

**Brookfield**  
Properties

**BUNKER HILL**  
BROOKFIELD PROPERTIES







YOUR MOVE.

TRANSFORM  
YOUR  
SURROUNDINGS







RESTRUCTURE

YOUR VIEW



Award-winning landscape architecture firm GNN re-envisioned Wells Fargo Center with newly designed entrances, corridors, and ample outdoor seating, all intended as a green and welcoming respite from the urban expanse of Bunker Hill.

5



HOPE STREET + GRAND STAIR ENTRANCE



6

PREPARE  
FOR THE NEXT  
KNOCK OF  
OPPORTUNITY

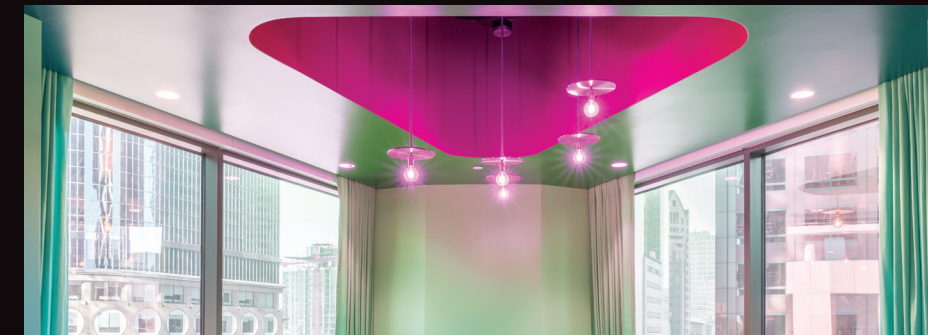




# HACKING THE HIGHRISE

INSPIRED VERTICAL ENVIRONMENTS REIMAGINED FOR A NEW  
ERA OF CITY LIVING AND A NEW GENERATION OF TENANTS.





UNPARALLELED  
OFFICE SPACE



INSPIRED CREATIVE OFFICE + MEETING SPACE  
WELLS FARGO CENTER





# BUILT TO THE RHYTHM OF DTLA



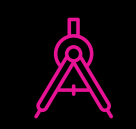
Brookfield Properties operates Wells Fargo Center at the highest standards of energy efficiency, productivity and comfort for its occupants.

13'

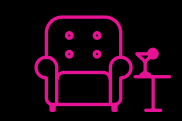
**CEILING HEIGHTS**  
16' ceiling heights on floors  
53 + 54 of the North Tower &  
44 + 45 of the South Tower

1.3M<sub>SF</sub>

**54 FLOOR NORTH TOWER**  
26k RSF typical size



**COMPLEX ARCHITECT**  
Skidmore, Owings & Merrill LLP



**EXCLUSIVE**  
tenant lounge + deck



**CONVENIENT**  
parking & executive valet



**YEAR BUILT**  
1982-1983



**YEAR RENOVATED**  
2018-2019

1.1M<sub>SF</sub>

**45 FLOOR SOUTH TOWER**  
26k RSF typical size



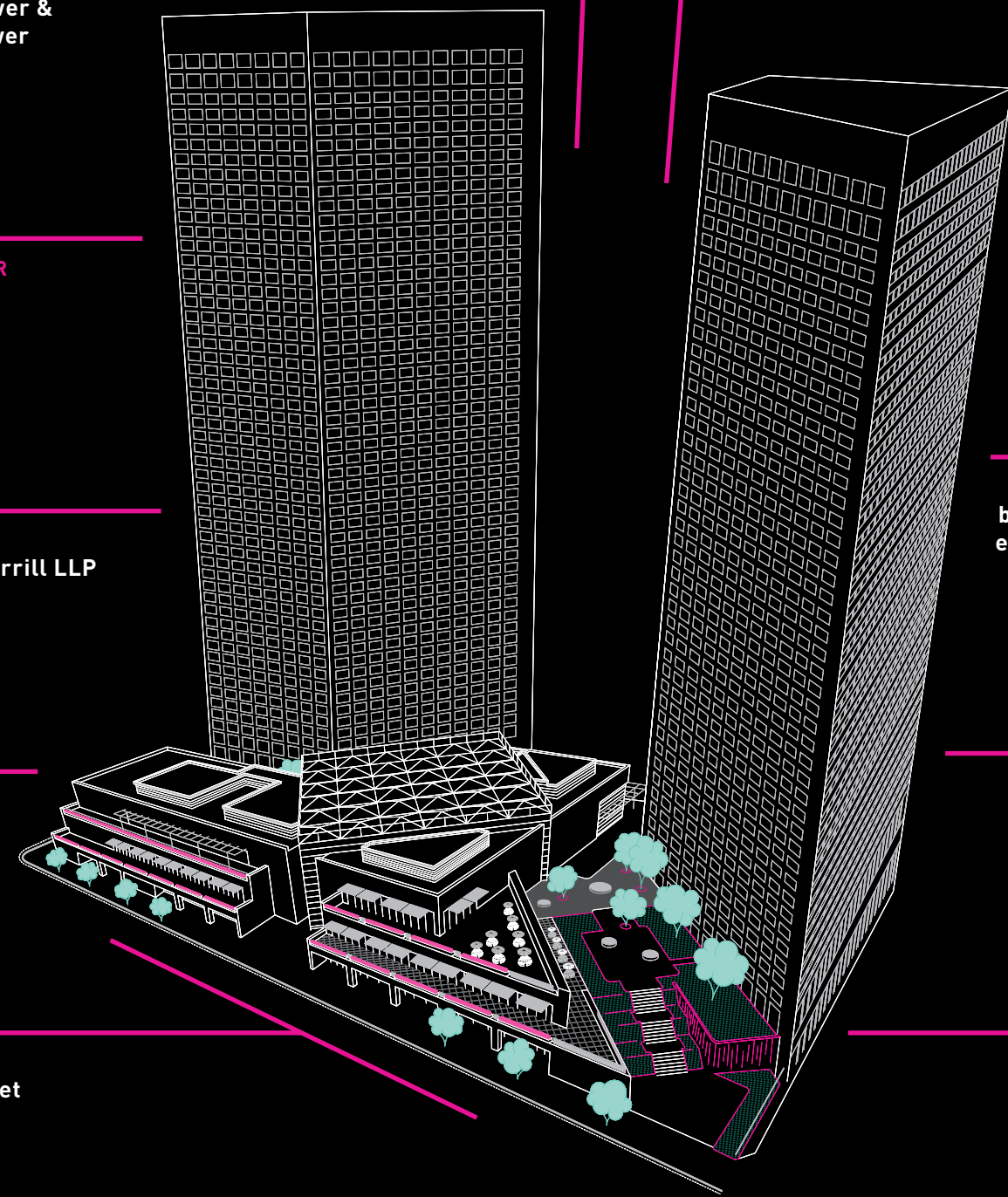
**DEDICATED**  
bike parking/private showers +  
electric vehicle charging stations



**COMPLIMENTARY**  
shuttle service



**HALO**  
food, beverage + services



13

WHERE  
VISIONARIES & INNOVATORS  
MEET

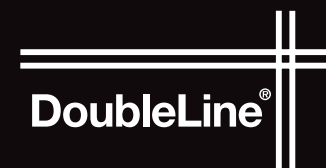
14

SOM

GIBSON DUNN



HyreCar



convene

Payden & Rygel  
*Investment Management*

WINSTON  
& STRAWN  
LLP

ReedSmith

@ mindshow

LATHAM & WATKINS LLP





YOUR MOVE.

CREATIVITY  
COLLABORATION  
INNOVATION







THIS IS A BUSINESS  
COMMUNITY THAT ISN'T  
A STACK OF OFFICES,  
BUT A MOUNTAIN  
OF INSPIRATION





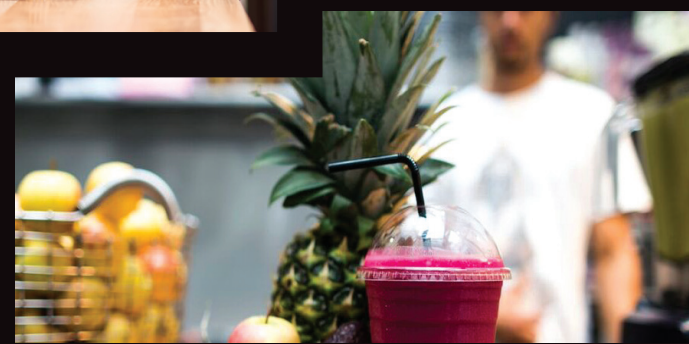


HALO ALFRESCO BAR + PLAZA



Halo, a thoughtful nod to the City of Angels, is a vibrant new destination atop Bunker Hill. Tenants, neighboring employees and Angelenos alike gather at Halo to relax and dine, meet and collaborate, and enjoy the lifestyle and good vibes Bunker Hill has to offer.





**RESTAURANTS**  
full-service  
dining



**MARKETPLACE**  
quick-service  
restaurants



**MARKET VENDORS**  
grab & go bites  
+ beverages



**THE BAR**  
indoor/outdoor  
bar with patio

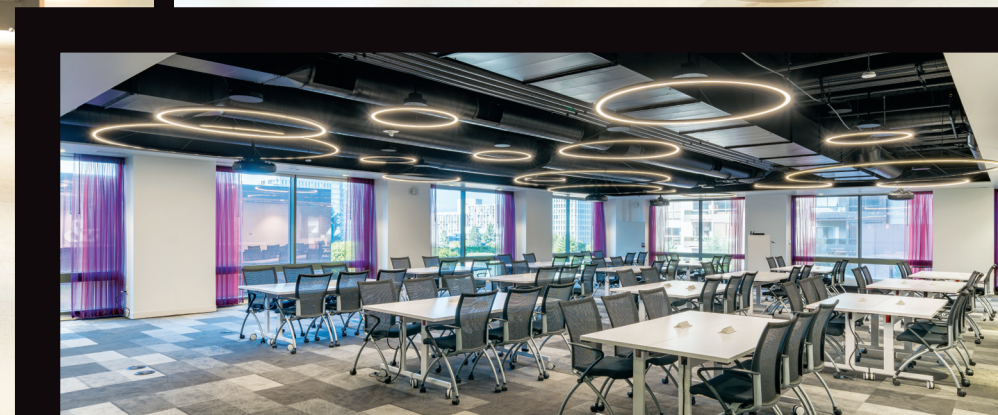


**CURATED WELLNESS**  
health & fitness



# CONVENE

Convene is the newest service amenity to Brookfield Properties' Wells Fargo Center, providing tenants with rentable meeting and event spaces, flexible workspace memberships, and For Five Coffee Roasters Café.



INSIDE CONVENE AT WELLS FARGO CENTER



# LIFE IS BETTER ON THE HILL

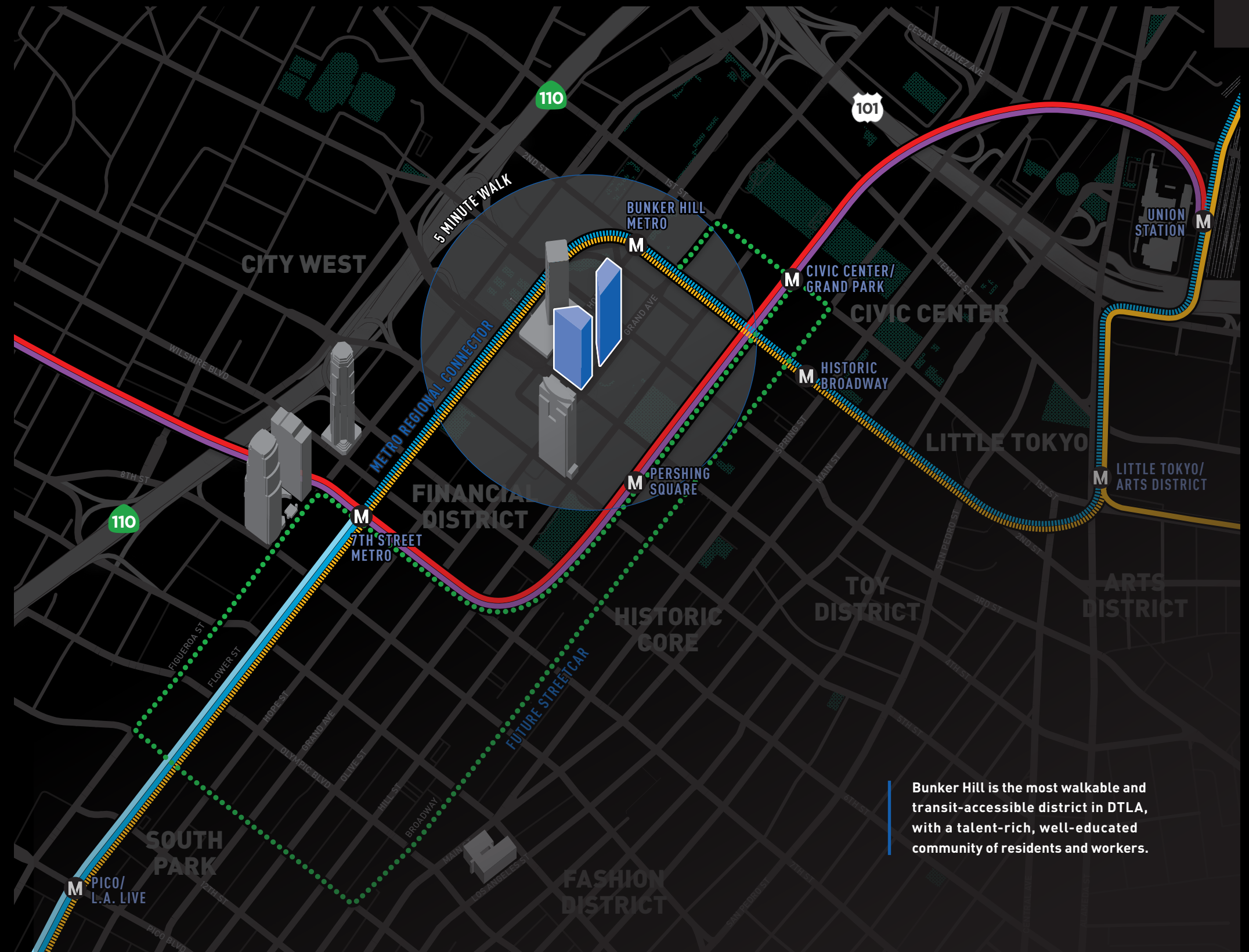


## LIVE + WORK

- |                             |                                      |
|-----------------------------|--------------------------------------|
| 6K residents on Bunker Hill | 4 global headquarters on Bunker Hill |
| 70K residents in DTLA       | 500K DTLA Employees                  |

## THRIVE + ARRIVE

- |  |   |
|--|---|
| 300+ amenities within five minute walk                                 | 20+ restaurants, eateries + service amenities   |
| 40+ annual visual & live art performances presented by Arts Brookfield | CONNECTED immediate access to freeways, public transportation & complimentary shuttle service |



Bunker Hill is the most walkable and transit-accessible district in DTLA, with a talent-rich, well-educated community of residents and workers.





# ARTS, & PARKS & CULTURE



A VISUAL COLLECTION  
OF LIFE HAPPENING ON  
BUNKER HILL



# DISCOVER YOUR NEW RHYTHM

Culturally rich, easily accessible, and overflowing with dynamic resources and experiences, Bunker Hill is the perfect community to thrive personally and professionally.

**GUILLERMO**  
CFO



**6:45 AM**  
Workout with  
my trainer  
at Halo



**9:15 AM**  
Grab a quick  
espresso from  
For Five Coffee



**12:00 PM**  
Board meeting  
on the 45th floor,  
South Tower



**1:30 PM**  
Jump on Angels Flight  
and head to lunch at the  
Grand Central Market



**6:00 PM**  
Meet clients for  
cocktails and light  
nosh at Otium

**GINO**  
Paralegal



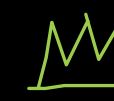
**7:00 AM**  
Take an early  
yoga class at  
Grand Park



**8:30 AM**  
Pick up an iced  
matcha from  
Barista Society



**1:00 PM**  
Check into Convene's  
tenant lounge and review  
court documents



**5:00 PM**  
Meet friends  
at The Broad



**6:15 PM**  
Grab tacos from  
Pez Cantina then head  
home to the Arts District

**GRACE**  
Software Engineer



**8:00 AM**  
Grab pastries and a flat  
white from Nossa Familia  
Coffee and bike to work



**11:30 AM**  
Visit Lauren Halsey  
exhibit at MOCA



**2:00 PM**  
Meet colleagues  
at Halo's communal  
bar to brainstorm



**4:30 PM**  
Lead our team coding  
meeting in Convene's  
collab pod



**7:00 PM**  
Grab a quick bite from  
Halo and take shuttle  
to ZARA at FIGat7th



PREPARE TO BE

DELIGHTED



YOUR MOVE.

THINK  
WITH  
FREEDOM









“I HAVE ALWAYS BELIEVED THAT EVERY GREAT CITY IN HISTORY NEEDS A VIBRANT CENTER.”

– ELI BROAD



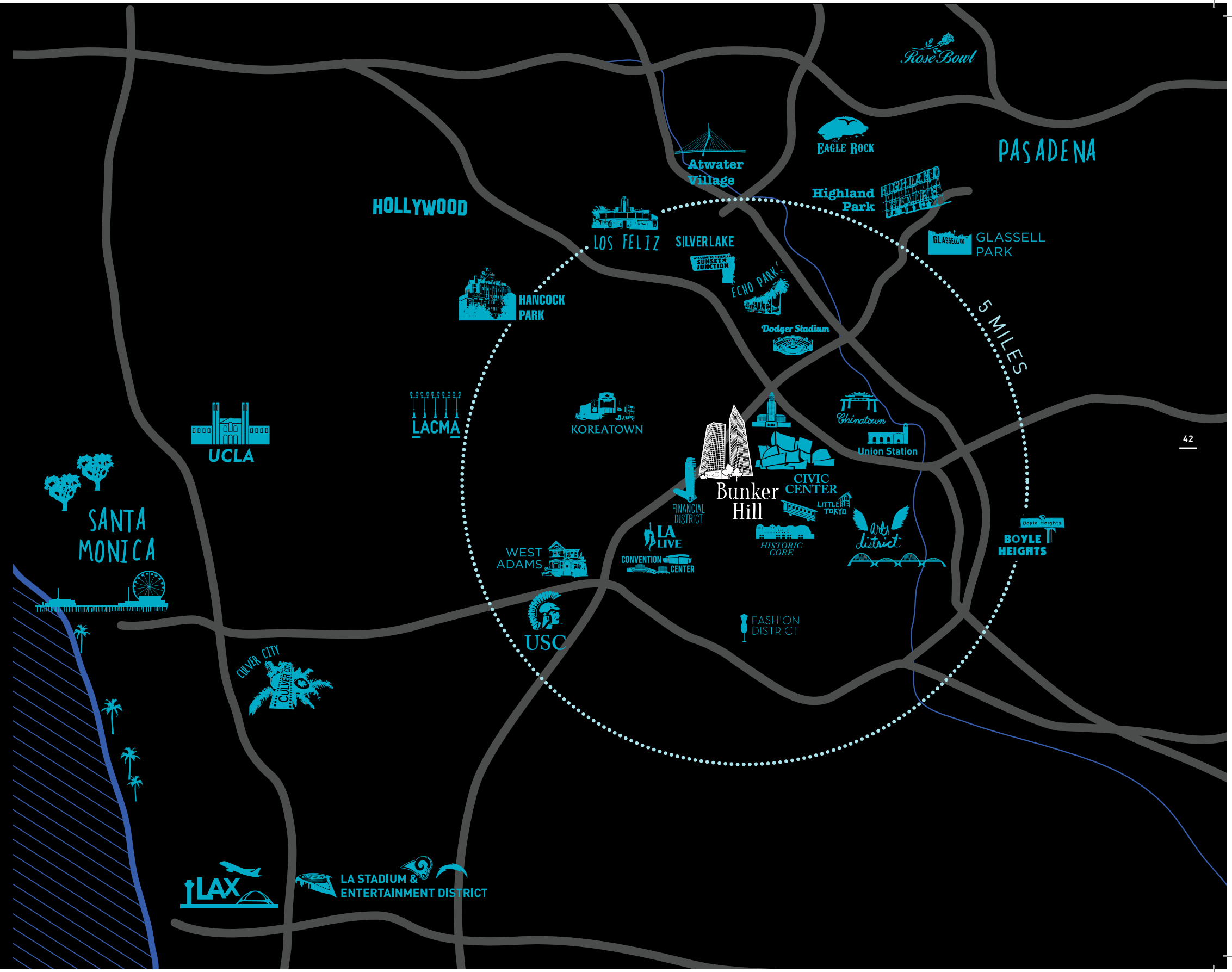
BUNKER HILL'S ENERGETIC CULTURAL LANDSCAPE



# DTLA EPIC-CENTER



Bunker Hill is centrally located in the heart of DTLA's vibrant cultural core, and minutes away from Los Angeles' hottest neighborhoods.





SIGNS OF LIFE™ AT BANK OF AMERICA PLAZA BY ARTIST JOHN VAN HAMERSVELD, 2017. PHOTO BY CHARLES LENOIR.

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# ARTS

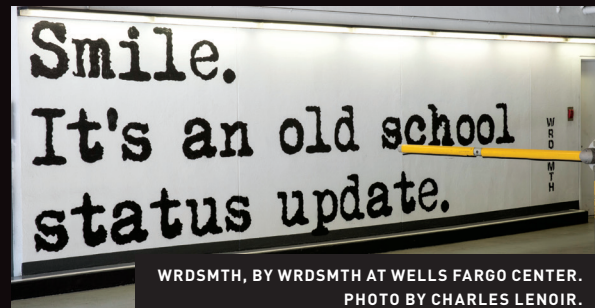
BROOKFIELD





MONUMENTAL WORDS, BY LAURA KIMPTON AND JEFF SCHOMBERG AT FIGAT7TH. PHOTO BY CHARLES LENOIR.

ARTS BROOKFIELD IS THE LARGEST PRIVATELY-FUNDED PUBLIC ARTS PROGRAM IN THE U.S.



WRDSMTH, BY WRDSMTH AT WELLS FARGO CENTER. PHOTO BY CHARLES LENOIR.



INTRUDE, BY AMANDA PARER AT BANK OF AMERICA PLAZA. PHOTO BY CHARLES LENOIR.



PARK PEOPLE, BY NATHAN SAWAYA AT WELLS FARGO CENTER. PHOTO BY CHARLES LENOIR.

Arts Brookfield, an award-winning, global arts initiative of Brookfield Properties, engages diverse communities by invigorating Brookfield's public spaces.



UNSILENT CINEMA, AT FIGAT7TH. PHOTO BY FARAH SOSA.



FIGFEST, PERFORMANCE BY LION BABE AT FIGAT7TH. PHOTO BY FARAH SOSA.



# BROOKFIELD PROPERTIES

BROOKFIELD PROPERTIES IS ONE OF THE WORLD'S LARGEST COMMERCIAL REAL ESTATE COMPANIES. WE ARE LEADING OWNERS, OPERATORS AND INVESTORS IN COMMERCIAL REAL ESTATE, WITH A DIVERSIFIED PORTFOLIO OF PREMIER OFFICE AND RETAIL ASSETS, AS WELL AS INTERESTS IN MULTIFAMILY, INDUSTRIAL, AND HOSPITALITY.

BROOKFIELD'S LANDMARK LOCATIONS CREATE A SENSE OF PLACE THAT IS SETTING A NEW BENCHMARK FOR THE MODERN URBAN LIVE-WORK-PLAY ENVIRONMENT. PLACEMAKING IS DEEPLY INGRAINED IN BROOKFIELD'S DEVELOPMENT PHILOSOPHY - IT'S ABOUT AN EXPERIENCE - WHICH HELPS EMPLOYERS ATTRACT AND RETAIN TOP TALENT. WITH OVER 40 MILLION SQUARE FEET OF NEWLY DEVELOPED PROPERTIES AROUND THE GLOBE, BROOKFIELD'S PLACEMAKING CONTINUES TO GROW, FOSTERING COLLABORATION, COMMUNITY, AND CREATIVITY.

# OWNERS PLACEMAKERS DEVELOPERS COMMUNITY PARTNERS

FIGUEROA AT WILSHIRE, LOS ANGELES

MANHATTAN WEST, NEW YORK

FIRST CANADIAN PLACE, TORONTO

HOUSTON SKYLINE

100 BISHOPSGATE, LONDON

2001 M STREET, WASHINGTON, D.C.

ICD BROOKFIELD PLACE, DUBAI

BROOKFIELD PLACE, PERTH





WELLS FARGO CENTER, LOS ANGELES



MANHATTAN WEST, NEW YORK



FIRST CANADIAN PLACE, TORONTO



HOUSTON SKYLINE



100 BISHOPSGATE, LONDON



BROOKFIELD PLACE, PERTH



ICD BROOKFIELD PLACE, DUBAI



2001 M STREET, WASHINGTON, D.C.



BUNKER HILL IS THE EPICENTER OF  
CULTURE AND COLLABORATION IN  
DTLA, A MODERN, FORWARD-THINKING  
COMMUNITY AND DESTINATION.  
WE INNOVATE. WE DISCOVER. WE  
COLLABORATE. WE WORK TO THE  
BEAT OF INFINITE POTENTIAL, AND  
WE BUILD TOGETHER TO REACH  
THE TOP. HERE, SUCCESS IS AN ART,  
AND PROGRESS HAS A RHYTHM.  
IT'S TIME FOR YOU TO GET CONNECTED.  
MEET NEW PEOPLE. TRY NEW FOOD  
AND DRINKS. LEARN NEW THINGS.  
CREATE NEW IDEAS. ALL IN ONE  
CENTRAL, INNOVATIVE LOCATION  
IN THE HEART OF DTLA.

YOUR MOVE.



