

## FIGUEROA TOWER

660 S. Figueroa Street, Los Angeles, CA

## INVESTMENT OPPORTUNITY

### THE OFFERING

Madison Partners, as exclusive advisor, is pleased to present the unique opportunity to acquire Figueroa Tower—a Class A, trophy-quality asset totaling 280,419 square feet of office and retail space in Downtown Los Angeles. Designed by A.C. Martin & Associates, Figueroa Tower features an architectural design reminiscent of the 16th century French Renaissance style and is highlighted by the building's Italian marble exterior and spectacular 2-story lobby complete with striated marble finishes and museum-quality murals. The Property's premier Downtown location, coupled with high-quality finishes and functionality, offers tenants a first-class business environment, ideal for leading financial and professional services firms requiring a presence in one of the strongest markets on the West Coast. Located at the northeast corner of Figueroa and 7th Streets, Figueroa Tower benefits one of the most prestigious locations within the Downtown Central Business District ("CBD").



### INVESTMENT HIGHLIGHTS

- Unique Investment Opportunity
- Architecturally Distinct Trophy Asset
- Excellent In-Place Tenancy
- Immediate Upside Potential
- Significant Discount to Replacement Cost
- Long-Term, Secure Cash Flow
- Healthy Downtown Office Market
- Excellent Proximity to Major Modes of Transportation



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at <http://www.madisonpartners.net/property/199>.

**EXCLUSIVE ADVISOR**  
Bob Safai  
Broker I.D. No.: 00978067



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