

TCW

# IN THE HEART OF IT ALL

**865 South Figueroa Street**  
**Los Angeles, CA**

In partnership with:



Real Estate

# **Discover 865 South Figueroa**

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**Ideally located in Downtown Los Angeles' South Park District, 865 South Figueroa is a 35-story distinctive tower that offers superior access to the LA freeway system, public transportation and is walking distance from Downtown LA's best entertainment, dining and retail amenities.**









1. Entrance view | 2. Outdoor patio | 3. Lobby



# Property Highlights

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865 South Figueroa is a 35-story Energy Star rated office property that offers spectacular views of the Los Angeles Downtown core.

- On-site retail amenities
- 24-hour on-site security
- Digital camera monitoring system
- Computerized card reader system for controlled access to building, elevators and garage
- Courtesy shuttle service for easy tenant access to downtown area and Union Station







# On-Site Amenities

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On-site retail amenities (Casa Nostra Restaurant, Big City Snacks and Gifts, Dolcini Caffé Espresso)

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Bicycle parking

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Parking garage (with available valet service)

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Shoe shine and repair services

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On-site property management

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On-site dry cleaners

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Car wash and detailing services

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Legal support services

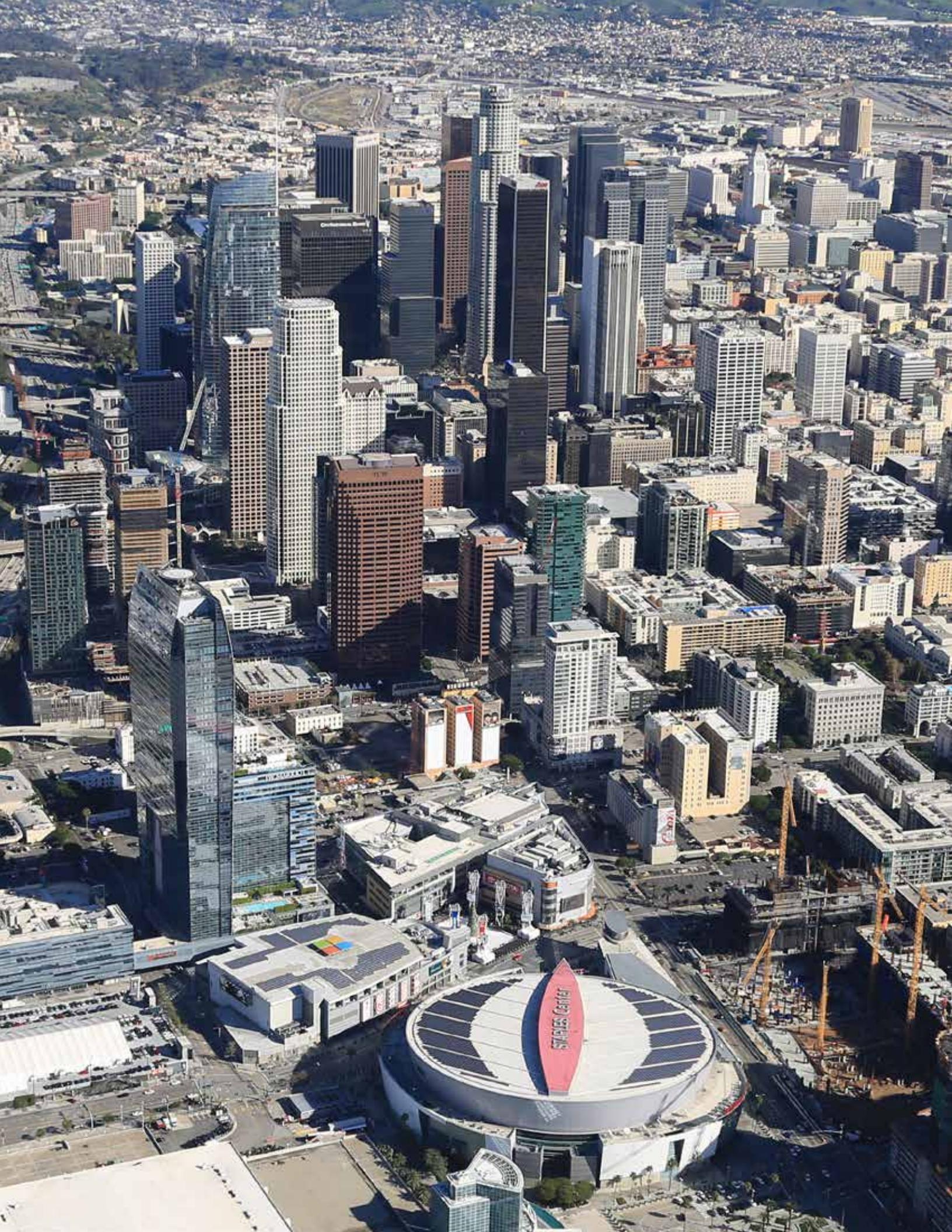
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An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape. A large blue rectangular overlay covers the left side of the image. The text "Spectacular Views" is written in white, bold, sans-serif font on this blue background. The city below features a mix of low-rise and high-rise buildings, a major multi-lane highway (Interstate 5) running diagonally from the bottom right towards the center, and a river visible in the far background under a clear sky.

# **Spectacular Views**







# A Superior Location

Conveniently located at 9th and Figueroa Street in the South Park district of downtown L.A., 865 South Figueroa offers superior access to major freeways and the LA Metro.

- Immediate access to the Harbor/Pasadena (110), Santa Monica (10), Hollywood (101) and Golden State (5) freeways
- Three blocks from the 7th Street Metro Station







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Union Station

Civic Center / Grand Park

Little Tokyo / Arts District

865 S Figueroa St  
Los Angeles, CA

FIGat7th

Zara

Sprinkles

Morton's The Steakhouse

Corner Bakery

Fogo de Chão

Denny's

IHOP

The Original Pantry Cafe

Faith & Flower

Ralphs

Starbucks

Panini Cafe

Wells Fargo

Yard House

Katsuya

Lawry's

Tom's Urban

Microsoft Theater

The Ritz-Carlton

JW Marriott

Residence Inn

Danny's Tacos

Rolling Burger Barns

Regal Cinemas

Metropolis Development Indigo Hotel

Hotel Figueroa

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks



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# In The Heart Of It All

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With its prime location in downtown L.A., 865 South Figueroa is just steps away from premier dining, entertainment and retail amenities.

- 4 minute walk to FIGat7th open-air shopping mall
- Walking distance to several dining, retail, hotel and entertainment amenities
- Retail: Target, Macy's, H&M, Zara
- Hotels: JW Marriott, Residence Inn by Marriott, Hotel Figueroa, Hotel Indigo, Ritz-Carlton, Luxe
- Dining: Faith and Flower, Fogo de Chao, Wolfgang Pucks, Katsuya, Lawry's Carvery, Yardhouse, Smashburger
- Social Clubs: Jonathan Club, California Club
- Fitness Clubs: Equinox, 24 Hr Fitness, LA Fitness, Gold's Gym
- Entertainment: Staples Center, L.A. Live, L.A. Convention Center, Lucky Strikes Bowling Lanes, Grammy Museum







**865 South Figueroa Street**  
Los Angeles, CA



## Availability

Suite	SF	Details
3400	18,792	Full floor, white box, spectacular views of Figueroa Corridor, Staples Center and LA Live.
2710	2,963	4 offices, small conference room and large kitchen.
2330	1,736	Double door ID, open plan. New carpet and paint.
2300	9,046	Double door ID, warm shell space with kitchen. Design your own space.
600	21,214	Full floor, white box.

**Take the first step today. Contact our Colliers listing team:**

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# **Step Into Our Company**

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## Our Global Portfolio

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**\$6.4 B**

AUM Canada (USD)

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**\$8.1 B**

AUM USA (USD)

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**\$1.1 B**

AUM Asia (USD)

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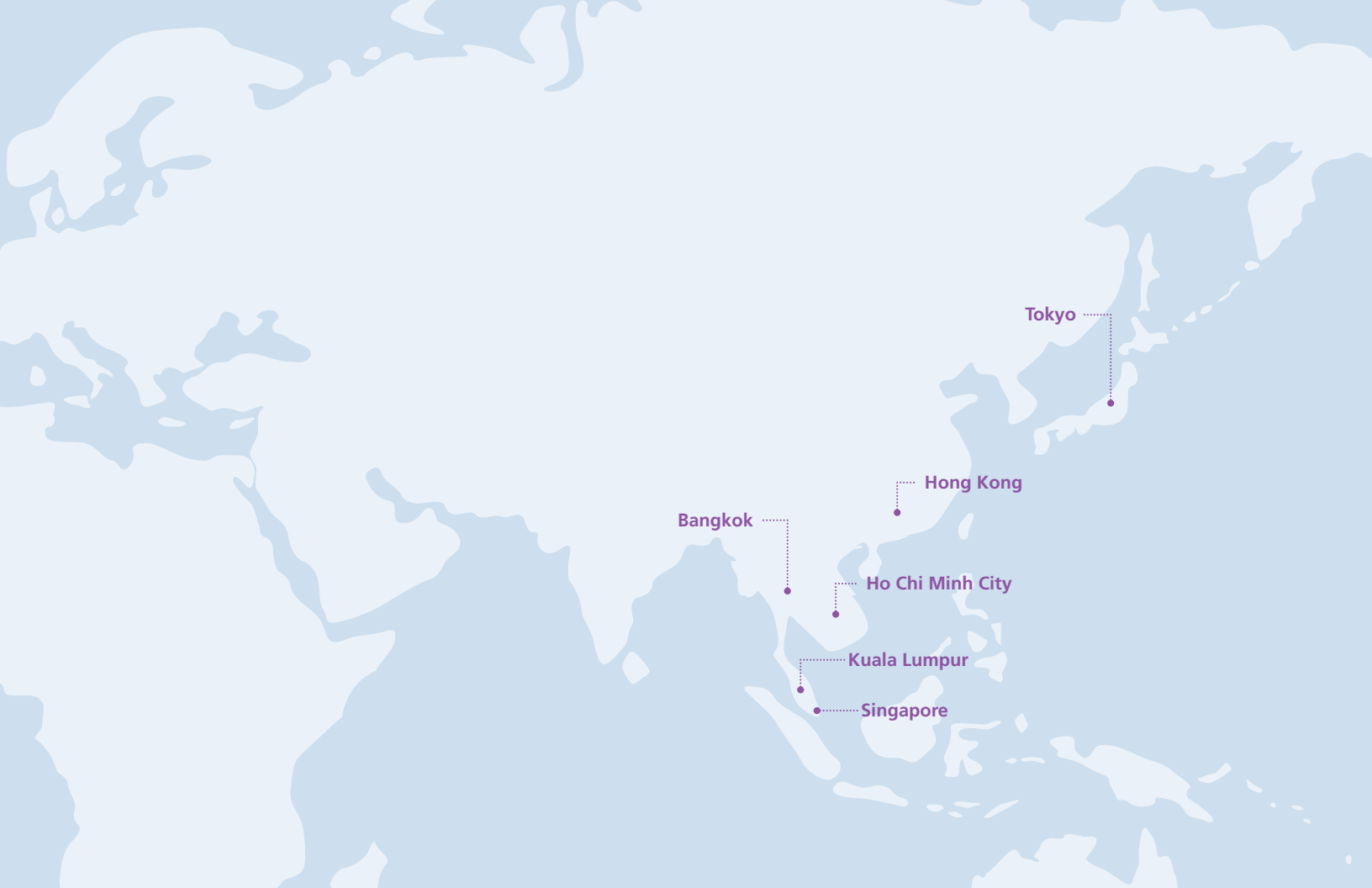
**\$15.6B**

Global Total AUM (USD)

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As at December 31, 2016. Totals listed are in USD and include approximately 20.3 million square feet and USD\$3.53 billion managed on behalf of our clients.





# Building on a Foundation of Strength

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**Look up.** You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.

[www.johnhancockrealestate.com](http://www.johnhancockrealestate.com)



1

# Explore Our Assets



2



3



1. 601 Congress St., Boston MA | 2. 200 S Wacker Dr., Chicago IL | 3. 10 Exchange Place, Jersey City NJ



4



5



6



4. 980 Howe St., Vancouver BC | 5. One Bay East, Hong Kong | 6. 200 Bloor St. E., Toronto ON



## Meet Our Team

We're at your service, always. We welcome the opportunity to discuss your vacancy needs and will be there every step of the way.

## Take the first step today. Contact our Colliers listing team:

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