



City  
National  
**2** CAL

*Aspire to The Hill*

**2CAL.LA**

# It's all on The Hill.

The Hill is an interconnected ecosystem of workspace and amenities in DTLA.

1.4 million SF

Renovated in 2017

Parking ratio: 1/1,000

52 stories

16 onsite restaurants

EV charging stations

27,000 SF Avg. floor

Transit-served

24 hour security



**2.5K - 160K**  
SF Availabilities



**Basin-Wide Views**  
from every space



**99 Walk Score**  
Walker's Paradise



**Shop, Eat, Work**  
All on site



**THE GRAND COLLECTION**





Designed by Arthur Erickson Architects

Convenient car and transit access

PARKING

2CAL

## Metro Access

2Cal is one block from the Pershing Square Metro Station, two stops in either direction from the 7th & Fig Metro Station and Union Station. Close-by is the site of the future Grand Ave. Arts/Bunker Hill Station.



## Wells Fargo Plaza

Undergoing major retail renovation



## Grand Central Market

Work minutes away from artisanal dining, with local vendors offering fresh ingredients and prepared foods perfect for coffee to happy hour.

- |                   |                     |
|-------------------|---------------------|
| Belcampo Meat Co. | McConnell's         |
| Horse Thief       | Bombo               |
| DTLA Cheese       | Wexler's            |
| Ramen Hood        | Olio                |
| G&B               | Knead               |
| Eggslut           | Golden Road Brewery |
| PBJLA             |                     |



## Valet Parking

On-site valet and parking couldn't be easier in this master-planned area of Downtown. 2 Cal gets you in and out of DTLA quicker. Utilize valet on Grand Avenue to walk right in the front door without even entering the parking garage.



- Restaurants
- Coffee
- Entertainment
- Gyms
- Hotels
- Other

- Ingress
- Egress

# Rise to the Top

*2Cal features amenities from wellness to happy hour to improve your quality of life*



**Dozens of food**  
destinations to fit your style



**Coffee your way**  
(and close-by)



**Quick and central marketplaces**



**Grand Performances**  
at your doorstep



**Easy Car Access**



**Bike Friendly**  
Roads and routes from Metro



**Angels Flight**  
connects lower LA with Bunker Hill



**Save time daily**  
against offices even as close as 2 blocks away

# Plaza upgrades underway

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Public space renovation

New patio furniture

New retail options opening this year

Serendipity Labs now open

Tenant-only gym coming soon

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Wellness Center





Water Court renovation coming soon

# Spec suites with style

## THE LIGHT

| SUITE | RSF   | AVAILABLE |
|-------|-------|-----------|
| 3560  | 2,771 | 4Q19      |
| 3570  | 3,281 | 4Q19      |
| 3870  | 7,449 | 2020      |

## THE LUXE

| SUITE | RSF                | AVAILABLE |
|-------|--------------------|-----------|
| 1650  | 11,013 (divisible) | 4Q19      |
| 3310  | 2,158              | 4Q19      |
| 3300  | 17,021 (divisible) | 2020      |



THE LIGHT







THE LIGHT



THE LIGHT



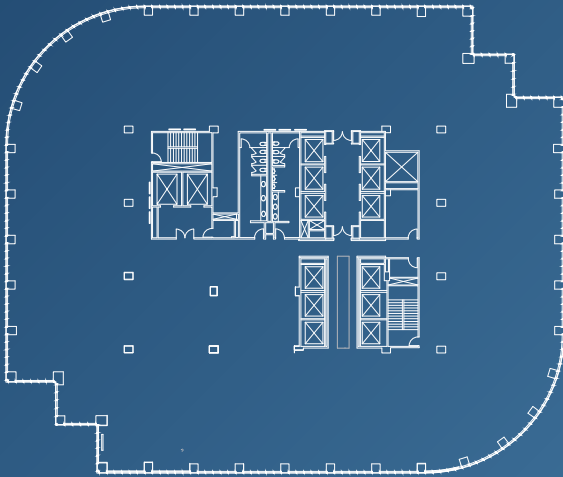
THE LUXE



# Premiere Office Space

Availabilities to fit every need

With renovation-ready efficient floor plates and spec suites on the way, 2Cal is the perfect fit for growing, forward-thinking companies looking to modernize their workplace strategy.



Typical Floorplate



**160,000 SF**  
Available upper-floor  
block



**The Grand  
Collection**  
Spec suites with style



**360° Views**  
From Palos Verdes to  
Hollywood

**112,634 RSF**  
**FLOORS 40-44**  
High rise large block  
available.

**FLOORS 16+33+35+38**  
The Grand Collection  
Spec Suites

**40,991 RSF**  
**FLOORS 27-28**

**39,812 RSF**  
**FLOORS 24-25**

**54,968 RSF**  
**FLOORS 19-20**





# Ownership matters

**CIM** is a full-service urban real estate and infrastructure fund manager focused on creating and enhancing asset value. Headquartered in Los Angeles, with offices in the San Francisco-Oakland Bay Area, Washington, D.C. Metro Area, New York City,

and Dallas, CIM has \$25.7 billion of assets under management since its founding in 1994. The firm bases its urban investing approach on the premise that the best way to create or enhance value is to focus on the community as a whole, so that every investment correlates with a community's near- and long-term needs.



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# CIM

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