



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

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

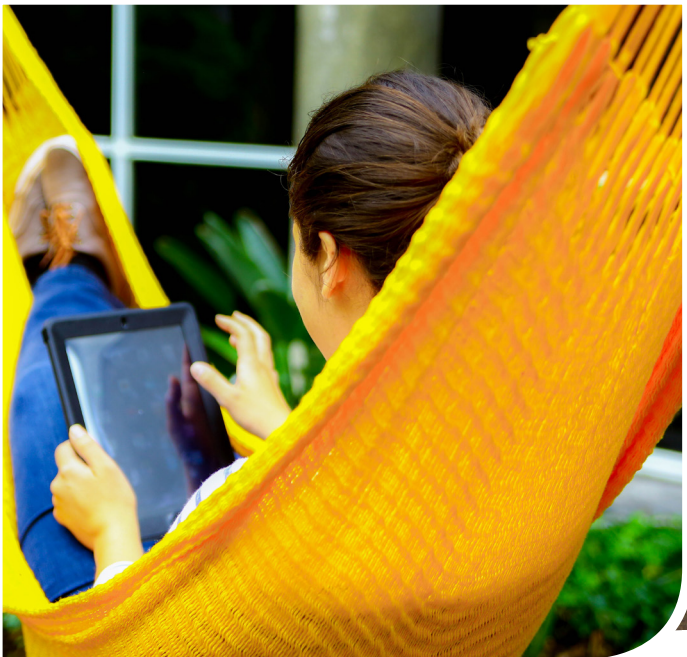
Amenities

- 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:

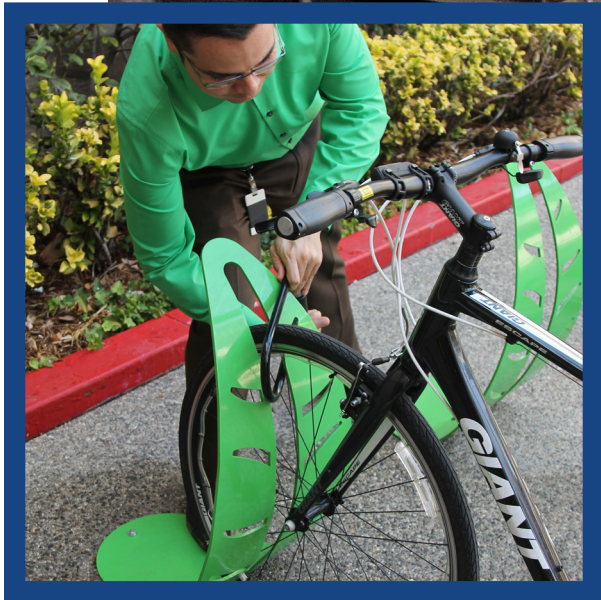
- On-site servers/data equipment
- Over 300 carriers/ISPs
- Able to turn on service in 24-48 hours
- Direct connection to One Wilshire
- 5x5 can handle any file, any size, anywhere
- Average 50% reduction in Telecom related expenses

Visit our site for more information:

5X5TELE.COM

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



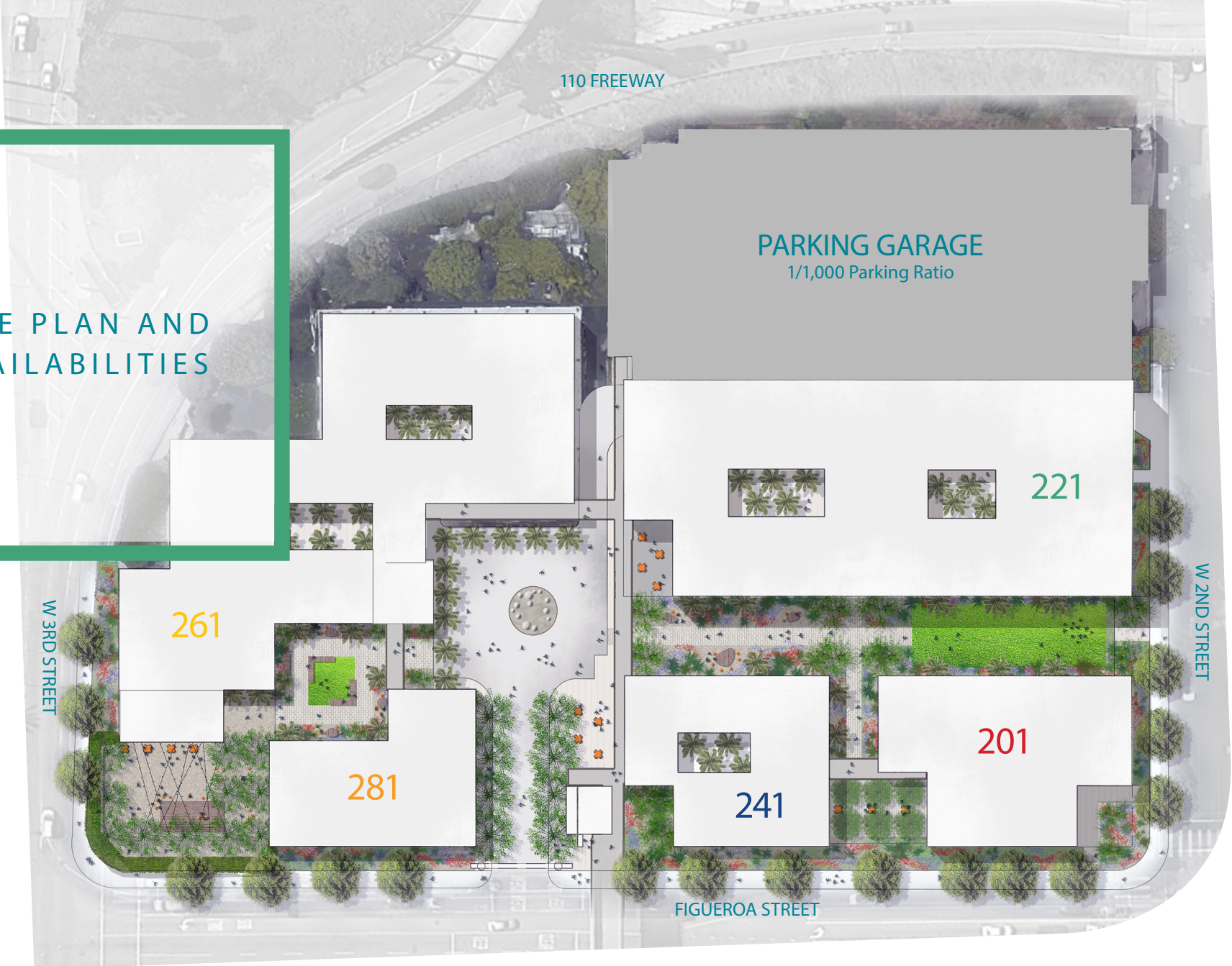


A SPACE TO BE CREATIVE



THE
ARK
DTLA

SITE PLAN AND AVAILABILITIES



BUILDING 261

Entire 3rd Floor 27,941 SF

Entire 4th Floor 12,927 SF

BUILDING 281

No Vacancies

BUILDING 241

Café/Retail 3,628 SF

Suite 340 4,795 SF

BUILDING 221

Suite 240 3,205 SF

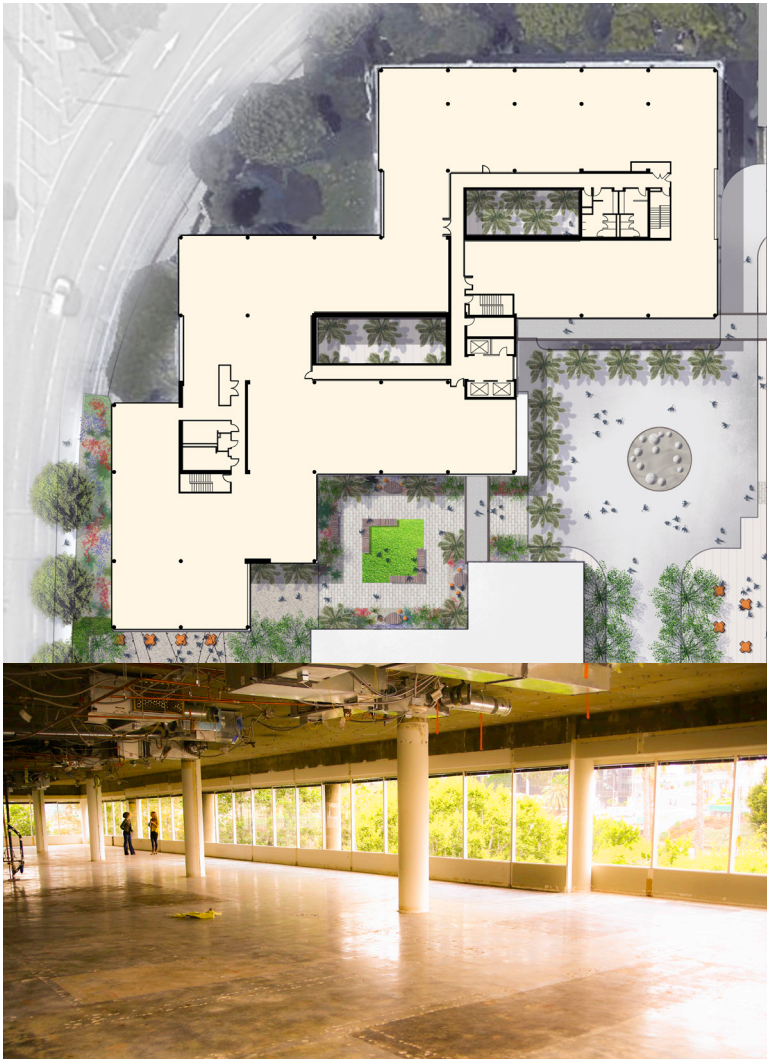
Suite 250 856 SF

BUILDING 201

Suite 100/Retail 8,303 SF

Suite 200 3,147 SF

261

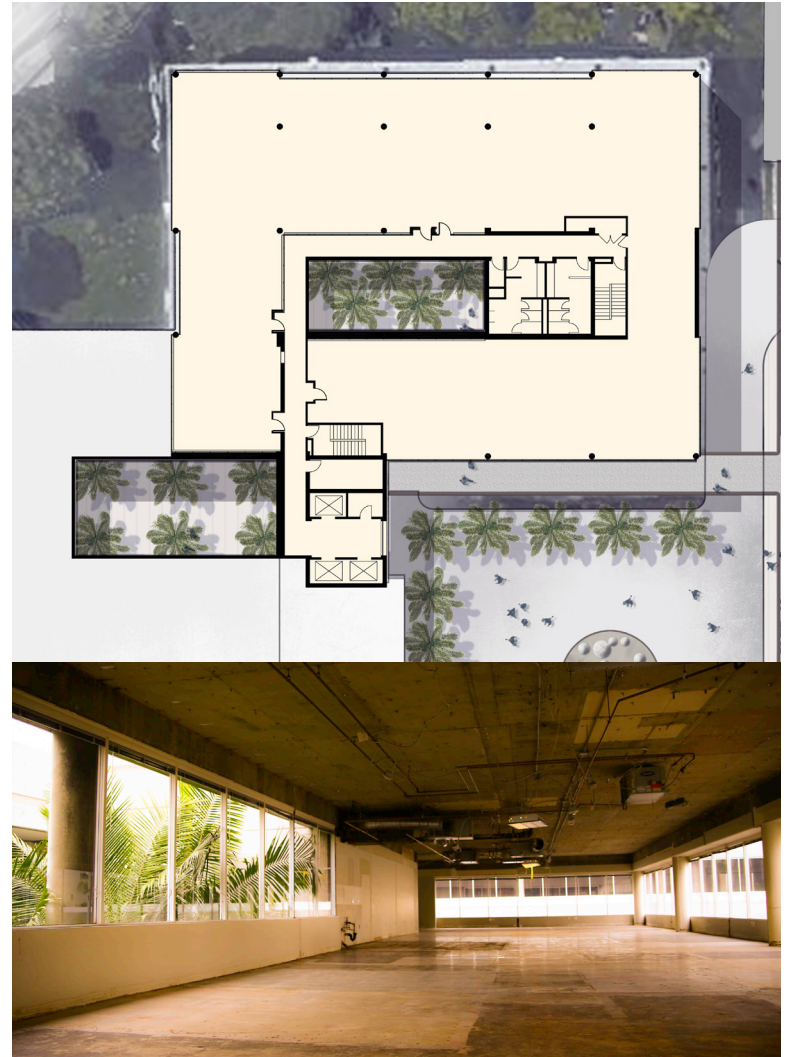


261 SOUTH FIGUEROA

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



241

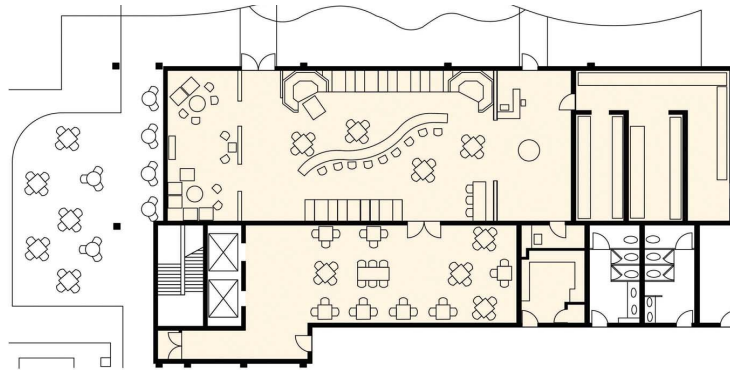


241 SOUTH FIGUEROA

Suite 340 - 4,795 SF

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

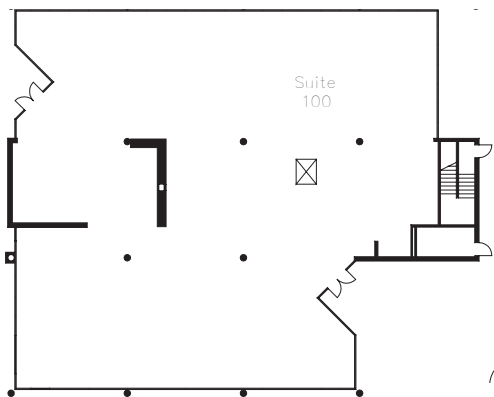
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241 SOUTH FIGUEROA

Suite 170 - 3,628 SF *Café/Retail

Suite Features: Contact for more details.

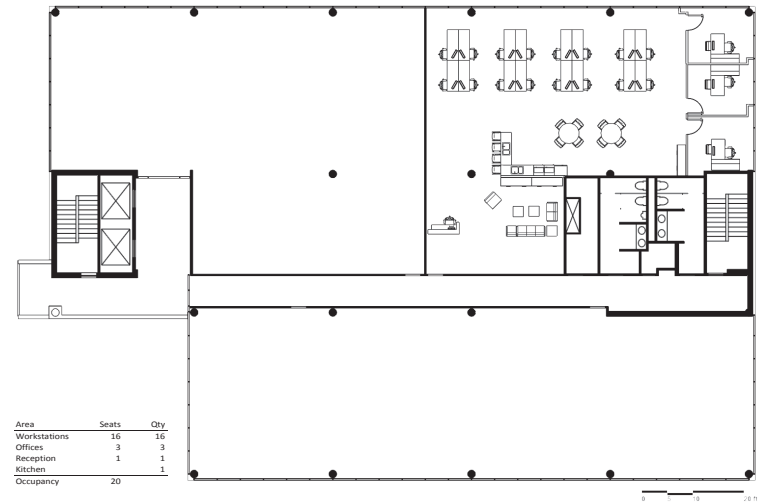


201 SOUTH FIGUEROA

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

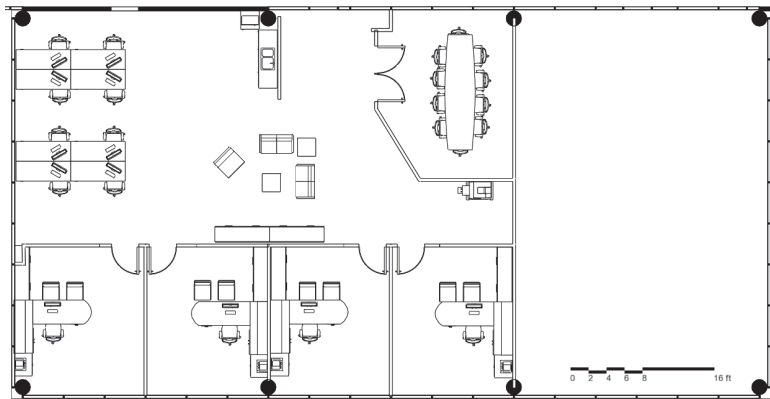


201 SOUTH FIGUEROA

Suite 200 - 3,147 SF

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

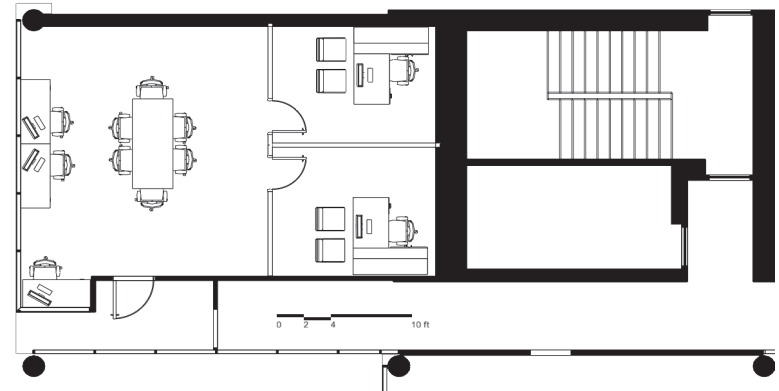
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221 SOUTH FIGUEROA

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 SOUTH FIGUEROA

Suite 250 - 856 SF

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



THE

PARK

DTLA





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

AROUND THE PARK

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 Club & Spa

Hertz Rent-A-Car

Urban LA Bootcamp

Bikram Yoga



RISING

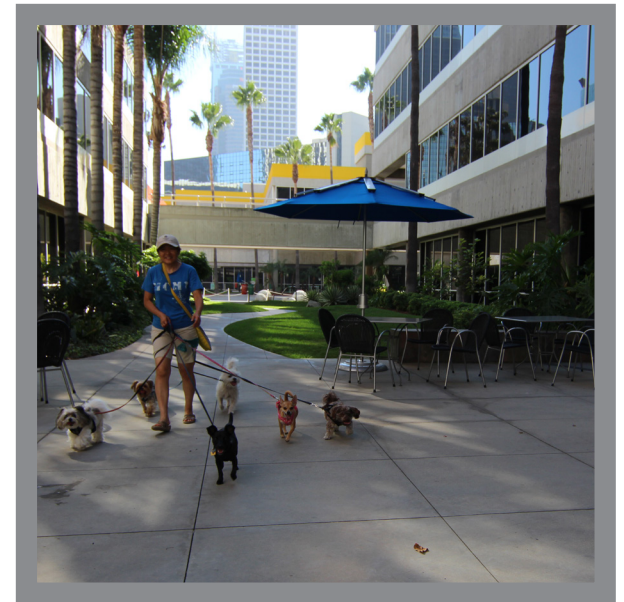
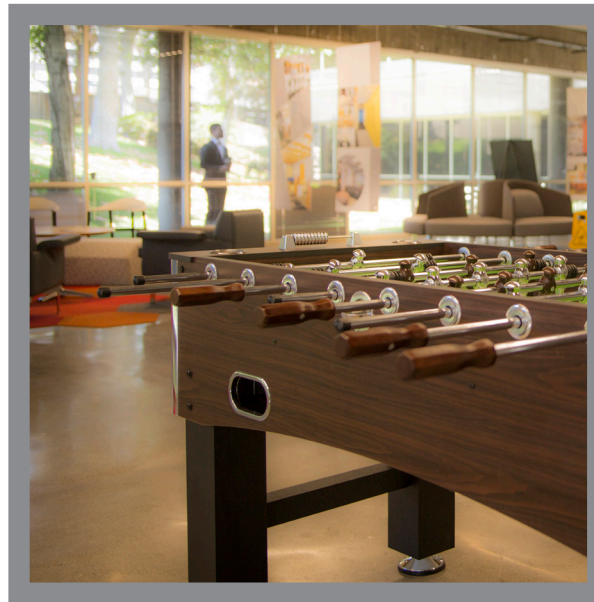
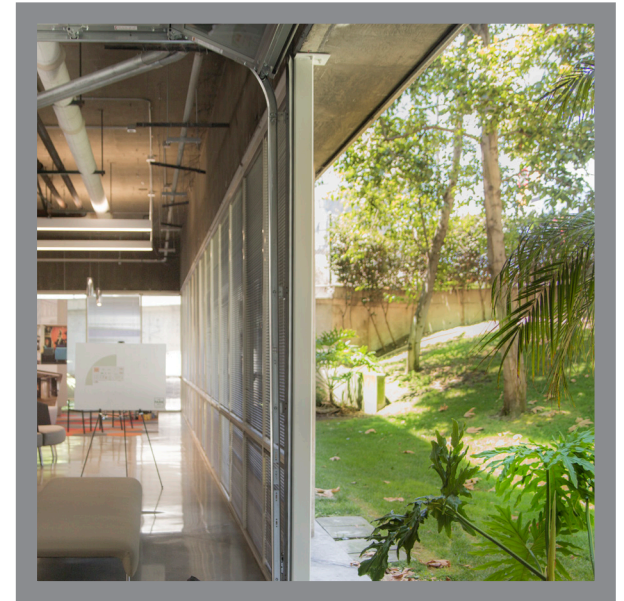
About Rising Realty Partners

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



"RISING IS NOT ABOUT JUST REAL ESTATE."



LET'S COLLABORATE

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

- NELSON RISING, CHAIRMAN & CEO OF RISING REALTY PARTNERS



THE PARK DTLA

RISING



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