

ASCEND

BUNKER HILL

BY BROOKFIELD PROPERTIES



An aerial photograph of the Bunker Hill neighborhood in Los Angeles at dusk. Several prominent skyscrapers are visible, including the Wells Fargo building with its name on top. The buildings are illuminated from within, and the city lights are visible in the background under a twilight sky. A white arrow points from the top left towards the Wells Fargo building.

ELEVATE YOUR EXPERIENCE

Bunker Hill is a modern, forward-thinking community in LA's cultural hub, brimming with entertainment and lifestyle offerings including chef-driven dining and gathering places. It's exactly the type of place where people want to work – an active, transit-friendly, vibrant destination.

BUNKER HILL CAMPUS



WELLS FARGO CENTER → SOUTH TOWER

355 S. Grand Ave., Los Angeles, CA 90071

BUILDING HIGHLIGHTS

Building Size

1.2M SF

Typical Floor Size

26,000 RSF

Number of Floors

45

Parking

1:1000

- + Professionally managed
- + Halo dining and lifestyle center
- + Bike storage & private showers
- + Valet, visitor, and reserved parking
- + Axiis Tenant Engagement App
- + EV charging stations
- + LEED Gold, UL, and WELL Certified



LARGE BLOCK AVAILABILITIES

Interconnecting stairwell to Floor 44 and Floor 45

PENTHOUSE

FLOOR 45 | 27,108 RSF

FLOOR 44 | 27,108 RSF

FLOOR 43 | 27,108 RSF

FLOOR 41 | 25,500 RSF

FLOOR 40 | 27,108 RSF

FLOOR 39 | 27,108 RSF

FLOOR 38 | 27,108 RSF

FLOOR 37 | 27,108 RSF

Interconnecting stairwell to Floor 35 and Floor 36

FLOOR 36 | 26,209 RSF

FLOOR 35 | 26,209 RSF

FLOOR 34 | 26,209 RSF

FLOOR 26 | 26,658 RSF

FLOOR 25 | 25,583 RSF

FLOOR 23 | 25,881 RSF

FLOOR 22 | 12,050 RSF

FLOOR 12 | 25,858 RSF

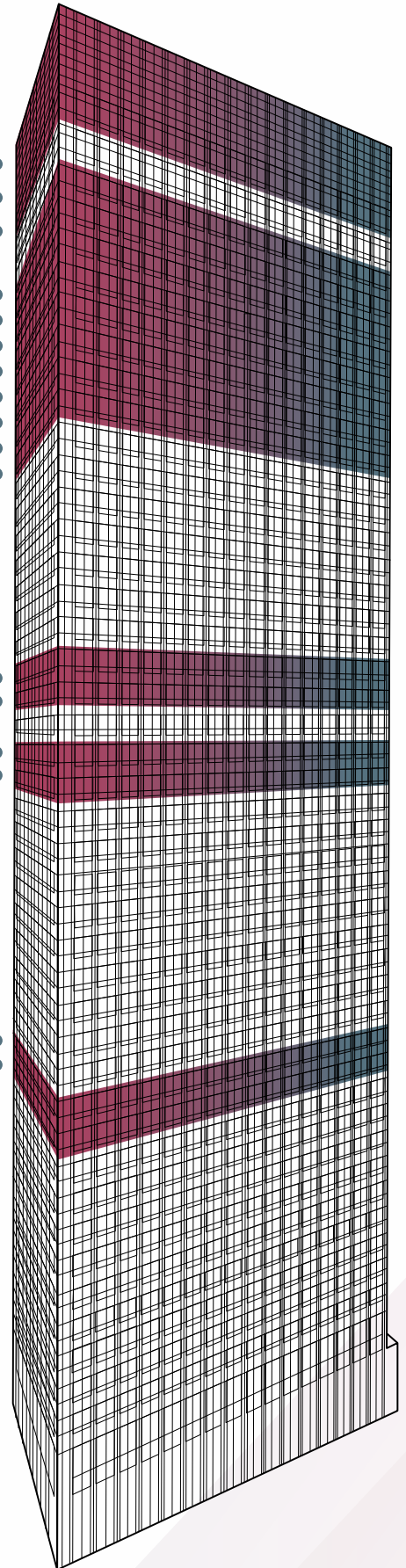
FLOOR 11 | 25,899 RSF

TYPICAL FLOOR PLAN



West Fourth Street

South Grand Avenue



WELLS FARGO CENTER → NORTH TOWER

333 S. Grand Ave., Los Angeles, CA 90071

BUILDING HIGHLIGHTS

Building Size

1.35M SF

Typical Floor Size

26,000 RSF

Number of Floors

54

Parking

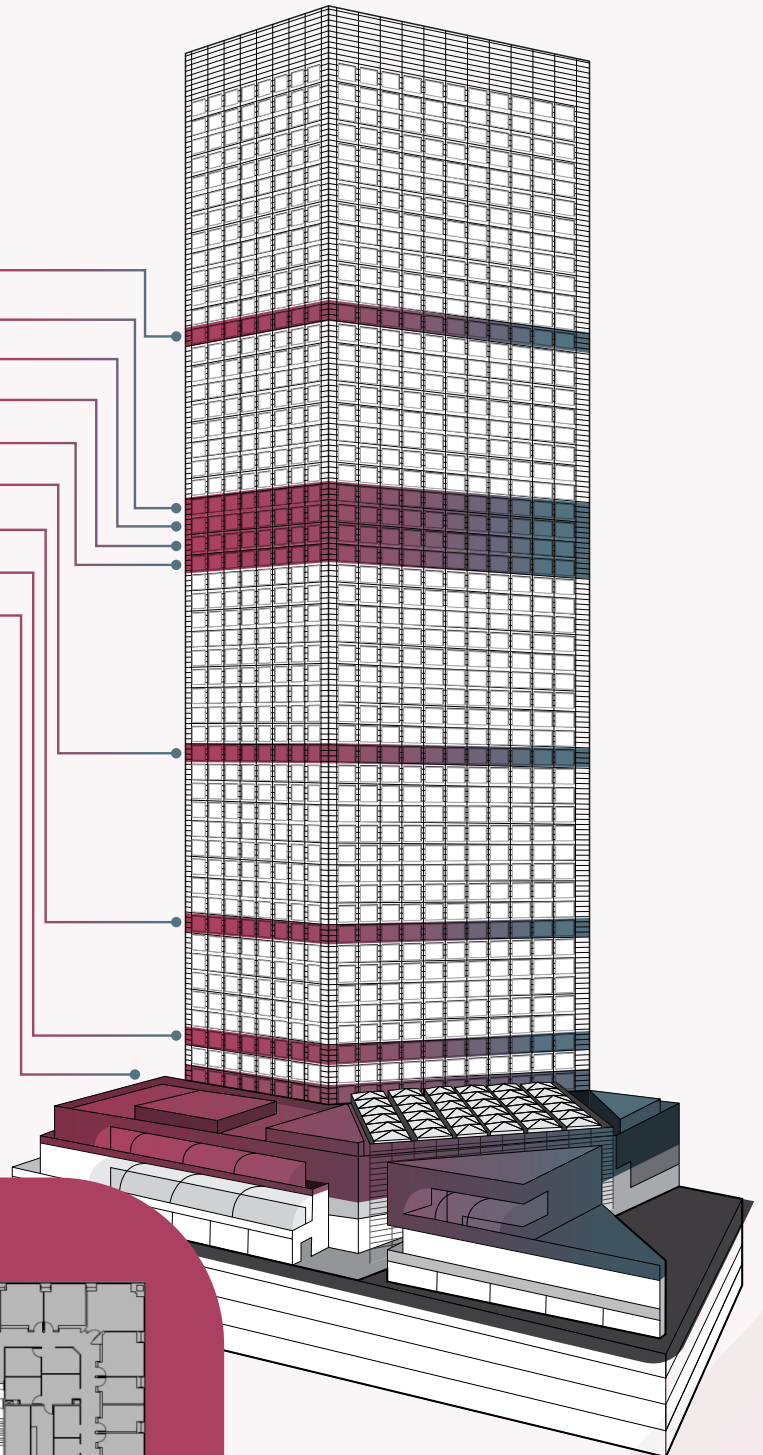
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- + Professionally managed
- + Halo dining and lifestyle center
- + Bike storage & private showers
- + Valet, visitor, and reserved parking
- + Axiis Tenant Engagement App
- + EV charging stations
- + LEED Gold, UL, and WELL Certified

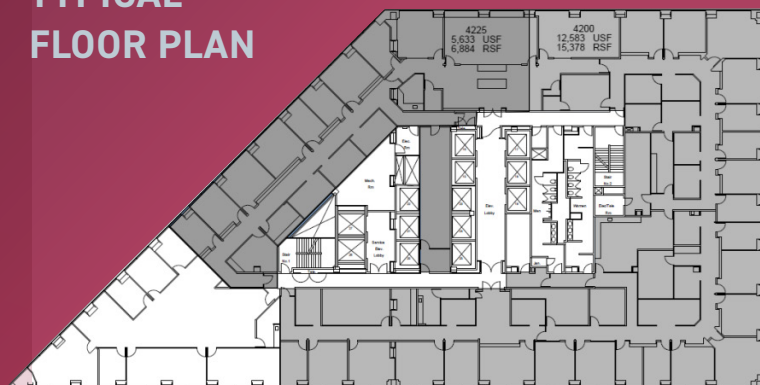


LARGE BLOCK AVAILABILITIES

FLOOR 43	26,534 SF
FLOOR 34	26,714 SF
FLOOR 33	26,100 SF
FLOOR 32	26,116 SF
FLOOR 31	26,116 SF
FLOOR 21	25,502 SF
FLOOR 11	25,242 SF
FLOOR 5	25,170 SF
FLOOR 3	24,203 SF



TYPICAL FLOOR PLAN



Grand Ave

3rd Street

For tours/inquiries on North Tower,
please contact
john.barganski@brookfieldproperties.com

BANK OF AMERICA PLAZA

333 S. Hope Street, Los Angeles, CA 90071

BUILDING HIGHLIGHTS

Building Size

1.6M SF

Typical Floor Size

29,800 RSF

Number of Floors

55

Parking

2:1000

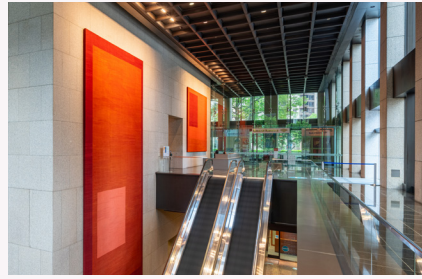
Accessibility Scores

96 / 54 / 100
Walk Bike Transit

- + Professionally managed
- + Axiis Tenant Engagement App
- + Open-Air Landscaped Plaza and Fountains
- + Bike storage & private showers
- + Valet, visitor, and reserved parking
- + EV charging stations
- + Weekly Certified Farmers Market
- + 200-seat auditorium



LARGE BLOCK AVAILABILITIES



NICE, SECOND GEN
LAW FIRM SPACE;
CONTIGUOUS TO
86,322 RSF

FLOOR 18 | 28,774 RSF

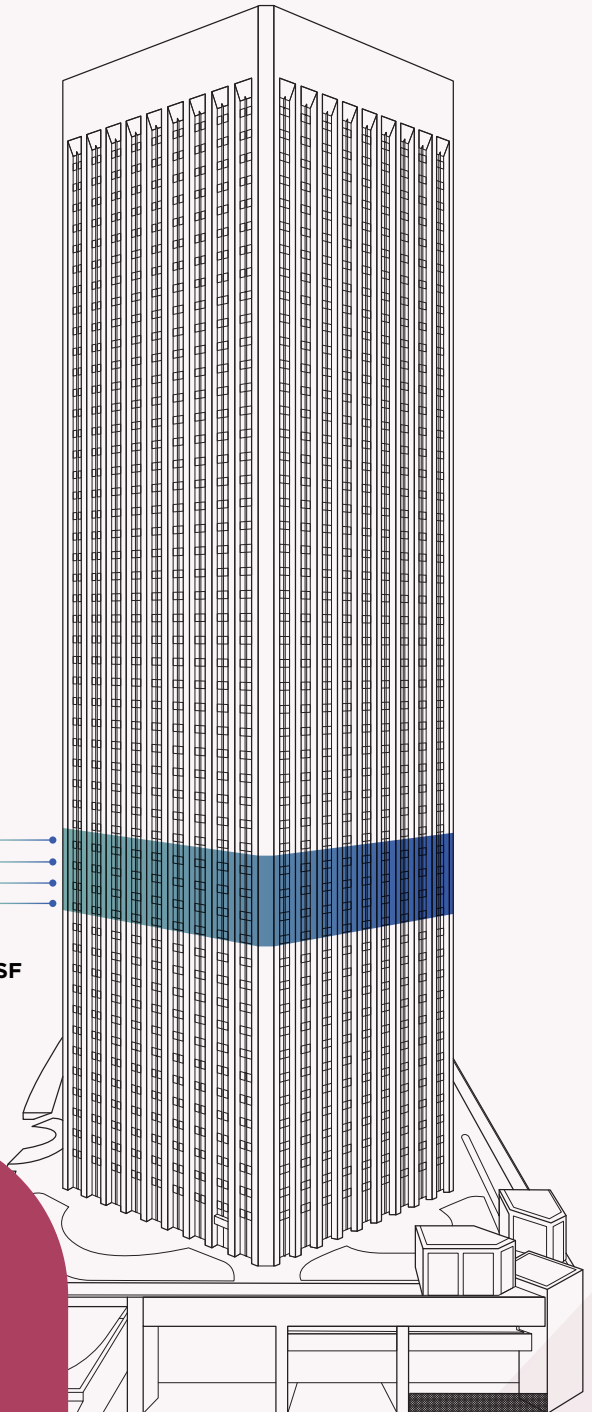
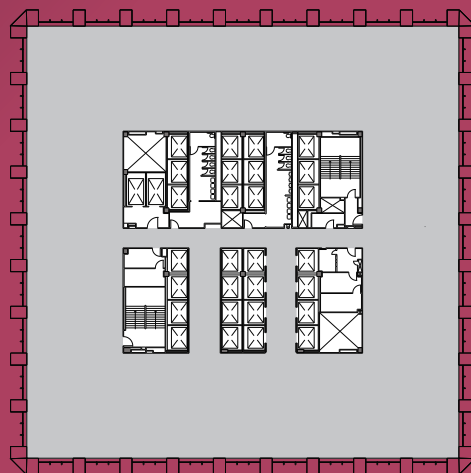
FLOOR 17 | 28,774 RSF

FLOOR 16 | 28,774 RSF

FLOOR 15 | 28,774 RSF

CONTIGUOUS TO 115,096 RSF

TYPICAL FLOOR PLAN



IT'S A DESTINATION

Halo is a community gathering and lifestyle destination, home to innovative eateries, alternative workspaces, wired open-air gathering spaces, Graham Garden and plaza public art sculptures. The epicenter of Bunker Hill's energy and vibrancy, Halo is a welcoming place to meet, relax, unwind, dine, work, and play.





DINING

- + Nick + Stef's Steakhouse
- + Shake Shack
- + Danny Boy's Famous Original
- + Trejo's Tacos (coming soon)
- + Lucky's Coffee Roasters



CAMPUS AMENITIES

The Bunker Hill campus features best-in-class amenities designed to support an active, engaged lifestyle. Amenities on campus include:



- + The Peak Tenant Lounge and Deck
- + Activated Tenant Platform
- + Axiis Tenant Engagement App
- + Tenant events & perks
- + Onsite fitness classes
- + The Graham Garden
- + Weekly farmer's market
- + Halo, Bunker Hill's newest dining and lifestyle gathering space
- + Hope Street Friends Childcare
- + Immediate freeway access
- + Bunker Hill/Arts Regional Connector at 2nd + Hope Streets
- + Adjacent Metro Gold (A) Line
- + Dedicated Bike Parking & EV Charging Stations
- + Flexible Workspace and Conference Facilities
- + Expansive Outdoor Spaces with Hi-Speed WiFi





METRO REGIONAL CONNECTOR: BUNKER HILL STATION



WELCOME TO THE ← NEIGHBORHOOD

LA'S CULTURAL HUB

- + The Broad
- + MOCA
- + Graham Garden
- + Grand Performances
- + Colburn School of Performing Arts
- + Grand Park
- + Disney Concert Hall
- + Redcat
- + The Music Center

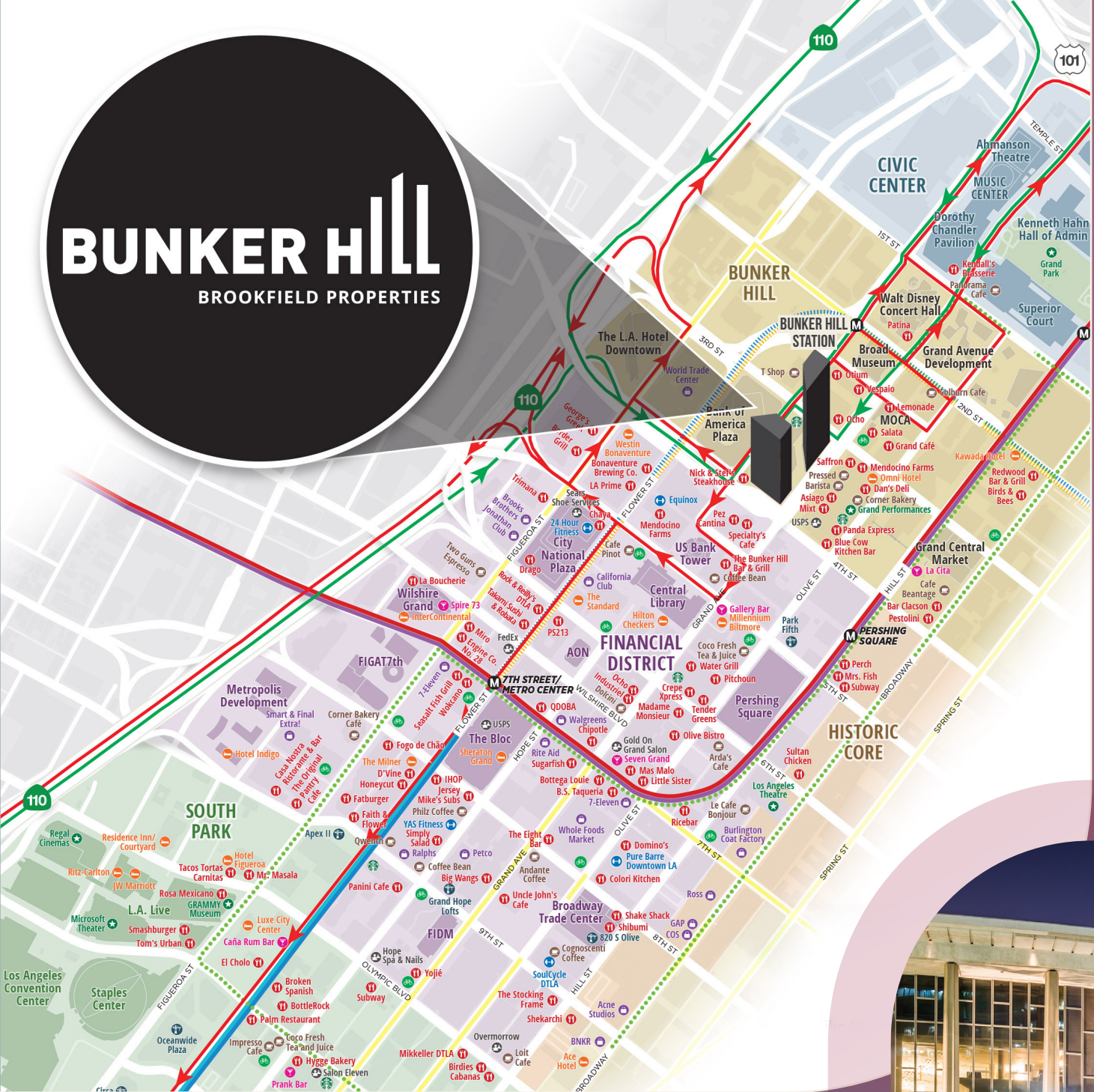
CULINARY LANDSCAPE

- + Halo
- + Grand Central Market
- + Nick + Stef's
- + Otium
- + Vespaio
- + Patina
- + Astrid
- + Agua Viva
- + San Laurel



BUNKER HILL

BROOKFIELD PROPERTIES



- Restaurants
- Hotels
- Fitness
- Cafes
- Retail
- Attractions
- Bike Share
- Developments
- Service
- Bike Lanes

GET CONNECTED



RESOURCES. → DEDICATION. PARTNERSHIP.

Brookfield Properties is more than a landlord. We are a partner.

We accommodate tenants searching for best-in-class properties with efficient floor plans, natural lighting, unbeatable views, and flexible workspace for their expanding team.

The Bunker Hill campus provides all of these wish list solutions - and beyond.





ENERGIZE YOUR WORKDAY

WE ACTIVATE OUR OFFICE BUILDINGS.

Activated by Brookfield Properties is our dynamic tenant engagement platform that brings curated and elevated experiences to our tenants while creating a sense of community. Being a Brookfield Properties tenant unlocks an entire network of connections.

EXPERIENCE

A curated calendar of creative, unique experiences within your office building makes coming to work fun and engaging in all sorts of unexpected ways.

ARTS AND CULTURE

Innovative, free music, theatre, dance, visual art, and cultural experiences change spaces from those you pass through to those you linger, pause, and gather in.

FITNESS & WELLBEING

With free in-person and streaming fitness and wellbeing classes, you'll be energized and ready to tackle your work week.

CONNECT

Unlock the benefits of Activated's global portfolio with access to amenity spaces, perks, services, and partnerships that make your life more flexible and rewarding. All powered by axiis tenant app.

ACTIVATED MARKETS

DENVER
HOUSTON
LOS ANGELES
NEW YORK CITY
WASHINGTON D.C.
LONDON

**Offers may vary in each market.*



Activated
BY BROOKFIELD PROPERTIES

brookfieldproperties.com/activated

axiis

100% OF THE
ELECTRICITY REQUIRED FOR THE LOS
ANGELES OFFICE PORTFOLIO
SUPPLIED THROUGH A NEWLY
BUILT SOLAR POWER PLANT
BY 2026.

BENEFITS TO TENANTS



INCREASES demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.



FINANCING a new-build solar power plant adds new renewable power supply to the grid.

WE WILL ACHIEVE this by executing a power purchase agreement (PPA) with a renewable energy development company to initiate the development of a new solar power plant that will supply our DTLA properties with 100% renewable electricity.

BROOKFIELD PROPERTIES

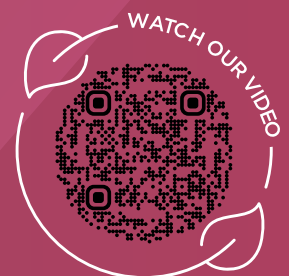
ESG

Brookfield
Properties

Real estate,
reimagined.



brookfieldproperties.com



BUNKER HILL

BY BROOKFIELD PROPERTIES

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