



Be<sup>®</sup>

DTLA

1120 W 6th St  
Los Angeles, California 90017

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*Phone*  
213.262.9500

*Web*  
[BeDTLA.com](http://BeDTLA.com)

*Social*  
[@BeByTSG](https://www.instagram.com/BeByTSG)



It's time  
to rethink  
apartment  
living.

Be<sup>®</sup>  
DTLA

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**Our Goal**

Develop innovative communities with extraordinary experiences that emphasizes wellness, service, and fun.

It's time to expect more than just a place to live. It's time to make home a destination. Experience residences that are styled, hip, experiential, interactive, and as modern as everything else in your life.

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*It's time to live well.*



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At Be DTLA, you can find your balance. That's because we've created a community that celebrates wellness, diversity, culture, and a fun-conscious lifestyle. This space has been designed to uphold what it means to be the best you by upholding one thoughtful mantra:

Be Well  
Be Centered  
Be Home

We aim to deliver on this promise to match your elevated lifestyle and to provide what you need to live your best life. Come see why Be DTLA is more than just another apartment community—it's the place to Be.

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Be your  
best you.

# We're keeping *you* in mind.

At Be DTLA, we provide what you need to live a life of balance. We want you to be the best version of yourself, which is why we've curated complimentary services and strategic partnerships to allow you to put yourself first. Be DTLA is able to provide resources for mindful awareness practices, educational health tips, impactful product offerings, curated social events; all to give you the tools you need to put your wellbeing first.

## On-site Wellness Programming

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*Mindful Meditation Classes*

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*Yoga and Workout Classes*

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*Personal Trainers*

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*Educational Tips*

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*Health Supplement Partnerships*

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*Meditation Pods*

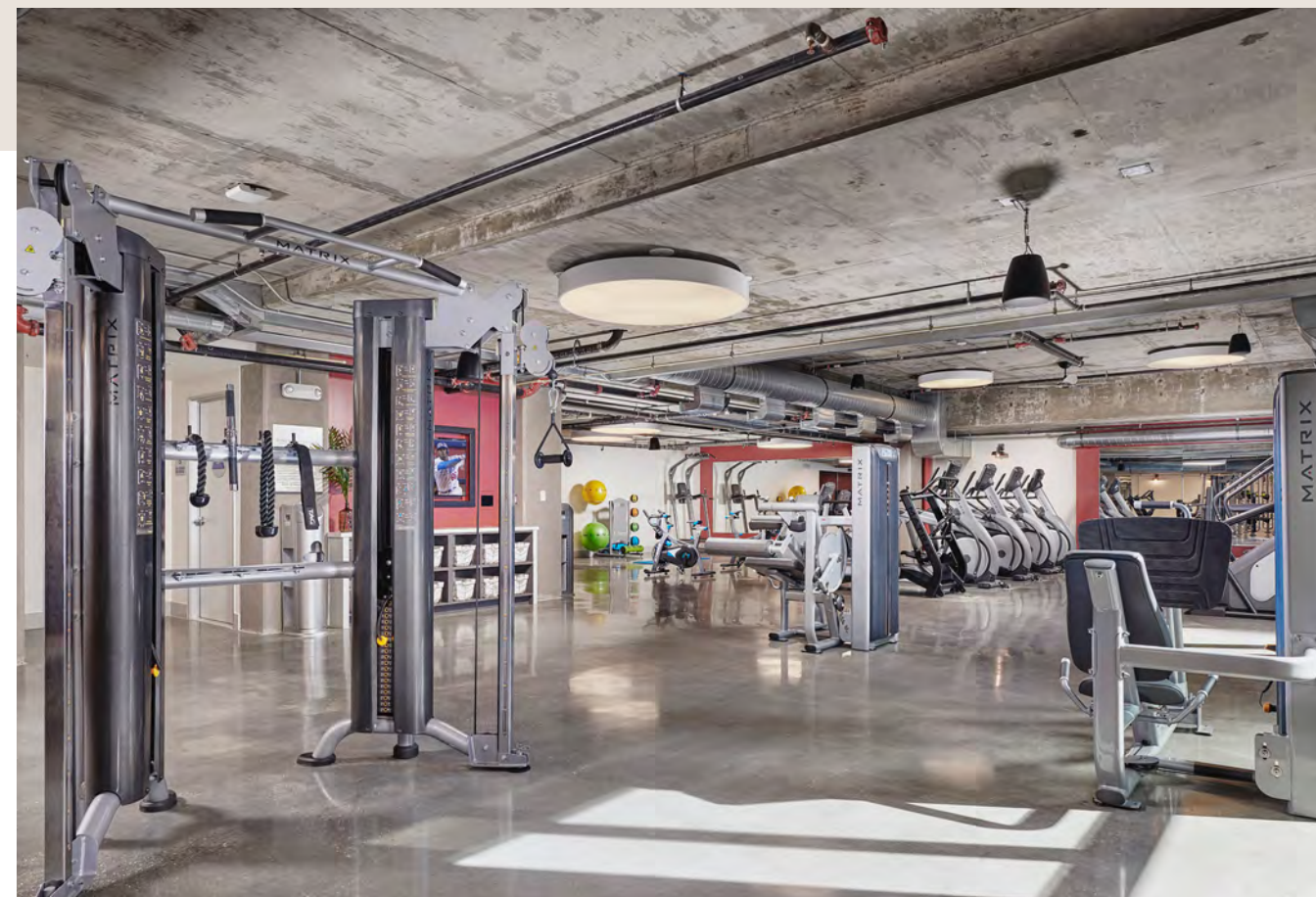
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*Resident Service & Text Concierge*

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*Community Events*

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# Find *your center*.



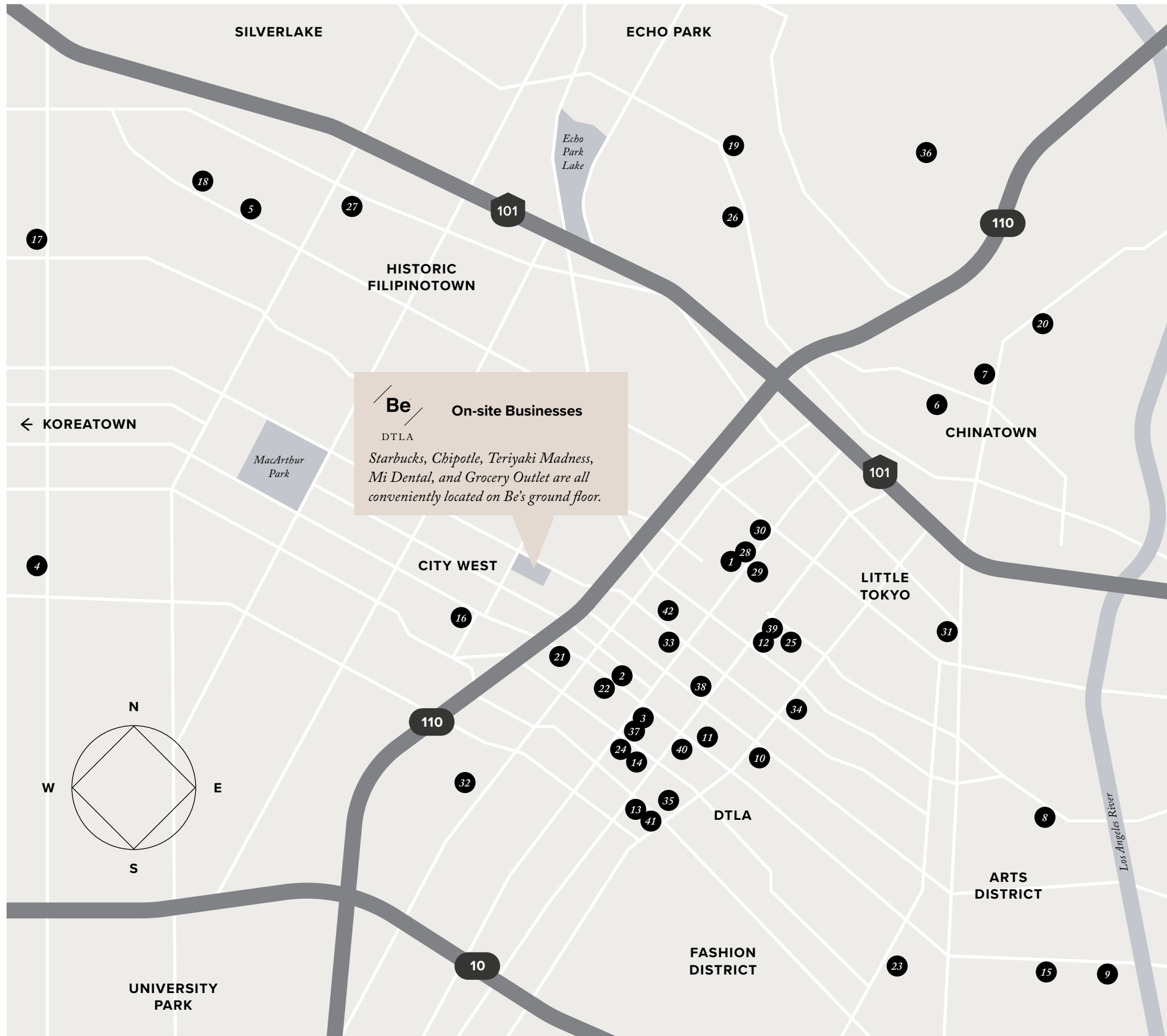
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Los Angeles is a melting pot for culture and creativity. With no shortage of distinguished museums, boundary-pushing cuisines, and world-class entertainment, you're sure to find excitement at every turn.

The Be BENEFITS program provides insider access and exclusive benefits from a variety of businesses solely for Be DTLA residents. So, find inspiration in your neighborhood and experience something new every day. Centrally located in the heart of LA, we provide an experience no one else can. Perched atop a grocery store, Starbucks, and other retailers—find yourself in the center of a convenient neighborhood you'll never want to leave.

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**Be** On-site Businesses  
 DTLA  
*Starbucks, Chipotle, Teriyaki Madness, Mi Dental, and Grocery Outlet are all conveniently located on Be's ground floor.*

**Easy Access to the Hottest Spots in Los Angeles**

*Be DTLA is your central destination with access to all of LA's diverse and vibrant neighborhoods. With unparalleled walk and transit scores, getting to all your favorite spots around town is easy, so you can live more and worry less.*



Walk Score



Transit Score



Bike Score

**Dining**

1. Otium LA
2. JOEY DTLA
3. Bottega Louie
4. Park's BBQ
5. Porridge + Puffs
6. Howlin' Ray's
7. Oriel Chinatown
8. Bavel
9. Bestia

**Bars & Nightlife**

10. The Varnish
11. Clifton's Republic
12. Bar Clacson
13. Upstairs at Ace Hotel
14. Broken Shaker at Freehand LA
15. Everson Royce Bar
16. Monty Bar
17. Lock & Key
18. Genever
19. Button Mash
20. Highland Park Brewery

**Shopping & Retail**

21. FIGat7th
22. THE BLOC
23. ROW DTLA

**Cafes**

24. Andante Coffee
25. Blue Bottle Coffee
26. Eightfold Coffee
27. Doubting Thomas

**Entertainment**

28. The Broad
29. The Museum of Contemporary Art
30. Walt Disney Concert Hall
31. The Geffen Contemporary at MOCA
32. STAPLES Center
33. Los Angeles Central Library
34. Regent Theater
35. The Orpheum Theatre
36. Dodger Stadium

**Health & Wellness**

37. Whole Foods Market
38. Pershing Square Farmers Market
39. Grand Central Market
40. MedMen Los Angeles
41. Peace Yoga Gallery
42. Equinox Downtown LA

# Be DTLA is where your *heart* is.

At Be DTLA, our beautiful buildings offer an array of community amenities to make you feel right at home. We provide spacious, beautifully designed common areas and private sanctuaries throughout our ample amenity spaces. Take a dip in our pool, have a drink in our speakeasy, take in the breathtaking 360° views from our rooftop decks, or get your work done in our co-working spaces—all has been thoughtfully designed with you in mind so you can find yourself in a home tailored to you.



## Community Amenities

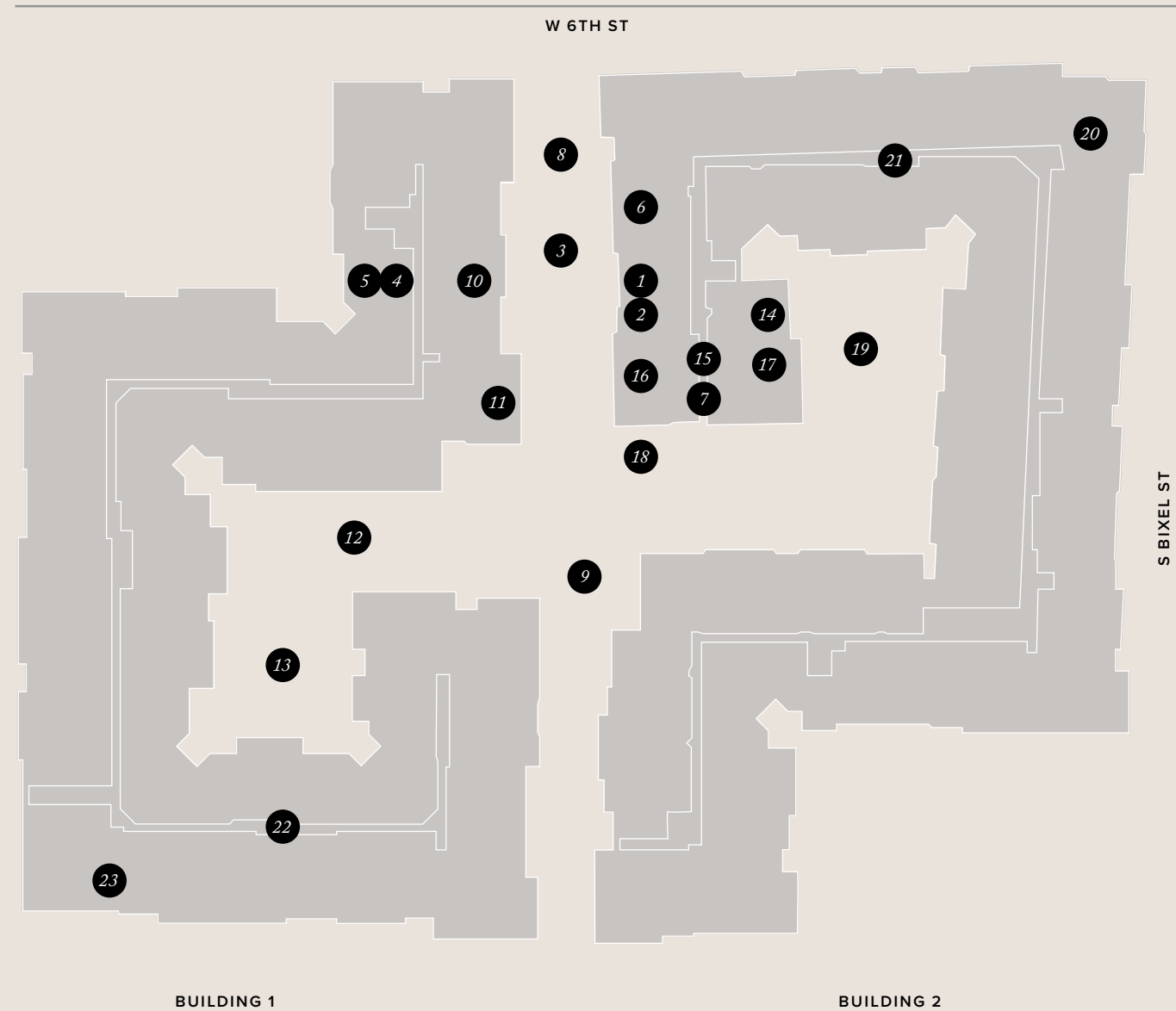
<i>Controlled Access</i>	<i>24-Hour State-of-the-Art Fitness Center</i>
<i>Gated Resident Parking</i>	<i>Yoga Studio</i>
<i>24-Hour Security Patrol</i>	<i>Co-working Space</i>
<i>Community Kitchenettes</i>	<i>Speakeasy</i>
<i>Community BBQs</i>	<i>Podcast Room</i>
<i>Pet-Friendly Community</i>	<i>TikTok/Karaoke Room</i>
<i>2 RoofTops with 360° Views of LA</i>	

## Apartment Amenities

<i>Stainless Steel Appliances</i>	<i>Patios/Balcony*</i>
<i>Caesar Stone Counter Tops</i>	<i>Double Pane Windows</i>
<i>Washer &amp; Dryer</i>	<i>Kitchen with Breakfast Bar</i>
<i>Gas Range</i>	<i>Spacious Floor Plans</i>
<i>Walk-in Closets*</i>	<i>Hardwood-style Floors &amp; Plush Carpeting</i>

\*In select units only

## Amenities Site Plan



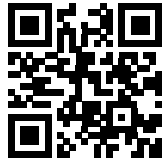
### Key

<u>1. Package Room</u>	<u>7. Fitness Center</u>	<u>13. Courtyard with BBQ</u>	<u>19. Courtyard with BBQ</u>
<u>2. Mail Room</u>	<u>8. Public Plaza</u>	<u>14. TikTok/Karaoke Room</u>	<u>20. Roof Deck with BBQ</u>
<u>3. Future Resident Entry</u>	<u>9. Paseo</u>	<u>15. Co-working Space</u>	<u>21. Pet Relief</u>
<u>4. Package Room</u>	<u>10. Yoga Room</u>	<u>16. Speakeasy</u>	<u>22. Roof Deck with BBQ</u>
<u>5. Mail Room</u>	<u>11. Pool House</u>	<u>17. Podcast Space</u>	<u>23. Pet Relief</u>
<u>6. Leasing Lobby</u>	<u>12. Pool Deck</u>	<u>18. Overlook</u>	

Get ready to live  
your best life.



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THE SOUFERIAN GROUP