

FOR LEASE

# BILTMORE TOWER & COURT

500-520 S GRAND AVE  
LOS ANGELES, CA 90071

*Prime Office Spaces for Lease  
in Downtown Los Angeles*

AVAILABLE	±500 SF to 54,000 SF
LEASE RATE	Biltmore Tower - \$2.75 PSF/Month Biltmore Court - \$2.50 PSF/Month
PARKING RATIO	1:1000

*\$2.50-\$2.75 PSF*

LEASE RATE (PER MONTH, FSG)

*\$2.00 PSF*

BROKER BONUS & 100% PAYMENT

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LIC N° 01226464

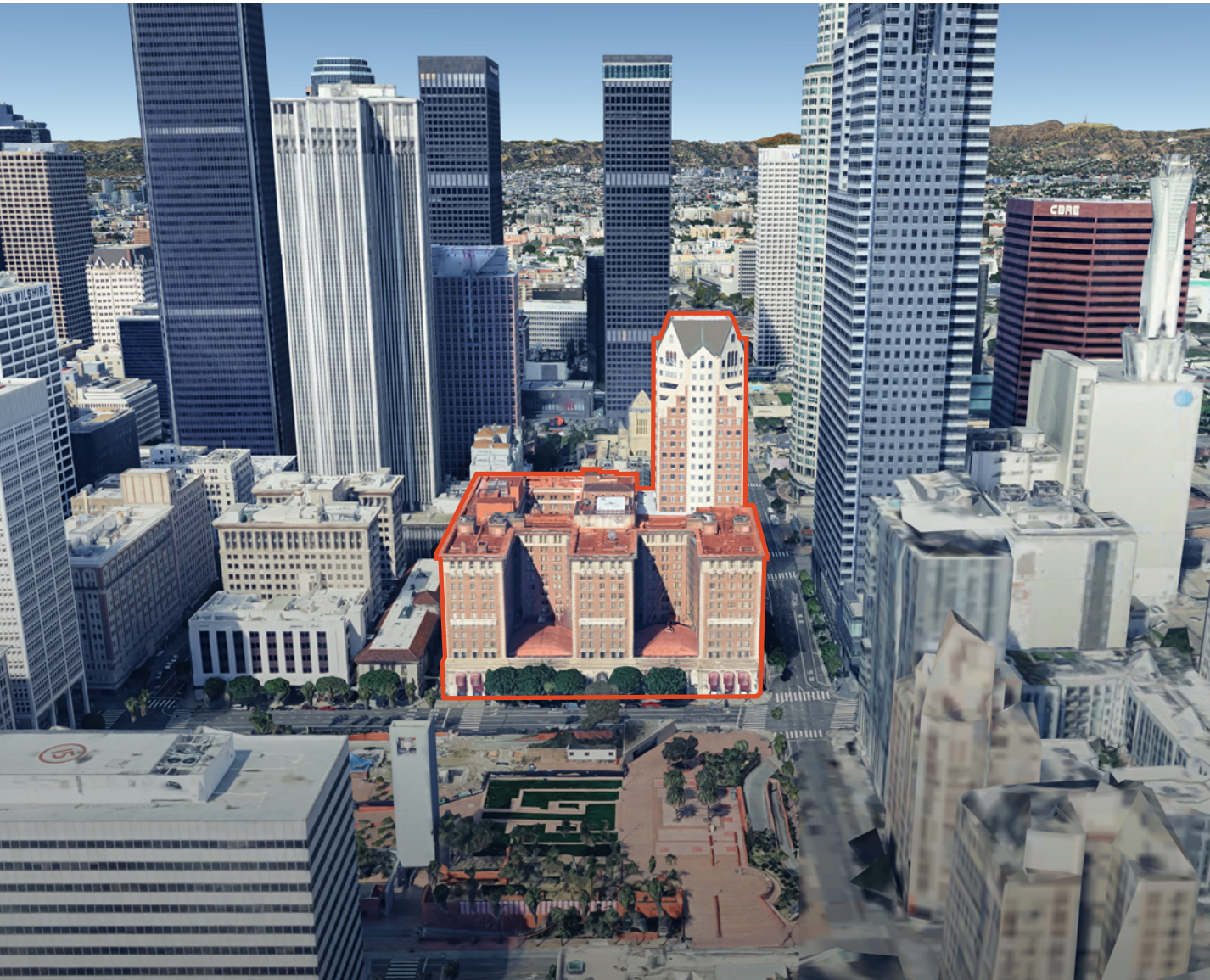
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## *Property Highlights*

Flexible office space available in iconic DTLA landmark property with the Millennium Biltmore hotel

Opportunities in two architecturally distinctive structures: Biltmore Court and Biltmore Tower (see site plan on page 6)

Built in 1923, Biltmore Court is part of the property's historic 12-story hotel building, with exposed brick and concrete floors - a blank canvas perfect for creative office users

Biltmore Tower offers professional firms incredible city views with prestigious corner suites and potential full floor opportunities

On-site meeting rooms, gym, food service and hotel available to office tenants

Valet, reserved and unreserved parking

Directly across from extensive Pershing Square parking facility and Metro stop

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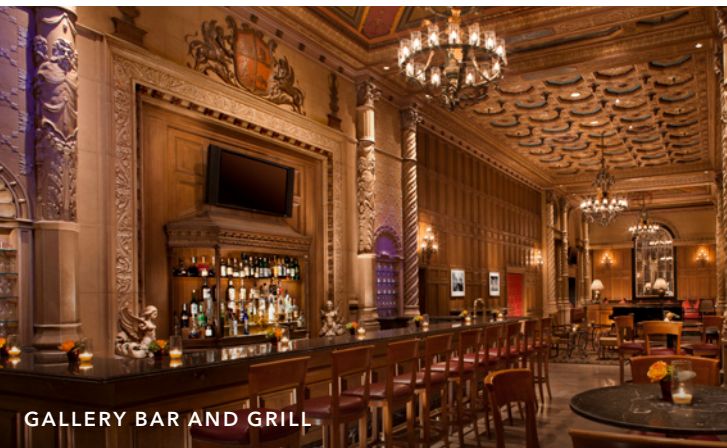
## *Biltmore Amenities*

Event space for conferences,  
meetings and receptions

In-suite catering

Fitness center and  
indoor pool membership

Bar and restaurant dining, and more



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*Availabilities*

**BILTMORE TOWER**

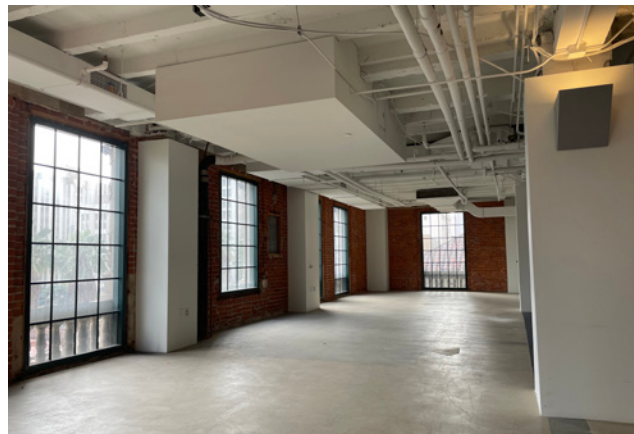
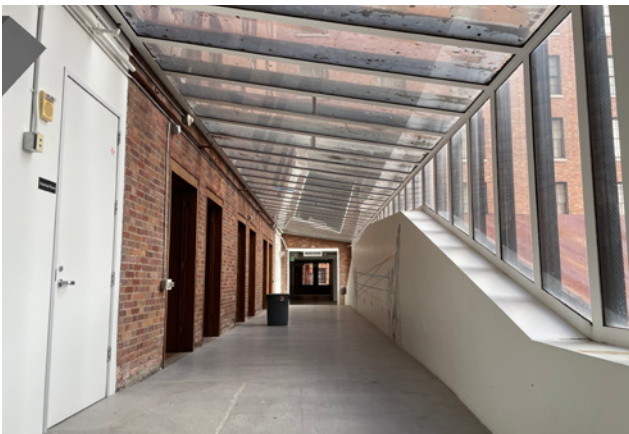
Suite	RSF	Tour
100	2,299	→
1120	2,223	→
1300	7,220	→
1400	3,419	→
1480B	2,215	→
1499	1,206	→
2100	8,849	→
2300	8,014	→
2400	7,989	→

**BILTMORE COURT**

Suite	RSF	Tour
210	42,292	→
300	3,932	→
350	1,442	→
360	1,478	→
395	3,428	→
500	16,800	→
600	5,433	→
655	2,772	→
660	1,532	→
695	3,040	→
700	16,800	→
800	16,800	→
900	16,800	→
1000	7,419	→
1090	2,969	→
1100	13,404	→



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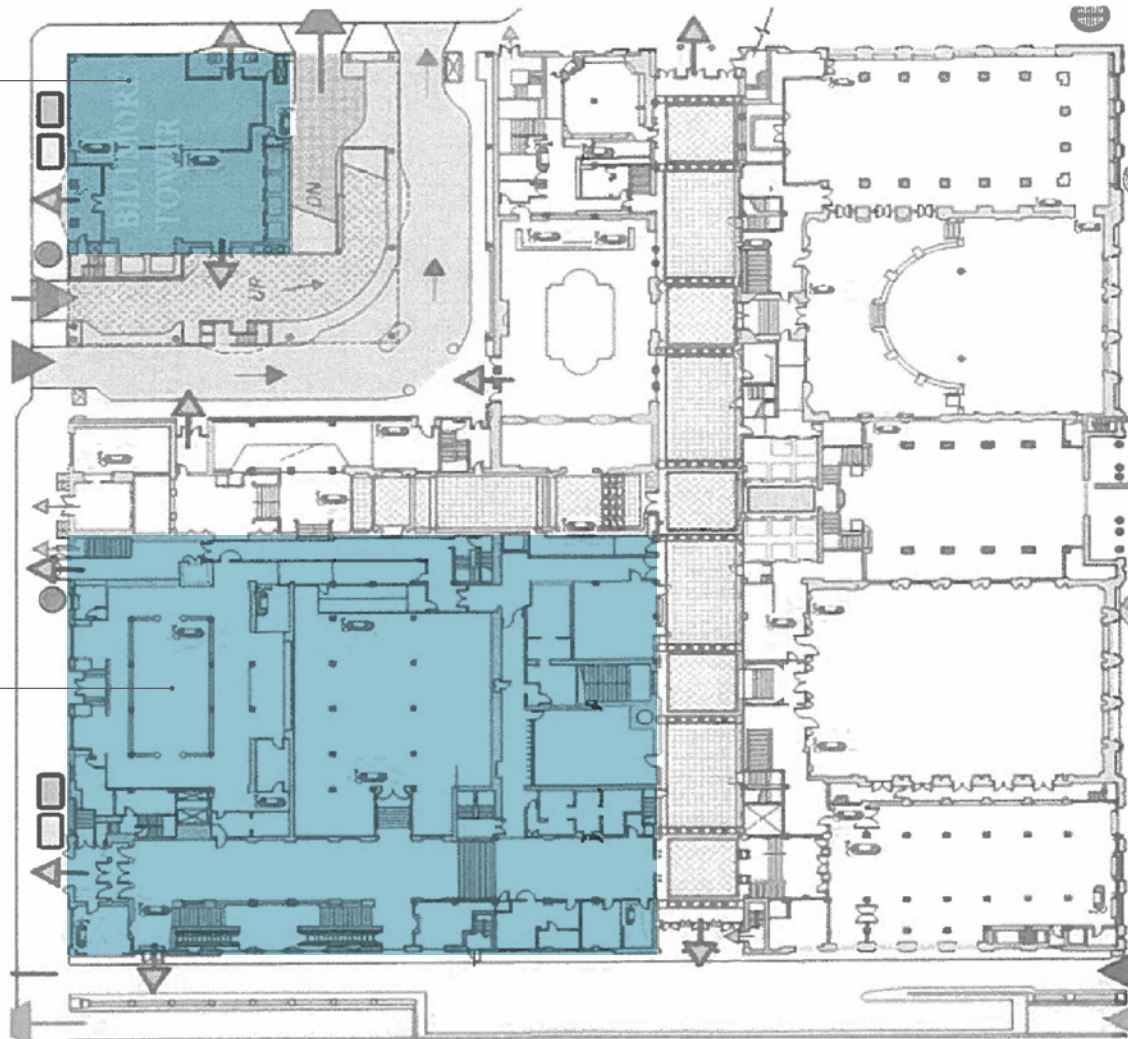


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# BILTMORE TOWER & COURT

**BILTMORE TOWER**  
24 Floors  
±34,078 SF Available

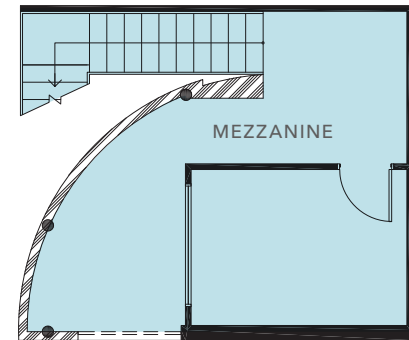
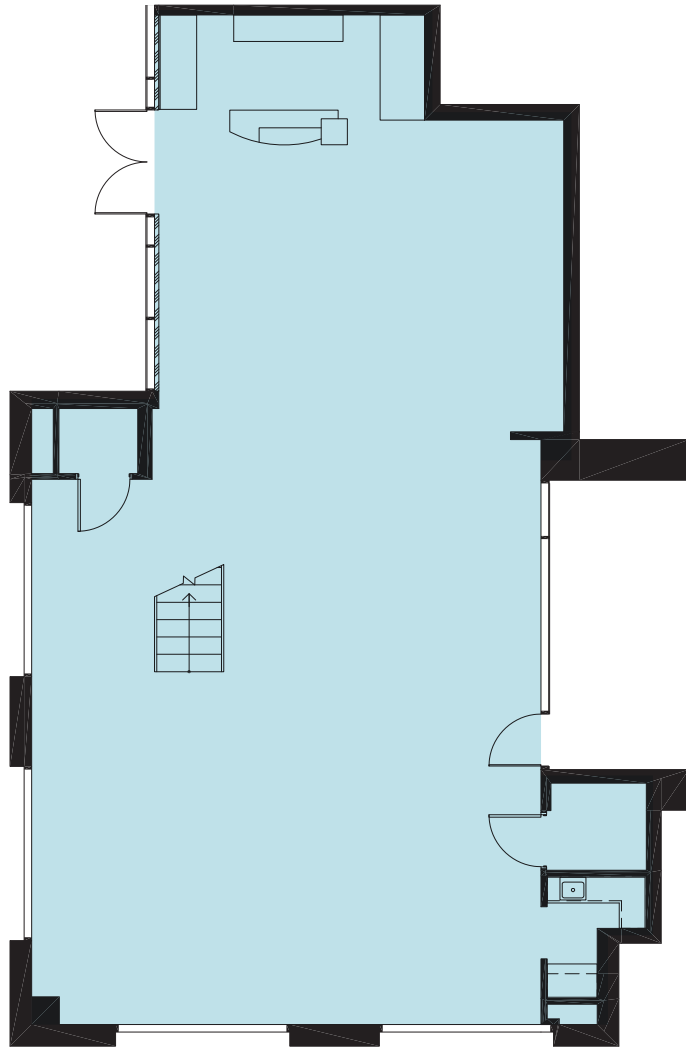
**BILTMORE COURT**  
12 Floors  
±218,214 SF Available



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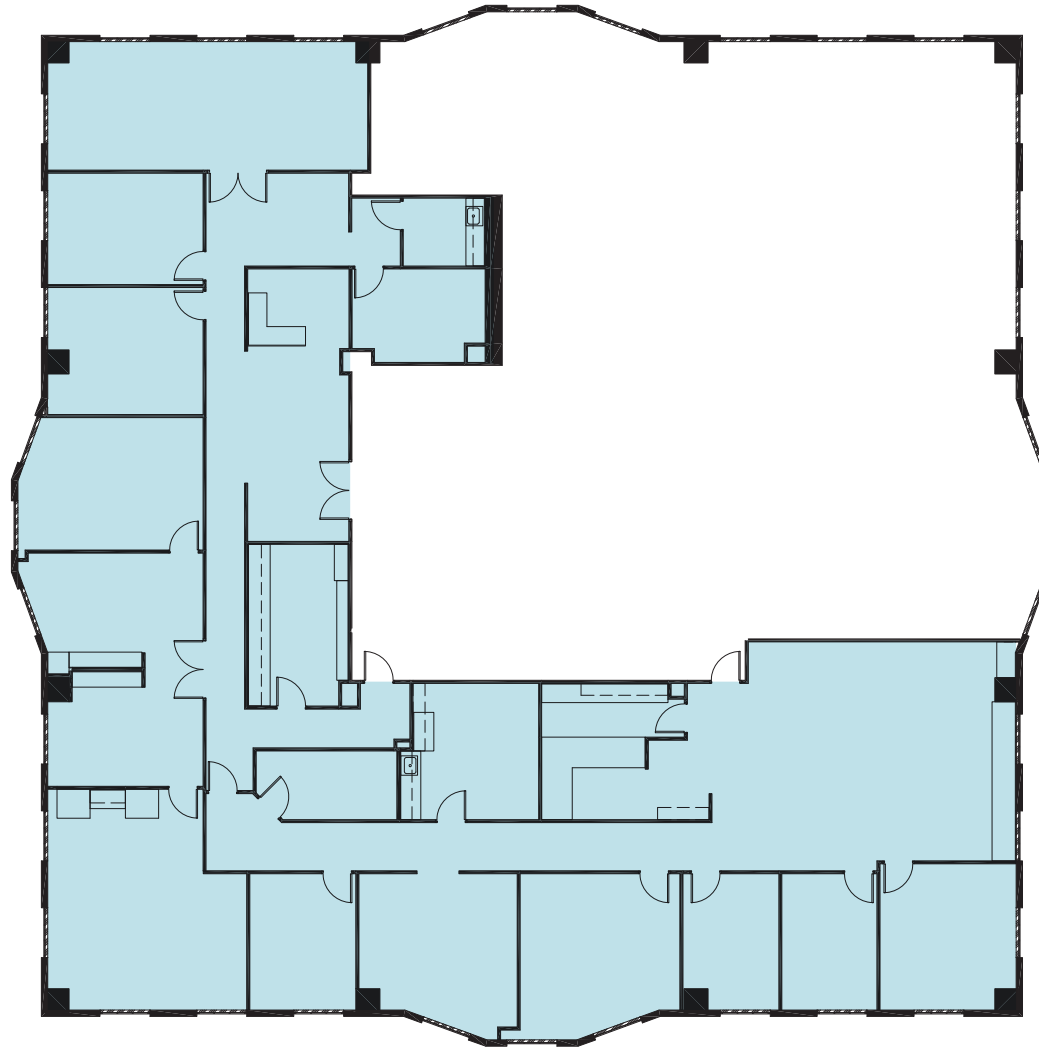
# SUITE 100 | ±2,299 RSF



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# SUITE 1300 | ±7,220 RSF



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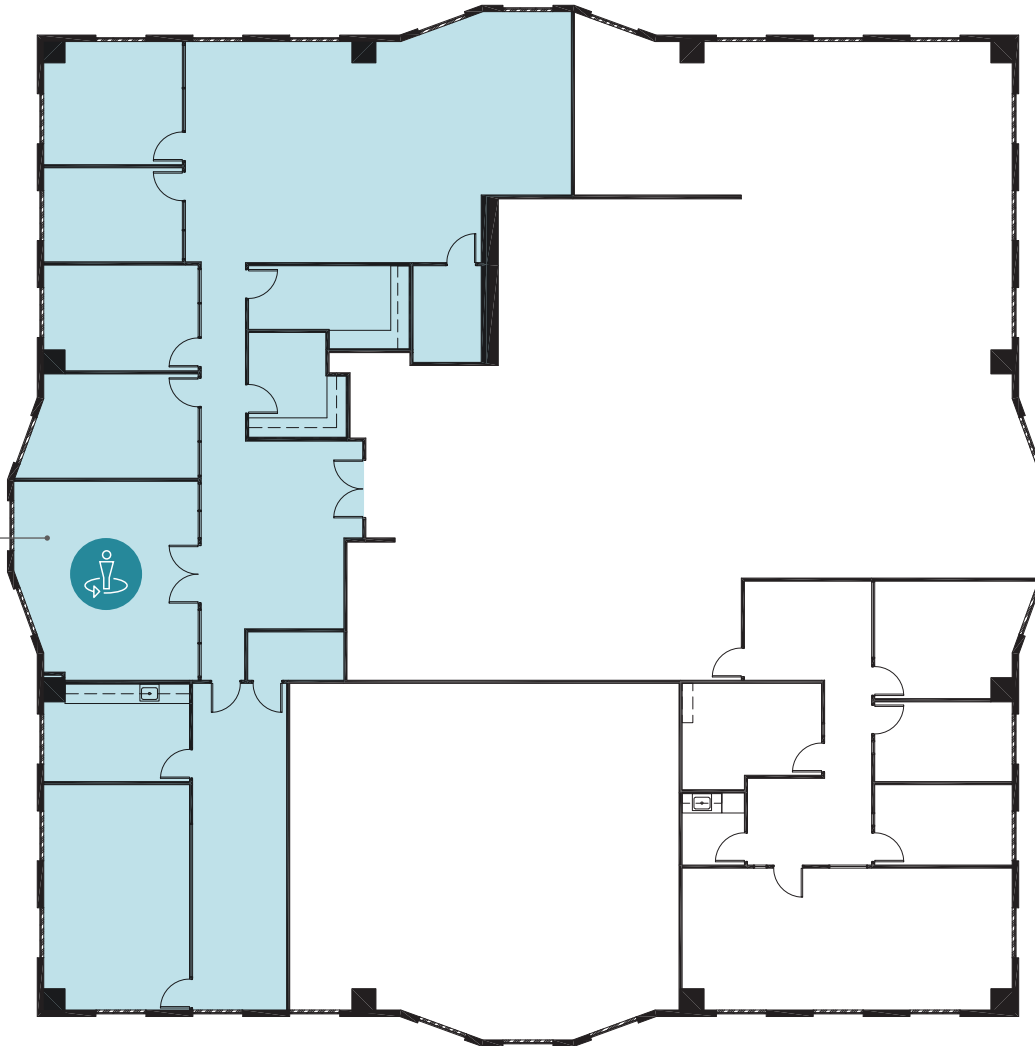
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# 14TH FLOOR

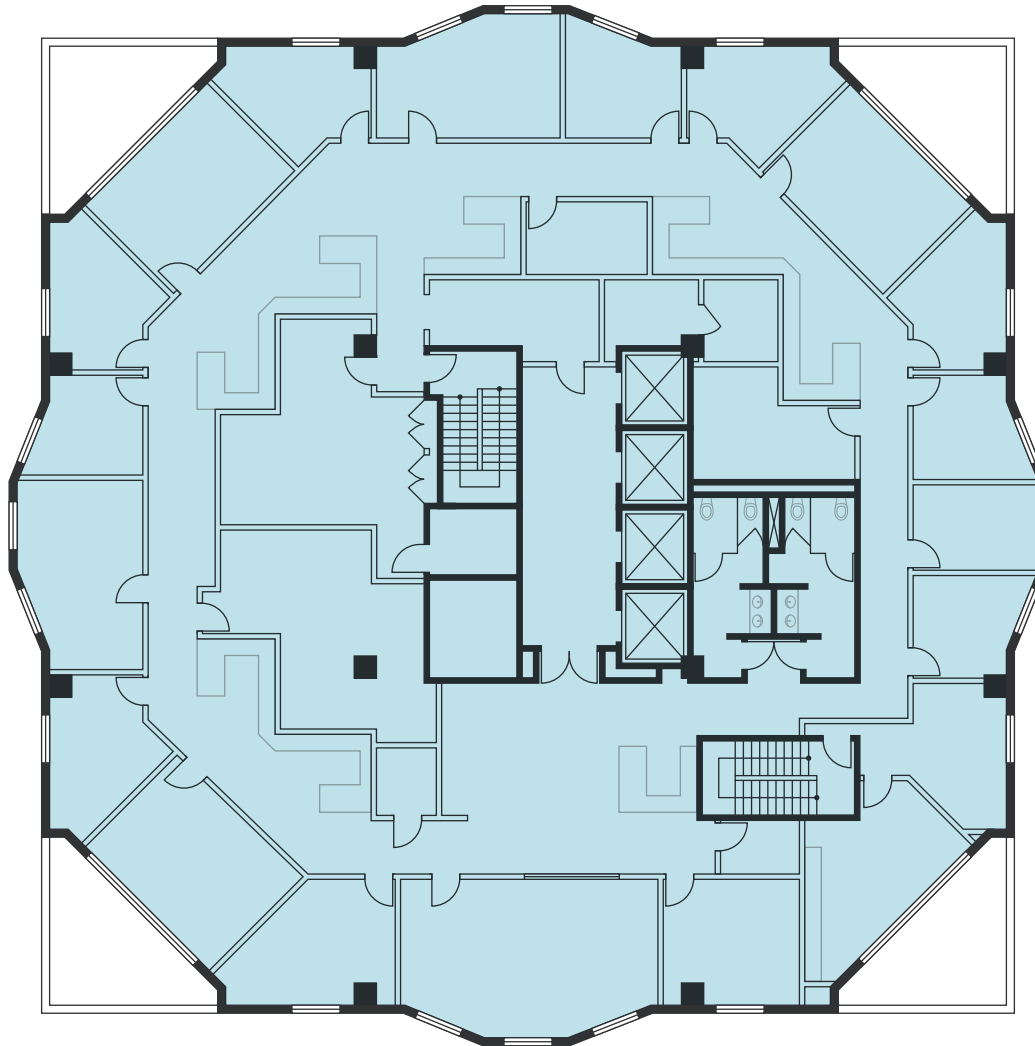


# 16TH FLOOR

SUITE 1640  
±3,245 RSF



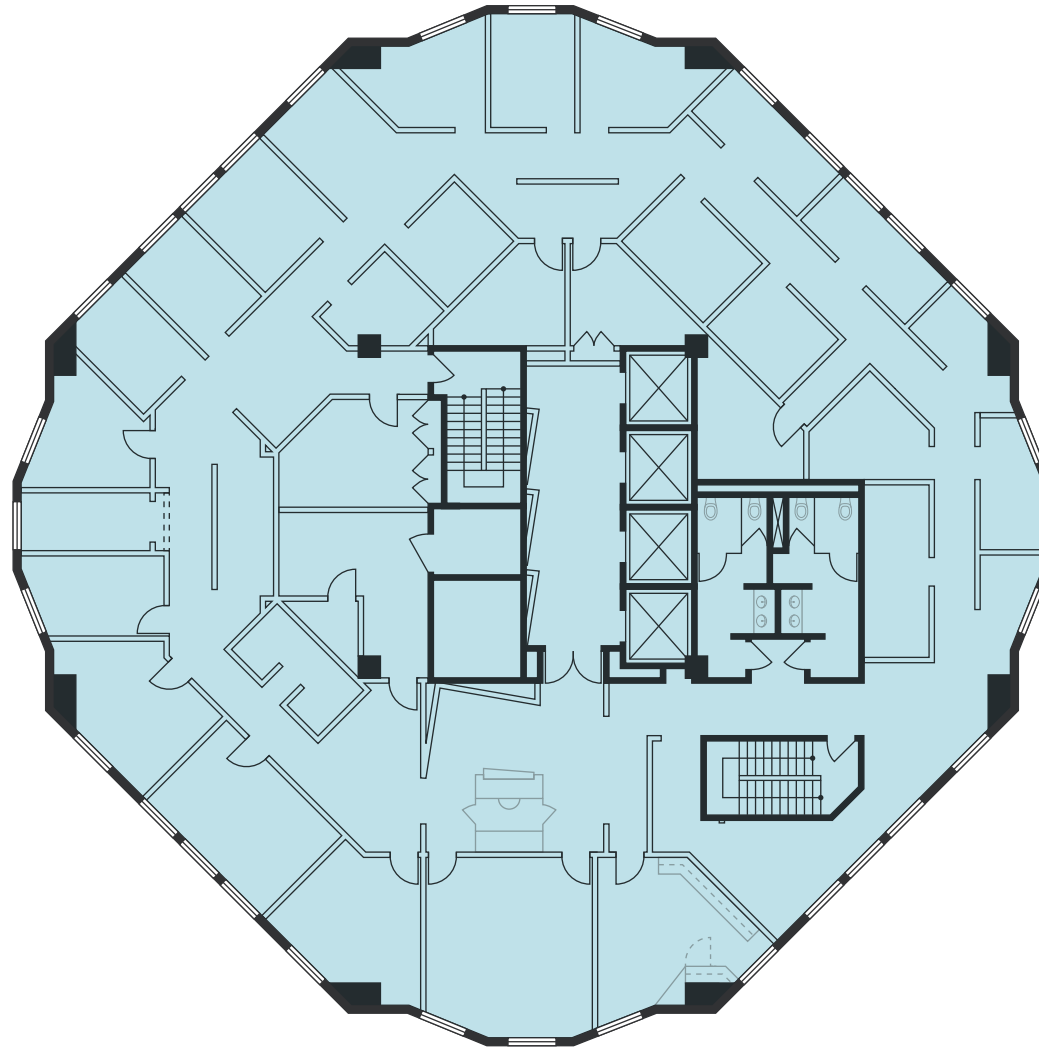
# SUITE 2100 | ±8,849 RSF



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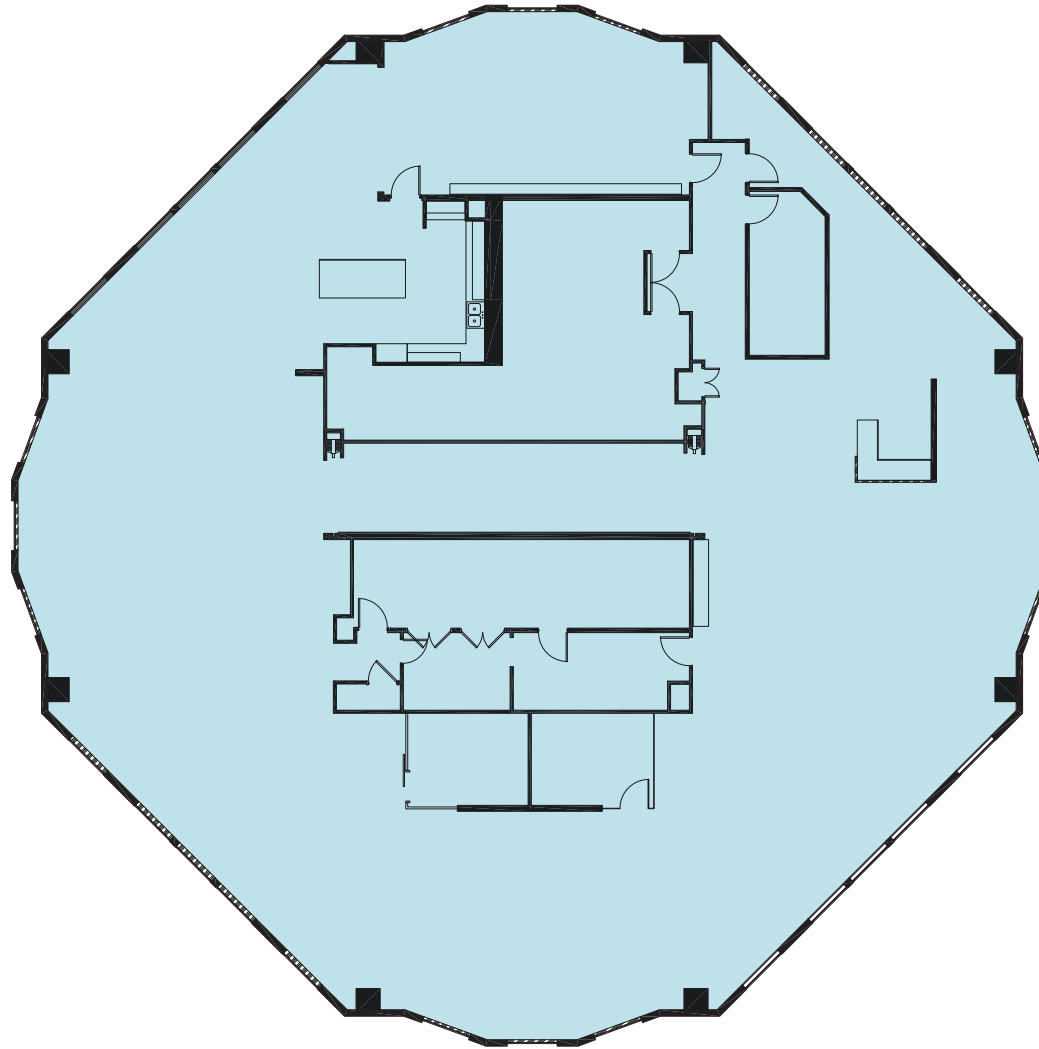
# SUITE 2300 | ±8,014 RSF



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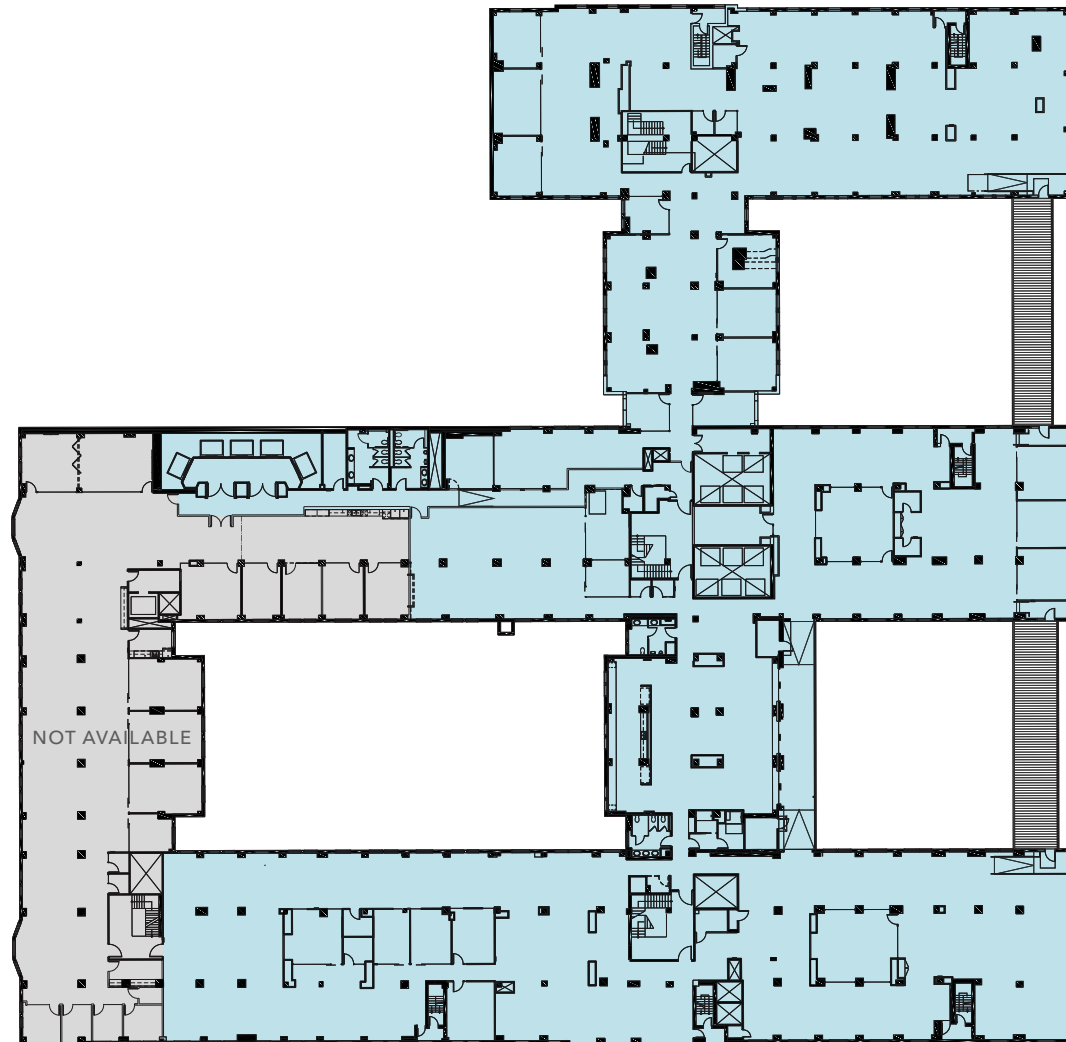
# SUITE 2400 | ±7,989 RSF



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# SUITE 210 | ±42,292 RSF



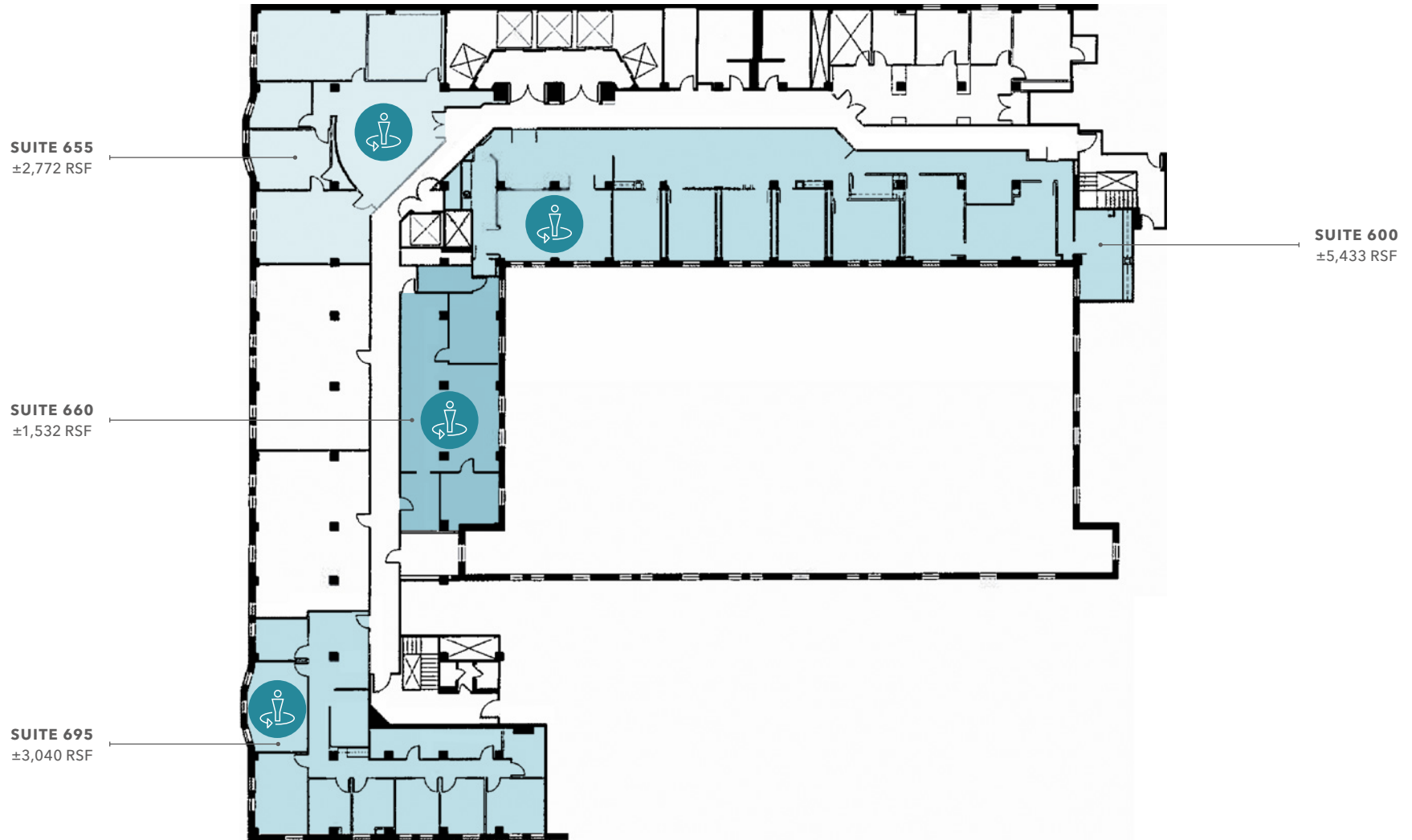
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# 3RD FLOOR



# 6TH FLOOR





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