

FOR LEASE

BILTMORE TOWER & COURT

500-520 S GRAND AVE
LOS ANGELES, CA 90071

*Prime Office Spaces for Lease
in Downtown Los Angeles*

AVAILABLE	±500 SF to 54,000 SF
LEASE RATE	Biltmore Tower - \$2.75 PSF/Month Biltmore Court - \$2.50 PSF/Month
PARKING RATIO	1:1000

\$2.50-\$2.75 PSF

LEASE RATE (PER MONTH, FSG)

\$2.00 PSF

BROKER BONUS & 100% PAYMENT

JOHN ANTHONY, SIOR
213.225.7218 | john.anthony@kidder.com

LIC N° 01226464

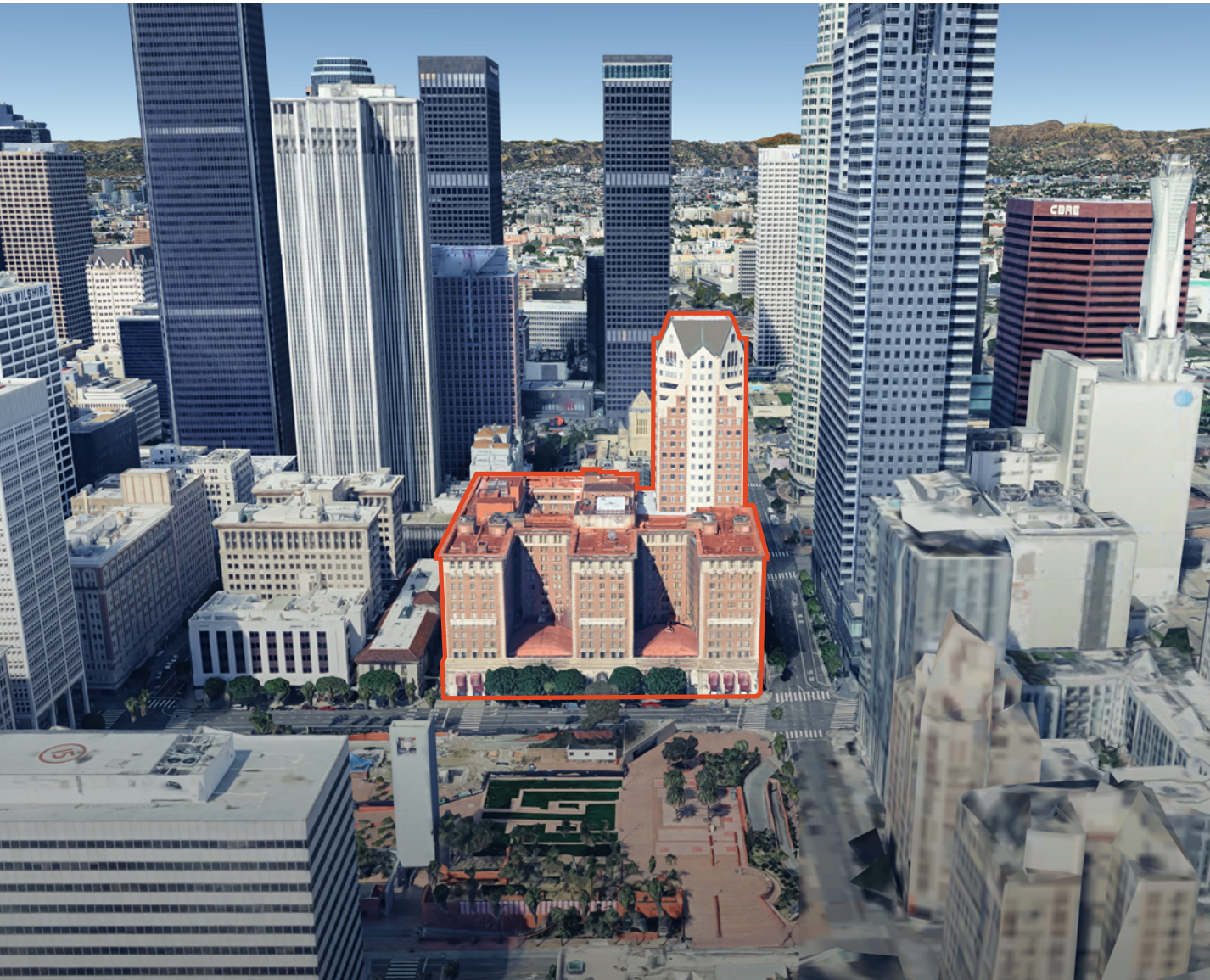
CHRISTOPHER STECK, CCIM
213.225.7231 | christopher.steck@kidder.com

LIC N° 01841338

KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





Property Highlights

Flexible office space available in iconic DTLA landmark property with the Millennium Biltmore hotel

Opportunities in two architecturally distinctive structures: Biltmore Court and Biltmore Tower (see site plan on page 6)

Built in 1923, Biltmore Court is part of the property's historic 12-story hotel building, with exposed brick and concrete floors - a blank canvas perfect for creative office users

Biltmore Tower offers professional firms incredible city views with prestigious corner suites and potential full floor opportunities

On-site meeting rooms, gym, food service and hotel available to office tenants

Valet, reserved and unreserved parking

Directly across from extensive Pershing Square parking facility and Metro stop

FOR LEASE



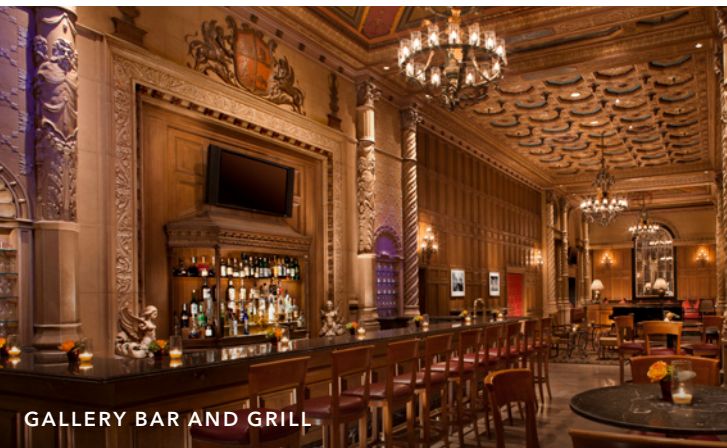
Biltmore Amenities

Event space for conferences,
meetings and receptions

In-suite catering

Fitness center and
indoor pool membership

Bar and restaurant dining, and more



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Availabilities

BILTMORE TOWER

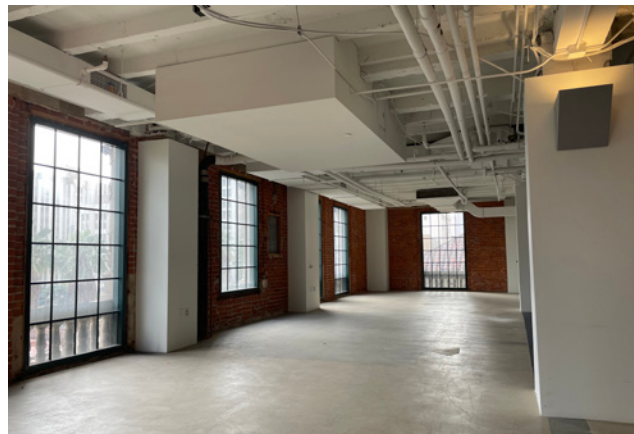
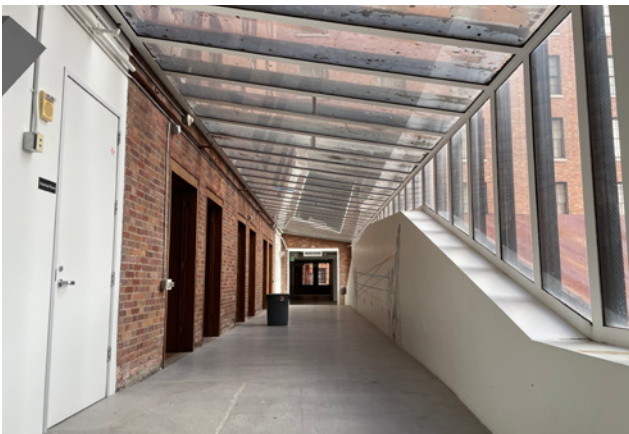
Suite	RSF	Tour
100	2,299	→
1100B	2,107	→
1120	2,223	→
1150	2,083	→
1300	7,220	→
1400	3,419	→
1480B	2,215	→
1499	1,206	→
1640	3,245	→
2100	8,849	→
2300	8,014	→
2400	7,989	→

BILTMORE COURT

Suite	RSF	Tour
210	42,292	→
300	3,932	→
350	1,442	→
360	1,478	→
395	3,428	→
500	16,800	→
600	5,433	→
655	2,772	→
660	1,532	→
695	3,040	→
700	16,800	→
800	16,800	→
900	16,800	→
1000	7,419	→
1090	2,969	→
1100	13,404	→



FOR LEASE



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

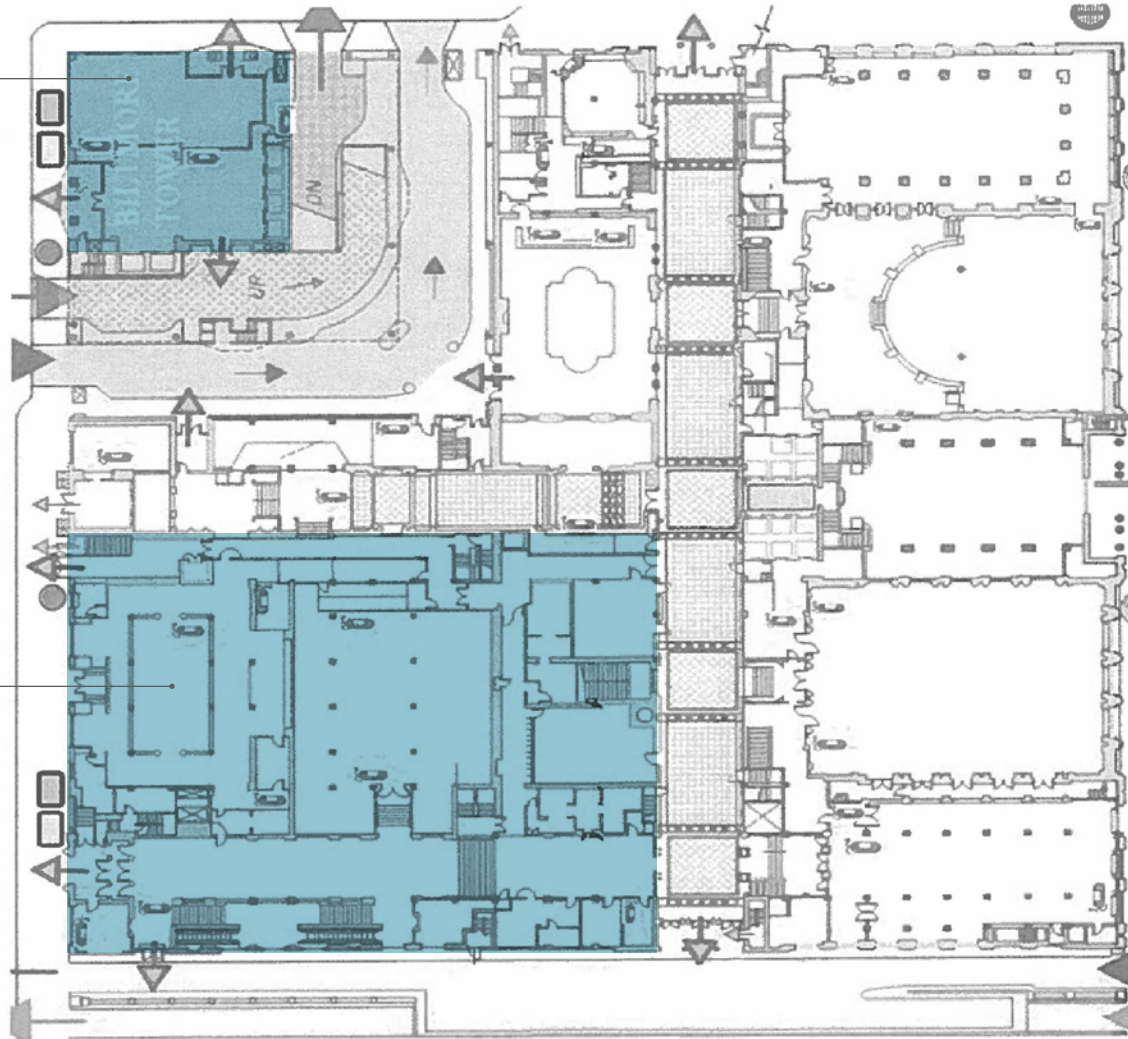


FOR LEASE

BILTMORE TOWER & COURT

BILTMORE TOWER
24 Floors
±34,078 SF Available

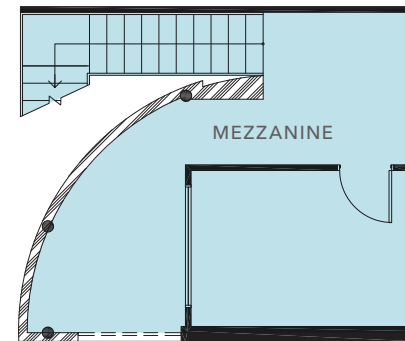
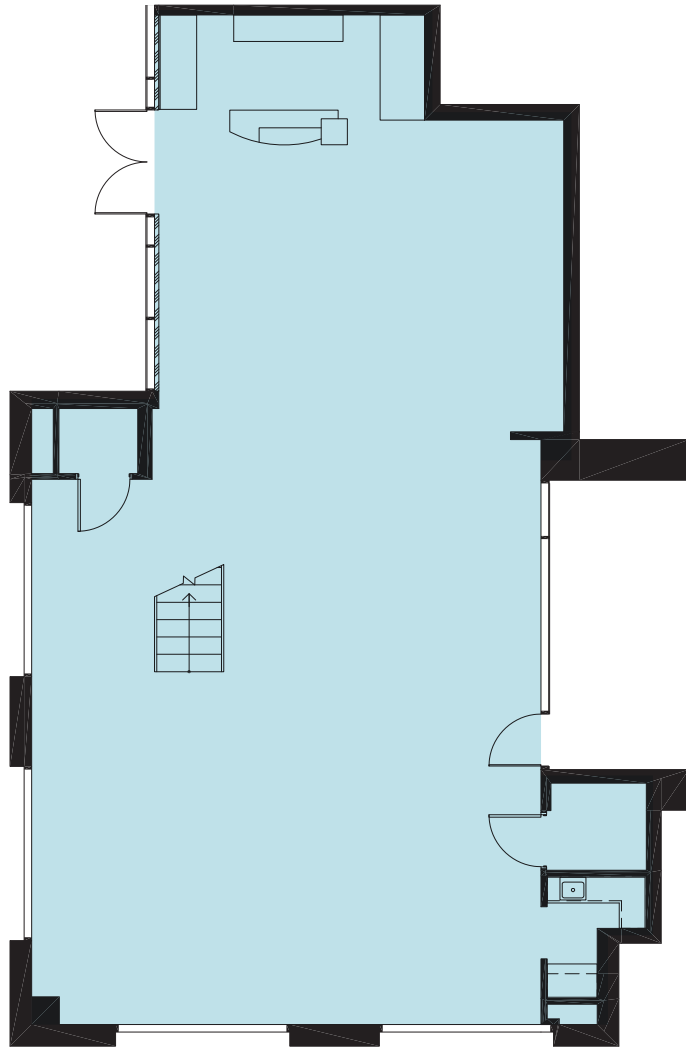
BILTMORE COURT
12 Floors
±218,214 SF Available



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 100 | ±2,299 RSF



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

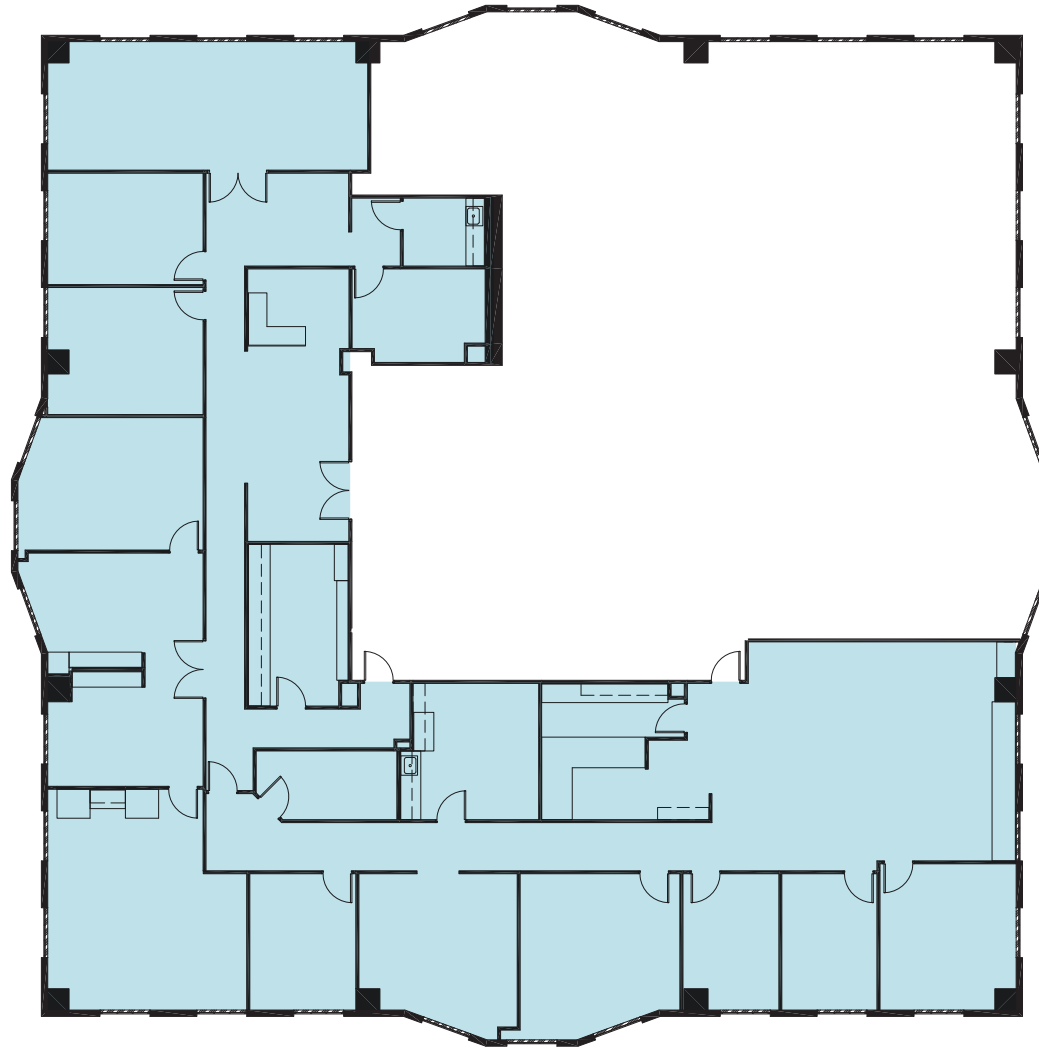
11TH FLOOR



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 1300 | ±7,220 RSF



[KIDDER.COM](https://www.kidder.com) | [ANTHONYSTECKTEAM.COM](https://www.anthonysteckteam.com)

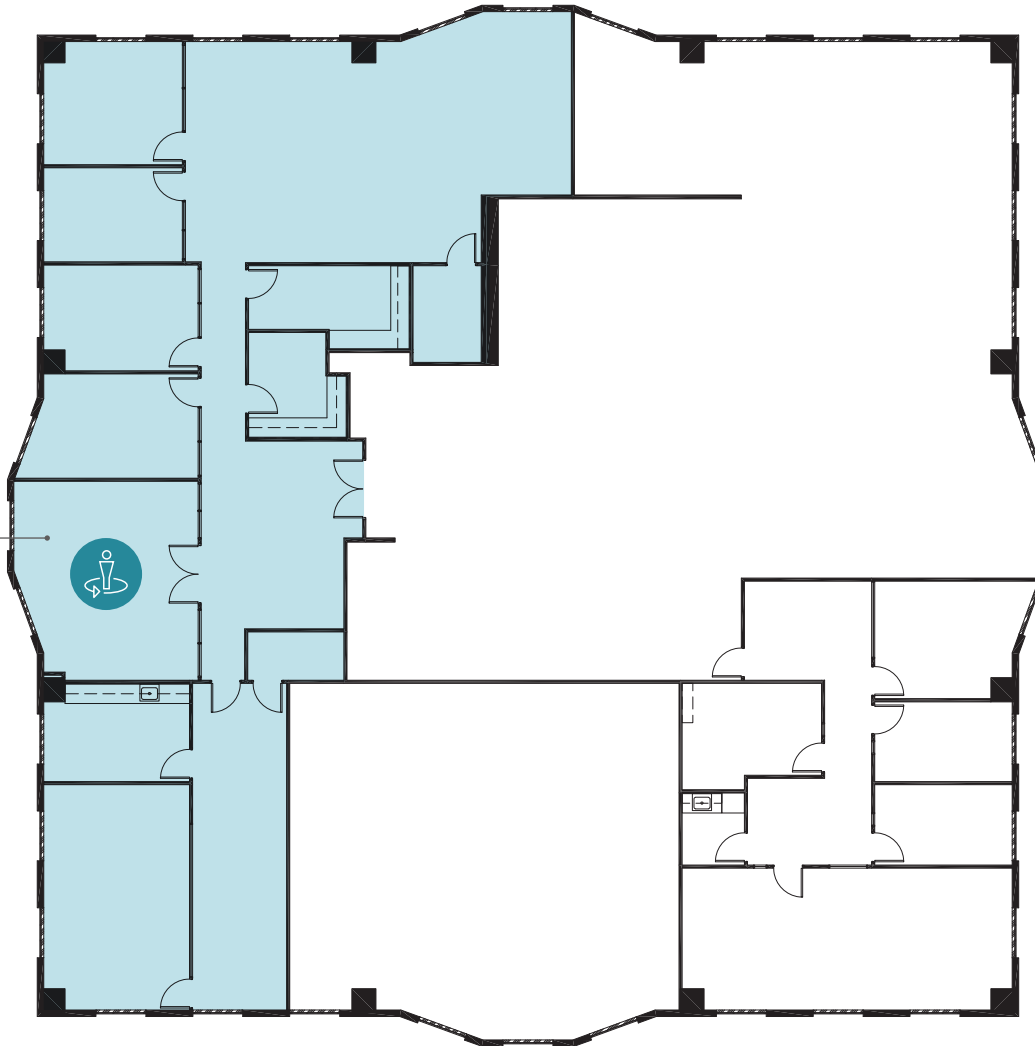
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

14TH FLOOR

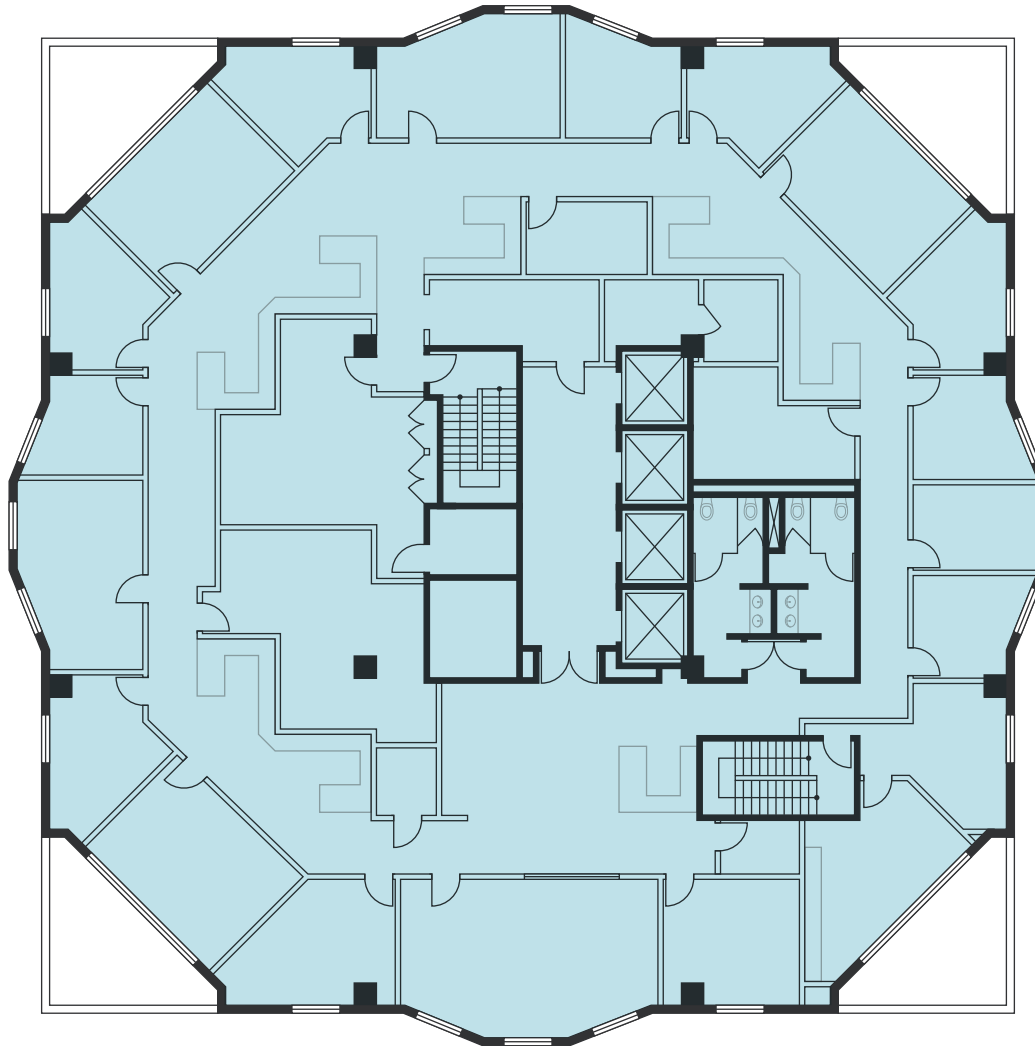


16TH FLOOR

SUITE 1640
±3,245 RSF



SUITE 2100 | ±8,849 RSF

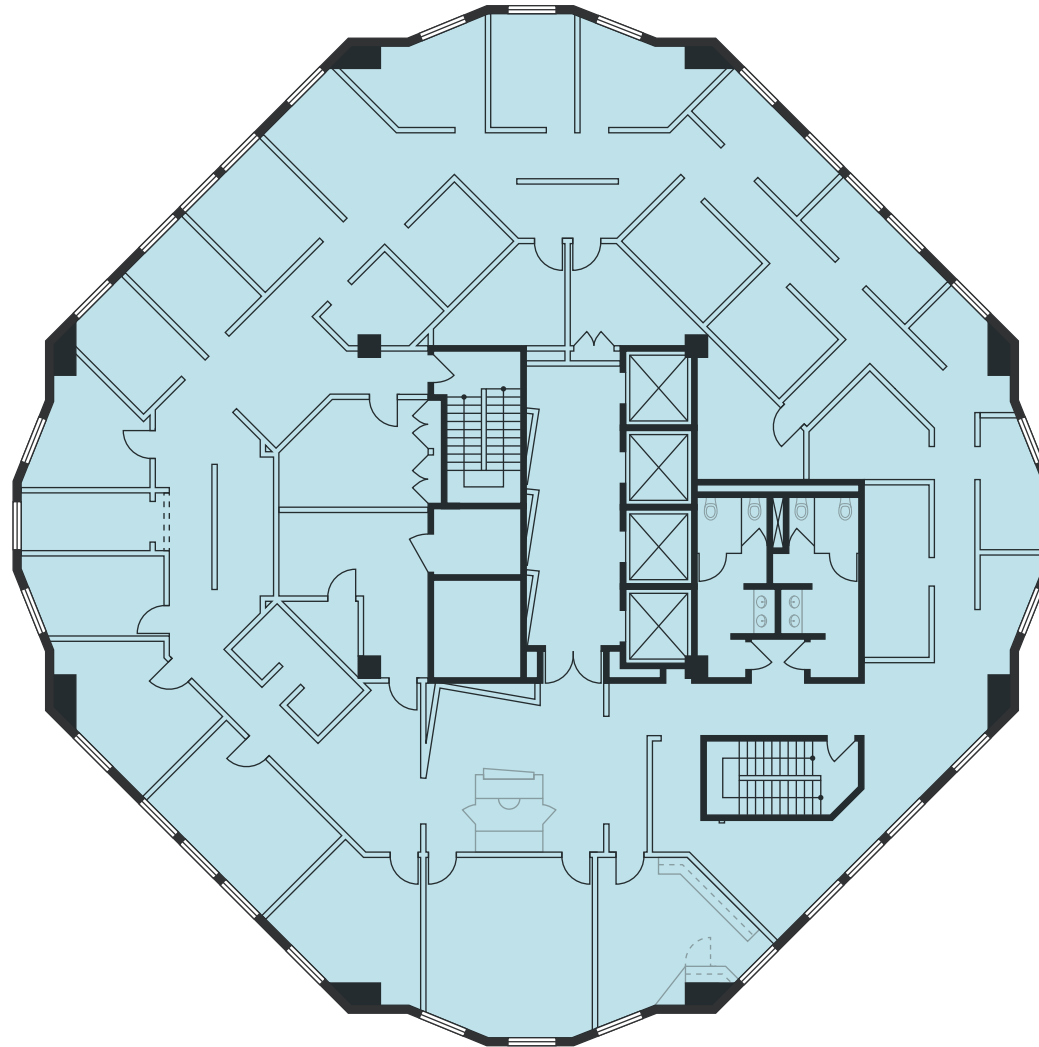


KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



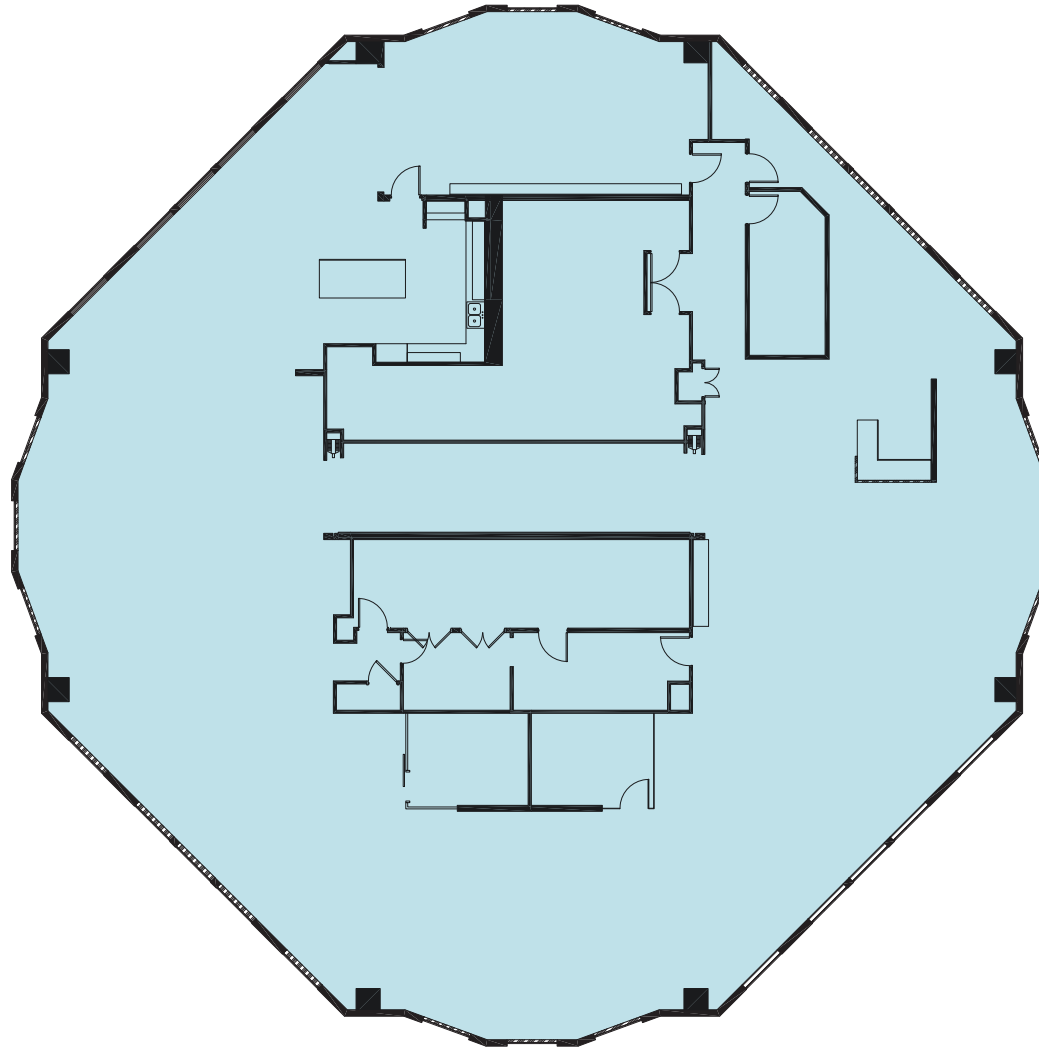
SUITE 2300 | ±8,014 RSF



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

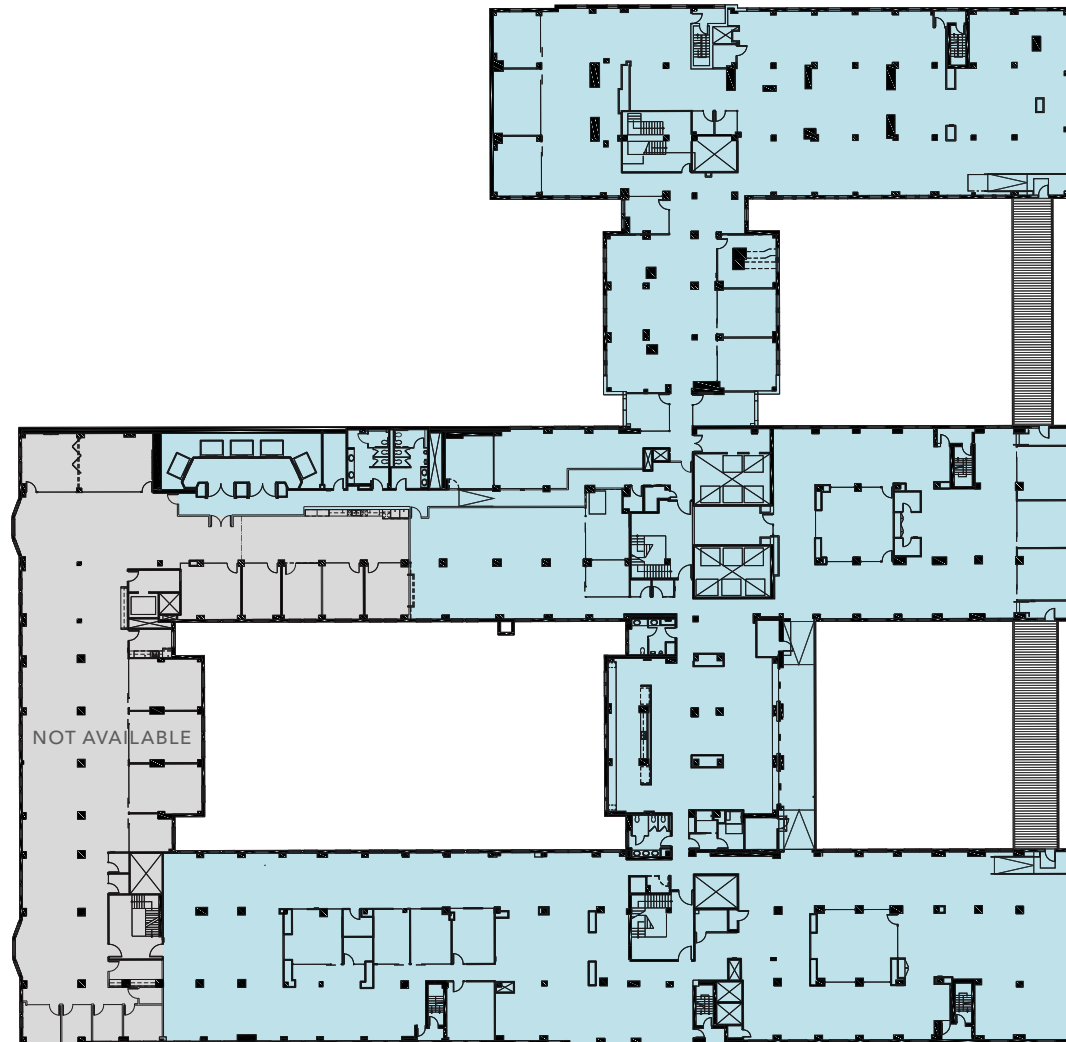
SUITE 2400 | ±7,989 RSF



[KIDDER.COM](https://www.kidder.com) | [ANTHONYSTECKTEAM.COM](https://www.anthonysteckteam.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 210 | ±42,292 RSF



[KIDDER.COM](https://www.kidder.com) | [ANTHONYSTECKTEAM.COM](https://www.anthonysteckteam.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

3RD FLOOR



KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

6TH FLOOR

