

# 537 BROADWAY

*Creative Office For Lease*



SEE NEXT PAGE FOR COVID SAFETY FEATURES

RICHARD SHAMOOILIAN  
LEASING@KINGSARCH.COM

310.659.7577  
KINGSARCH.COM

8820 WILSHIRE BLVD #200  
BEVERLY HILLS, CA 90211

You will be hard pressed to find a building in the entire region that is more suitable for the times we are in. Covid safety features include operable windows (fresh air!), single tenant floors, private restrooms, outdoor work and lounge space, individual tenant controlled air conditioning and air ionizer for the suite, and easy access to stair cases and elevators.

Additionally, all air conditioning units and ducting are exclusive to each tenant (not shared) and have been outfitted with state of the art bipolar ionization generators that have been shown to kill viruses and other pathogens.

For more information on bipolar ionization technology: <https://link.kingsarch.com/bpi>

Ownership has implemented multiple measures to improve safety including enhanced cleaning, directional signage, hands free plumbing devices and door foot pulls in strategic areas, and supplying tenants with certain safety materials.

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## *Creative Office For Lease // Building Details*

**Roof Deck:** Share ~3K SF outdoor area on the 4th floor and private outdoor space on the 6th floor. Outdoor amenities include seating, landscaping, music, wifi, TV and a shared indoor/outdoor conference room.

**HVAC:** Each suite to have at least one independent brand new high end HVAC unit. Tenants to have full control of the thermostat 24/7 using the innovate Nest thermostats.

**Electrical:** Brand new on-site 2,000 amp 3-phase transformer, service equipment & distribution.

**Fire/Life Safety:** All new sprinkler system including high-end fire pump and fire alarm system.

**Structural:** Voluntary seismic upgrade

**Finishes:** Newly refinished concrete floors. Modern light fixtures. Glass systems for the offices. Exposed brick walls.

**Façade:** Careful extensive restoration of the gold leaf and other distinctive details. Operable windows rehabbed and all glass replaced. Before and after pictures available upon request.

**Elevator:** New oversized 7-stop traction elevator restricted card access.

**Access:** Brand new access control system ft. Linear Emerge Elite as the centerpiece with HID cards. This system also includes a telephone intercom system at the main entry.

**Plumbing:** All-new/overhaul of restrooms/plumbing/waste vents/water distribution, fixtures installed in 2017 integrating the newest water-saving technologies, addition of all-new kitchenettes in each office, drought tolerant landscape & water-efficient irrigation system.

High ceilings (~20'+)

Operable Windows

Concrete Floors

Fiber Data

Creative Tenancy

Incredible Signage Opportunities

Rent Available Upon Request

\*Within 1/2 block of closest Metro

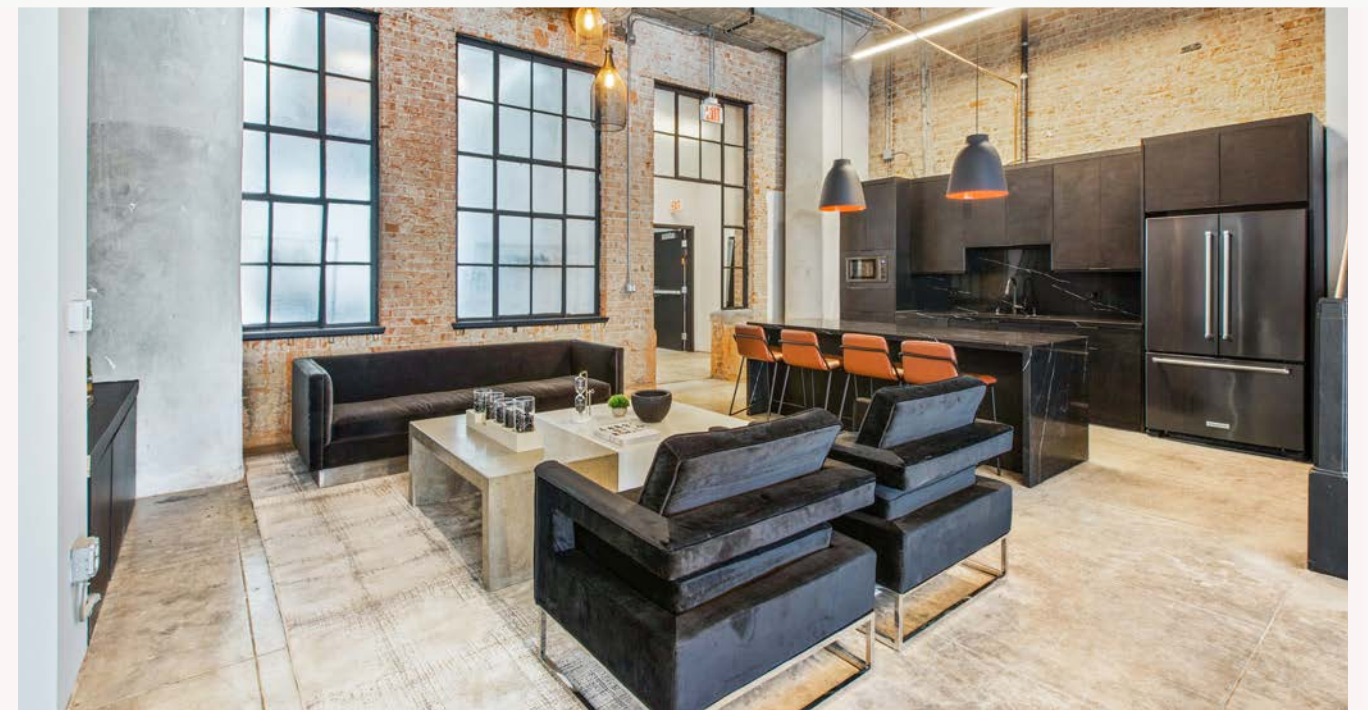
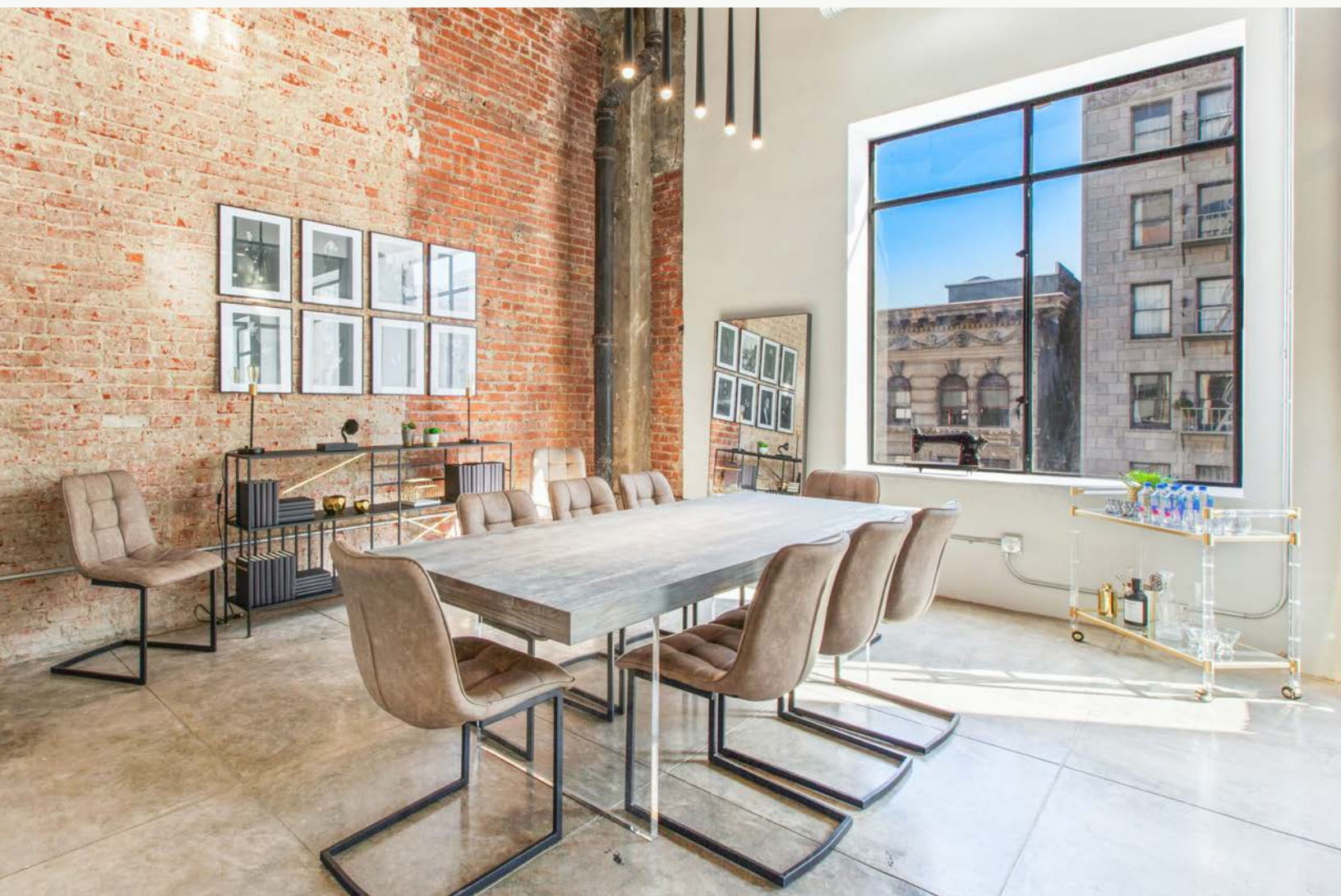
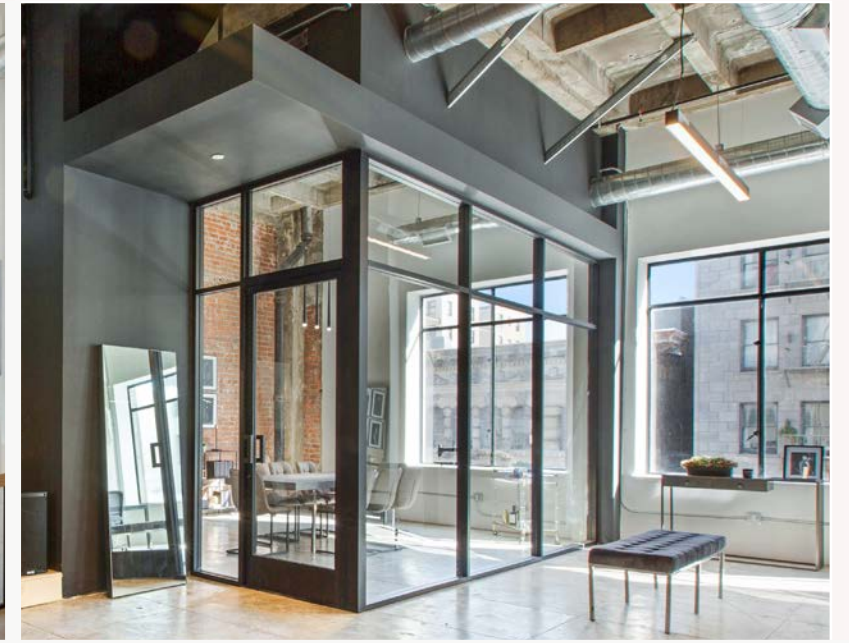
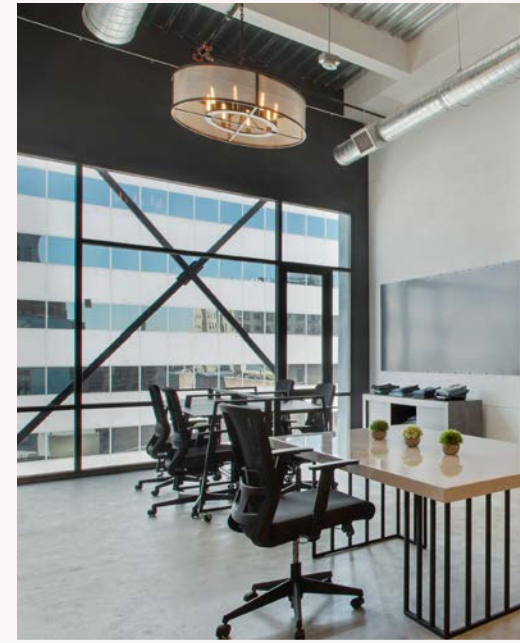
\*Directly adjacent to Pershing Square Parking Structure

\*Direct access to multiple private lots nearby. Inquire for details.

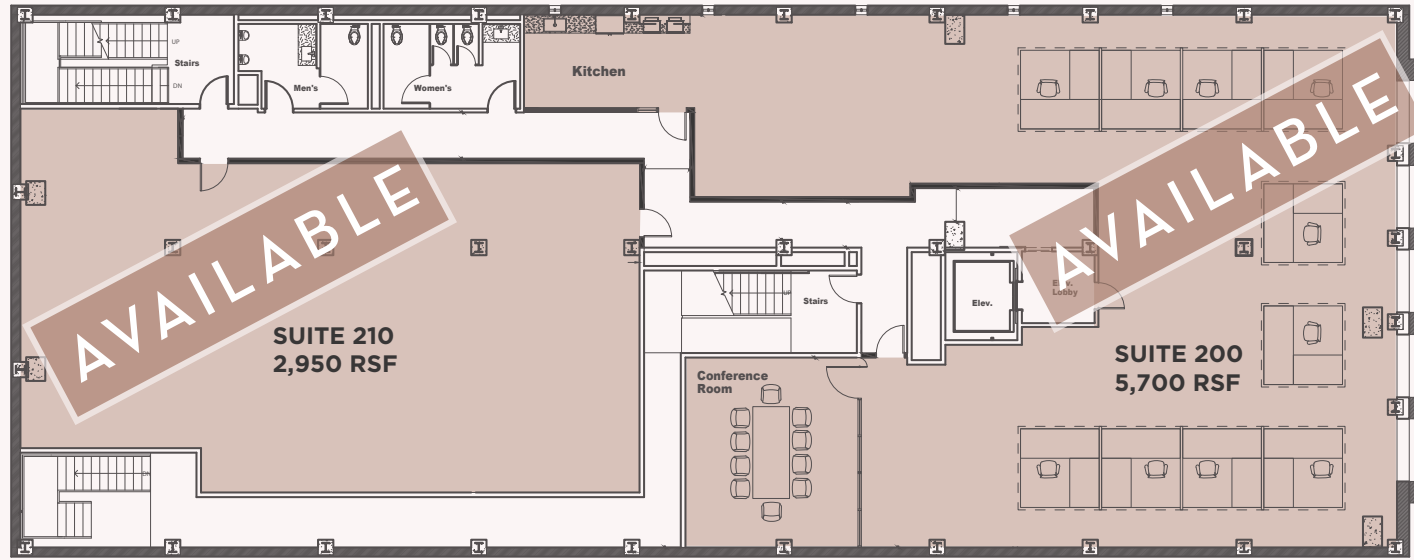


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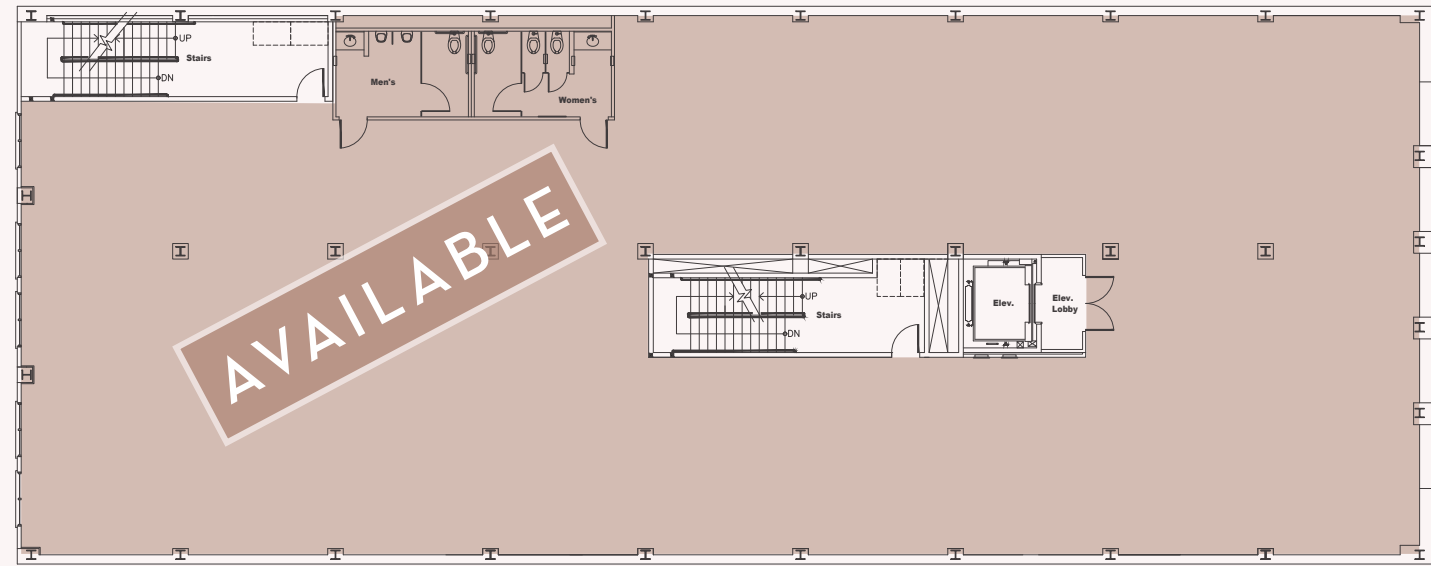
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www.kingsarch.com



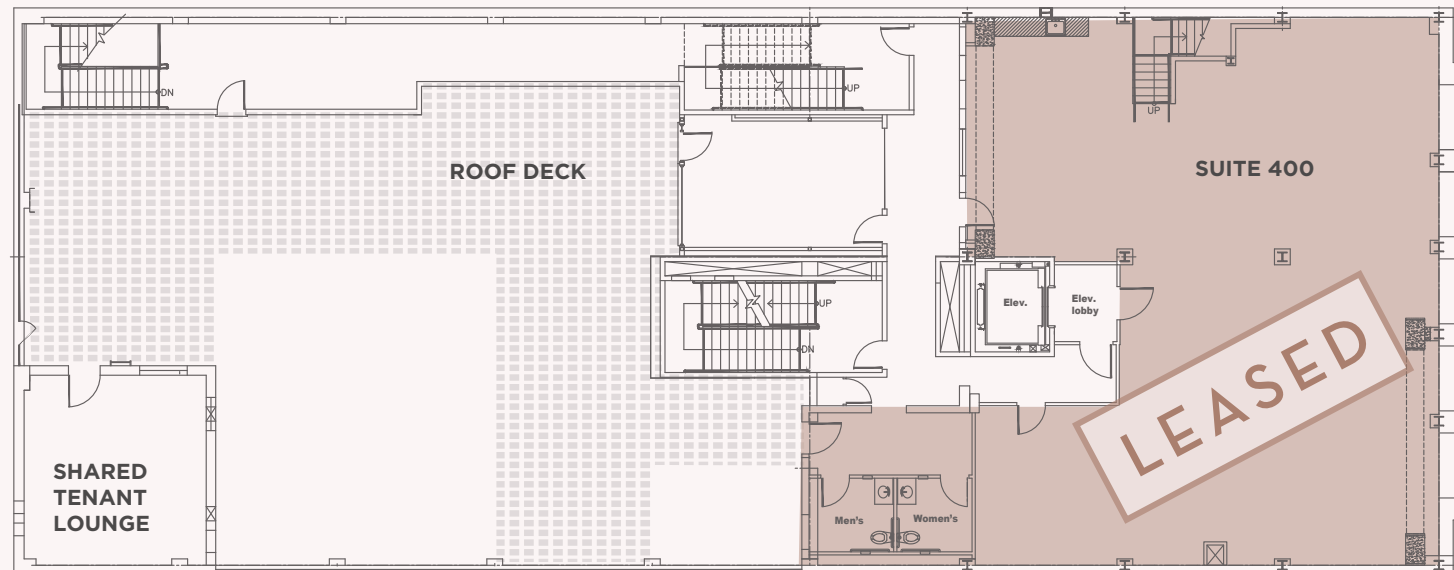
SECOND FLOOR | ~2,950 SF



THIRD FLOOR | ~9,770 (divisible to 5,900 SF)

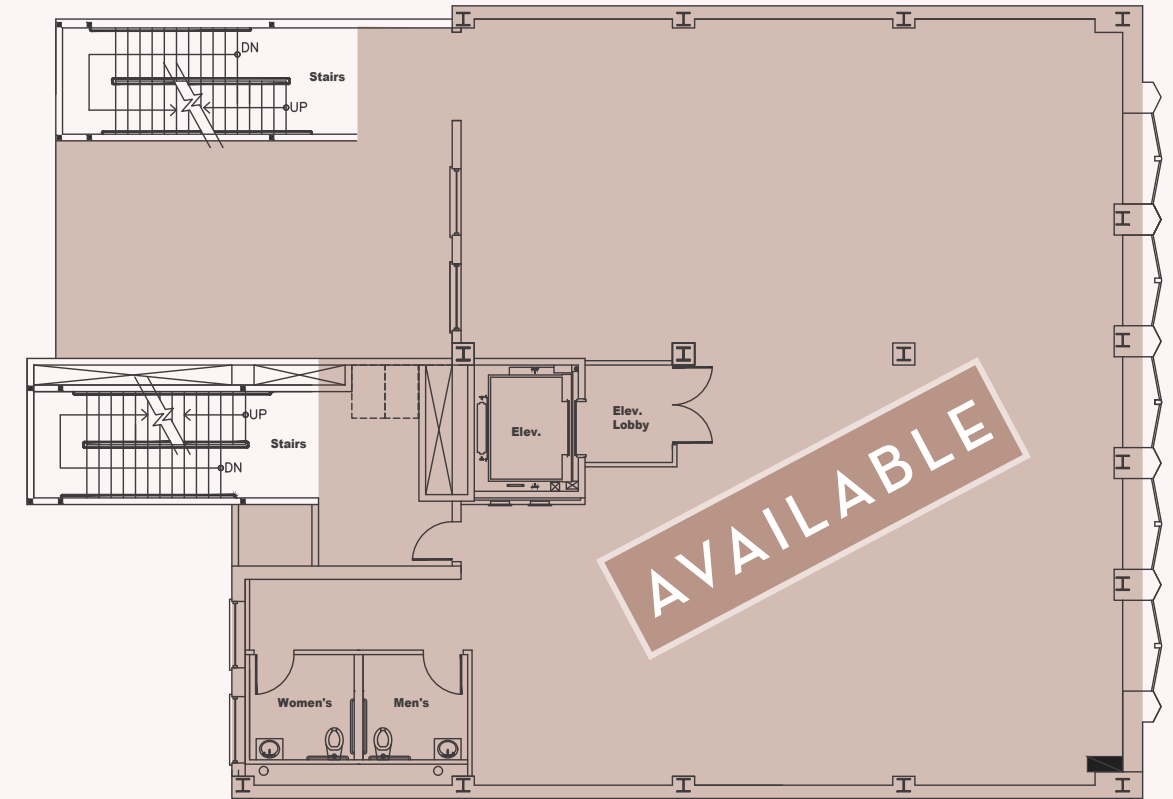


FOURTH FLOOR | ~3,601 SF



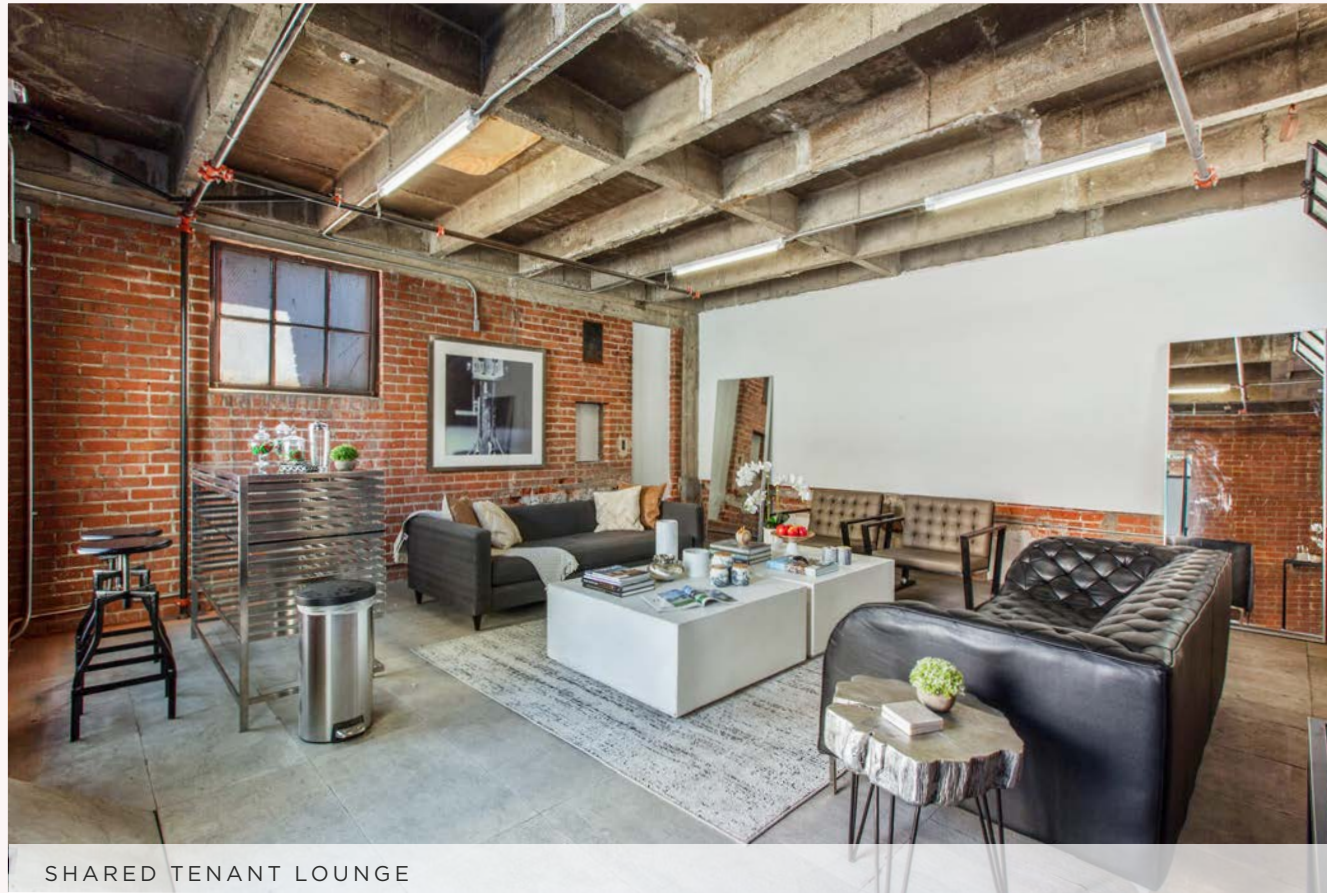
# CURRENT AVAILABILITY

FIFTH FLOOR | ~4,495 SF

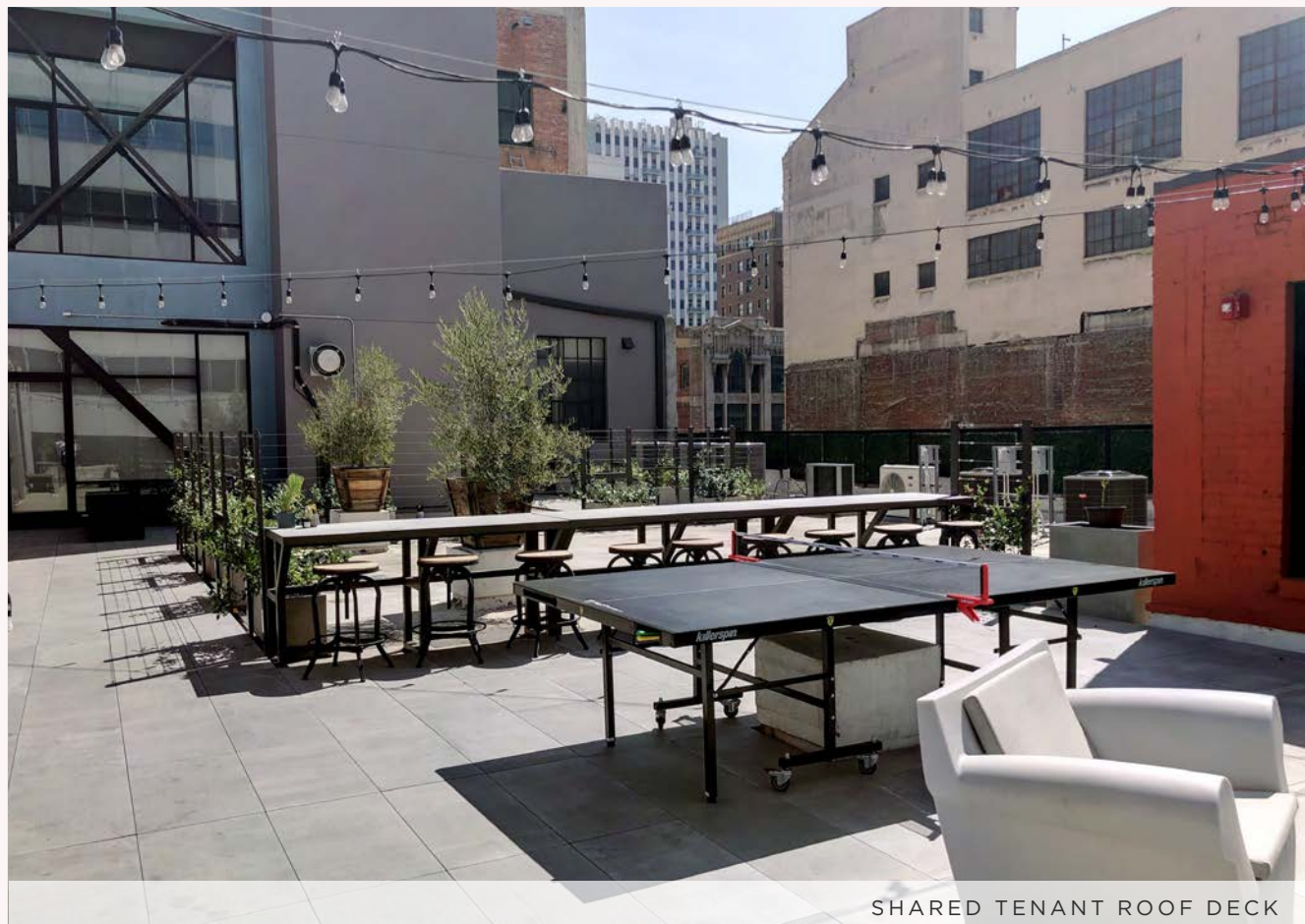


SIXTH FLOOR | ~4,788 SF





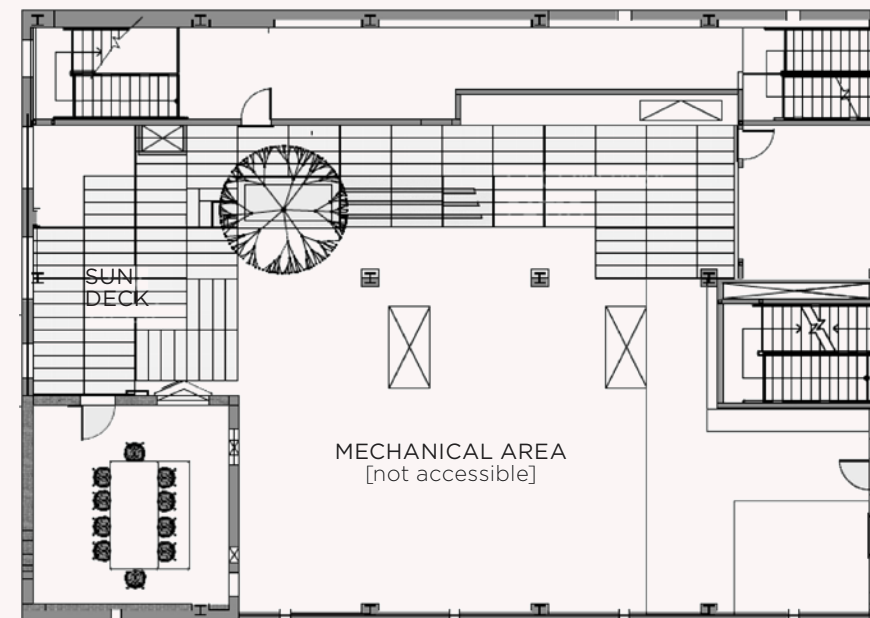
SHARED TENANT LOUNGE



SHARED TENANT ROOF DECK

*Build to suit spaces available for delivery 90 days from lease signing. Spaces include private restrooms, kitchenette, polished concrete floors, operable windows and glass enclosed conference room.*

*Tenant Roof Deck  
and amenity center*



COMMON USE  
CONFERENCE

CONCEPT: Urban Landscape Meets Deco Modern, Reinforces Hidden Panoramic Views

DESCRIPTORS: Hidden, Nature / Natural, Open, Freedom, Creative, Relaxed

MATERIALS: Wood, Concrete, Landscape, Sky, Blackened Steel, Brick, Stucco



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## *Amenities Map*

- Nike Jumpman Flagship
- Apple
- Foot Action
- Sheikh Shoes
- Mykita
- Blue Bottle Coffee
- CVS / Walgreens
- The Ace Hotel
- Broadway Trade Center
- Acne Studios
- Tanner Goods
- Aesop
- Gap
- Pershing Square Metro Stop
- Urban Outfitters
- Hoxton Hotel
- Broadway Bar
- Umami Burger
- Bar Clacson
- Mezcalero
- Grand Central Market
  - Eggslut
  - Belcampo Meat Co.
  - Golden Road
  - Wexler's Deli
  - Tacos Tumbras a Tomas
  - McConnell's Ice Cream
- Spring Arcade
  - Guisados Tacos
  - Downtown Donuts
  - Uli Gelateria
  - Crepes Sans Frontiers
  - Royal Claytons
  - Garcons De Cafe
- Perch
- Baco Mercat
- Terroni
- Acne Studios
- Blank Spaces
- Maccheroni Republic
- Precinct 357
- Kazunori
- Verve Coffee
- The Little Easy
- Nickel Diner
- Water Grill
- Metro
- LA Streetcar
- Gentle Monster
- Vans
- A.L.C.
- Theory
- Donut Friend
- WSS



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## *Property History*

537 S. Broadway ("Subject Property") is an architecturally significant, six-story building designed by famed local architects Walker & Eisen in the Art Deco and Zigzag Moderne style in 1931. The structure is a contributing building to the historic value of the Broadway Theater and Commercial District listed in the National Register of Historic Places.

Since opening in 1931, the building has taken the name of a string of its occupants including Hartfield's Department Store, but the Subject Property is broadly referred to as the '537 Building'. Although it has experienced a long period of blight along with many other buildings throughout DTLA, the building has remarkably retained its character and original luster.

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The Bringing Back Broadway initiative announced its New City of L.A. Historic Commercial Reuse Guidelines in 2013 with the intention of recreating the idolized vitality of in the twenties and thirties. The commercial real estate industry in Downtown Los Angeles is booming, with retail stores such as Apple, the Nike Jumpman Flagship store & Gap hitting the scene hard and renovating forgotten pieces of classic architecture. As Downtown becomes more alluring to L.A. locals and worldwide visitors, excitement in the community is palpably increasing. The metro and streetcar are expanding and providing more accessible and convenient transportation options. Restaurants and nightlife are once again buzzing with an energy that causes patrons to tap their toes to the beat before they even realize it is happening. King's Arch is filling its ideal Art Deco building on central Broadway with impressive retailers to match the quality of its structure & the rapidly emerging scene that is drawing affluent & creative consumers be a part of this iconic restoration.



## FOR MORE INFORMATION

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