



ONE 1 CAL

300 SOUTH GRAND AVENUE | 1CALPLAZA.COM



LANDMARK TOWER

WORKSTYLE CHOICE
FOR YOUR FUTURE



ULTIMATE ACCESS
100 Drive Score



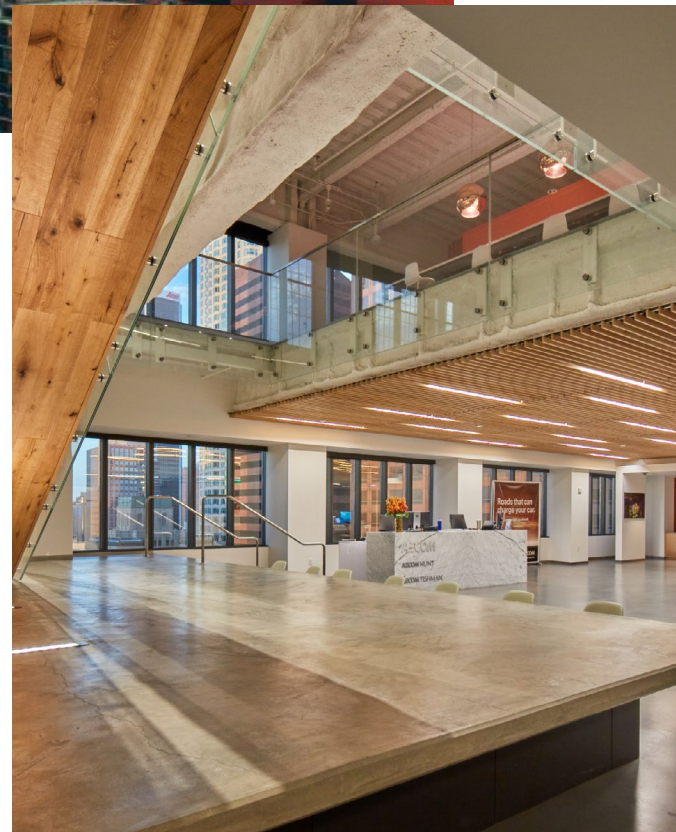
WALK EASY
98 Walk Score



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



THE BROAD



WALT DISNEY CONCERT HALL



MOCA



THE MUSIC CENTER

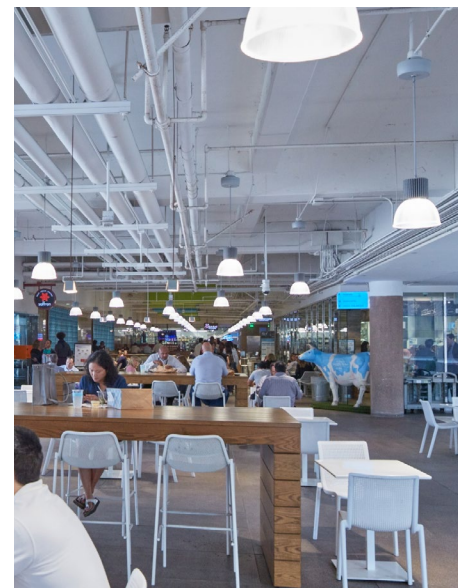


THE YARD

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**



CAL MARKETPLACE



NICK + STEF'S STEAKHOUSE



MENDOCINO FARMS



GRAND CENTRAL MARKET



VESPAIO



OTIUM



CONRAD 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 master-planned downtown development, a 10 million square foot campus atop Bunker Hill, in a sunny SoCal café environment.

AMENITIES ABOUND



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.

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 AnyCloud™, 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



RISING


DIGITALBRIDGE



JOSH WROBEL

Senior Managing Director
213-239-6001
josh.wrobel@am.jll.com
Lic. # 01237972

TIM MILLER

Executive Vice President
213-239-6024
tim.miller@am.jll.com
Lic. #01419710

DANA VARGAS

Vice President
213-239-6121
dana.vargas@am.jll.com
Lic. # 01943620

License #01856260
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