

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

FOR IMMEDIATE RELEASE

CONTACT:

Maria Rodgers, Director, PR & Communications, 949.660.9128, mroddgers@waremalcomb.com

Maureen Bissonnette, Principal, Marketing, 949.660.9128, mbissonnette@waremalcomb.com

WARE MALCOMB ANNOUNCES CONSTRUCTION IS COMPLETE ON NEW HIGH-RISE OFFICE BUILDING AT 2130 VIOLET STREET IN ARTS DISTRICT OF LOS ANGELES

LOS ANGELES (January X, 2023) – Ware Malcomb, an award-winning international design firm, today announced that construction is complete on a new high-rise creative office building located at 2130 Violet Street in the Arts District of Los Angeles. Ware Malcomb provided architectural design services for the project; Lowe, a Los Angeles-based national real estate investor, developer and manager, developed the project; and Swinerton provided general contracting services.

The nine-story project totals more than 113,000 square feet and is situated along the Los Angeles River. It includes 109,100 square feet of office space, 3,400 square feet of ground-floor retail, four levels of parking for 275 vehicles, outdoor spaces including private terraces, and a 3,000 square foot rooftop deck/lounge with stunning views of the city and mountains. The building incorporates 27,000-square-foot open floorplates, high ceilings, energy efficient building systems and HVAC. The ground-up project included the reuse of an existing site, high-rise construction within small site constraints, and a focus on maximum coverage.

“We’re excited that 2130 Violet Street is the latest addition to Los Angeles’ vibrant Arts District,” said Sergio Valentini, Regional Director for Ware Malcomb. “We worked closely with all project team members involved to bring to fruition this dynamic, mixed-use property, which will transform the local office market.”

“2130 Violet brings a unique office experience to this part of town. The design draws from site forces to develop its forms, capitalizing on Los Angeles’s views while embracing The Arts District’s raw, industrial aesthetic.”

The design and aesthetic of 2130 Violet Street is heavily influenced by the Arts District’s industrial heritage, as evidenced by the exposed concrete and steel detailing. Recessed terraces on the office floors provide indoor-outdoor work and meeting spaces, and operable windows allow private access of fresh air. The building’s retail fronts of steel and glass protrude along Violet Street to welcome pedestrians and permit the building to become part of the urban fabric for both office workers and the general public. On the street level, a “green alley” with pervious pavement technologies, addresses sustainably stormwater and landscaping, and public sidewalks make the property a walkable environment.

About Ware Malcomb (waremalcomb.com)

Established in 1972, Ware Malcomb is a contemporary and expanding full-service design firm providing professional architecture, planning, interior design, civil engineering, branding and building measurement services to corporate, commercial/residential developer and public/institutional clients throughout the world. With office locations throughout the United States, Canada, Mexico and Brazil, the firm specializes in the design of commercial office, corporate, industrial, science & technology, healthcare, retail, auto, public/institutional facilities and renovation projects. Ware Malcomb is recognized as an Inc. 5000 “Fastest Growing Private Company” and a “Hot Firm” by Zweig Group. The firm is also ranked among the top 30 architecture/engineering firms in Engineering News-Record’s “Top 500 Design Firms” and the top 30 interior design firms in Interior Design magazine’s “Top 100 Giants.” For more information, visit and view Ware Malcomb’s Ware Malcomb’s website at <http://www.waremalcomb.com/news/> and brand video at <https://www.youtube.com/waremalcomb>.

About Lowe (lowe-re.com)

Los Angeles-based Lowe, formerly known as Lowe Enterprises, is a leading national real estate investment, development and management firm. Over the past 50 years, it has developed, acquired or managed more than \$36 billion of real estate assets nationwide as it pursued its mission to build value in real estate by creating innovative, lasting environments and meaningful experiences that connect people and place. Lowe currently has more than \$2.5 billion in commercial real estate projects in the

WARE MALCOMB

ARCHITECTURE

PLANNING

INTERIORS

CIVIL ENGINEERING

BRANDING

BUILDING MEASUREMENT

pipeline or under development. In addition to its Los Angeles headquarters, Lowe maintains regional offices in Southern California, Northern California, Charleston, Denver, Seattle, and Washington, D.C. Lowe's hospitality subsidiary, CoralTree Hospitality, operates numerous hotel and resort properties across the US. Lowe's commercial property operations subsidiary, Hospitality at Work®, brings hospitality-inspired property management service to office buildings nationwide. Lowe's affordable housing subsidiary, Concord Communities, is actively developing and redeveloping quality affordable communities in the metropolitan Washington, D.C. area. For more information visit www.LoweRE.com www.2130Violet.com

#

Ware Malcomb Los Angeles

915 Wilshire Boulevard, Suite 2150

Los Angeles, CA 90017

P: 310.903.4000