



FOUR*Forty*FOUR



SOUTH FLOWER

*Defining the Art of Workplace*

# Exceptional Experience

## COVID-19 Preparation / Building Enhancement Program



Antimicrobial surface coatings applied to high touch surfaces



Increased sanitizing in common areas throughout the day



Installed air purification systems and increased fresh air exchange



Health screening for visitors



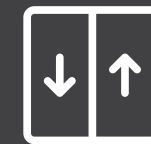
PPE-equipped staff, managing traffic flow and minimizing exposure



Custom signage program with hygiene and distancing reminders



State of the art 24/7 manned security program



Destination dispatch elevator system is efficient and hands-free



Plasma cluster ionization air purification system in all elevator cabs



Private indoor/outdoor space for tenants

FourFortyFour South Flower is a 48-story stainless steel and glass icon on the Los Angeles skyline. Coretrust's onsite ownership and property management deliver a best-in-class tenant experience. Recent activations include commissioning new artwork on the multi-level public spaces, opening a Conference and Event Center, planned renovation of outdoor terraces and curating a hospitality-inspired sensory experience in the lobby that is beyond the expected.



# Location and Amenities

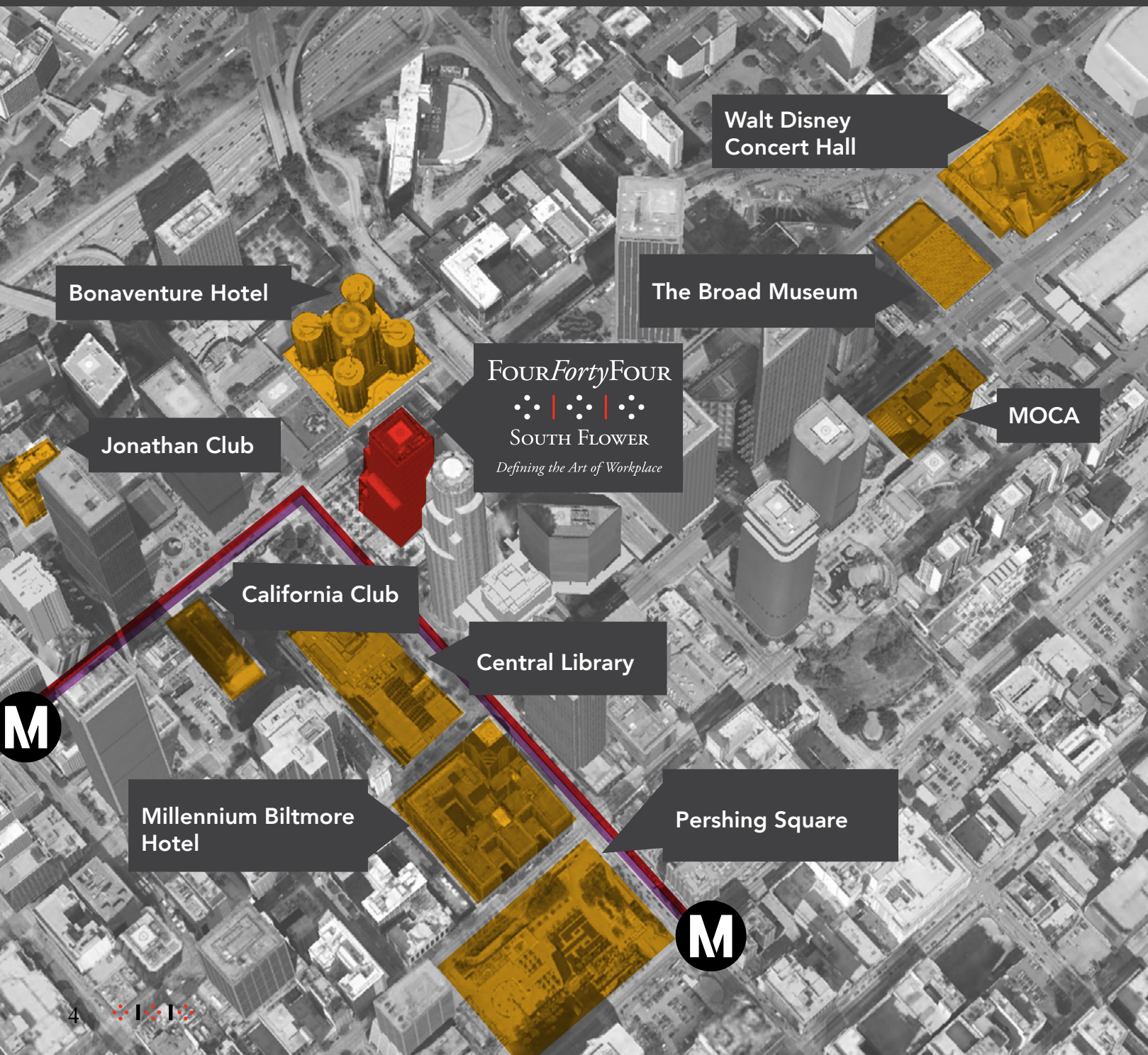
FourFortyFour South Flower is ideally located in the heart of Downtown Los Angeles, at 5th & Flower, across from the iconic Central Library with easy access on/off the 110 Freeway.

- 97 Walk Score
- 100 Transit Score
- 3 Blocks to 2 Metro stops
- 5 fitness facilities within 2 blocks
- 5 hotels in the immediate vicinity
- More than 30 restaurants, coffee shops and bars in a half-mile radius

# World-Class On-Site Amenities

FourFortyFour South Flower is at the crossroads of Downtown Los Angeles; connecting the Financial Core to Bunker Hill.

- Unrivaled on-site amenities include:
- Equinox Fitness Center
  - Mendocino Farms
  - Om Nom Café
  - Starbucks
  - Earthbar
  - Shoe Shine and Salon
  - Uptown Drugs & Gift Shop
  - Valet Parking, Carwash and EV Charging Stations

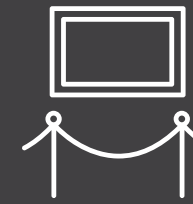




# Unique Public Spaces



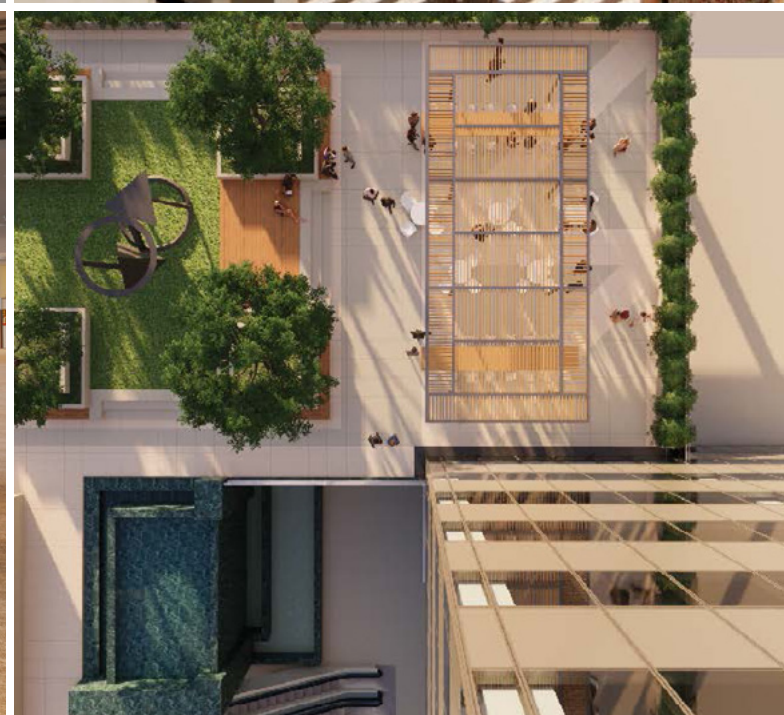
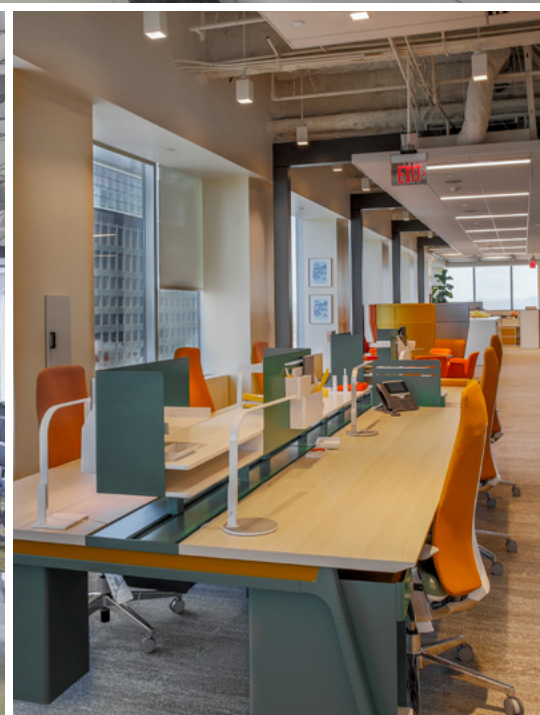
Newly enclosed fresh air atrium featuring world-renowned public art, lounge seating, and kitchenette with bar.



The Gallery Conference and Event Center offers 12,000 sf of custom designed space to accommodate meetings, conferences, training and special events.



Outdoor public spaces include the planned renovation of tiered terraces ideally located throughout the property.

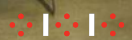


# Outdoor Space

Expansive, landscaped terraces are ideally positioned throughout the property, creating a variety of natural environment settings for gatherings of all types.

Each terrace offers iconic views of the city from varying vantage points, and is appointed with lush landscaping, outdoor seating, shade, and world-renowned public art.

Custom-designed, hand-constructed Kettal trellises from Spain canopy the 3rd and 4th floor terraces, and serve as event centerpieces and shade structures for tenants' leisure.





# DTLA's Finest Conference and Event Center

- Newly completed collection of meeting spaces
- Complimentary to Tenants during business hours
- 2 Multi-Purpose Rooms
  - seating for 30-48
  - standing capacity for 50-100
- 2 Board Rooms
  - seating for 20 each
- 3 Conference Rooms
  - seating for 10 each
- Large kitchen and several coffee bars
- Pre-function and breakout zones
- High-speed Wi-Fi + ethernet access
- Teleconferencing facilities and large wall-mounted displays for user-provided content



# The Art of Workplace

FourFortyFour's phenomenal curated and commissioned art collection resides throughout The Plaza, The Terrace, and The Atrium. Showcased with interactive elements, FourFortyFour offers a next-generation work environment.

*Breathcatcher*  
(2019) Ball-Nogues Studio



*Shoshone*  
(1982) Mark di Suvero



*Trench, Shafts, Pit, Tunnel and Chambers*  
(1982) Bruce Nauman



*North, South, East, West*  
(1981) Michael Heizer



*Two-Movement*  
(2019) Augustine Kofie



*Curated Digital Display*  
(2020)



*Fargo Podium*  
(1982) Robert Rauschenberg



*Long Beach XXIII*  
(1982) Frank Stella

# LifeStyle!

LifeStyle! is a customer experience program that creates a vibrant work lifestyle for tenants. The program facilitates cultural adventures including theatre, arts, sports, dining, shops and services to enhance the quality of the workplace and create a community for all.



# Industrious

Industrious is the largest premium workplace provider in the U.S. Their professional and thoughtfully-designed spaces accommodate companies of all sizes and stages – from startups to Fortune 500s. Whether your team is centered in one city or spread out around the country, Industrious is there to help move your business forward. Their members can work from more than 100 locations – and 50 cities – across the U.S.



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