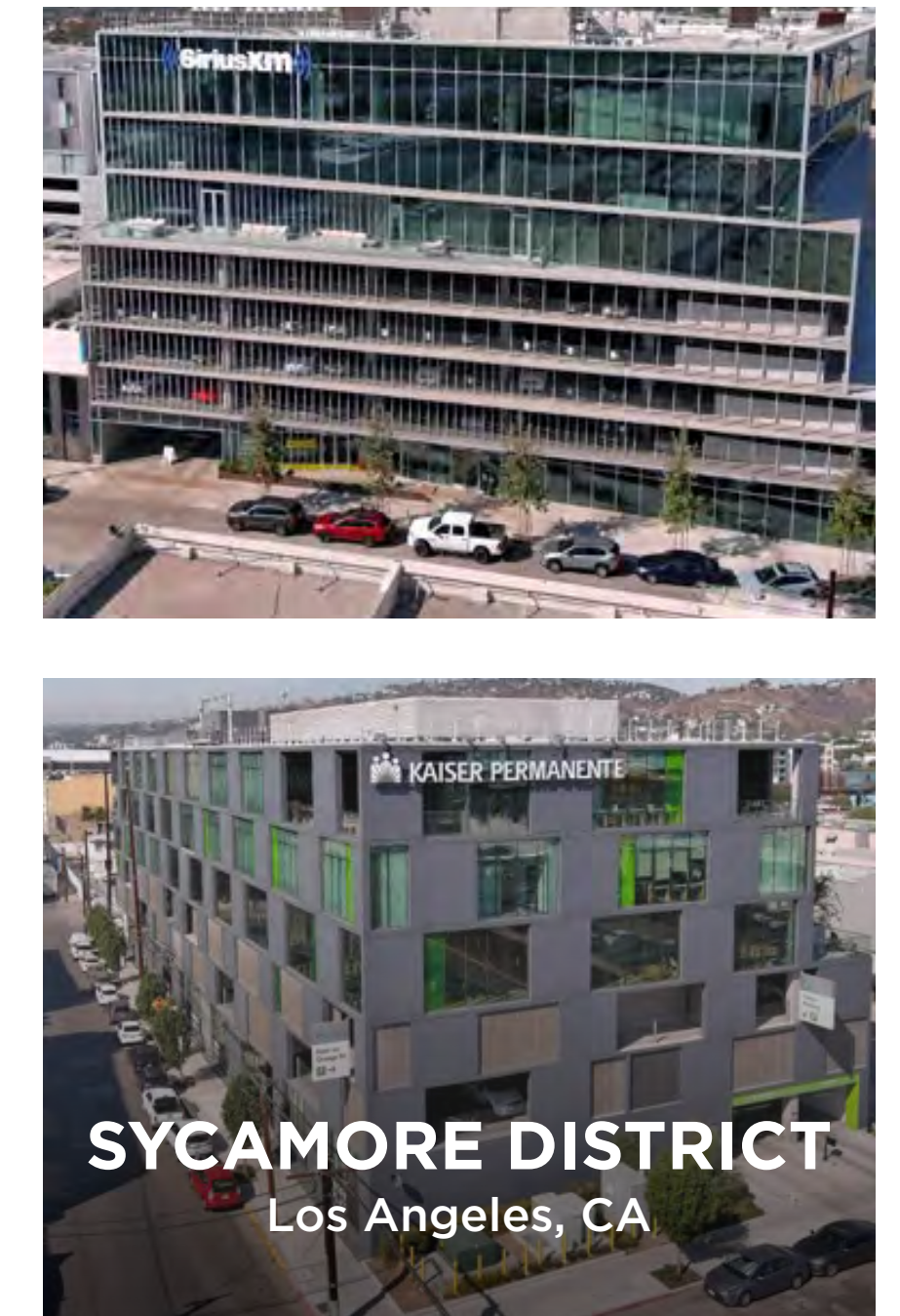
Our vertically-integrated team's expertise ranges from research and acquisition to development, leasing and property management across all types of real estate and infrastructure.

Community

We support and enhance communities through real estate and infrastructure projects that provide employment, goods and services to help communities thrive long-term.

Discipline

We employ a disciplined approach to each project, emphasizing prudent research, underwriting and leverage as we strive to work in the best interests of our stakeholders.





Get In Touch



CIM

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