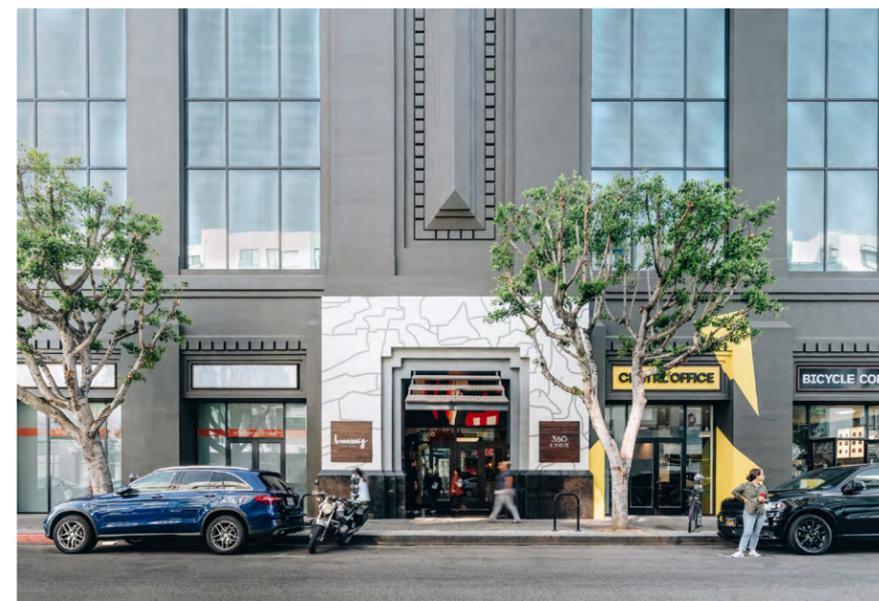


**brunswick**  
SQUARE

日本町



# SPACE TO CREATE

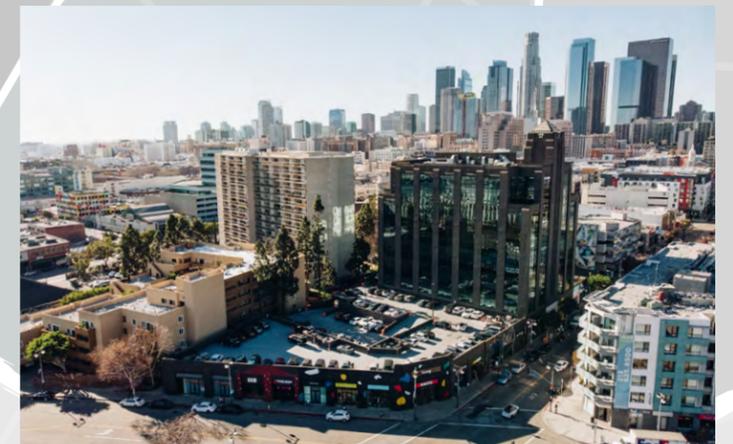
at Brunswig Square

## THE FACTS

- ↑ 12-18 foot high ceilings
- 🛋️ Tenant amenity lounge and outdoor deck
- 🚲 Bike storage and service station
- 🚿 Ground floor restrooms with showers
- 📍 10 public parking decks within 2 blocks
- ✂️ 2 blocks West of burgeoning Arts District
- 🚇 Adjacent to the Metro Regional Connector



At the corner of 2nd & Central in downtown LA's Little Tokyo, adjacent to the Arts, Historic Core, and Civic Center Districts.



# BRUNSWIG SQUARE

AT THE INTERSECTION OF LITTLE TOKYO AND THE ARTS DISTRICT

## RESIDENTIAL

- 01 Broadway @ 4th (450 Units)
- 02 Banco Popular Bldg (212 Units)
- 03 Higgins Bldg (135 Units)
- 04 Holland Partners (238 Units)
- 05 Ava Little Tokyo (280 Units)
- 06 Teramachi (127 Units)
- 07 Savoy Community Association (303 units)
- 08 Artisan on 2nd (118 units)
- 09 Gallery Lofts (33 units)
- 10 Megatoy's Lofts - Lowes Enterprises (320 units) +
- 11 940 East 2nd Street Lofts (36 units)
- 12 Newberry Lofts (50 units)
- 13 One Santa Fe (458 units) +
- 14 Toy Warehouse Lofts (20 units)
- 15 Binford Lofts (36 units)
- 16 811 Traction Avenue Lofts (10 units)
- 17 808-820 East 3rd Street (10 units)
- 18 Legendary Development (472 units) +
- 19 Beacon Lofts (53 units)
- 20 Barker Block (242 units)
- 21 Barker Block Warehouse N\*1 (68 units)
- 22 Molino Street Lofts (91 units)
- 23 500 South Santa Fe Avenue +
- 24 Factory Place Arts Complex (143 units)
- 25 SunCal/MSD Capital Development (proposed 1000 units)
- 26 Industrial (240 units) +
- 27 Creative Campus
- 28 Brick Lofts (21 units)
- 29 Toy Factory Lofts (109 units)
- 30 Biscuit Company Lofts (104 units)
- 31 The Walnut (57 units)
- 32 AMP Lofts (180 units)
- 33 2101 East 7th Street (40 units)
- 34 Shorenstein / Ford Factory +
- 35 Loft 726 (22 units)
- 36 Seventh & Bridge (73 units)

## MIXED USE

- 01 Medallion (96 units - 80,000 SF retail)
- 02 Medallion 2.0 (96 units to be built - 80,000 SF retail)
- 03 Sares-Regis Little Tokyo (240 units - 16,000 SF retail)
- 04 Sakura Crossing (230 units - 7,000 SF retail)
- 05 Hikara (128 units - 12,000 SF retail)

## OFFICE

- 01 CA State Bldg (430,000 SF office)
- 02 Federal Courthouse (600,000 SF office)
- 03 LA Times (310,500 SF office)
- 04 LA Times (265,500 SF office)
- 05 LAPD HQ (490,000 SF office)
- 06 LA City Hall (855,800 SF office)
- 07 CA Dept of Transportation (716,200 SF office)
- 08 Cal Trans HQ (635,000 SF office)
- 09 Ronald Reagan Bldg (740,000 SF office)
- 10 Title Insurance Bldg (300,000 SF office)

## HOTEL

- 01 Double Tree Hotel (434 rooms)
- 02 Miyako Hotel (173 rooms)

## RETAIL

- 01 Japanese Village Plaza (92,000 SF retail)

## PLACES OF INTEREST

### RESTAURANTS

- |                          |                        |
|--------------------------|------------------------|
| 01 The Edison            | 11 Tenno Sushi         |
| 02 Vibiana               | 12 Sushi Gen           |
| 03 Jist Cafe             | 13 The Escondido       |
| 04 Fugestsu-Do Bakery    | 14 Umami Burger        |
| 05 Daikokuya             | 15 The Pie Hole        |
| 06 Far Bar               | 16 Wurstkuche          |
| 07 Shabu-Shabu House     | 17 Eat Drink Americano |
| 08 Hama Sushi            | 18 Cerveteca           |
| 09 Ebisu Japanese Tavern | 19 Cafe Gratitude      |
| 10 Spitz                 |                        |

### CAFES

- 20 Cafe Demitasse
- 21 Cafe Dulce
- 22 Starbucks
- 23 Aloha Cafe
- 24 Blacktop Coffee
- 25 Groundwork

### CULTURE

- 30 The Geffen Contemporary at MoCA
- 31 Japanese American National Museum
- 32 East West Players
- 33 Hauser Wirth & Schimmel Gallery
- 34 Art Share LA
- 35 SCI-ARC

### BARS

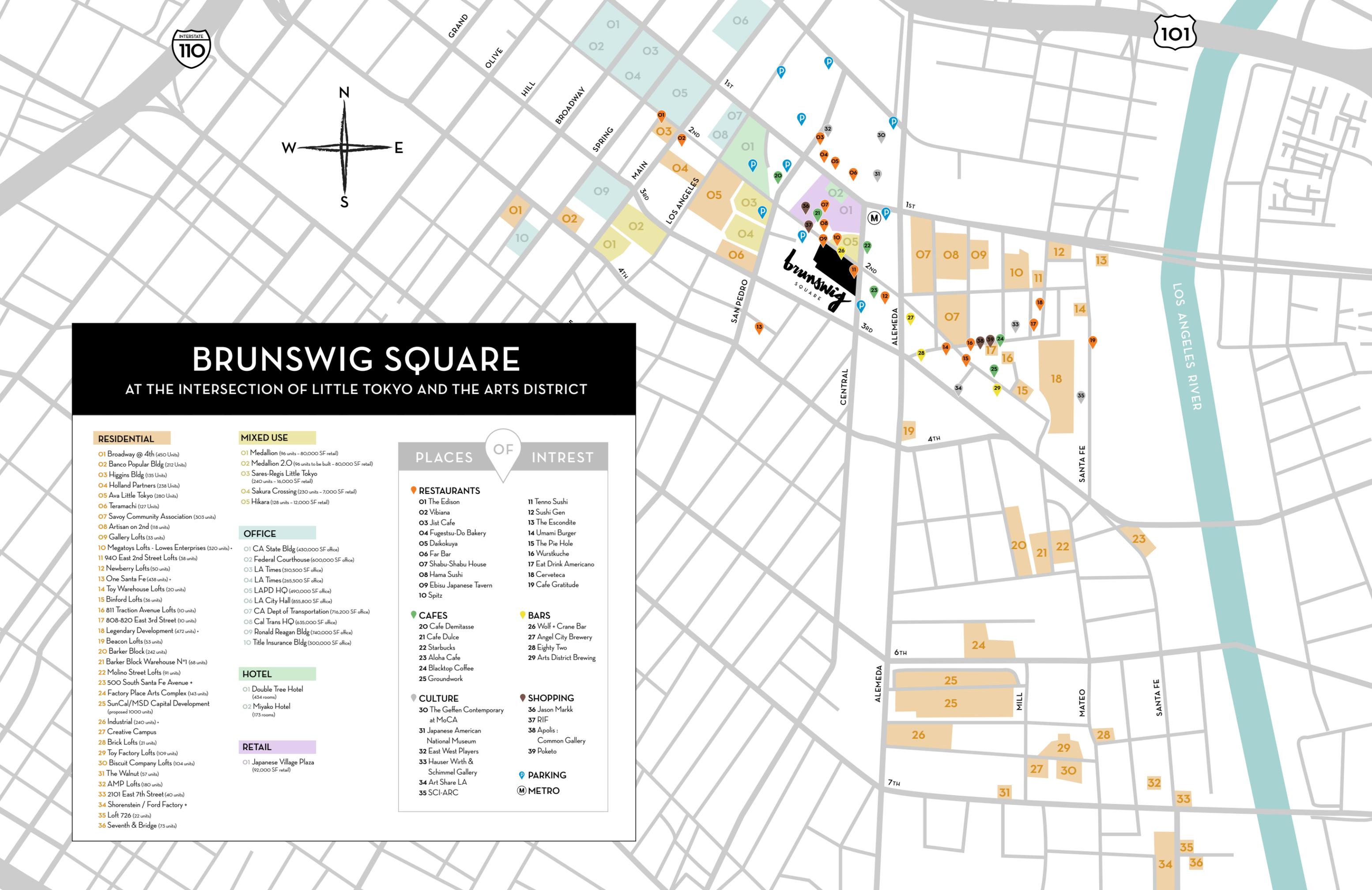
- 26 Wolf + Crane Bar
- 27 Angel City Brewery
- 28 Eighty Two
- 29 Arts District Brewing

### SHOPPING

- 36 Jason Markk
- 37 RIF
- 38 Apolis: Common Gallery
- 39 Poketo

### PARKING

- M METRO



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# BRUNSWIG SQUARE

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Originally built in 1931 as a warehouse for the Brunswick Drug Company, Brunswick Square is located at the corner of 2nd & Central, in the heart of Little Tokyo, two blocks west of the Arts District and 2.5 blocks east of the Historic Core. The only true Creative Office/Retail building in Little Tokyo, Brunswick Square is distinguished by 7 floors of creative office, fantastic views of downtown Los Angeles, high ceilings, and over 33,000 square feet of street level retail.

Neighborhood hotspots Angel City Brewery, Church & State, Far Bar, Redbird, and a host of other destination restaurants, bars, and shops are within easy walking distance. With acclaimed Japanese whisky bar Wolf & Crane located on the ground floor of the building, Brunswick Square tenants have access to a convenient third place.

Brunswick Square is 0.5 miles from the 101, 1.7 miles from the 10, and 1.5 miles from the 5, providing incredible access to L.A.'s major freeways. Directly across the intersection at 2nd & Central, the new Metro Regional Connector will provide direct service to Santa Monica, Pasadena, Long Beach, and more. Brunswick Square has onsite parking and there are 10 multi-story public parking decks within 2 blocks of the building. Parking is convenient, easy, safe, and plentiful.

The Geffen Contemporary at MOCA is located at 1st & Central, about a block and a half away. Featuring a robust schedule of world-class exhibitions and programming, MOCA Geffen unites Little Tokyo with the entrepreneurial offerings in the Arts District. The forthcoming Hauser, Wirth & Schimmel gallery complex is set to activate the entire neighborhood with its multi-disciplinary arts programming bringing more and more people to the area for creative pursuits.

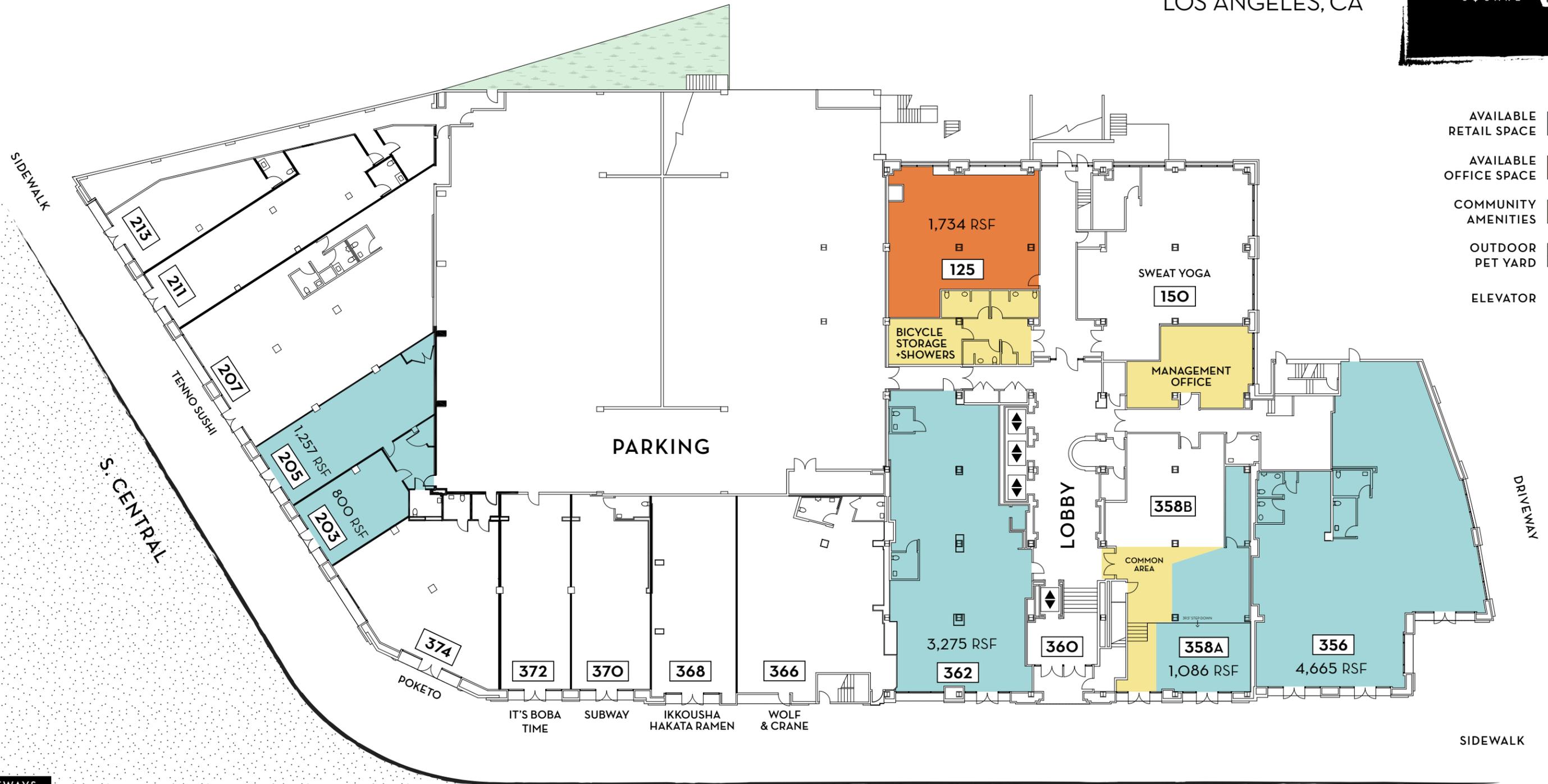
日本町



# RETAIL + OFFICE OPPORTUNITIES

## GROUND FLOOR

360 E 2nd St  
LOS ANGELES, CA



- AVAILABLE RETAIL SPACE ■
- AVAILABLE OFFICE SPACE ■
- COMMUNITY AMENITIES ■
- OUTDOOR PET YARD ■
- ELEVATOR ◆

**FREEWAYS**

- 1.7 MILES
- 1.5 MILES
- 0.5 MILES



2nd STREET

# SECOND FLOOR

15,711 RSF



- AVAILABLE OFFICE SPACE
- TENANT LOUNGE
- COMMON TERRACE
- ELEVATOR
- ELECTRICAL

### AVAILABLE SPACES

**250**  
3,339 RSF



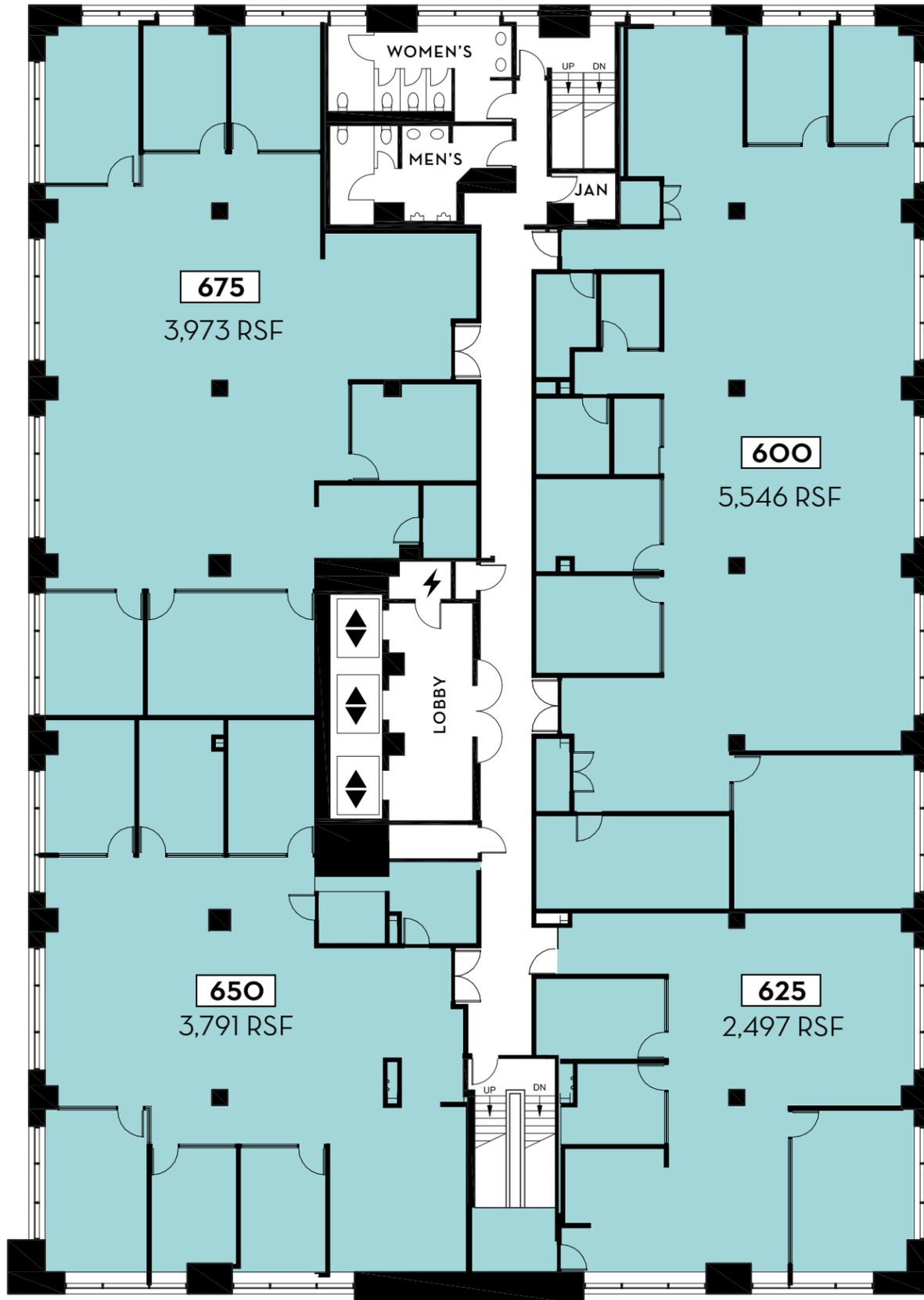
**THIRD FLOOR**  
15,844 RSF



- AVAILABLE OFFICE SPACE ■
- ELEVATOR ◆
- ELECTRICAL ⚡

AVAILABLE SPACES

- 300**  
5,546 RSF
- 325**  
2,459 RSF



# SIXTH FLOOR

16,101 RSF



AVAILABLE OFFICE SPACE 

ELEVATOR 

ELECTRICAL 

## AVAILABLE SPACES

**600**  
5,546 RSF

**625**  
2,497 RSF

**650**  
3,791 RSF

**675**  
3,973 RSF

\*INFORMATION AVAILABLE UPON REQUEST  
OPTION TO COMBINE AND DEMISE SUITES  
POSSIBLE WHOLE 6TH FLOOR AVAILABILITY

# DEMOGRAPHICS

TOTAL POPULATION IN A 3-MILE RADIUS

**467K**

TOTAL EMPLOYEES IN A 2-MILE RADIUS

**255K**

TOTAL BUSINESSES IN A 2-MILE RADIUS

**22K**

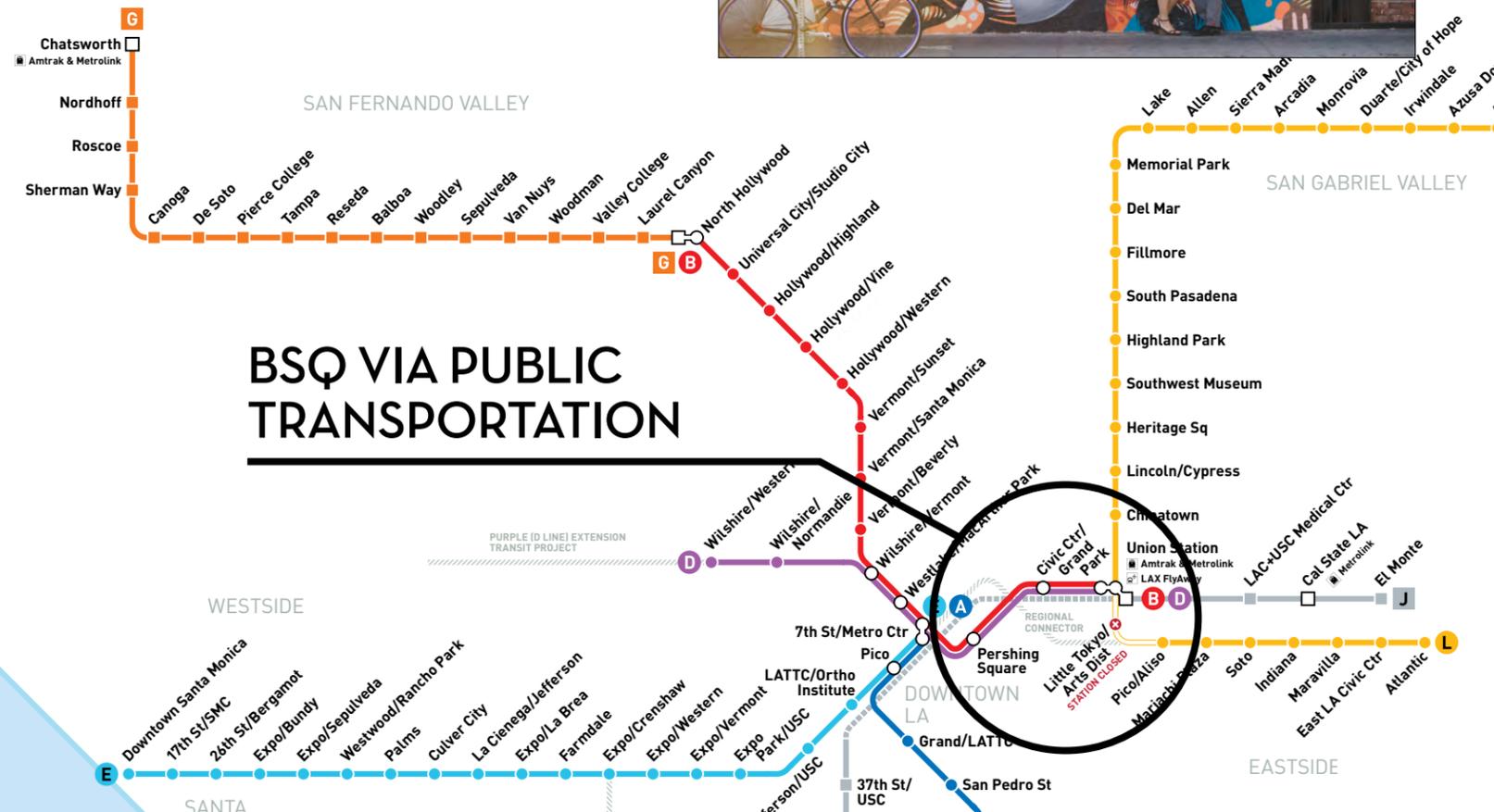
ESTIMATE DAYTIME POPULATION IN A 2-MILE RADIUS

**360K**



# DEVELOPMENT

DOWNTOWN LA IS UNDERGOING A TRANSFORMATION, WITH OVER \$3 BILLION OF NEW DEVELOPMENT UNDERWAY, AND OVER 8,000 NEW RESIDENTIAL UNITS UNDER CONSTRUCTION.



# JAMESTOWN, LP

Founded in 1983 in Atlanta, Jamestown is a leading real estate investment firm with U.S. headquarters in Atlanta and regional offices in New York, Washington, D.C., Boston, and San Francisco. Jamestown is known for prominent, iconic landmark properties including Chelsea Market and One Times Square in New York, Ghirardelli Square in San Francisco, and America's Square in Washington, D.C. In 2015, Jamestown opened Ponce City Market in Atlanta, the area's largest adaptive reuse project at 2 million square feet. The classic structure, originally built as a Sears, Roebuck & Co. distribution center, has been reinvented as a vibrant community hub connecting some of Atlanta's most cherished in-town neighborhoods.

Jamestown is an engaged owner, with a multi-disciplinary team of professionals who understand business and take an active role in supporting tenants' success.

For more information, visit [www.JamestownLP.com](http://www.JamestownLP.com)



[BrunswickSquare.LA](http://BrunswickSquare.LA)

  @BrunswickSquare

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