

Lease Comparables

Downtown Los Angeles

Prepared For



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DTLA Office Lease Comparables
January 2020 - Present

Lease Date	Building Photo	Tenant	Building Address	Building Class	Submarket	Transaction Type	Lease Size (SF)	Lease Term (Months)	Lease Start Rate	Lease Rate Type	Escalations
Aug-21		Webcor Builders	333 S Grand Ave	A	Bunker Hill	New Lease	14,172	144	\$49.50	FSG	4.0%
Jul-21		LACMTA	818 W 7th Street	B	Financial District	Renewal	12,912	65	\$36.00	FSG	3.0%
Jun-21		Anderson McPharlin	707 Wilshire Blvd	B	Financial District	Renewal	18,738	53	\$45.00	FSG	3.5%
May-21		Buro Happold Consulting Engineers	800 Wilshire Blvd	B	Financial District	Renewal	12,500	39	\$42.00	FSG	3.0%
Apr-21		Freeman & Mills	626 Wilshire Blvd	B	Financial District	New Lease	3,421	72	\$38.50	FSG	3.0%
Apr-21		Ignition Creative	1201 W 5th St	B	City West	New Lease	5,000	60	\$38.16	FSG	3.0%
Mar-21		Fidelity National Law	601 S Figueroa St	A	Financial District	New Lease	16,222	65	\$51.50	FSG	4.0%
Mar-21		DBS Bank	300 S Grand Ave	A	Bunker Hill	New Lease	11,314	120	\$46.00	FSG	3.5%
Mar-21		Israel Discount Bank	888 S Figueroa St	B	Financial District	Renewal	8,371	65	\$38.75	FSG	3.0%
Feb-21		Syska Hennessy	444 S Flower St	A	Financial District	New Lease	13,750	180	\$44.50	FSG	4.0%
Jan-21		Broad Foundation	300 S Grand Ave	A	Bunker Hill	New Lease	13,082	91	\$46.00	FSG	4.0%
Dec-20		Custodio & Dubey LLP	445 S Figueroa St	B	Financial District	New Lease	4,464	70	\$42.96	FSG	3.0%
Oct-20		Klawiter & Associates	626 Wilshire Blvd	B	Financial District	Renewal	3,909	13	\$38.00	FSG	Flat
Sep-20		James G Elliott Company	626 Wilshire Blvd	B	Financial District	Renewal	1,815	60	\$42.00	FSG	3.0%
Aug-20		Alvarez Law	445 S Figueroa St	B	Financial District	Renewal	1,359	60	\$44.00	FSG	3.0%
May-20		Michael Baker International	801 S Grand Ave	B	Financial District	Expansion	4,946	26	\$39.00	FSG	3.0%
Apr-20		Borton Petriani Law	626 Wilshire Blvd	B	Financial District	Renewal	5,836	39	\$38.00	FSG	3.0%
Mar-20		City of Los Angeles	350 S Figueroa St	B	Financial District	New Lease	15,601	96	\$39.00	FSG	4.0%
Mar-20		City of Los Angeles	350 S Figueroa St	B	Financial District	New Lease	25,854	96	\$39.00	FSG	4.0%
Feb-20		Clean Power Alliance	801 S Grand Ave	B	Financial District	New Lease	11,241	96	\$38.50	FSG	3.0%
Jan-20		Atkins North America	801 S Grand Ave	B	Financial District	New Lease	4,098	38	\$37.00	FSG	3.0%