



# The Definitive Bunker Hill Address







**Much more than a commercial address, City National 2CAL represents the future of Downtown LA.**

**Soaring 52-stories above Bunker Hill, the elegant office tower opens to unmatched trophy views from expansive floorplates, unrivaled amenities and absolute convenience. At its base, the campus environment and multi-level retail and entertainment plaza provide your workforce with access to fresh air, as well as shopping, dining, transport and world-class cultural destinations - all within walking distance.**

**Smart design. Superior location. Your future looks bright at City National 2CAL.**





**BUNKER HILL**

**LITTLE TOKYO**



The Park DTLA

Walt Disney Concert Hall

Clara Shortridge Foltz Courthouse

World Trade Center DTLA

The Broad

Stanley Mosk Courthouse

Bank of America Center

The Grand

Civic Center Grand Park Station

The Westin Bonaventure

Wells Fargo Center

MOCA

United States Courthouse

Los Angeles City Hall

444 Flower

Halo

Cal Marketplace

Los Angeles Times Building

City Hall Park Center

InterContinental Los Angeles

Library Steps

US Bank Tower

Angels Flight Railway

Grand Central Market

Miyako Hotel

Los Angeles Central Library

Gas Company Tower

Pershing Square Station

Millennium Biltmore

Hill St

7th Street Metro Center

One Wilshire

Pershing Square

Pershing Square

Spring Street Park

DTLA Art Walk

TO CA 110-S

FROM CA 110

TO US 101 & CA 110-N

FIGUEROA ST

FLOWER ST

S GRAND AVE

S OLIVE ST

W 2ND ST

S BROADWAY

S MAIN ST

W 5TH ST

W 4TH ST

FROM CA 110



# Only Minutes Away

  
**5 min**  
to Cal Marketplace,  
Omni Hotel, Halo DTLA, and  
Grand Central Marketplace



Jason Leung

  
**10 min**  
to The Broad, MOCA, and  
Walt Disney Concert Hall



Linda Pomerantz Zhang

  
**15 min**  
to Little Tokyo and the  
Arts District, Grand Park,  
and FIGat7th



Jeremy Huang

  
**5 min**  
to I-110 and  
US-101 Freeways



Juan Carlos Becerra

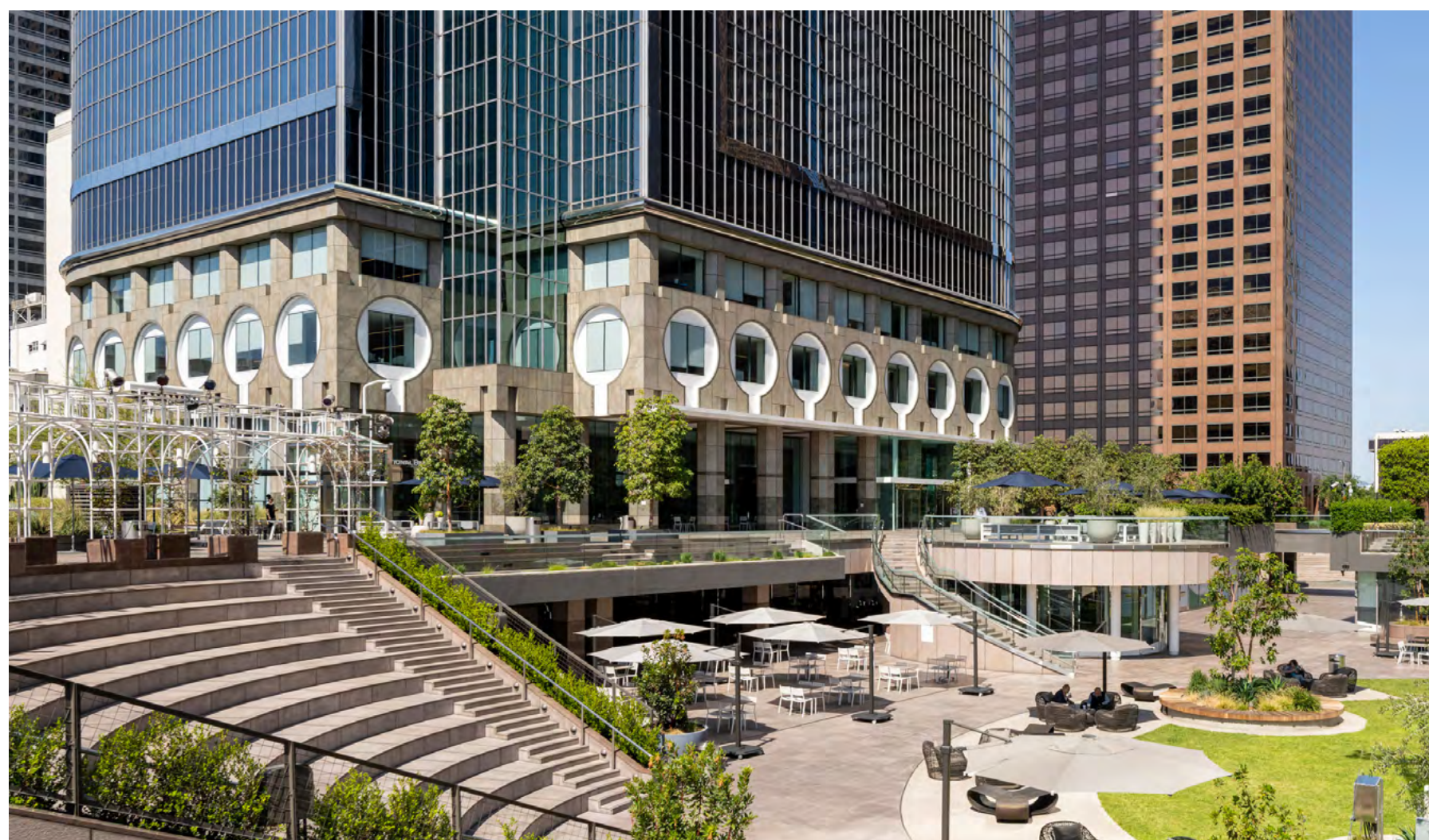
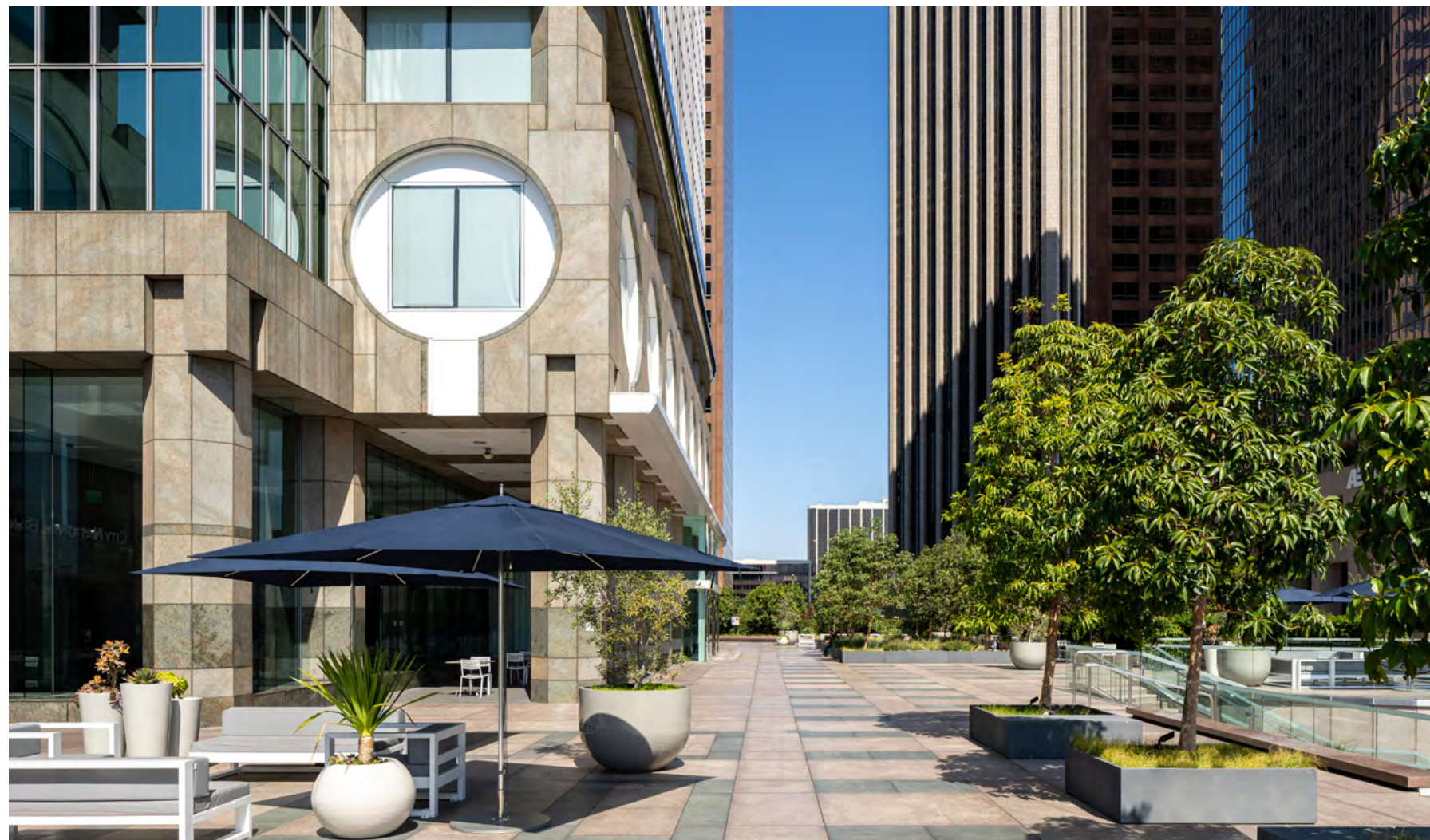
  
**15 min**  
to Union Station by  
shuttle-service



Louka Lambot



# Connected to the Outdoors



Ground Floor Lobby



# Open, Light-Filled Offices



Conceptual Private Ground Floor Lobby and Reception





# Conceptual 44th Floor Loggia And Lounge





# Unrivaled Panoramic Views

**NORTH**



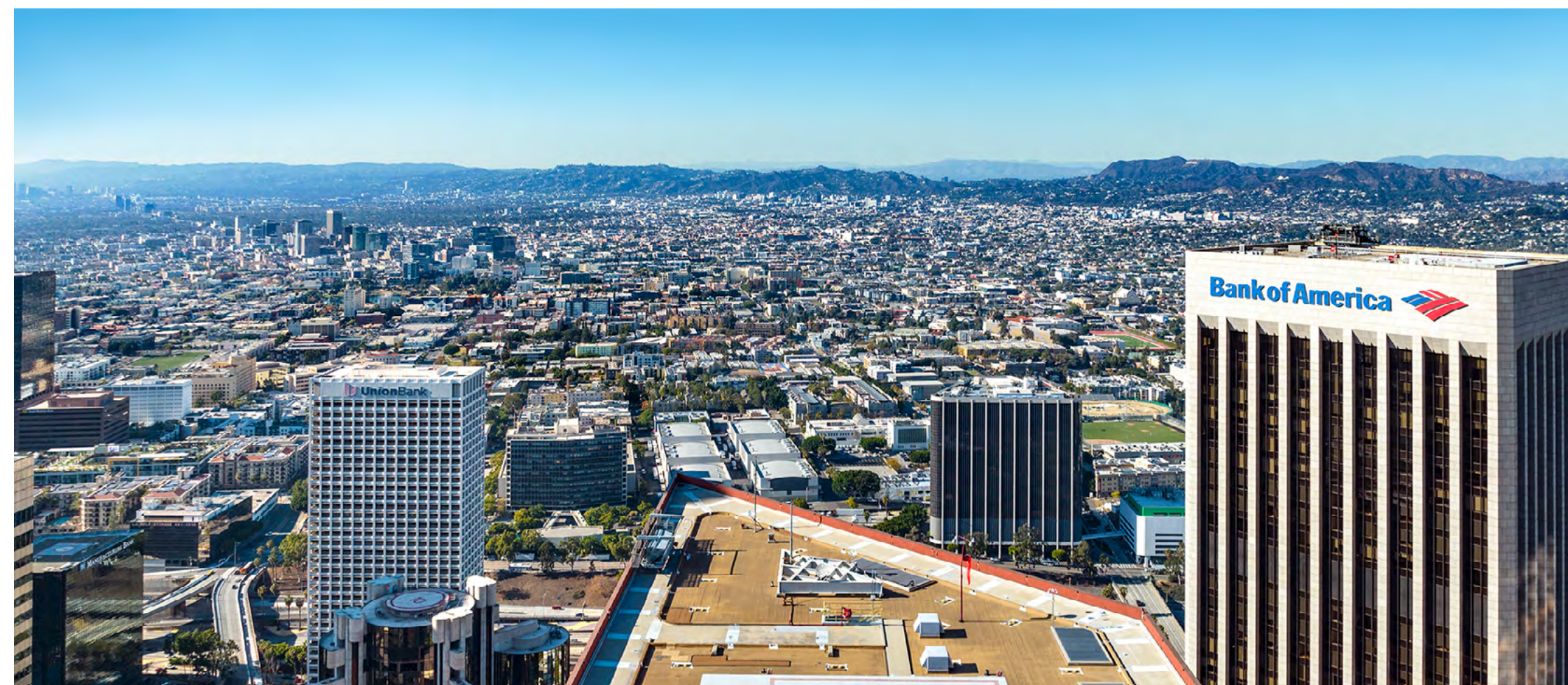
**EAST**



**SOUTH**



**WEST**





# Expansive Floor Plans

Cal Marketplace, The Yard,  
San Gabriel Mountains

**27,947**  
Rentable  
Square Feet

**42 FT**  
Minimum  
Bay Depth

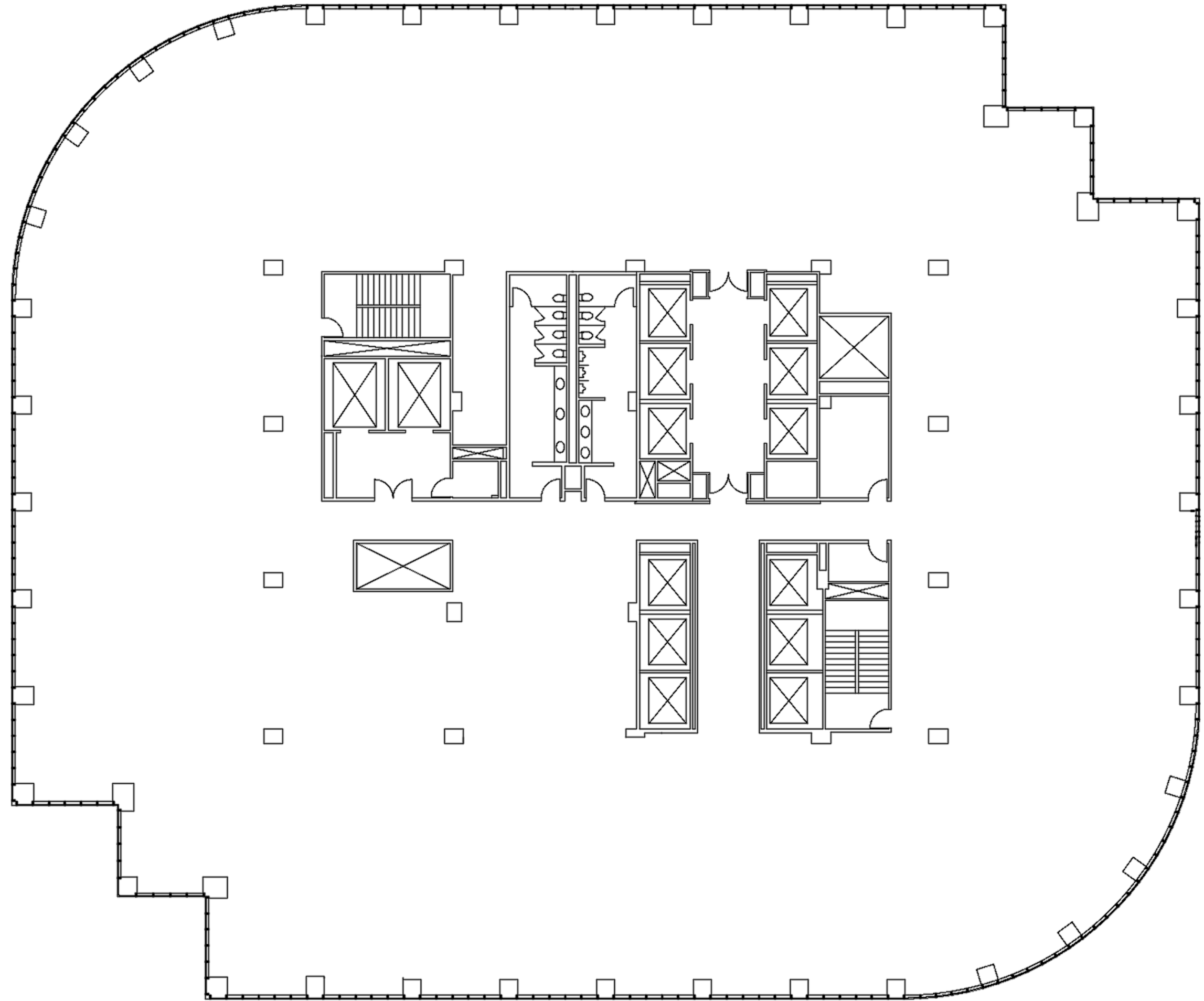
**15.5 FT**  
Column  
Spacing

**13 - 19 FT**  
Slab  
Heights

DTLA Skyline,  
Century City,  
Hollywood,  
Pacific Ocean

Historic Core,  
Chinatown,  
Little Tokyo,  
Arts District

Financial District, Fashion District,  
DTLA Skyline, Long Beach





# Available Space

Click on desired floor for more information

## FLOOR 35

Suite 3560  
2,769 SF

## FLOOR 33

Suite 3350  
6,124 SF

## FLOOR 33

Suite 3325  
2,868 SF

## FLOOR 30

Suite 3070  
3,977 SF

## FLOOR 28

Suite 2850  
12,136 SF

## FLOOR 27

Suite 2700  
27,521 SF

## FLOOR 26

Suite 2600  
27,544 SF

## FLOOR 25

Suite 2550  
6,749 SF

## FLOOR 18

Suite 1800  
15,015 SF

## FLOOR 16

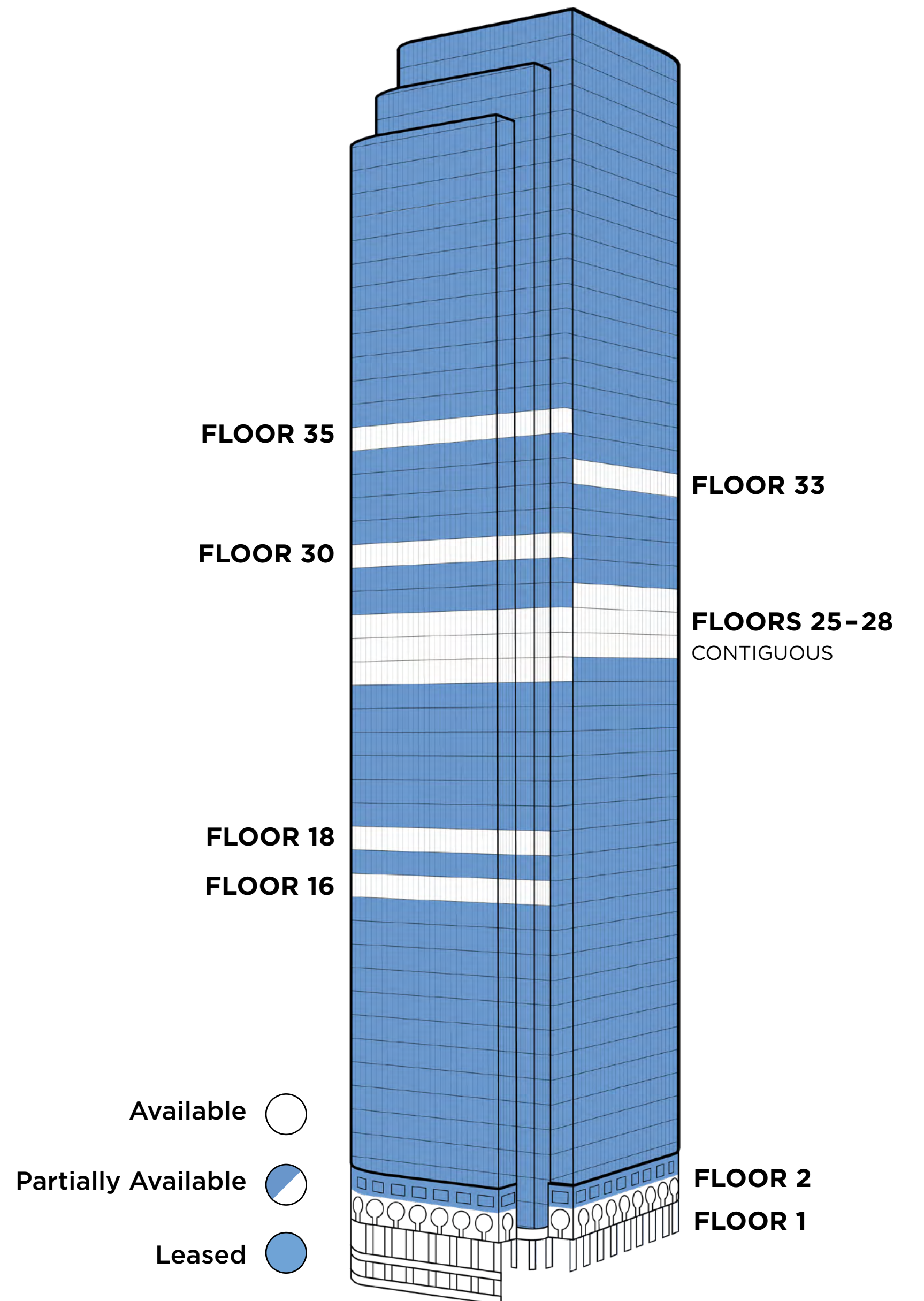
Suite 1600  
8,362 SF

## FLOOR 2

Suite 200  
27,038 SF

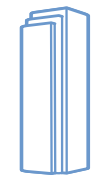
## FLOOR 1

Suite 150  
9,305 SF





# At A Glance



## SQUARE FEET | STORIES

1.4 million SF | 52



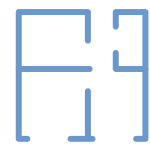
## YEAR BUILT | RENOVATED

1992 | 2017



## ARCHITECT

Arthur Erickson Architects and AC Martin



## FLOOR PLANS

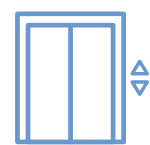
Floorplates averaging 27,000 SF

Partial floors from 2,170 SF to 16,981 SF

Full floors up to 27,648 SF

Contiguous floors up to 55,272 SF

Move-in ready suites from 2,170 SF to 27,544 SF



## MAIN LOBBY

6 Entrances: 4 from upper plaza, 2 from lower plaza

21 Passenger Elevators and 2 Freight Elevators serving office floors

Visitor Reception Desk 24/7



## AMENITIES

### Open Space

1.5-acre multi-level landscaped plaza with a variety of seating and tables

### The Yard

Open-air plaza, lawn and performance stages  
Home to the *Grand Performances* free summer outdoor concerts and performing arts events

### Cal Marketplace

Fast casual dining and convenience retail from Starbucks, Poke Bar, Earl of Sandwich, Pressed, and USPS, Amazon Lockers, and FedEx

### Client Experience Ambassador

Onsite tenant concierge for arranging tickets to events and dining reservations, coordinating tenant private events and wellness activities

### Additional Amenities

Secure Bike Storage and Lockers  
Shuttle Service to and from Union Station  
Training Conference Room for 60 people



## SUSTAINABILITY INITIATIVES

LEED Platinum

ENERGY STAR: 98 Score

WiredScore Platinum

UL Verified Healthy Building for indoor air/water

Fitwel Certified

Alvéole Honey Beehive Program offering tenant workshops and special events



## TENANT RESOURCES

CIM Tenant Experience APP

Tenant Portal



## ON-SITE PARKING

Subterranean garage with 1/1,000 parking ratio

Seven (7) EV charging ports

Valet Parking with loading zone

Auto Amenity Bay with self-service car care



## ON-SITE PROPERTY MANAGEMENT

24/7 Security and Engineering

Best in class service



# Ownership Matters

Since 1994, CIM has led more than **\$60 billion** of projects in metropolitan communities across the Americas.

CIM's broad in-house expertise includes decades of research, acquisitions, credit analysis, development, leasing and property management. Our experience with real assets located in densely populated communities, infrastructure, net-lease assets and other associated credit strategies share an investment principle of helping strengthen local economies.

## What sets us apart?

We believe the answer is trifold: our team's extensive in-house expertise, our commitment to enhancing communities and our disciplined approach.

## Team

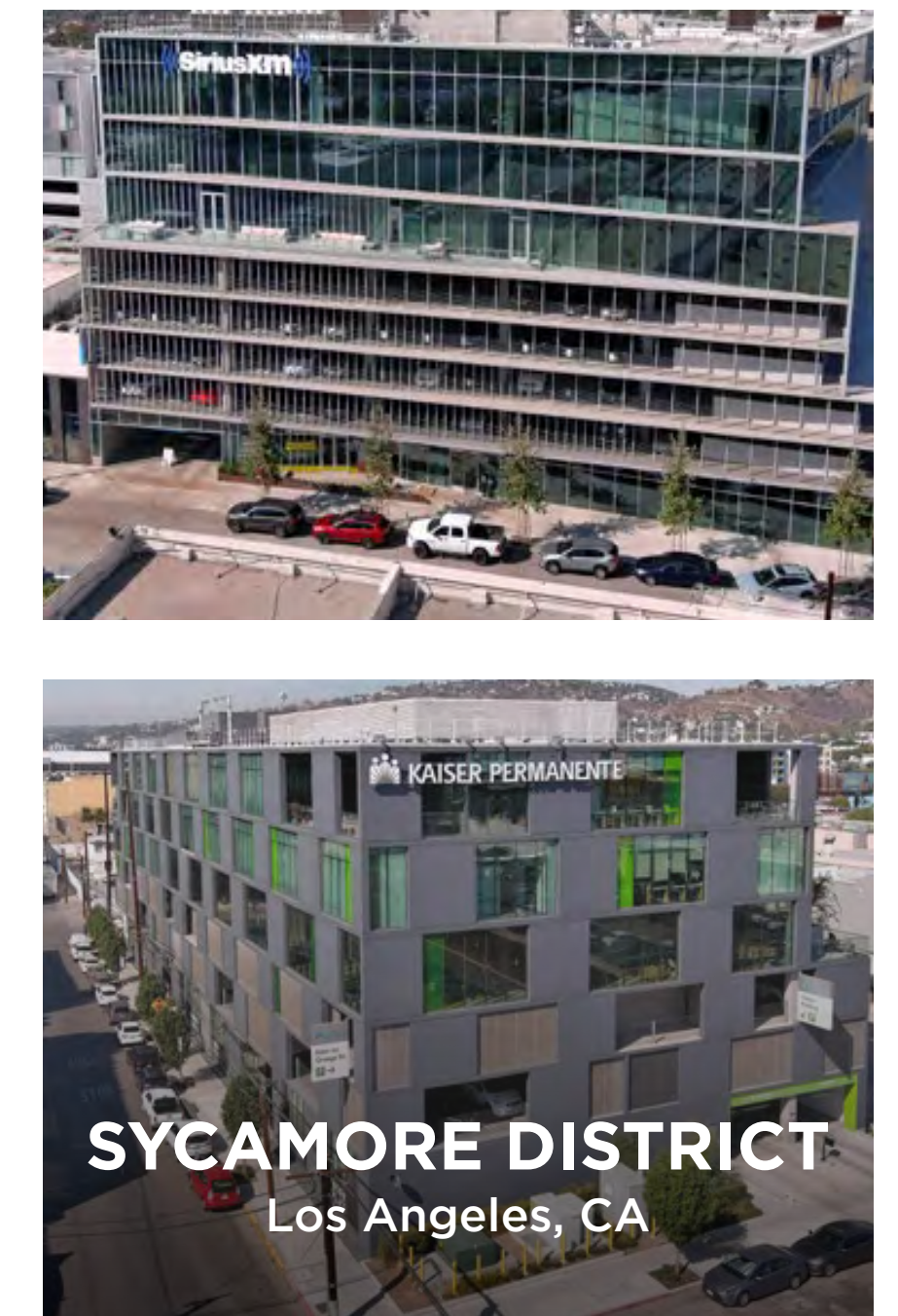
Our vertically-integrated team's expertise ranges from research and acquisition to development, leasing and property management across all types of real estate and infrastructure.

## Community

We support and enhance communities through real estate and infrastructure projects that provide employment, goods and services to help communities thrive long-term.

## Discipline

We employ a disciplined approach to each project, emphasizing prudent research, underwriting and leverage as we strive to work in the best interests of our stakeholders.







# Get In Touch



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