

LANDWARK

TOWER

WORKSTYLE CHOICE FOR YOUR FUTURE







ULTIMATE ACCESS

100 Drive Score



WALK EASY

8 Walk Score



5X5 TELECOM

Open Air Workstyle



EAT, WORK, LIVE

Amenities Abound

Bunker Hill has always been downtown Los Angeles' premier office location and has only gotten better with its recent boom in renovations to its 10M SF of space. Sporting a vast array of cultural and hip additions, including The Broad Museum, Walt Disney Concert Hall, Conrad Hotel and Otium, Bunker Hill is perched as one of DTLA's top destinations.

Located at the center of Bunker Hill, One Cal is a 1,050,000 SF, 42-story Class A office tower positioned in a campus-like park, well away from traffic congestion and one-way streets of DTLA. Your unparalleled workstyle includes simple and fast freeway access from Fourth St., ample parking in a roomy structure with oversized stalls, and fast, secure internet access anywhere on the campus. With One Cal's 5x5 Telecom Wi-fi, your workplace extends to the 1.5-acre water court with multilevel, open-air seating and dining options.

TAKE PART IN THE BUNKER HILL RENAISSANCE

ADDRESS: 300 S Grand Ave.

Los Angeles, CA 90071

TOTAL SF: 1,050,000 RSF

OWNER: Rising Realty Partners

Colony Capital

STORIES: 42

YEAR BUILT: 1983

RENOVATED: 2018-2019

CEILINGS: 13'6" - 21'2"

FLOORPLATES: Approx. 24,000 - 26,000 SF

PATIO SPACE: Dedicated & shared

RETAIL: 15.800 SF of on-site retail

ONE CAL





WALT DISNEY CONCERT HALL

THE YARD

Experience Los Angeles' world-class cultural center with a one block walk to Walt Disney Concert Hall, Broad Museum, The Music Center, the Museum of Contemporary Art (MOCA), the Colburn School and Grand Performances at The Yard at California Plaza.

CULTURAL HEART OF LA

EXPERIENCE CULTURE

The Museum of Contemporary Art, Los Angeles





CAL MARKETPLACE

NICK + STEF'S STEAKHOUSE

MENDOCINO FARMS



GRAND CENTRAL MARKET

VESPAIO

OTIUM

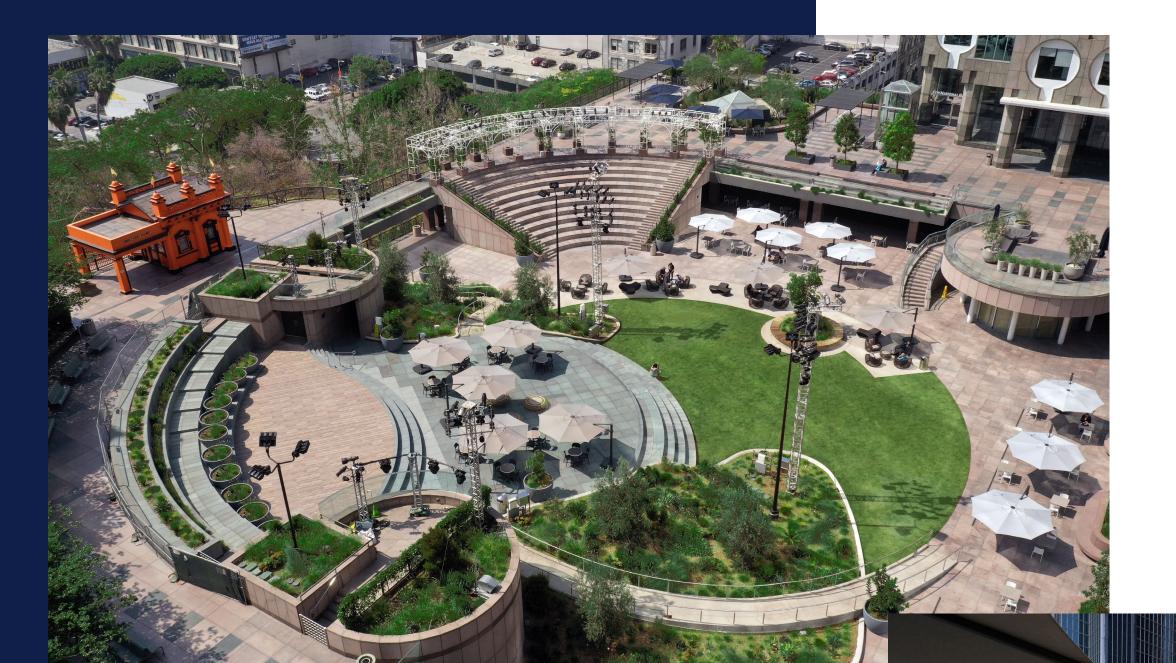


CONDRAD HOTEL

Since its birth as a residential district in 1867, Bunker Hill has seen many transformations. Today, One Cal stands in L.A.'s only masterplanned downtown development, a 10 million square foot campus atop Bunker Hill, in a sunny SoCal café environment.

AMENITIES ABOUND

ONE CAL



5X5 TELECOM

With 5x5 Telecom internet and phone service available throughout the building, employees can work on your office network anywhere on the One Cal campus, at the same speed and security as in your office. And with AnyCloudTM, you have direct access to every major cloud platform 10 times faster than conventional internet speed. It adds up to the Workplace of the Future that today's top talent demands—a flexible space for freeing up creativity and collaboration, the keys to increased performance.

MAKE THE MARKETPLACE YOUR WORKPLACE

MODERNIZING MATTERS

Newly renovated courtyard with soft seating and direct access to 5x5 telecom & WiFi connectivity for tenants to be productive while enjoying the Southern California lifestyle.





Rising Realty Partners is a full-service investment and operating platform specializing in creating world-class commercial and industrial properties. Rising executives have been creating value for investors in California commercial real estate markets for over four decades by striking the perfect balance between dynamic vision and trusted best practices.

Rising's approach to real estate investing and operating focuses on the environmental, social, and technological aspects of a project which are fundamental areas of impact that have proven, to create value. **risingrp.com**

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DigitalBridge (NYSE: DBRG) is a leading global digital infrastructure REIT. With a heritage of over 25 years investing in and operating businesses across the digital ecosystem including towers, data centers, fiber, small cells, and edge infrastructure, the DigitalBridge team manages a portfolio of digital infrastructure assets on behalf of its limited partners and shareholders.

DigitalBridge, structured as a REIT, is headquartered in Boca Raton with key offices in Los Angeles, New York, London and Singapore. **digitalbridge.com**

ONE CAL

RISING

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JOSH WROBEL
Senior Managing Director

TIM MILLER

DANA VARGAS

