

801 TOWER

801 S. Figueroa Street, Los Angeles, CA

INVESTMENT OPPORTUNITY

THE OFFERING

Madison Partners, as exclusive advisor, is pleased to present the unique opportunity to acquire the fee simple interest in 801 Tower (the "Property")—the newest Class A commercial office building to come online within Downtown Los Angeles' Central Business District. Situated on the southwest corner of Figueroa and 8th Streets, 801 Tower was designed and constructed to the highest institutional quality standards—affording tenants a first-class business environment through state-of-the-art building systems, exceptional functionality, and a strategic location proximate to numerous amenities and major modes of transportation.

INVESTMENT HIGHLIGHTS

AWARD-WINNING, CLASS A ASSET: Built in 1992, the 458,149 square-foot office tower features a striking architectural design highlighted by its signature crystalline-green glass spire atop the building, a polished granite façade with sawtooth window line, gradual step-backs, and 8-foot high windows allowing for an abundance of natural light. The Property's main lobby features Italian marble flooring with Rosso Levanto marble insets and tenant spaces feature efficient, column-free floor plates with a unique 12-corner office configuration—fitting for the high-end professional services firms located within the building.

EXCELLENT IN-PLACE TENANCY COUPLED WITH IMMEDIATE UPSIDE: At 93% leased, 801 Tower provides an investor the opportunity to enhance cash flows via leasing up the current available space (30,806 SF) while enjoying stable, secure cash flow from an impressive group of tenants on the occupied portion of the building.

ATTRACTIVE IN-PLACE DEBT: The offering enables an investor to assume the existing interest only loan at 6% through 2016.

SIGNIFICANT DISCOUNT TO REPLACEMENT COST: 801 Tower can be acquired at a price significantly below the cost required to replicate this unique trophy asset in today's market.

ABOVE AVERAGE ON-SITE PARKING RATIO: The Property's 3-level subterranean parking garage, coupled with access to the affiliated surface parking lot adjacent to the building, provides stable and supplemental dedicated parking income and one of the highest parking ratios among newer trophy office buildings in Downtown Los Angeles (1.0:1,000 RSF). Additionally, further upside exists with the ability to re-strip spaces.

CORE DOWNTOWN OFFICE MARKET: 801 Tower was one of the last commercial office buildings built in the Downtown Los Angeles Central Business District and is part of Downtown Los Angeles' 73-building, 36 million square-foot Class A office market, which continues to exhibit less volatility compared to other major markets within Los Angeles, including Tri-Cities and West Los Angeles. As of first quarter 2010, the Downtown Los Angeles Class A office sector posted a direct total availability rate of 11.4%.

IRREPLACEABLE DOWNTOWN LOCATION: 801 Tower is proximate to an extensive array of first-class retail, hotel, and cultural amenities. Significant development activity within recent years, including L.A. Live, Staples Center, Walt Disney Concert Hall, Cathedral of Our Lady of the Angels, and the expansion of the Metro system, continue to enhance Downtown Los Angeles—making it home to one of the most explosive and successful "live, work & play" urban revitalization projects in the country.



Property Information	
NRA (SF):	458,149
Year Built:	1992
No. of Floors:	25
Parking Spaces:	453*
% Leased:	93%
*Includes spaces in adjacent lot	

Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at:
<http://www.madisonpartners.net/property/217>

EXCLUSIVE ADVISOR

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