



# THE PARK DTLA

A **CREATIVE** CAMPUS  
OPPORTUNITY IN  
DOWNTOWN LOS ANGELES

201-281 SOUTH FIGUEROA  
DOWNTOWN LA'S ONLY TRUE OFFICE PARK.



# THE PARK DTLA

## COLLABORATE

The Park DTLA's beautiful landscaping and lifestyle offices foster productivity and creativity both indoors and outdoors.

## EXPLORE

Walk to Farmers Markets, The Broad Museum, Grand Park, Bunker Hill, and more on Downtown's elevated walking paths. Or take a bike ride down Figueroa to LA LIVE in South Park, Chinatown, or Koreatown for lunch.

## CHILL

Whether you want to watch a movie, meditate, play ping pong, or hangout with your dog at the on-site dog park, #TheBarkDTLA, The Park DTLA has it all.

## ENTERTAIN

Host a team party, meeting, product launch, or conference while enjoying a one-of-a-kind view of the DTLA skyline.

[THEPARKDTLA.COM](http://THEPARKDTLA.COM)

## PROPERTY OVERVIEW

### Land Area

199,955 SF (4.59 Acres)

### Parking

1/1,000 SF

Unreserved \$210.00 / Reserved \$350.00

### Buildings + SF

201 S. Figueroa Street / 3 Floors / 31,177 SF

221 S. Figueroa Street / 5 Floors / 119,778 SF

241 S. Figueroa Street / 3 Floors / 23,518 SF

261 S. Figueroa Street / 4 Floors / 91,909 SF

281 S. Figueroa Street / 2 Floors / 13,866 SF

### Ceiling Heights

10-14 feet

### Ownership

Rising Realty Partners

### Visibility

Over 525 feet of unobstructed frontage along US-110

### Signage

Building top signage opportunities available

### Amenities

- EV Charging Stations

- On-site Car Wash

- HUMAN Healthy Vending Machine

- FOODA, A Monday-Thursday popup lunch service

- Dry Cleaning

- Touch down pods, hammocks, and outdoor work spaces

- Private outdoor event space

- Exclusive high-speed 5x5 internet service, high speed, direct access to tenant's server anywhere on the campus

- Approximately 200,000 SF of Connected Square Footage™ (CSF) outside of one's premises on secured private network

- On-site management with 24/7 security

- Sustainable landscaping with parklike features

- First outdoor solar powered charging stations in Los Angeles

- Access to ground floor conference center

- Secure parking garage

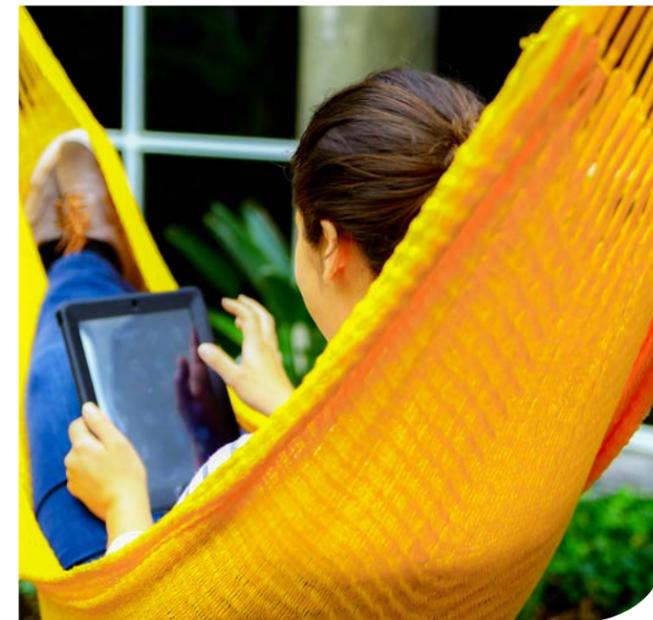
- Dog friendly

- On-site courtyard cafe

- Direct access to the 110 Freeway

- Located directly across the street from Metro Bike Station, The Dash, and Metro bus stop

- Walk Score: 96



THE  
**PARK**  
DTLA

# THE PARK DTLA

5x5 Telecom, Rising's signature fiber network infrastructure, offers Connected Square Footage™ (CSF) to The Park DTLA and is exclusive to the campus. Tenants have access to higher speeds, more carriers, and discounted telecom packages. Work from your office or the courtyard, in a quiet hammock or the bustling on-site café. Take your company server with you throughout the campus. Your office is wherever you choose it to be in the 200,000 CSF. Techies and coders welcome.

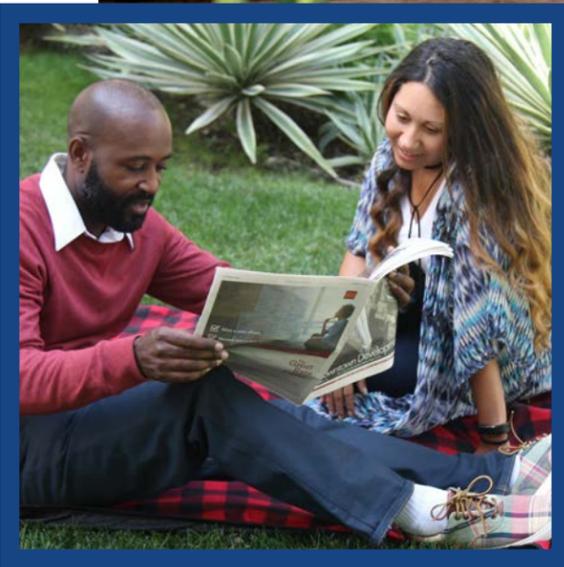
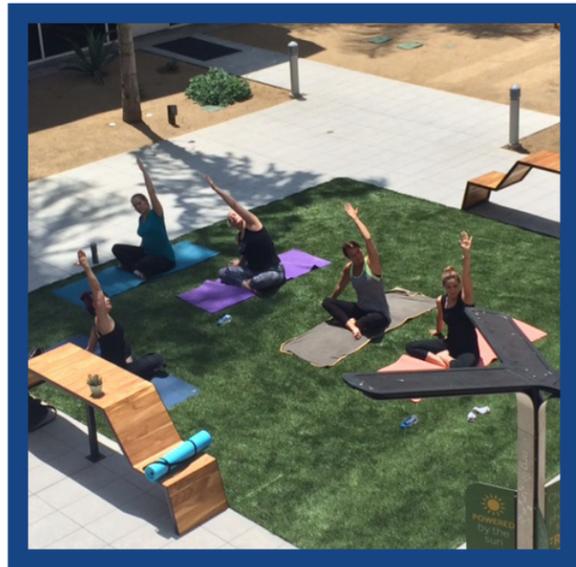
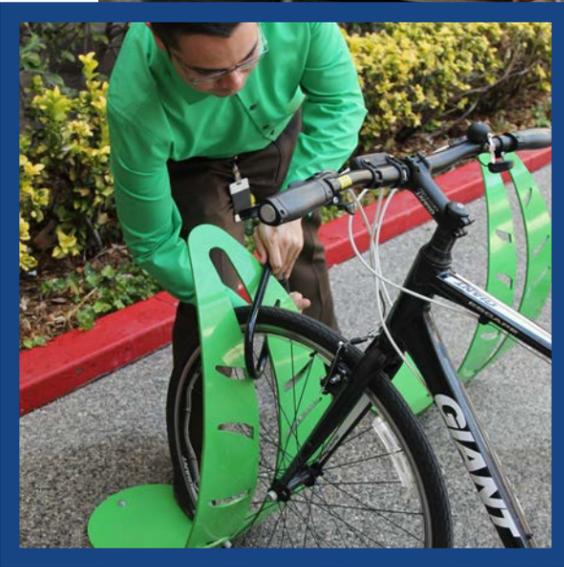
## CAPABILITIES:

- On-site servers/data equipment
- Over 300 carriers/ISPs
- Able to turn on service in 24-48 hours
- Direct connection to One Wilshire
- 5x5 can handle any file, any size, anywhere
- Average 50% reduction in Telecom related expenses

Visit our site for more information:  
[5X5TELE.COM](http://5X5TELE.COM)

YOUR OFFICE JUST GOT BIGGER  
WITH **CONNECTED SQUARE FOOTAGE™**

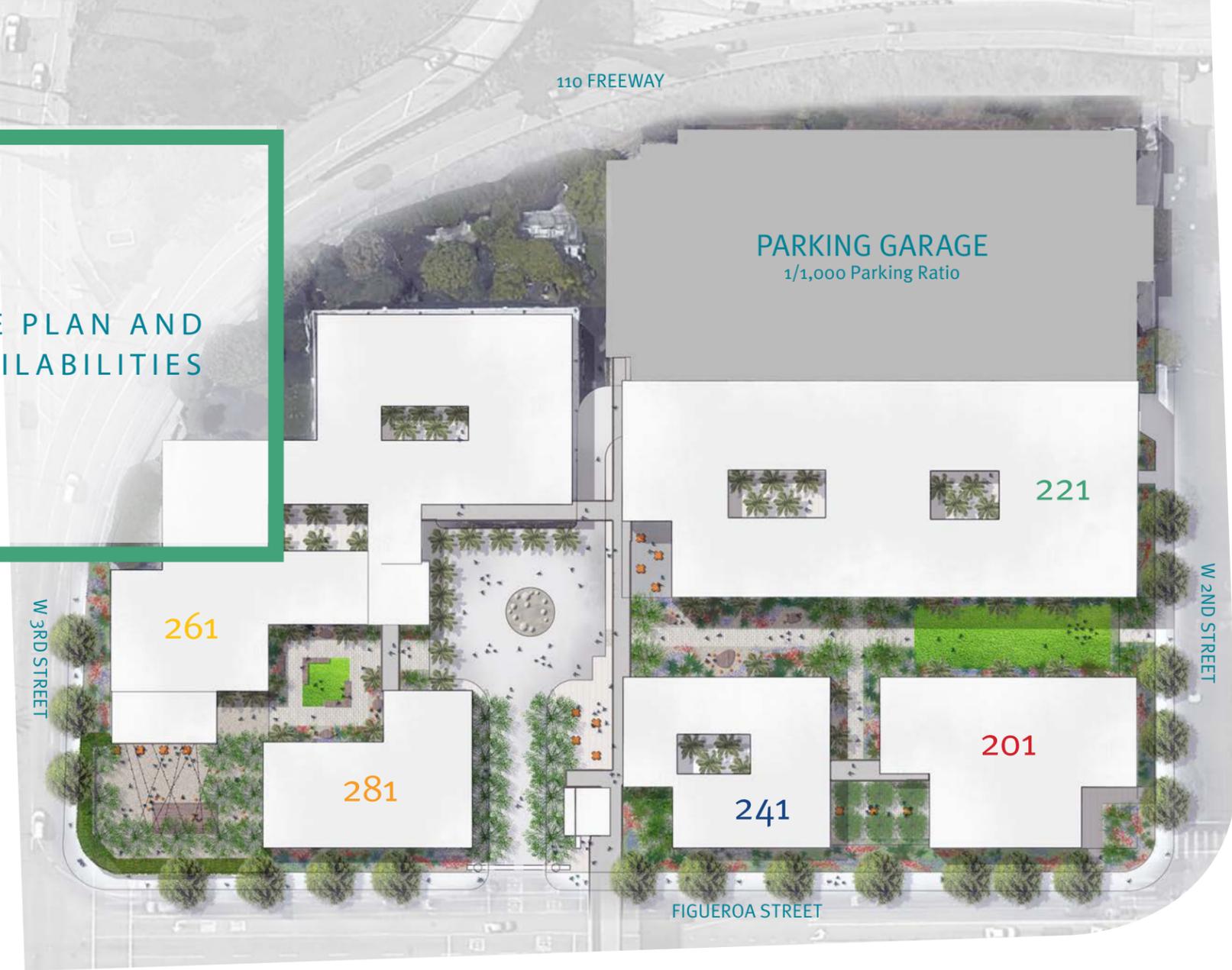




# THE PARTY DTLA

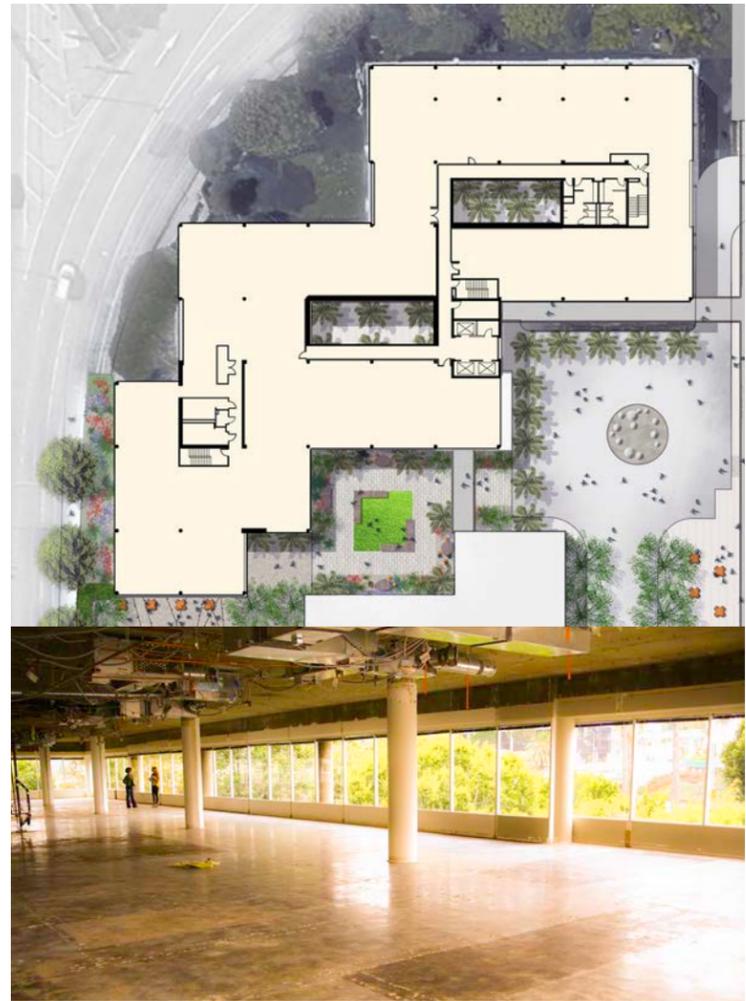
A SPACE TO BE CREATIVE

**SITE PLAN AND AVAILABILITIES**



BUILDING 261		BUILDING 281		BUILDING 241		BUILDING 221		BUILDING 201	
Suite 260	2,298 SF	Entire 2nd Floor	7,355 SF	Café/Retail	3,628 SF	Suite 240	3,205 SF	Suite 100/Retail	8,303 SF
Entire 3rd Floor	27,941 SF			Suite 340	4,795 SF	Suite 250	856 SF	Suite 200	3,147 SF
Entire 4th Floor	12,927 SF								

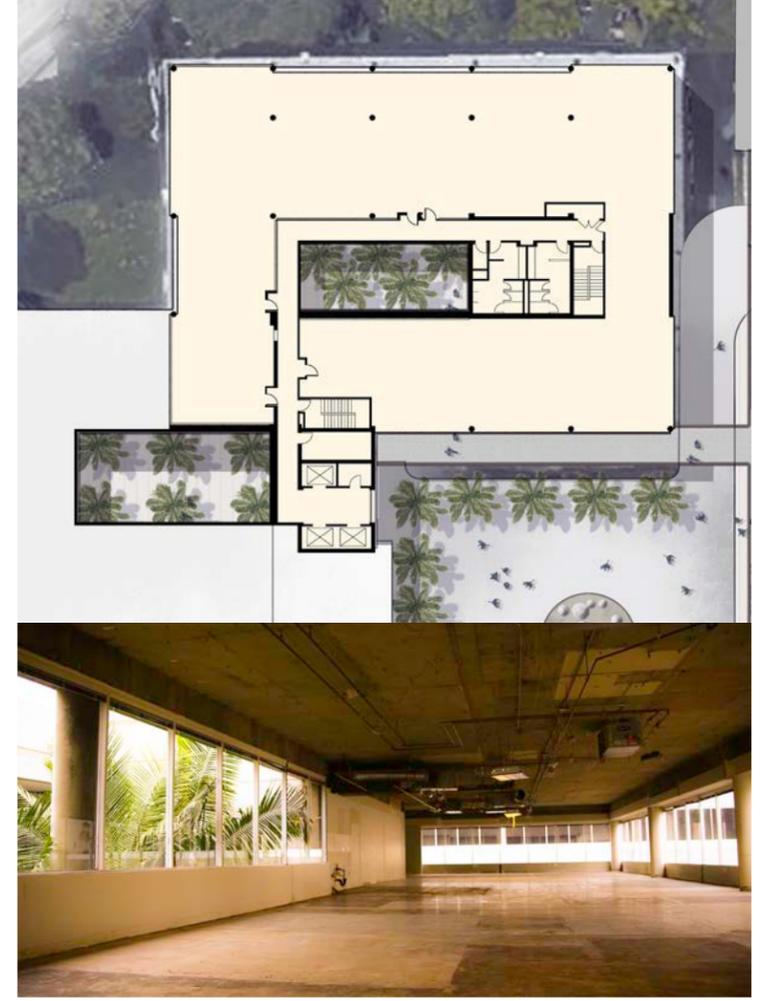
261



**261 SOUTH FIGUEROA**  
3rd Floor - 27,941 SF

**Suite Features:** shell condition, full floor opportunity, high alternating ceiling height, abundant natural light, can be demised, elevator ID, building signage opportunity, private restrooms

261

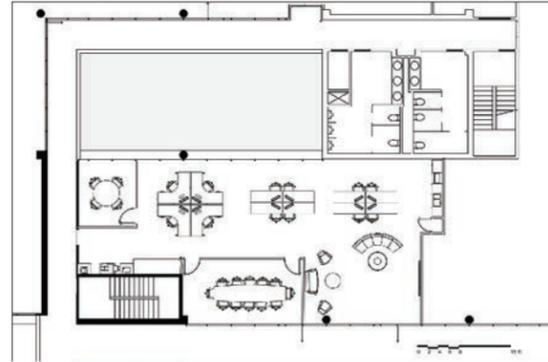


**261 SOUTH FIGUEROA**  
4th Floor - 12,927 SF

**Suite Features:** shell condition, dramatic skyline views, full floor opportunity, can be demised, elevator ID, building signage opportunity, rooftop patio capable, private restrooms



261



### 261 SOUTH FIGUEROA

Suite 260 - 2,298 SF

**Suite Features:** large open space, two sided window line, direct access to parking level 2



### 281 SOUTH FIGUEROA

2nd Floor - 7,355 SF

**Suite Features:** rare full floor opportunity, shell condition, private restrooms, window line on all 4 sides, double door identity, accessible through elevator or courtyard staircase, art/mural identity available

281

241

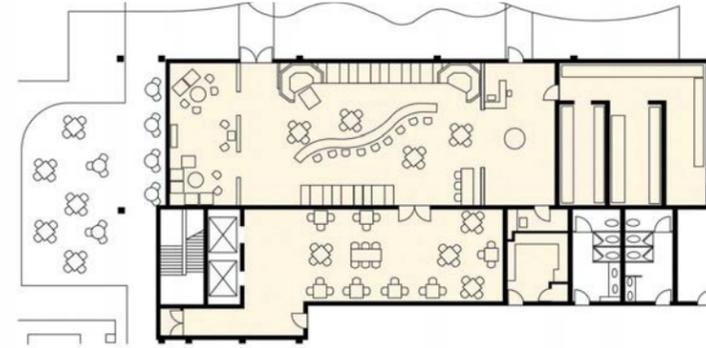


### 241 SOUTH FIGUEROA

Suite 340 - 4,795 SF

**Suite Features:** shell space, demisable, large open area, prominent entry way, elevator ID, spec buildout option available

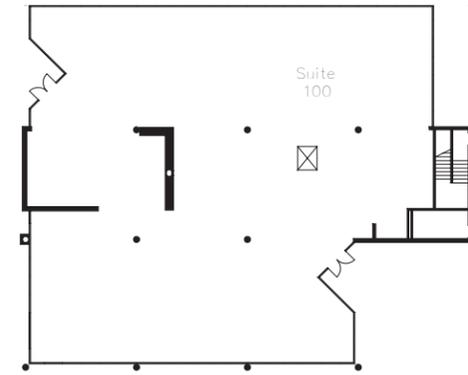
241



### 241 SOUTH FIGUEROA

Suite 170 - 3,628 SF \*Café/Retail

**Suite Features:** Contact for more details.

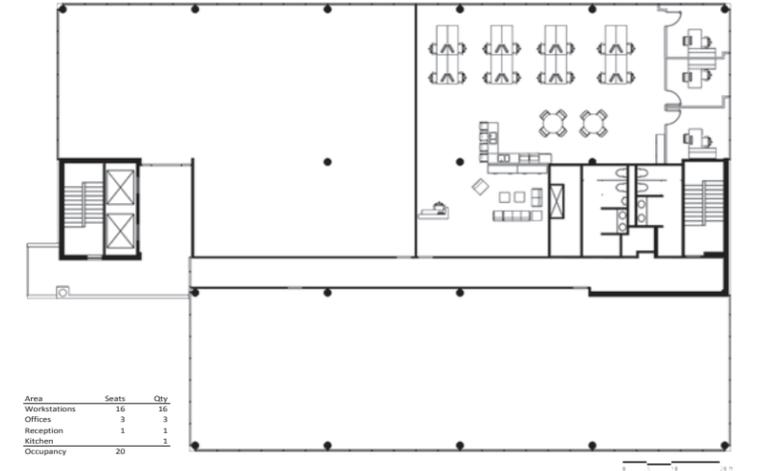


### 201 SOUTH FIGUEROA

Suite 100 - 8,303 SF

**Suite Features:** shell condition, window line private offices, full floor availability, retail or office, garage door capable, frontage/access on Figueroa & 2nd St., high ceilings, shared patio access

201

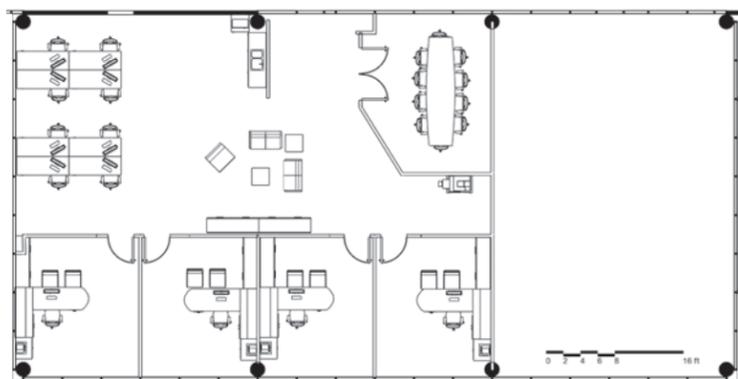


### 201 SOUTH FIGUEROA

Suite 200 - 3,147 SF

**Suite Features:** 3 window offices, kitchenette, large open area and storage

201

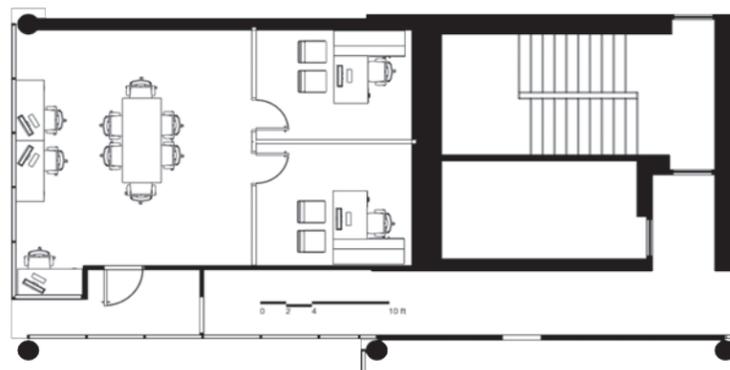


221

## 221 SOUTH FIGUEROA

Suite 240 - 3,205 SF

**Suite Features:** view of DTLA skyline, partial shell space, 4 window offices, kitchenette, connected to parking structure, high ceilings, floor-to-ceiling glass conference room, backup generator available



221

## 221 SOUTH FIGUEROA

Suite 250 - 856 SF

**Suite Features:** server room capacity, backup generator, direct access to parking





**Transportation/Directions**

DASH Downtown:  
(Weekdays 5:50am - 6:30pm):

A Line (Little Tokyo, City West)  
B Line (Chinatown, Financial District)  
F Line (Financial District, Exposition Park, USC)

Metro Bus:  
Hill Street (Purple, Red Lines)

Metro Subway:  
Pershing Square Station (Purple, Red Lines)  
Civic Center Station (Purple, Red Lines)  
7th Street/Metro Center Station (Blue, Purple, Red Lines)

Commuter Rail:  
Union Station Commuter Rail  
Cal State LA Commuter Rail (San Bernardino Line)

Driving from 110 North (Harbor Fwy):  
Take 9th Street exit, left on S. Figueroa  
Parking on Figueroa

Driving from 110 South (Pasadena Fwy/into Harbor Fwy):  
Take 3rd Street exit, right on Beaudry Avenue, right on 2nd Street  
Parking on 2nd Street

Airports:  
Burbank-Glendale-Pasadena Airport 16.2 mi  
Los Angeles International Airport 20.4 mi  
Long Beach/Daugherty Field Airport 24.7 mi

**Within 3 blocks of The Park DTLA**

Food:  
Courtyard Café  
The LA Hotel Downtown  
Ziran  
Bar9  
The Cutting Board  
Bunker Hill Market and Deli  
Promenade Market  
Etchea  
George's Greek Cafe  
Prime Grind  
La Salsa  
Asian Box  
Border Grill  
Westin Bonaventure Hotel and Suites  
Downtown Farmers Markets  
Subway  
Johnny Rockets  
Angry Chef  
Starbucks  
Olive Branch  
Panda Hut  
TOGO's  
Mrs. Fields Cookies  
Bunker Hill Bar and Grill  
French Kitchen Mart  
Bonaventure Brewing Company  
Johnnie's  
Nick and Stef's Steakhouse  
Weiland Brewery  
Java City  
California Pizza Kitchen  
Bunker Hill Bar and Grill  
Taipan



**Nearby Services:**

YMCA of Metro Los Angeles  
FedEx Office  
Suede Bar & Lounge  
Bonaventure Club Spa & Fitness  
Wells Fargo  
24 Hour Fitness  
Tacone  
Wells Fargo Center  
Equinox Fitness Cub & Spa  
Hertz Rent-A-Car  
Urban LA Bootcamp  
Bikram Yoga



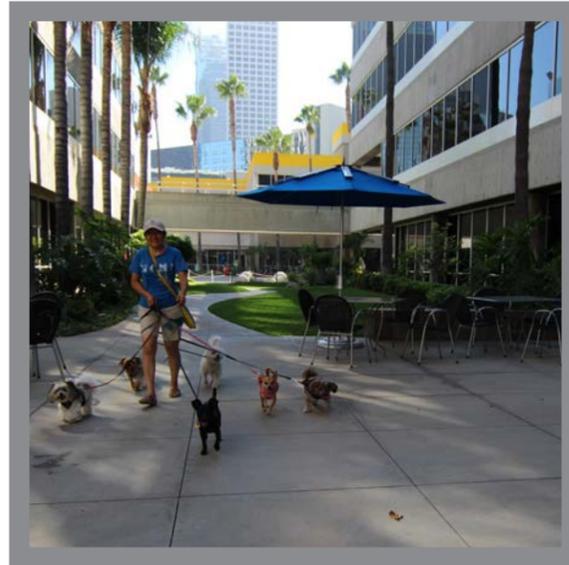
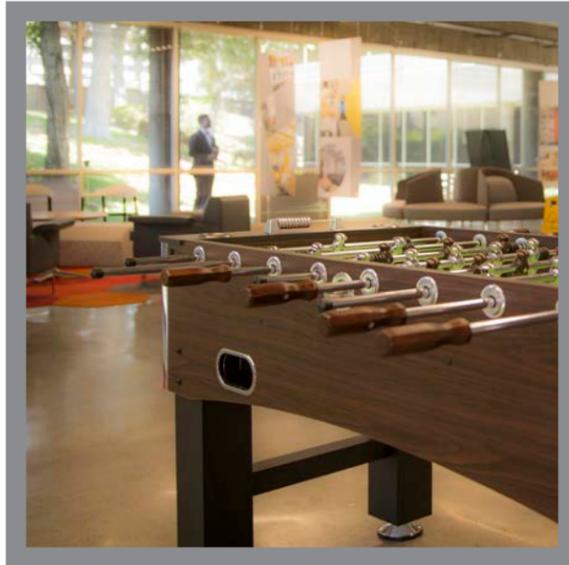
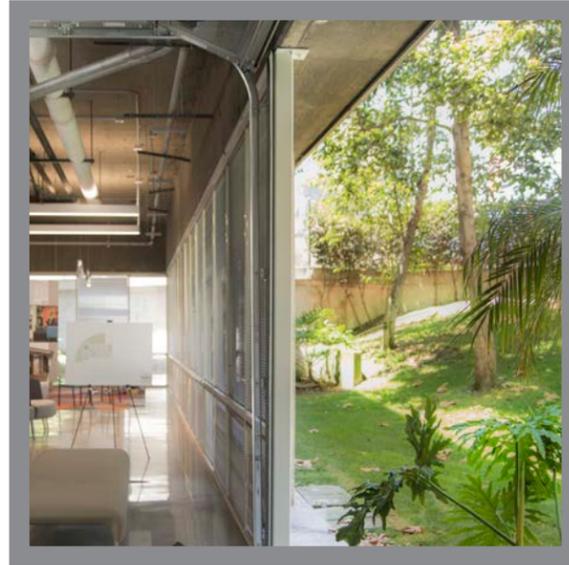
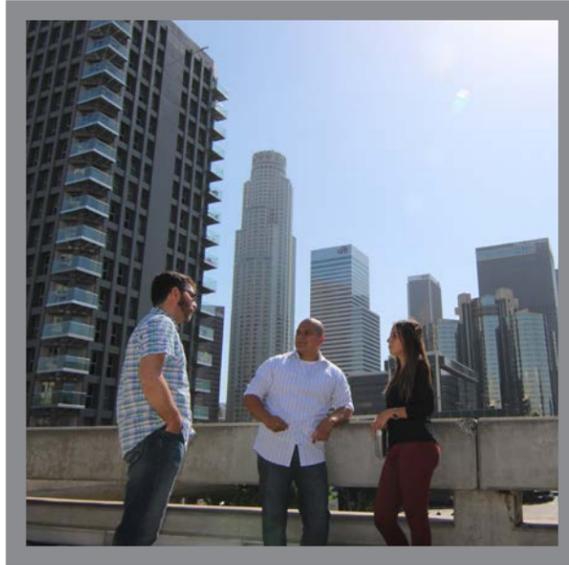
# RISING

## About Rising Realty Partners

If you haven't leased space from Rising, then you need to know that we aren't your typical landlord. We understand tenants and we are focused on meeting your business needs. We know many growing companies are too big for co-working spaces, but not large enough to dedicate staff to managing lengthy lease negotiations and construction projects. The Park DTLA has just the space for you.

Rising offers our personal face-to-face assistance from everything like construction and planning to concierge level property management, simply because you're in our building. In short, we get your business and people, we just happen to also be real estate experts who are on your team.

Visit our site for more information:  
[RISINGREALTYPARTNERS.COM](http://RISINGREALTYPARTNERS.COM)



LET'S COLLABORATE

"RISING IS NOT ABOUT JUST REAL ESTATE.

WE ARE ABOUT **REAL ESTATE AND SOCIOLOGY.**"

- NELSON RISING, CHAIRMAN & CEO OF RISING REALTY PARTNERS

THE  
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DTLA

# THE PARK DTLA

RISING



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