



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



11 SUITES AVAILABLE

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

PROXIMITY to retail, restaurants and private clubs

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

ON-SITE secured parking

TUNNEL to the Pershing Square parking garage and Metro Station

ASKING RATE \$36.00/SF/annum FSG

USE creative and traditional office space

24-HOUR security for building

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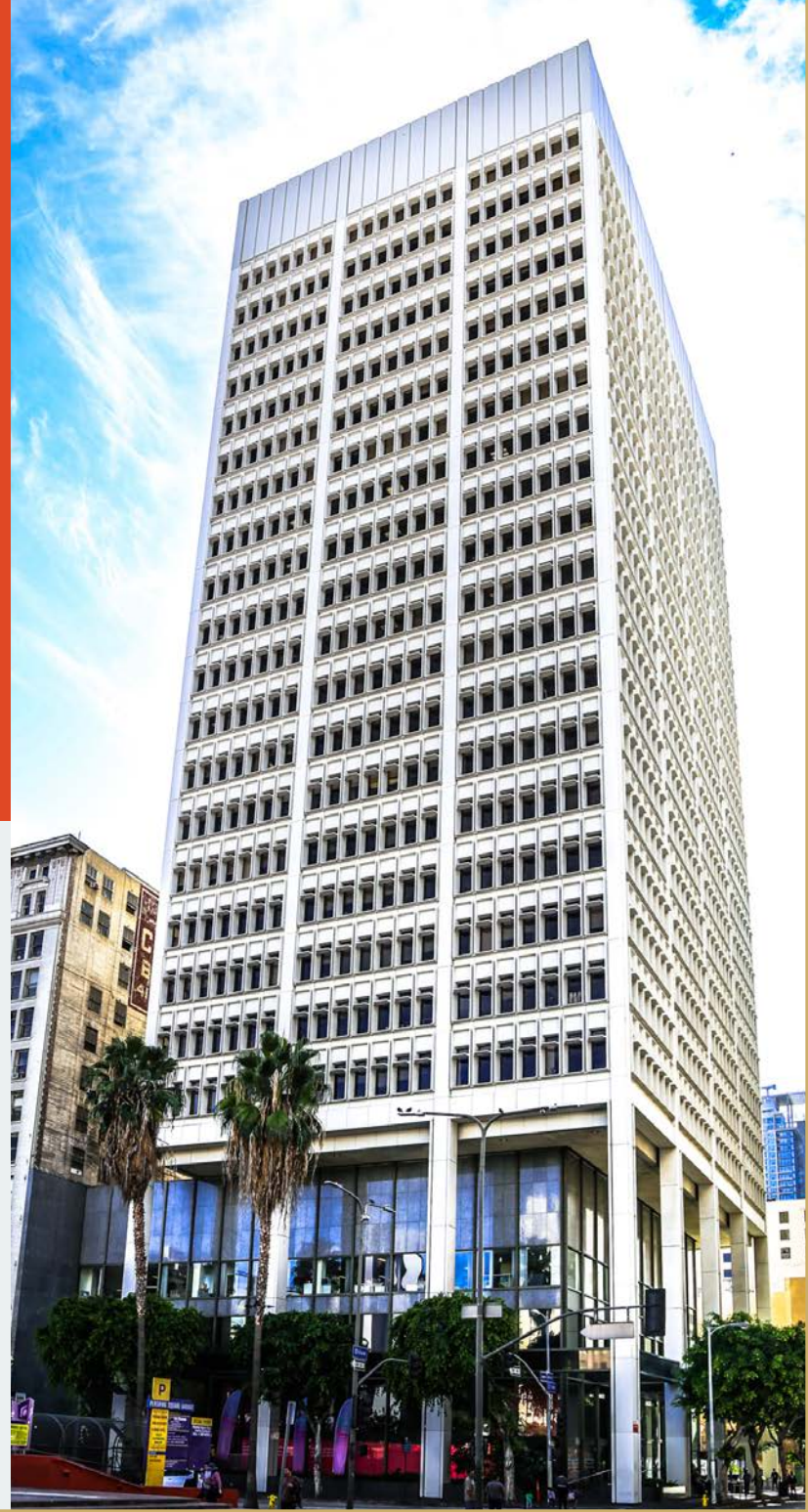
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Kidder Mathews

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AVAILABILITIES

Suite	RSF	Comments
620	2,355 RSF	5 Offices, Kitchen, Conference Room
900 - Excellent park views	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)
928	865 RSF	Reception, open area, perimeter office (contiguous with suite 900 for a combined 9,420 RSF)
1000 - Excellent park views	2,766 RSF	Contiguous with suites 1010 & 1012 for a combined 5,176 RSF
1010	1,605 RSF	Reception, work room, kitchen & 2 offices (contiguous with suites 1000 & 1012 for a combined 5,176 RSF)
1012	805 RSF	Reception area with 2 perimeter offices (contiguous with suites 1000 & 1010 for a combined 5,176 RSF)
1018	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
1020	2,870 RSF	Available on 10/31/2021. Contiguous with suite 1018 for a total of 4,836 SF
1100 - Excellent park views	8,606 RSF	Reception, glass conference room, 19 perimeter offices, workstations, kitchen, work room
1200	13,454 RSF	Reception, 13 perimeter offices, conference rooms, kitchen, open area
1850 - Excellent park views	7,180 RSF	Elevator ID, reception, 5 offices, conference room, open area, kitchen, & storage, private executive bathroom

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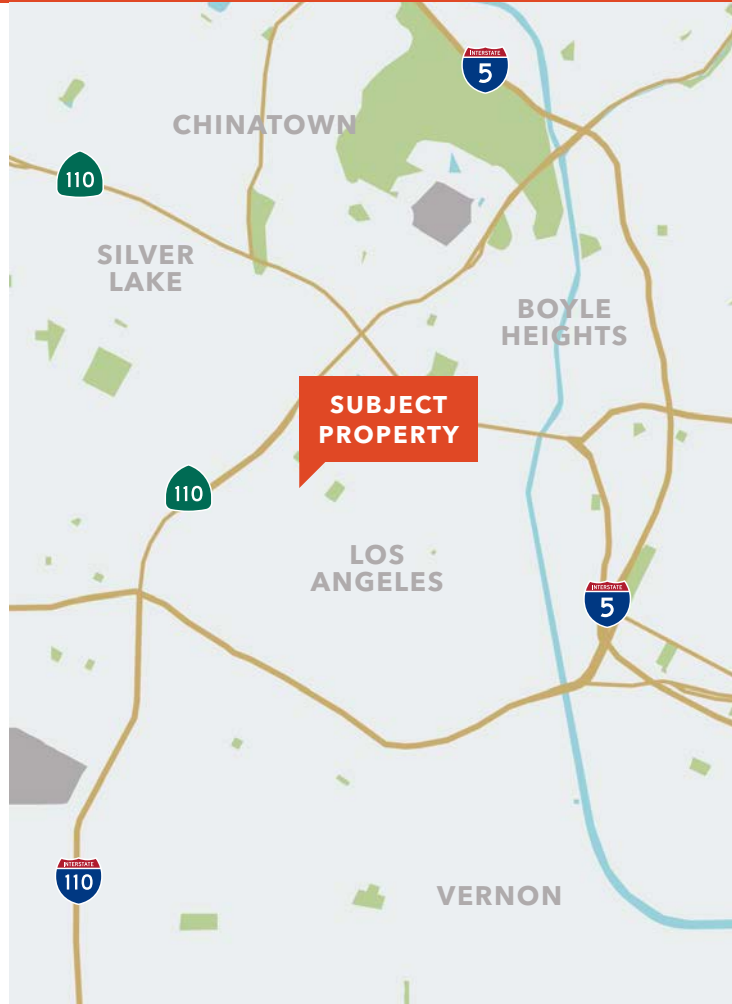
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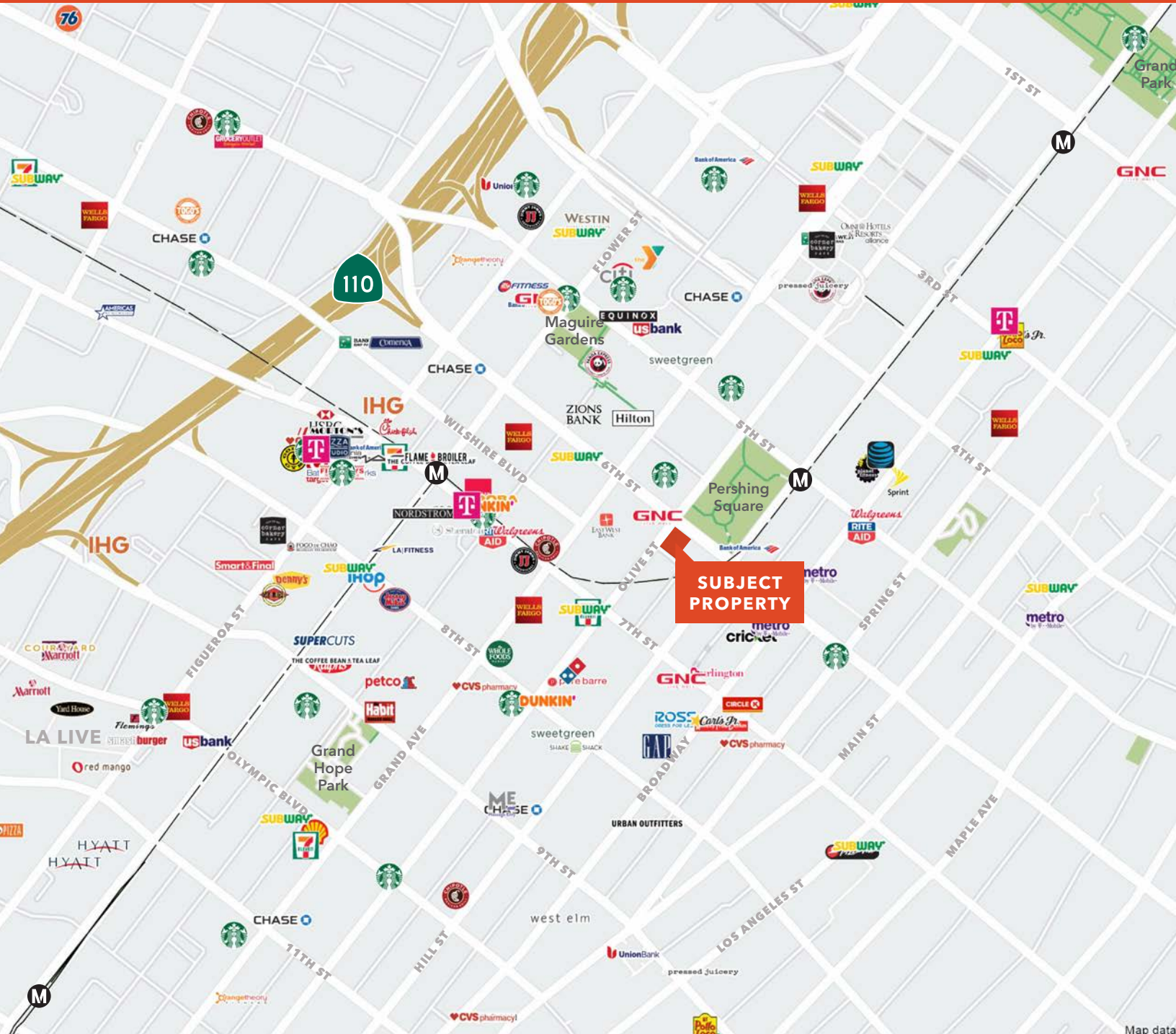
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FOR LEASE

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6th Floor



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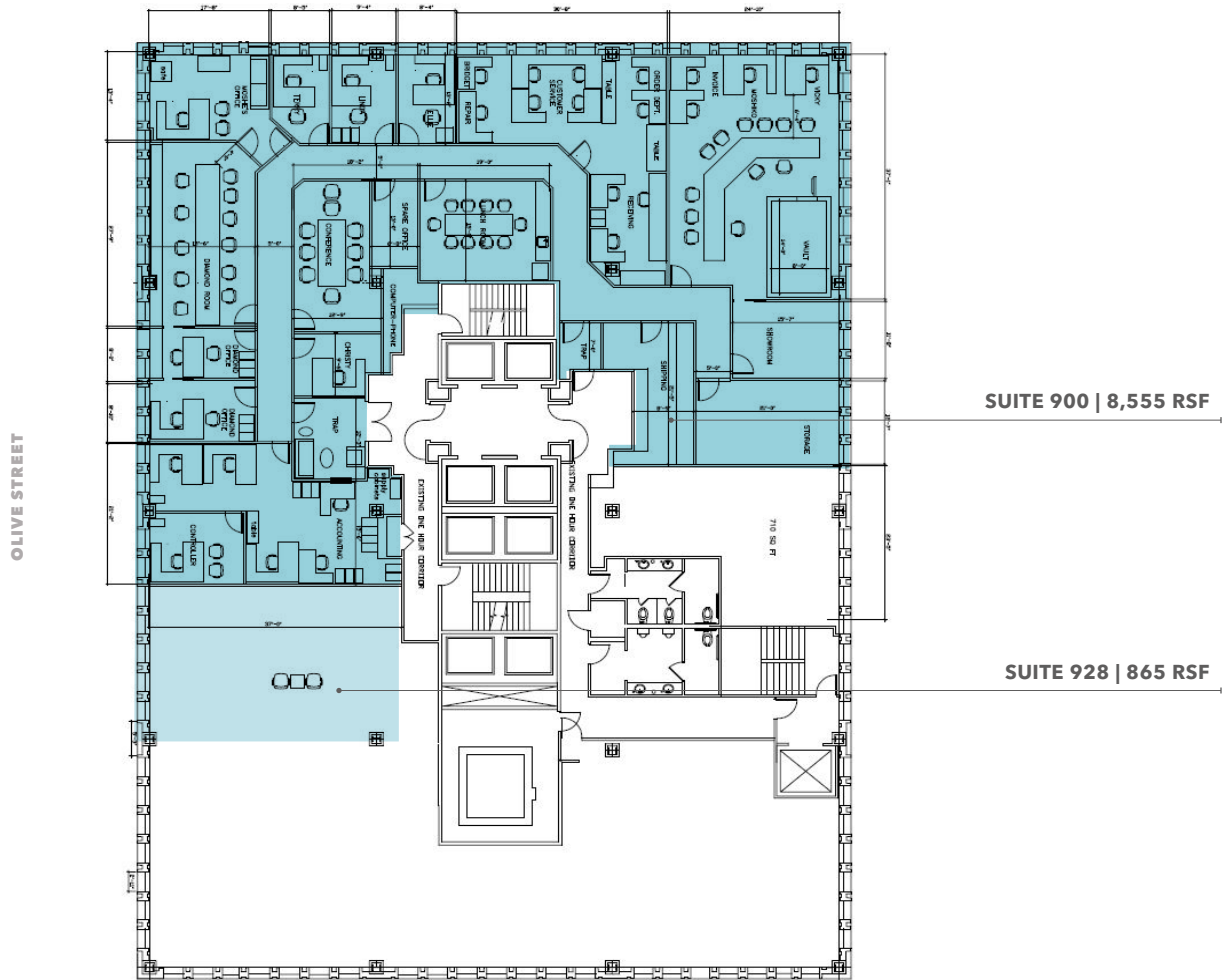
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City National Bank Building

606 SOUTH OLIVE ST, LOS ANGELES, CA 90014

9th Floor

6TH STREET | PERSHING SQUARE VIEWS



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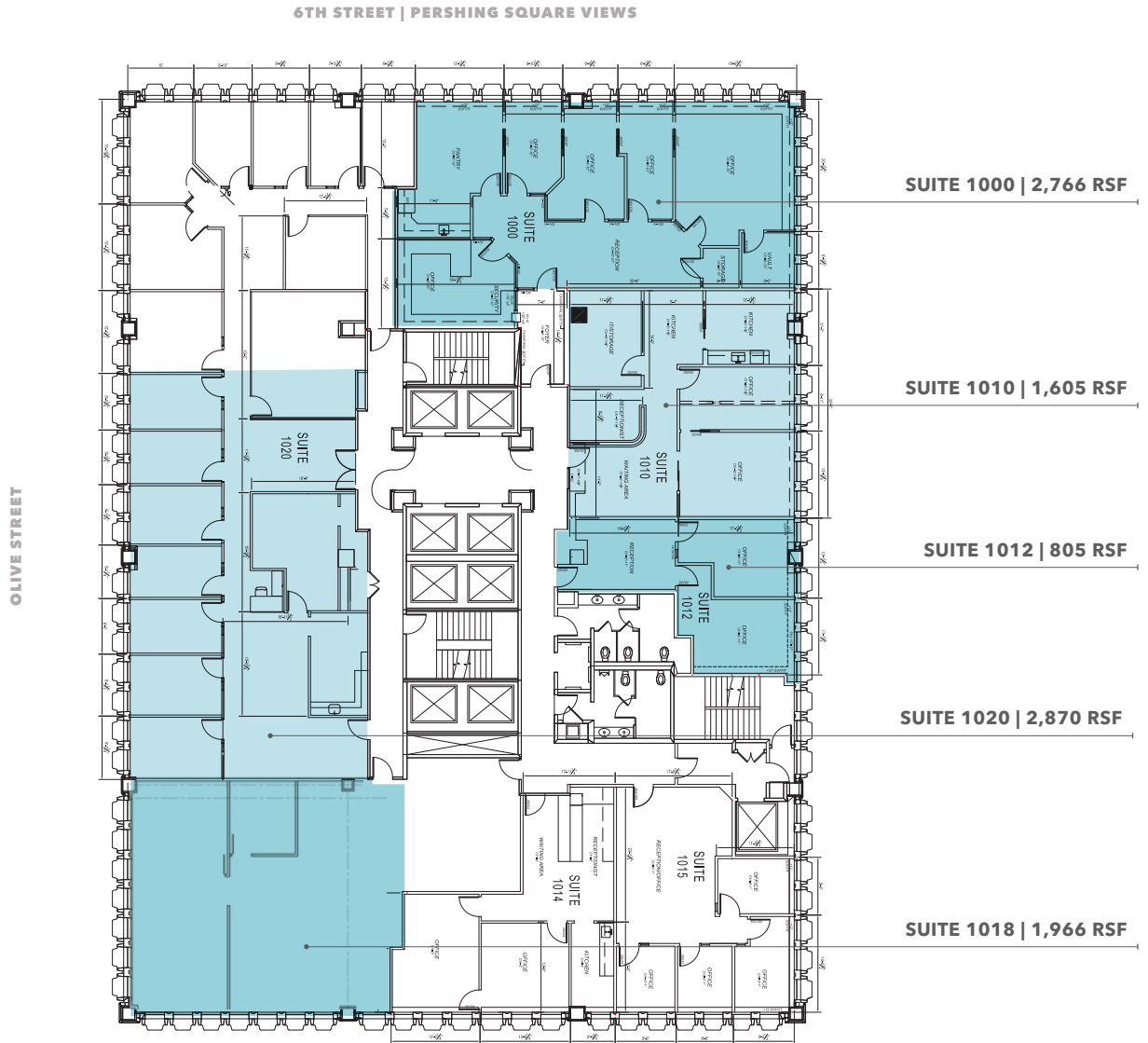


FOR LEASE

City National Bank Building

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10th Floor



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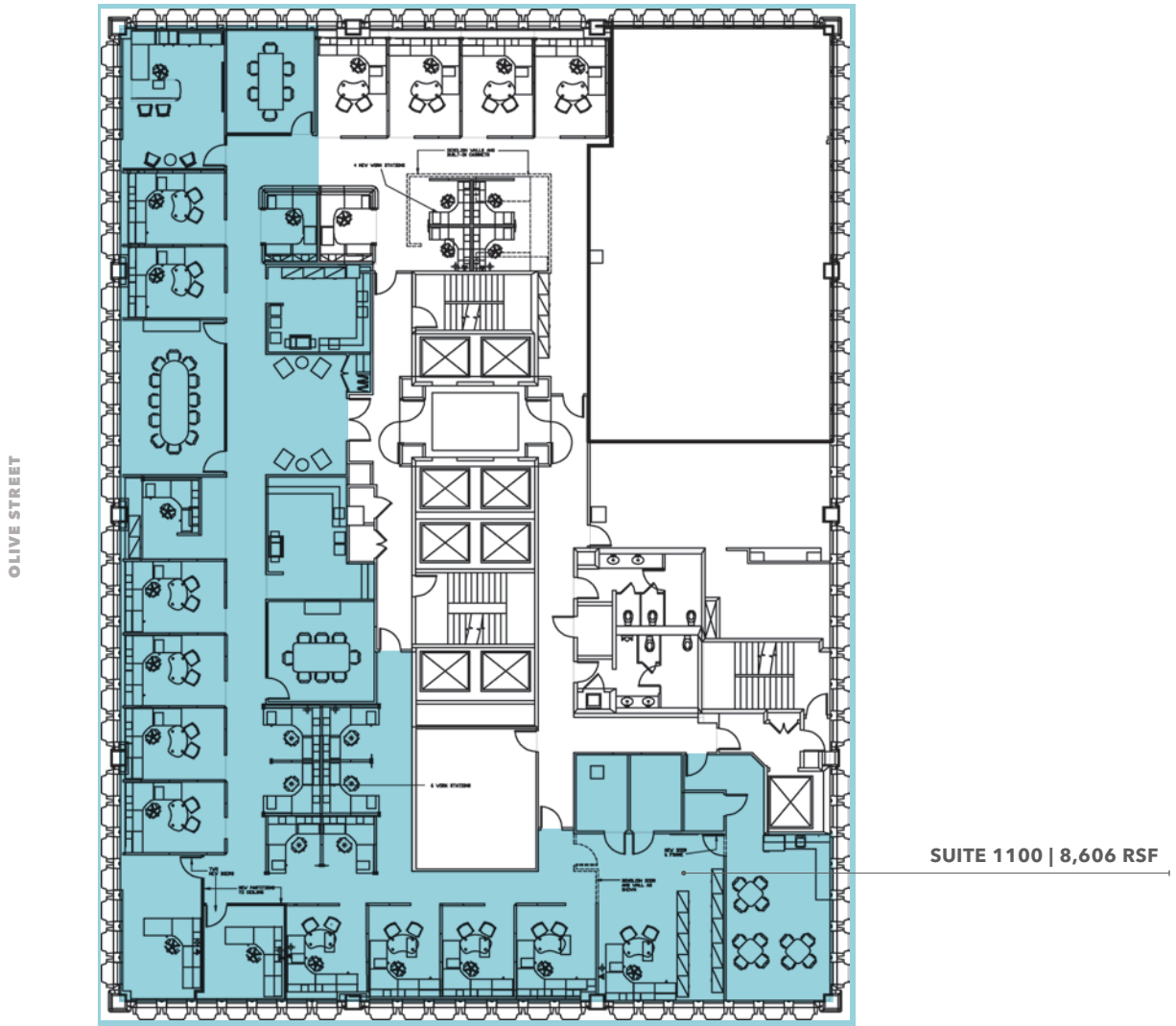
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City National Bank Building

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11th Floor

6TH STREET | PERSHING SQUARE VIEWS



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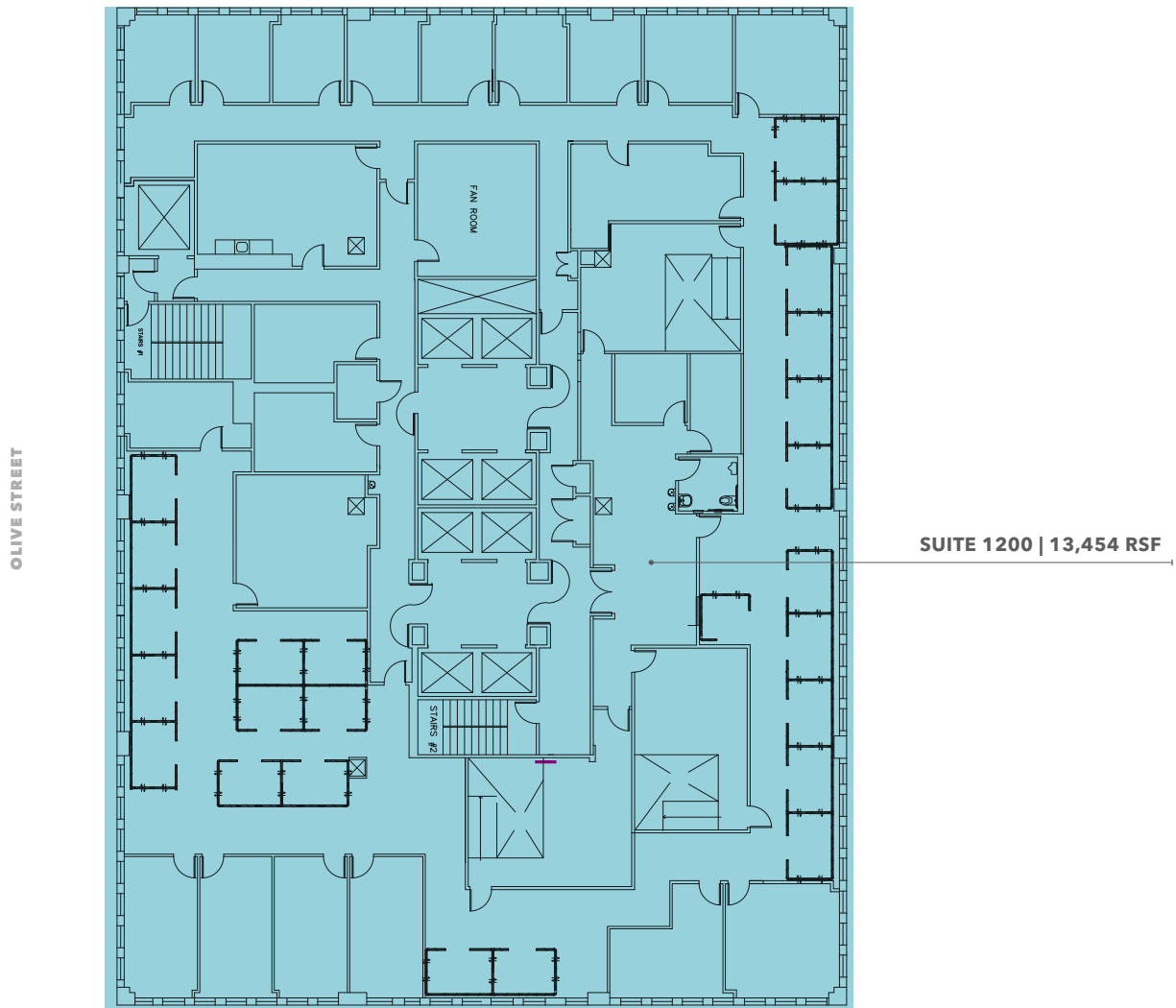
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City National Bank Building

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12th Floor

6TH STREET | PERSHING SQUARE VIEWS



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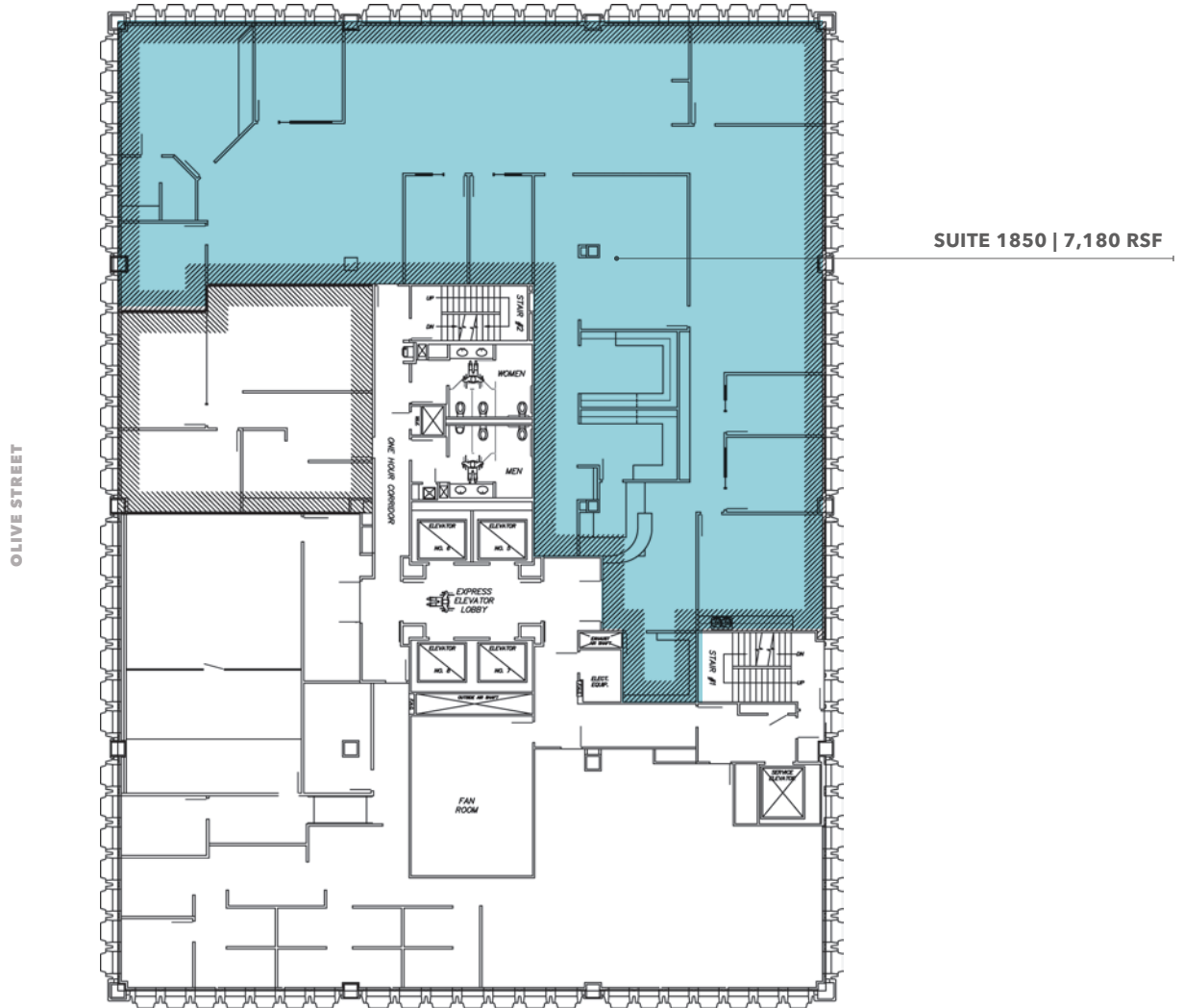
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18th Floor

6TH STREET | PERSHING SQUARE VIEWS



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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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