

FOR LEASE

BILTMORE TOWER & COURT

500-520 S GRAND AVE
LOS ANGELES, CA 90071

Prime Office Spaces for Lease in Downtown Los Angeles

AVAILABLE	±821 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

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*Availabilities***BILTMORE TOWER**

Suite	RSF	Tour
100	2,299	→
1120	2,223	→
1300	3,312	→
1400	3,419	→
1480B	2,215	→
1499	1,206	→
1610	2,044	
1650	1,735	→
2060	821	→
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	→





Property Highlights

Flexible office space available in iconic DTLA land 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

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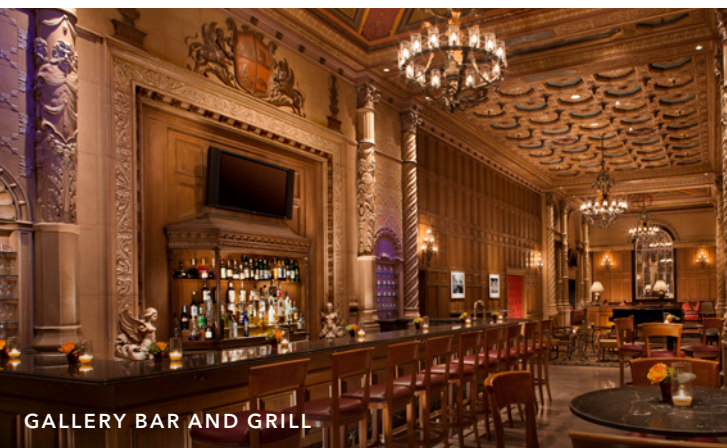


Biltmore Amenities

Event space for conferences,
meetings and receptions

Fitness center and
indoor pool membership

Bar and restaurant dining, and more



GALLERY BAR AND GRILL



SMERALDI RESTAURANT



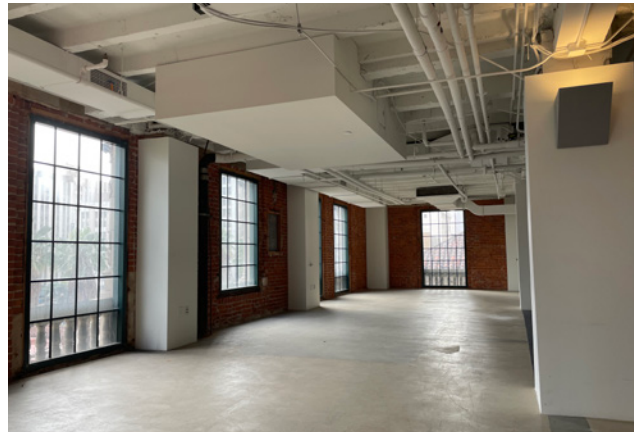
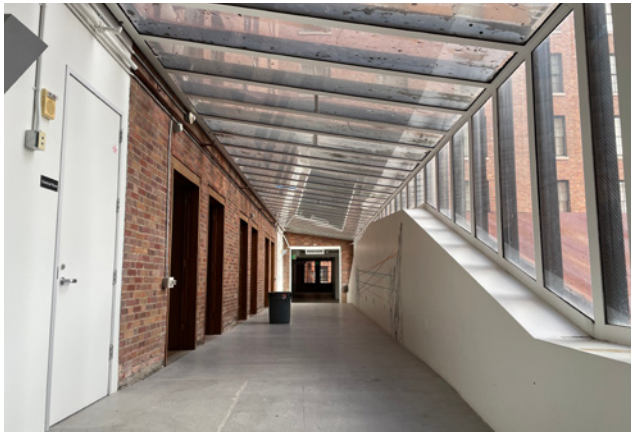
POOL

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BILTMORE TOWER & COURT

BILTMORE TOWER

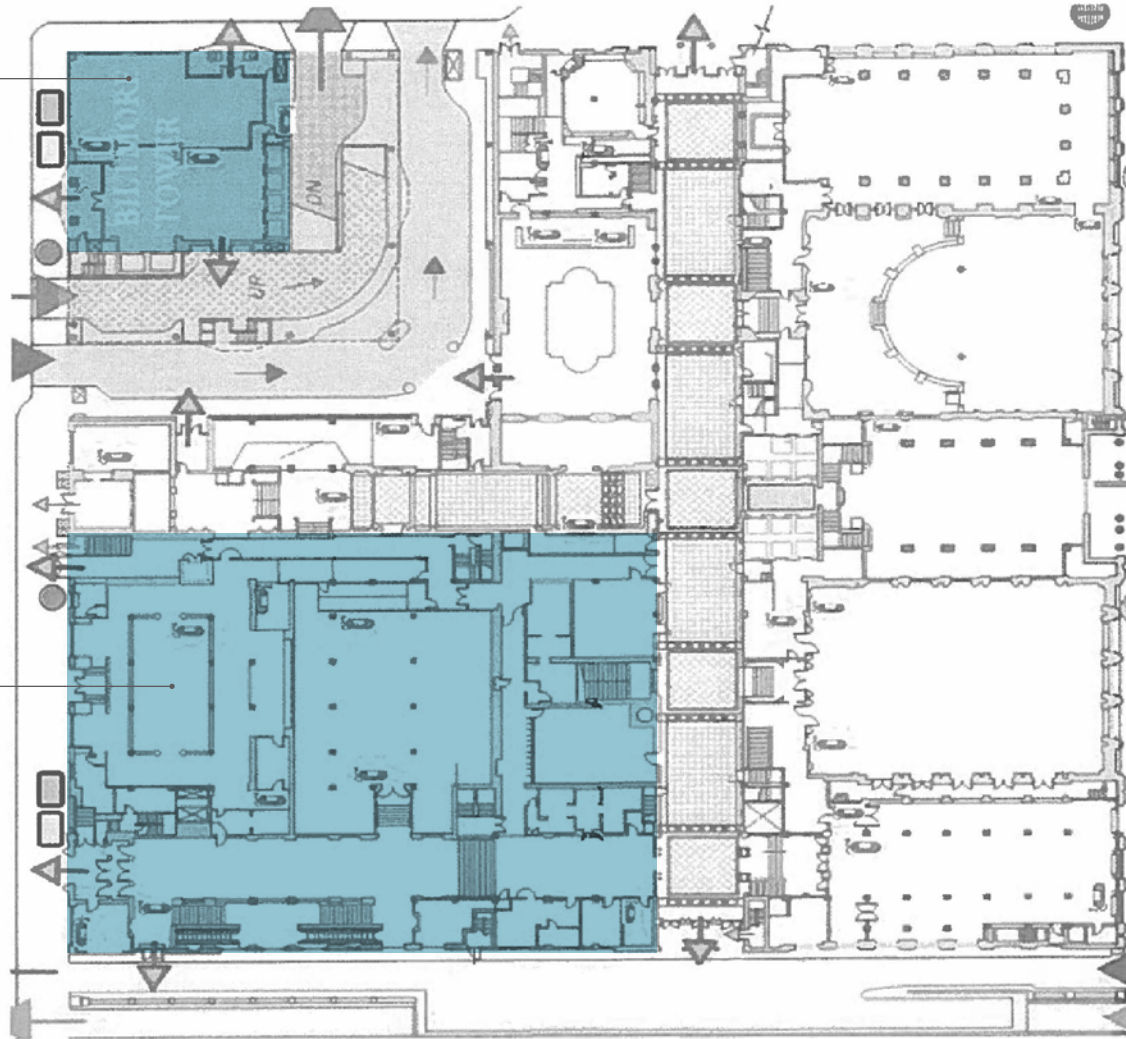
24 Floors

±34,078 SF Available

BILTMORE COURT

12 Floors

±218,214 SF Available



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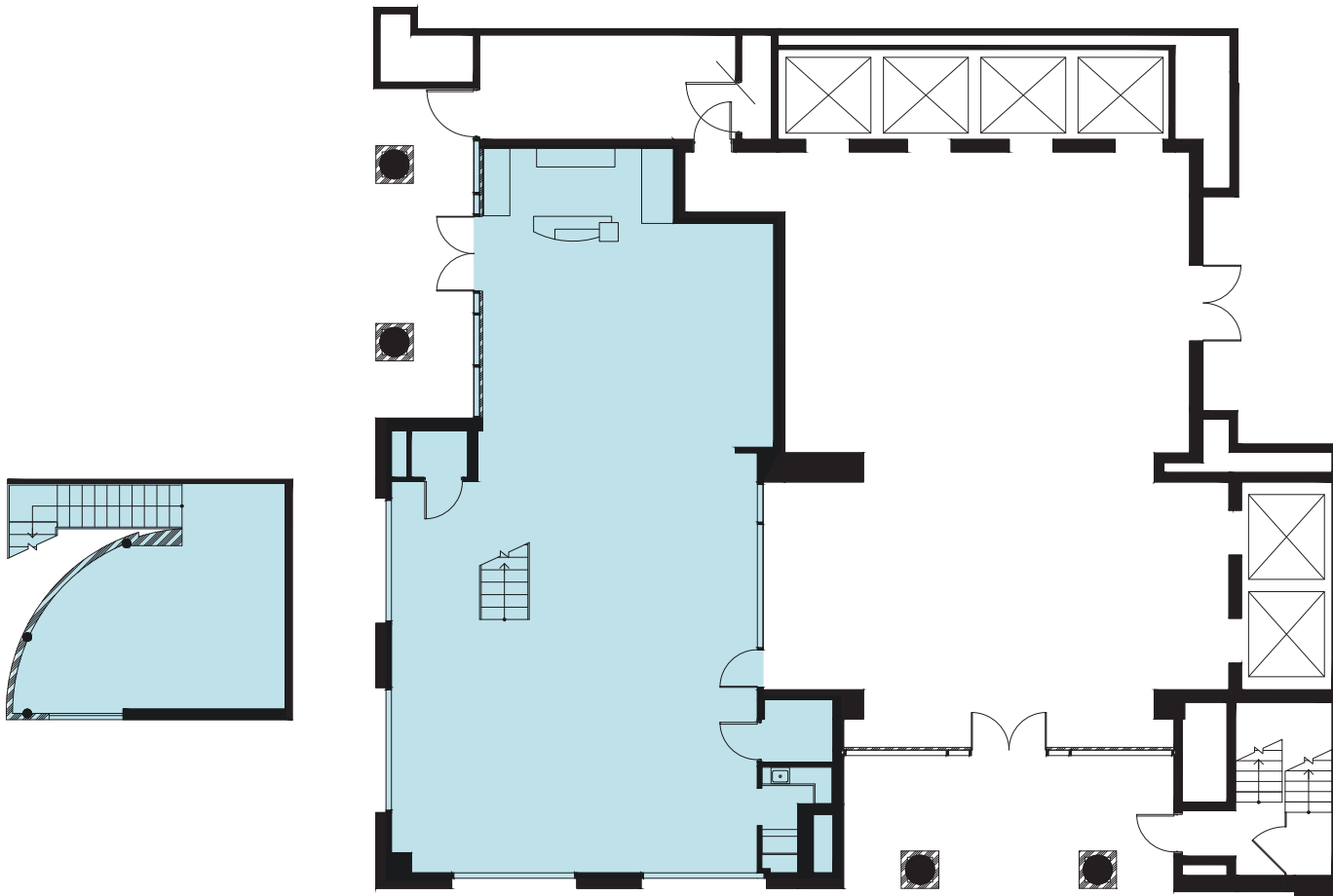
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Biltmore Tower

SUITE 100 | $\pm 2,299$ RSF

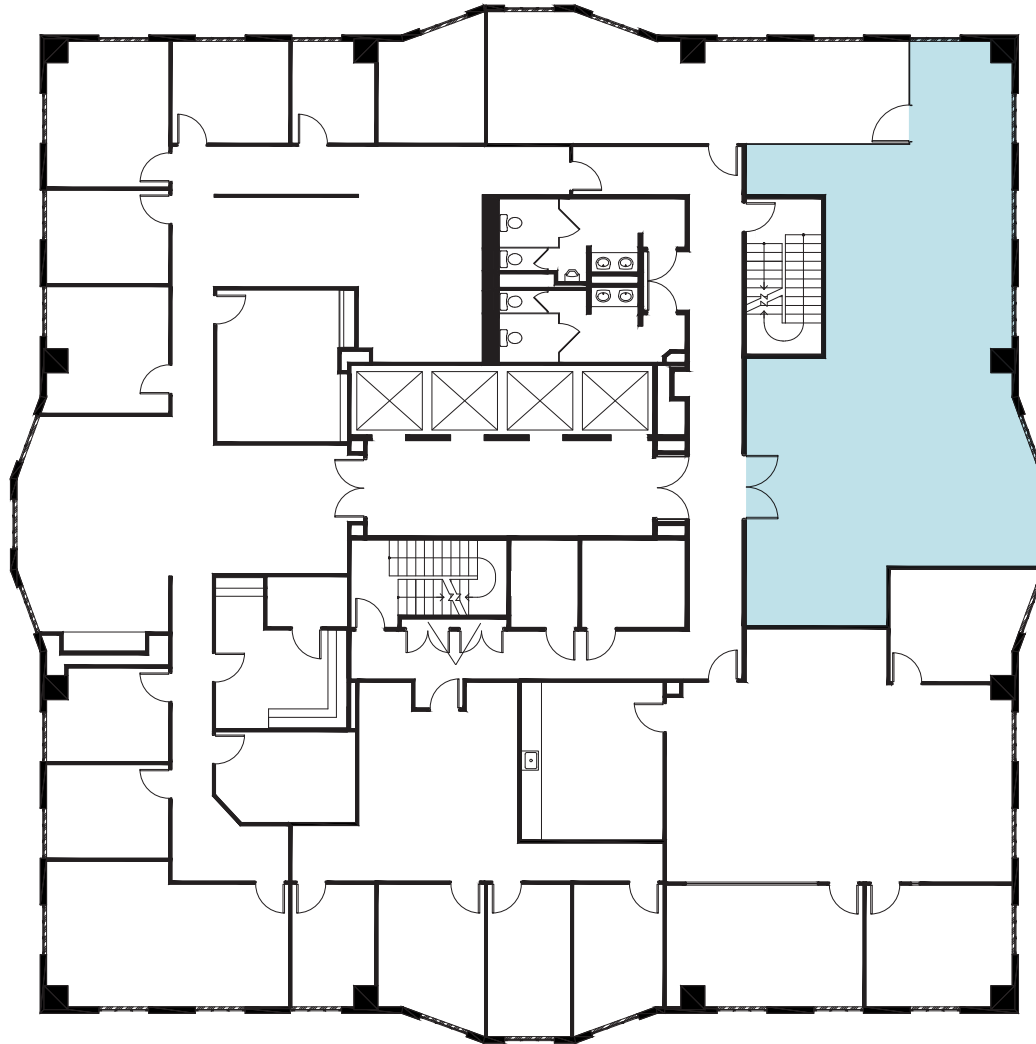
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SUITE 1120 | $\pm 2,223$ RSF

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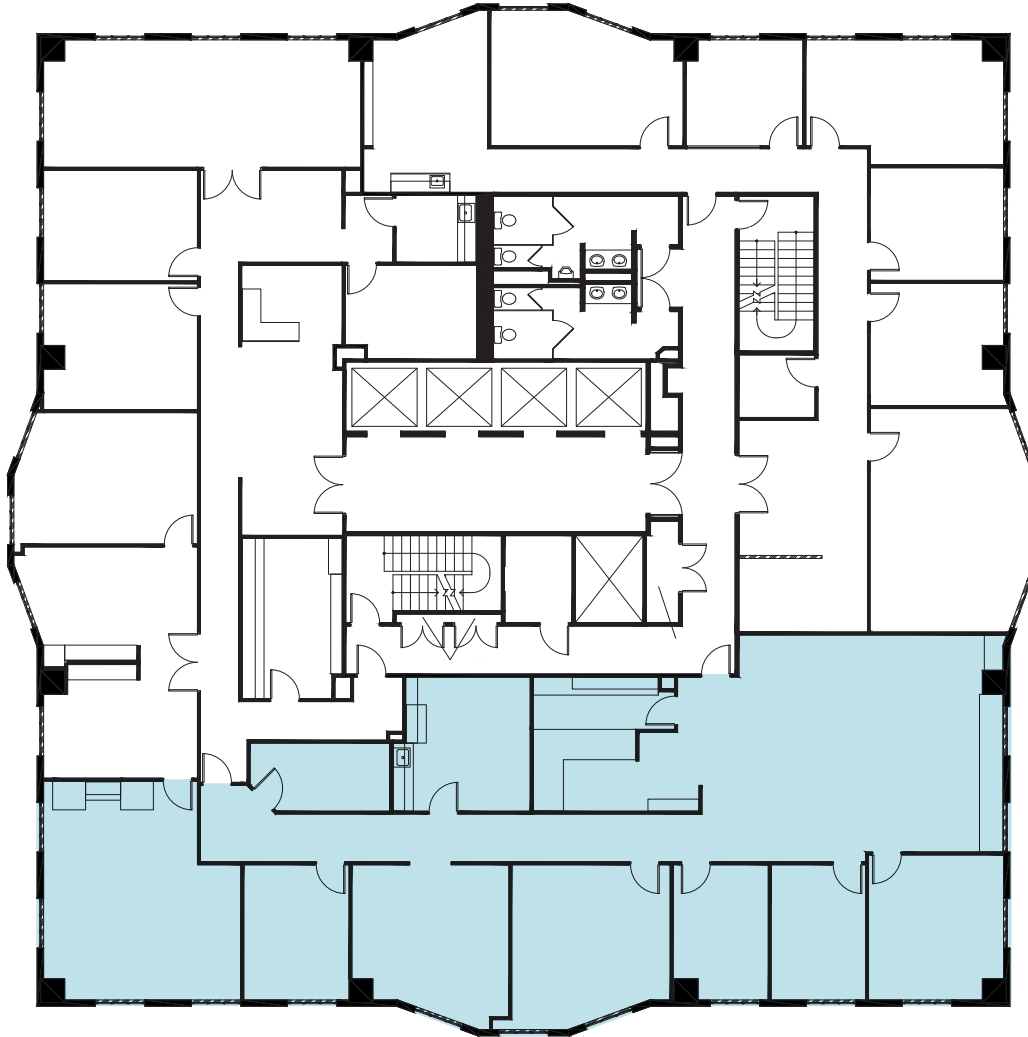
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Biltmore Tower

SUITE 1300 | $\pm 3,312$ RSF

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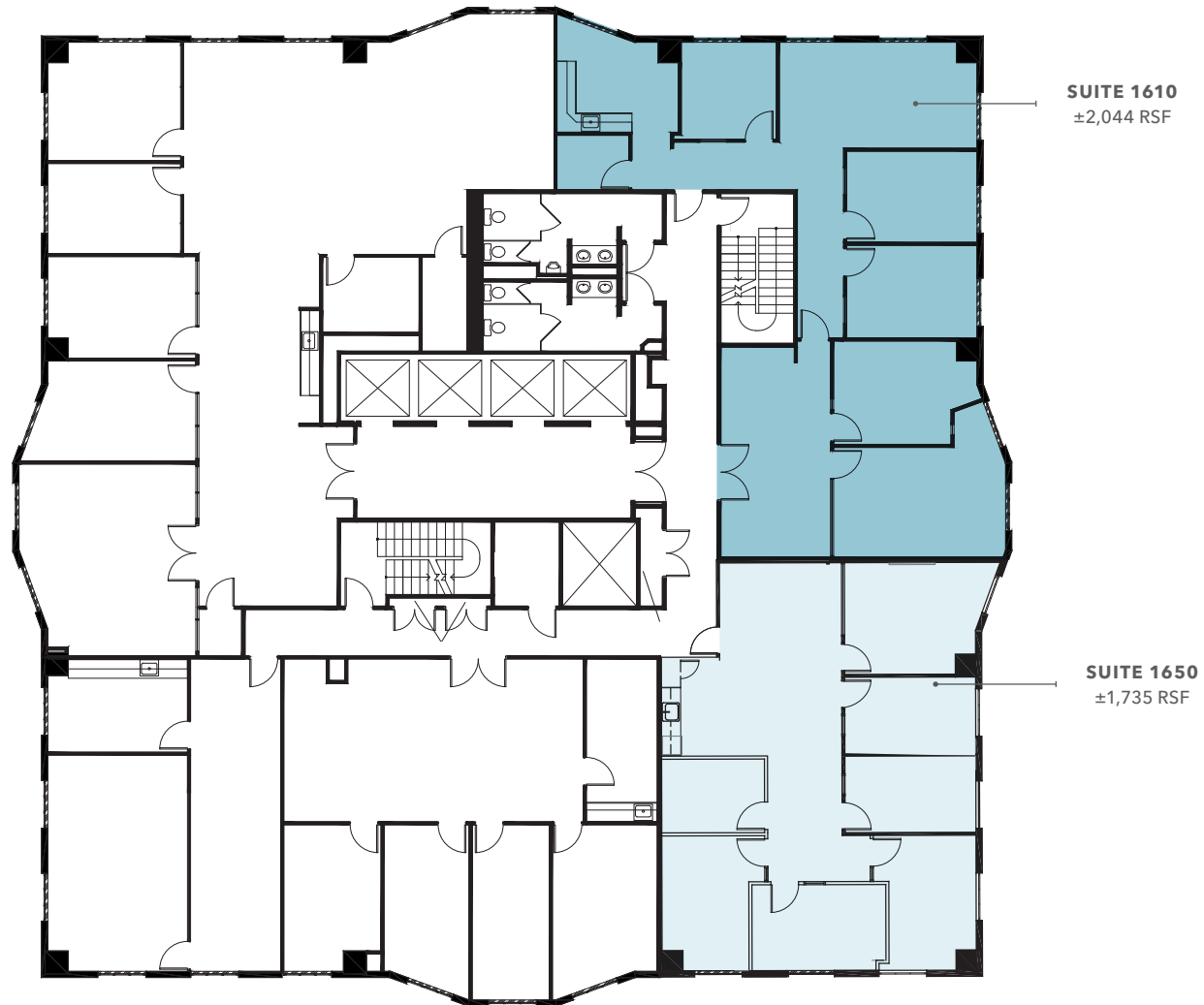
14TH FLOOR



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16TH FLOOR



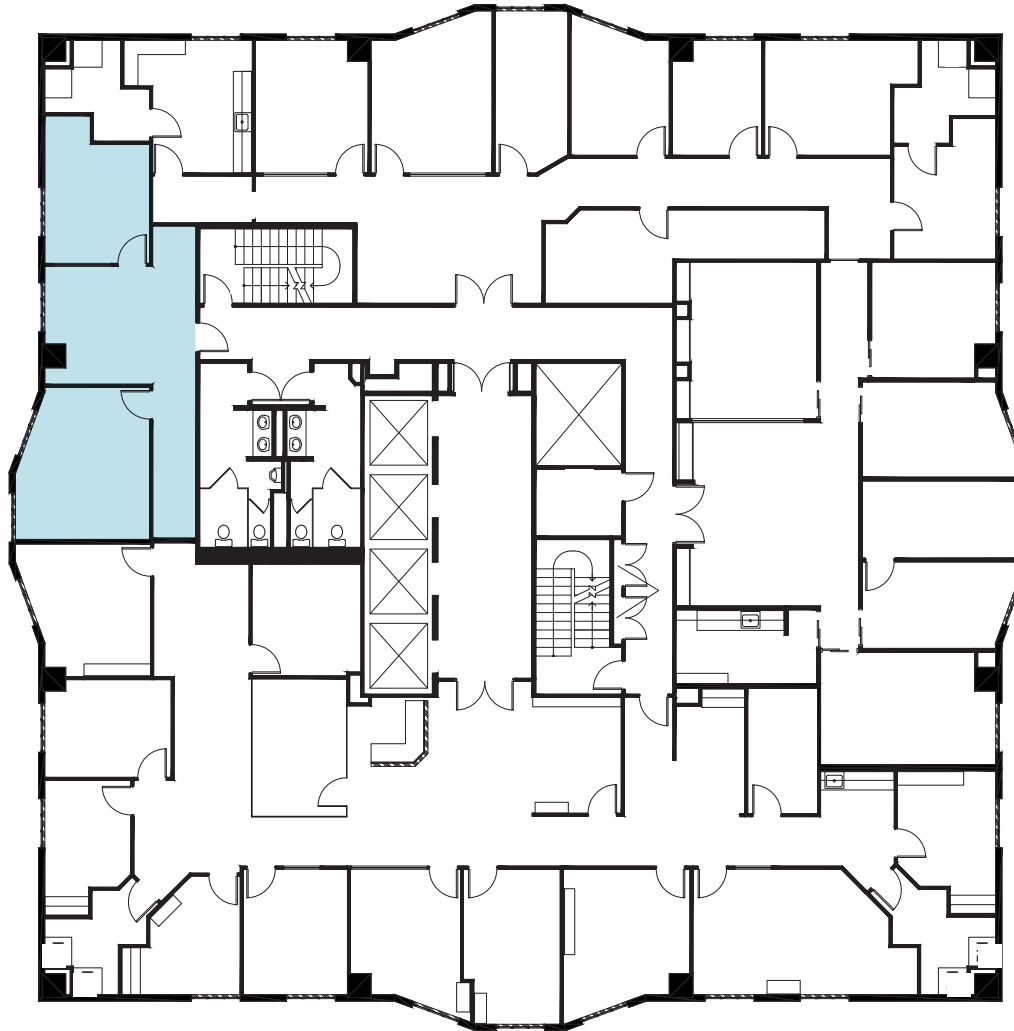
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Biltmore Tower

SUITE 2060 | ±821 RSF



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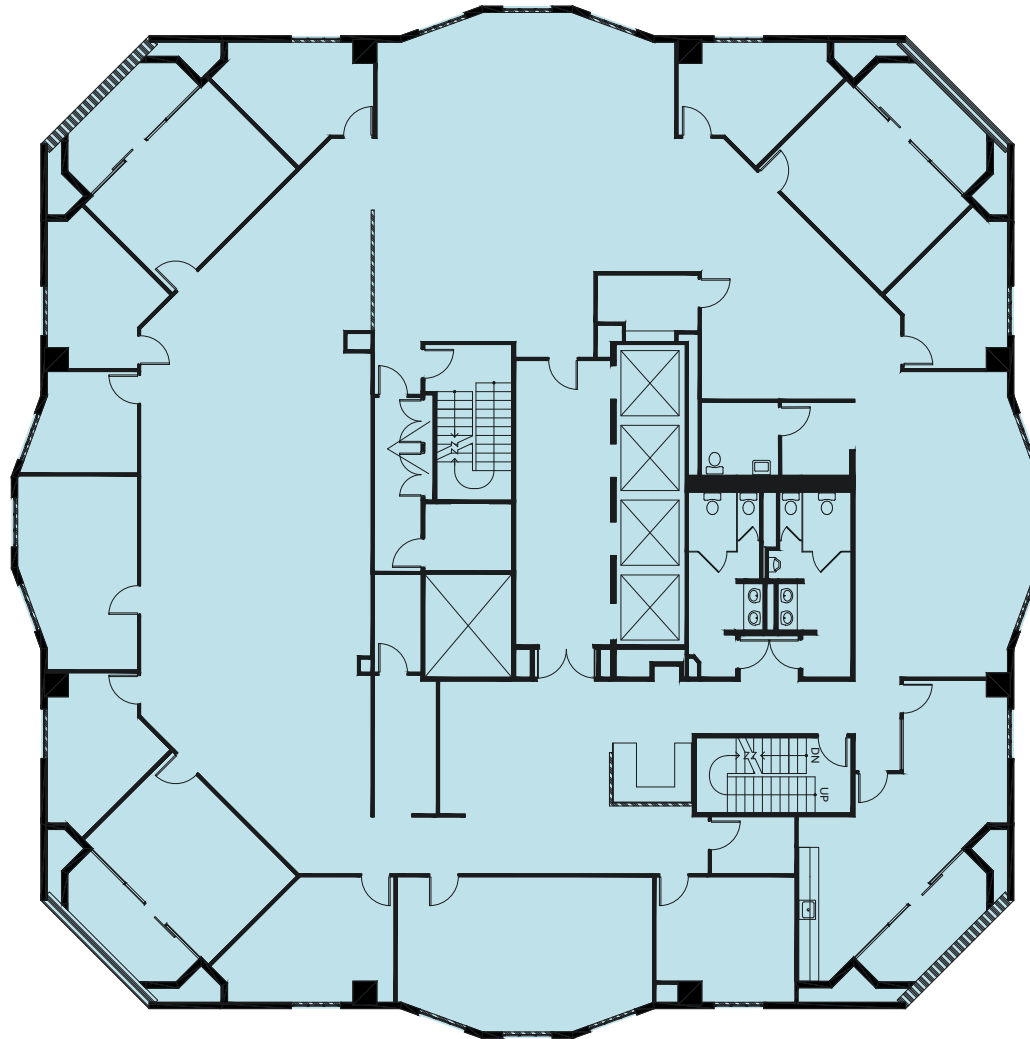
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Biltmore Tower

SUITE 2100 | $\pm 8,849$ RSF



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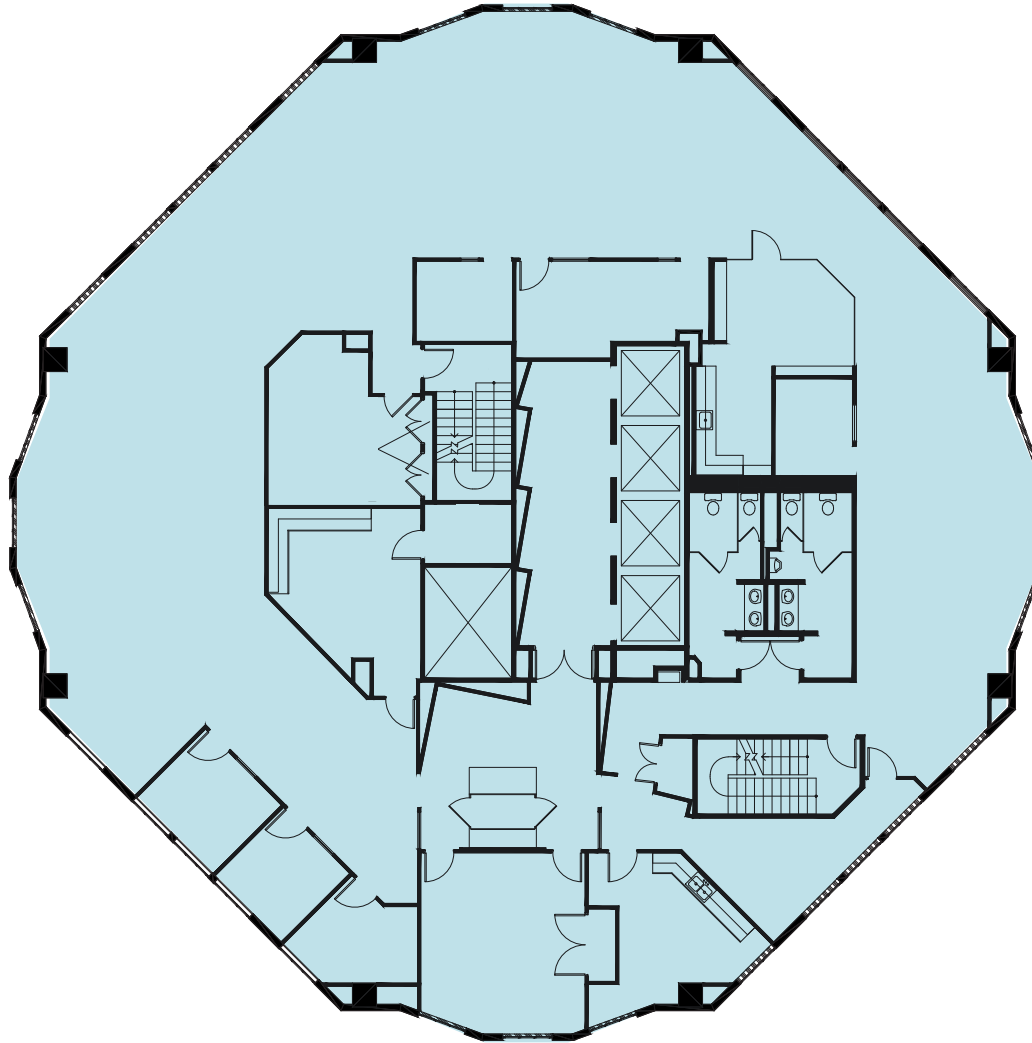


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SUITE 2300 | $\pm 8,014$ RSF

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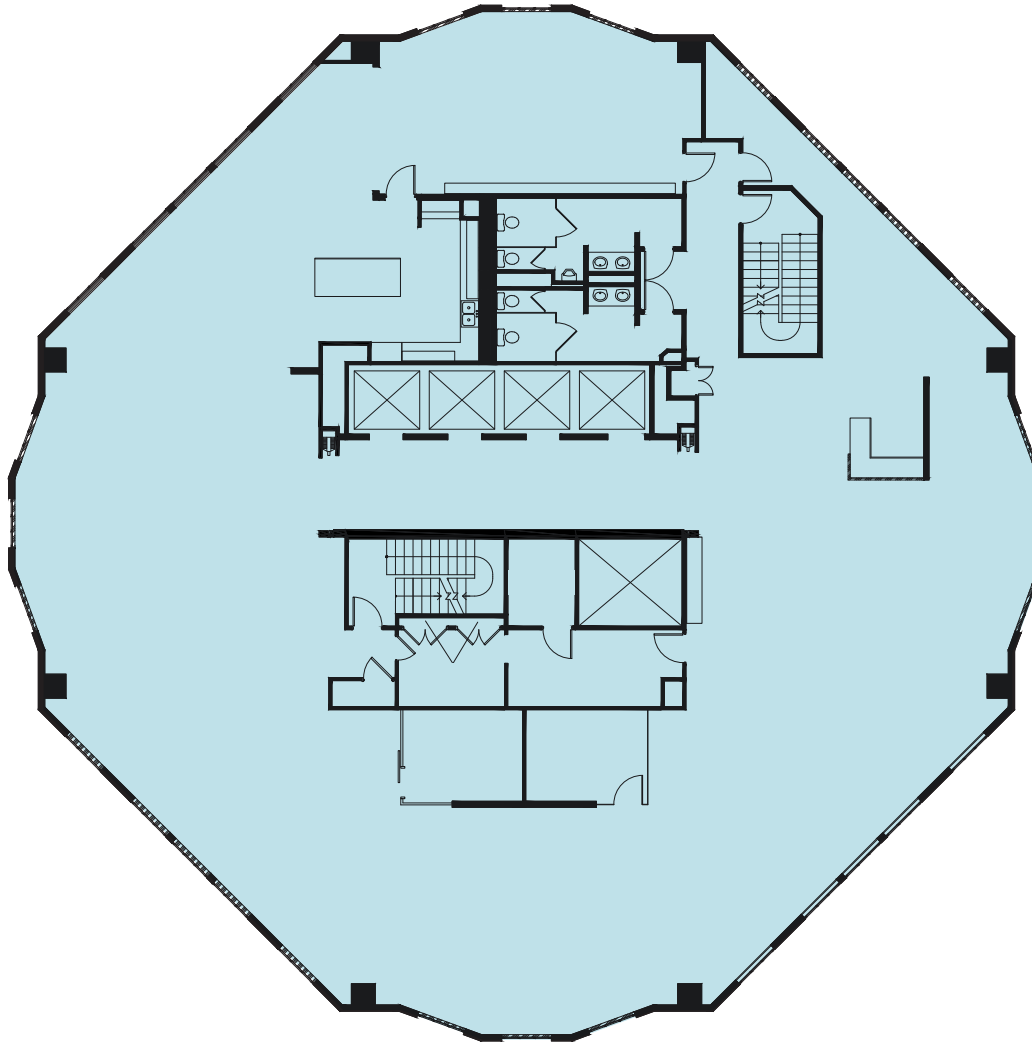


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Biltmore Tower

SUITE 2400 | $\pm 7,989$ RSF

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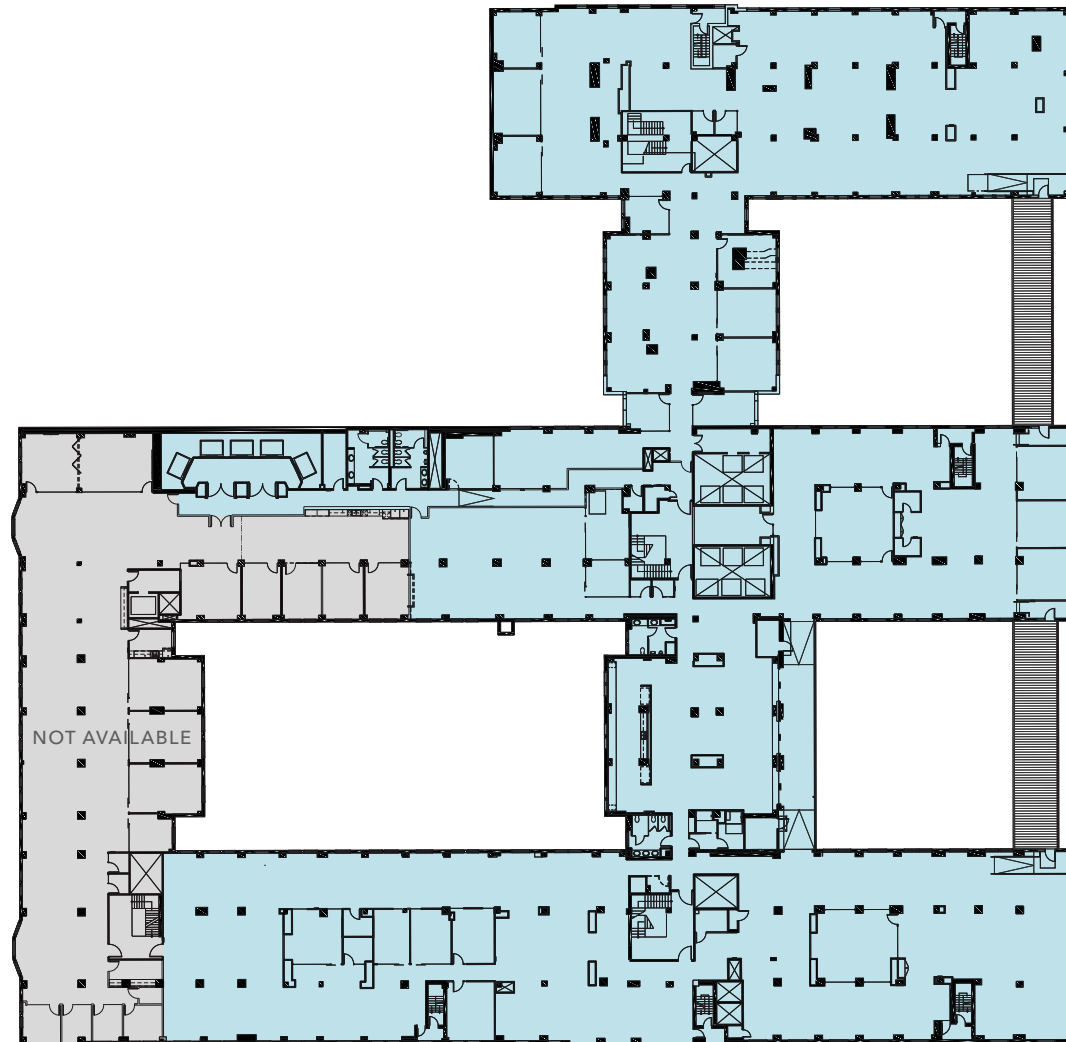
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Biltmore Court

SUITE 210 | $\pm 42,292$ RSF

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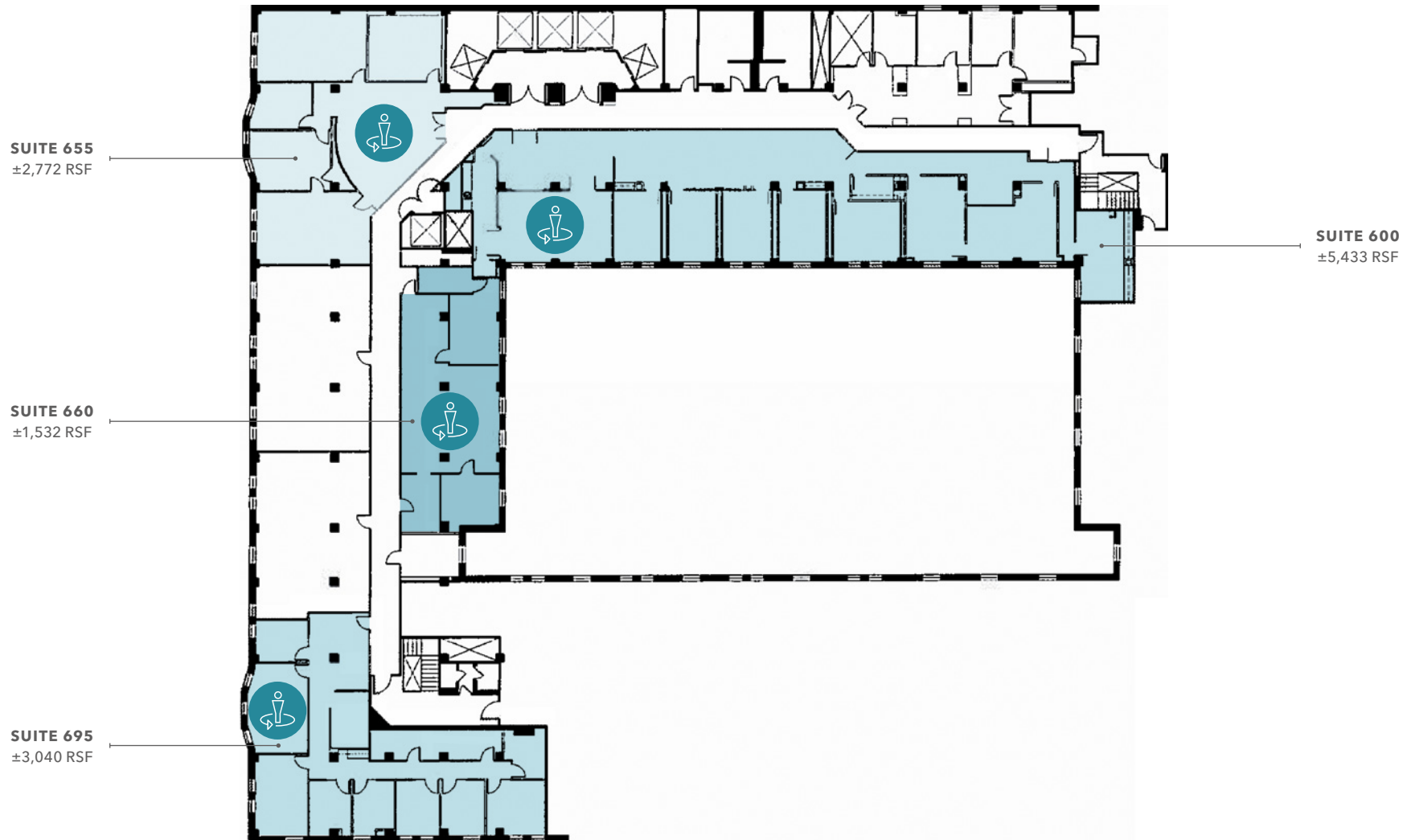
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3RD FLOOR



6TH FLOOR



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