

# Brunswick

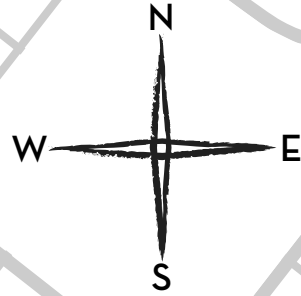
SQUARE



DOWNTOWN LOS ANGELES

BrunswickSquare.LA





## BRUNSWIG SQUARE - AT THE INTERSECTION OF LITTLE TOKYO AND THE ARTS DISTRICT

Over 6,500 residential units existing or under construction  
 Over 5,300,000 square feet of office space existing or under construction  
 Over 285,000 square feet of retail existing or under construction

### 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 (503 units)
- 08 Artisan on 2nd (118 units)
- 09 Gallery Lofts (33 units)
- 10 Megatoy Lofts - Lowes Enterprises (320 units) +
- 11 940 East 2nd Street Lofts (38 units)
- 12 Newberry Lofts (50 units)
- 13 One Santa Fe (438 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<sup>o</sup>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 Redbird
- 02 Vibiana
- 03 Restaurant Ki
- 04 Fugestsu-Do Bakery
- 05 Daikokuya
- 06 Far Bar
- 07 Shabu-Shabu House
- 08 Hama Sushi
- 09 Chubby Cattle

### CAFES

- 17 Cafe Dulce
- 18 Alfred Coffee
- 19 Boxx Coffee Roasters
- 20 Aloha Cafe
- 21 Midori Matcha Cafe
- 22 Groundwork
- 23 One Piece Cafe

### CULTURE

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

### BARS

- 10 Spitz
- 11 Tenno Sushi
- 12 Sushi Gen
- 13 The Escondite
- 14 Wurstkuche
- 15 Eat Drink Americano
- 16 Bar Asobu
- 24 Wolf + Crane Bar
- 25 Angel City Brewery
- 26 Eighty Two
- 27 Arts District Brewing

### SHOPPING

- 34 RIF
- 35 Elwood
- 36 Japanjales
- 37 Popkiller
- 38 CATCH Little Tokyo

### PARKING

### METRO

### THE FACTS

- 12-foot high ceilings
- 10 public parking decks within 2 blocks
- Daytime population 350K+
- 2 blocks West of burgeoning Arts District
- Adjacent to the Metro Regional Connector



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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.

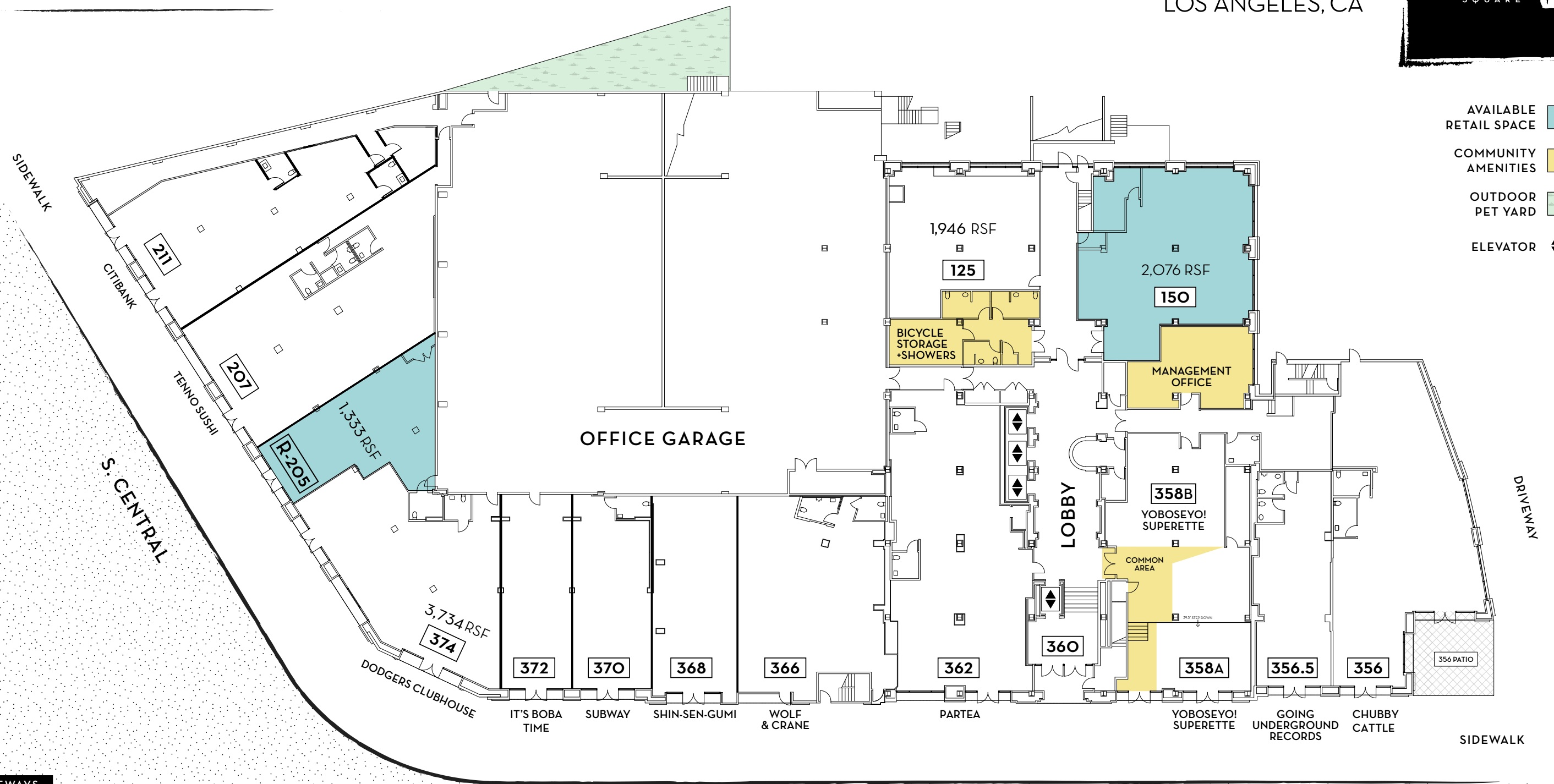
The Geffen Contemporary at MOCA is located at 1st & Central, about a block and a half away. Featuring a robust schedule of world-class exhibitions and programming, MOCA Geffen unites Little Tokyo with the entrepreneurial offerings in the Arts District. The forthcoming Hauser, Wirth & Schimmel gallery 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.



# SITE PLAN

## GROUND FLOOR

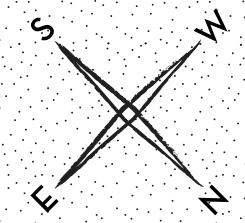
360 E 2nd St  
LOS ANGELES, CA



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

**FREEWAYS**

- 1.7 MILES
- 1.5 MILES
- 0.5 MILES



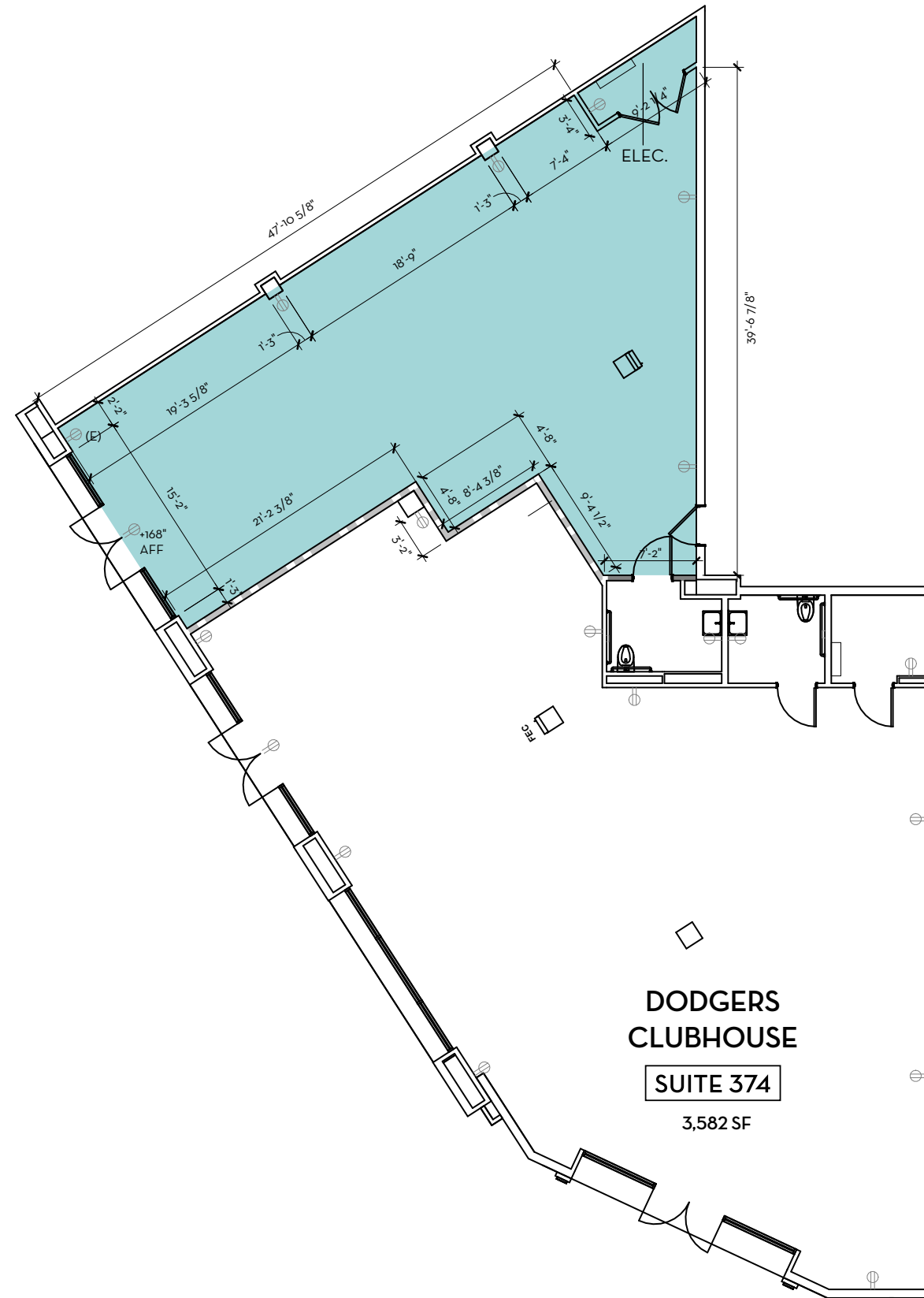
2nd STREET



# BSQ R-205

## SUITE R-205 1,333 SF - SQUARE FOOTAGE RETAIL SPACE AVAILABLE

- Building co-tenancy includes: Dodgers Clubhouse, Tenno Sushi, Shin-Sen-Gumi, Wolf & Crane, Yoboseyo Superette, Underground Records, PARTEA.
- Located in walking distance to the Japanese Village Plaza, The Arts District and Geffen Contemporary at MOCA
- High pedestrian traffic off 2nd Street
- Adjacent public parking
- WIDTH Dimensions Varies
- LENGTH 47'-10"
- COMBINED RETAIL FRONTAGE 18'-7"

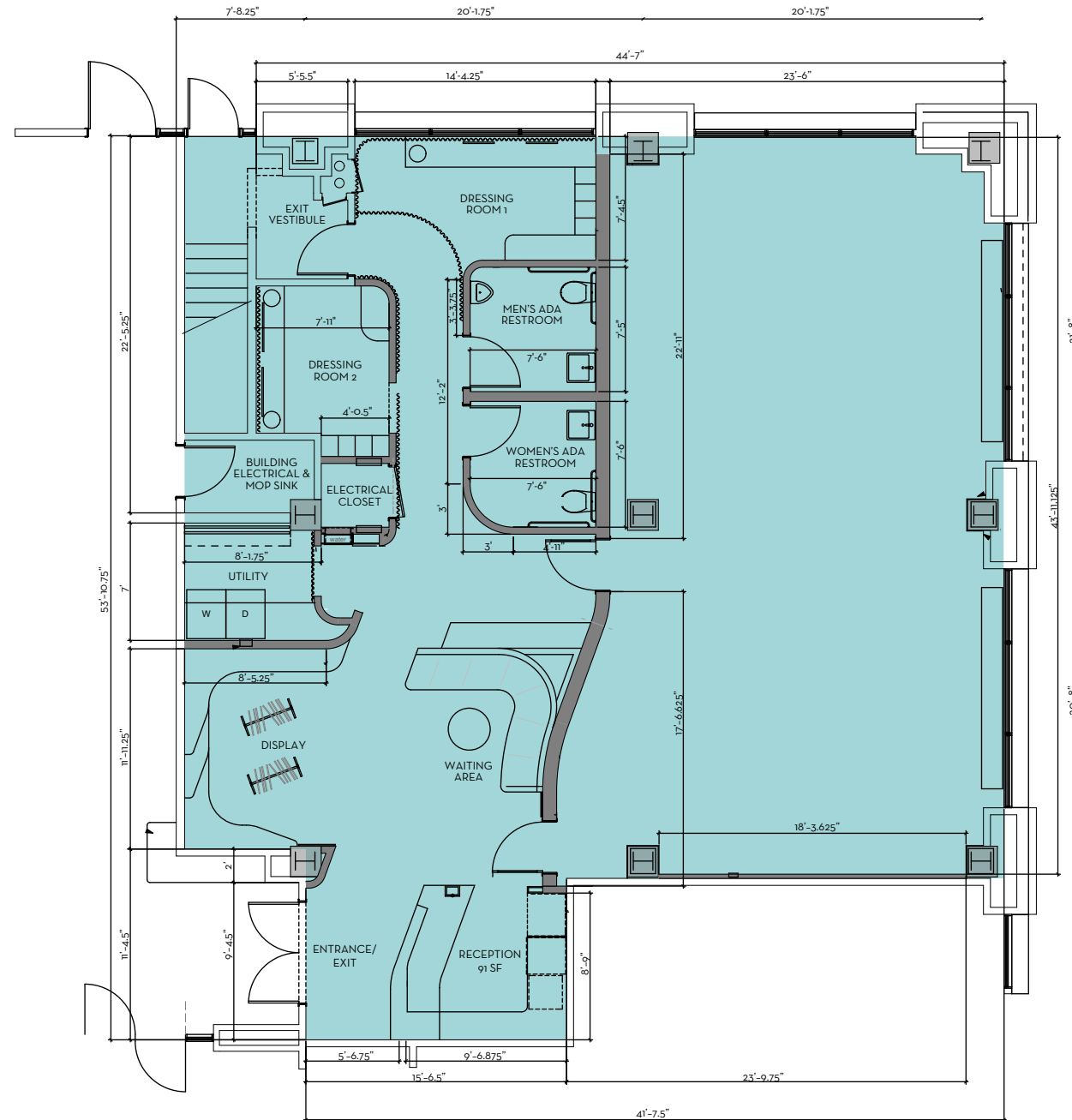




# BSQ 105

## SUITE 105 2,076 SF - SQUARE FOOTAGE 2ND GEN FITNESS SPACE AVAILABLE APRIL 2026

- Building co-tenancy includes: Citi Bank, Tenno Sushi, Shin-Sen-Gumi, Wolf & Crane, Yoboseyo Superette, Underground Records, PARTEA.
- BSQ office accommodates between 250-300 employees
- Located in walking distance to the Japanese Village Plaza, the Arts District, and the Geffen Contemporary at MOCA
- Adjacent public parking
- Adjacent bike storage and showers
- Yoga studio accommodating up to 40 mats with 12' ceilings



# DEMOGRAPHICS

TOTAL POPULATION IN A 3-MILE RADIUS

**450K**

TOTAL EMPLOYEES IN A 2-MILE RADIUS

**318K**

TOTAL BUSINESSES IN A 2-MILE RADIUS

**34K**

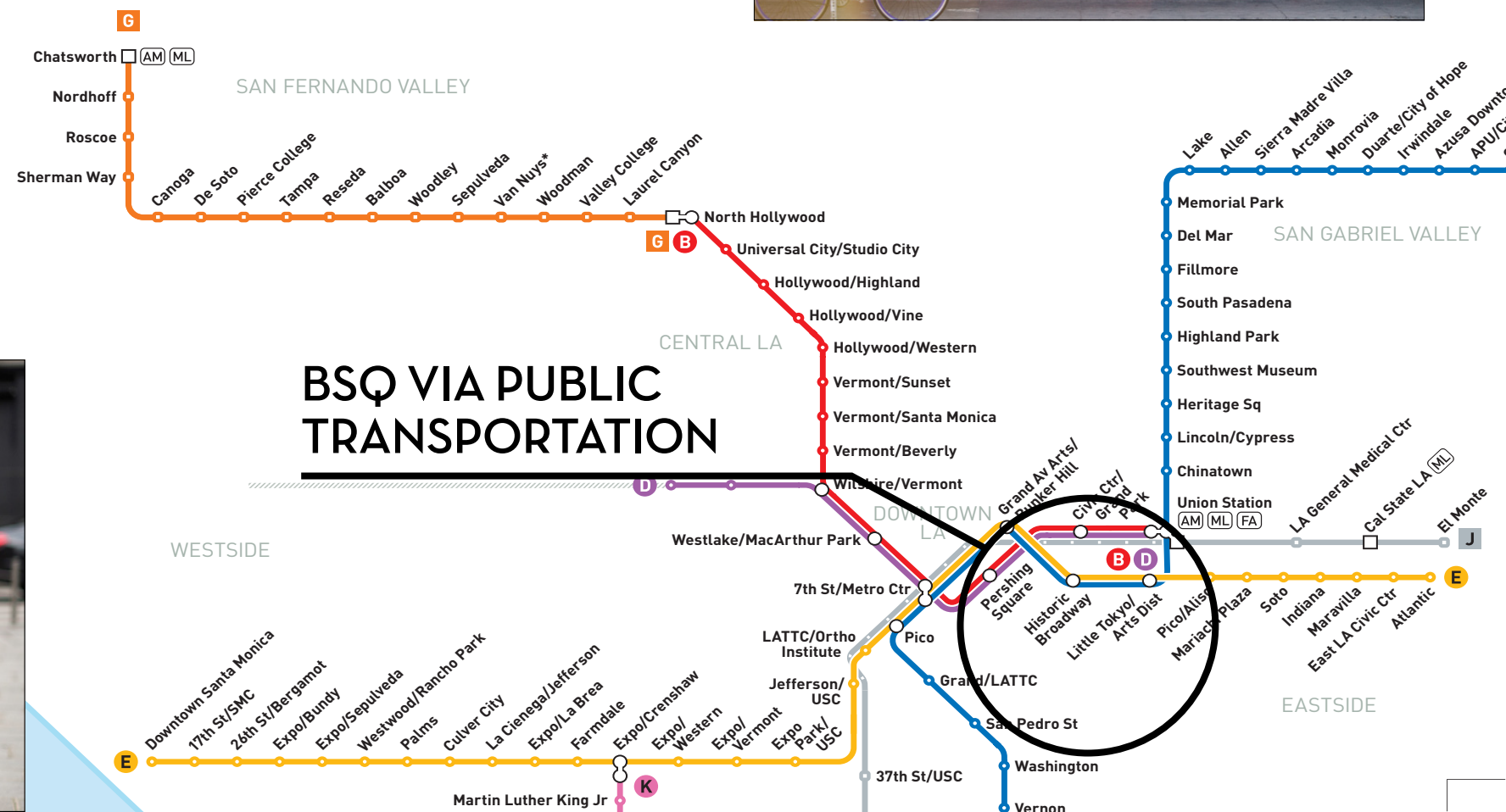
ESTIMATE DAYTIME POPULATION IN A 2-MILE RADIUS

**563K**



# DEVELOPMENT

DOWNTOWN LA CONTINUES TO TRANSFORM, WITH OVER 30,000 RESIDENTIAL UNITS PROPOSED OR UNDER CONSTRUCTION AND BILLIONS OF DOLLARS OF INVESTMENT RESHAPING THE LITTLE TOKYO AND ARTS DISTRICT NEIGHBORHOODS.



# JAMESTOWN, LP

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of December 31, 2025, Jamestown manages \$14.1 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, and Groot Handelsgebouw in Rotterdam.

For more information, visit <http://www.jamestownlp.com>.



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### JAMESTOWN

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