

FOR IMMEDIATE RELEASE
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CONSTRUCTION COMMENCES ON VERMONT CORRIDOR'S OFFICE TOWER

--Transit-Oriented 3-Site Redevelopment to bring New Office Tower, Community Center, Retail, and Residential Units--

LOS ANGELES, CA – [Trammell Crow Company \(TCC\)](#) and [High Street Residential \(HSR\)](#), in a public-private partnership with the County of Los Angeles, Public Facilities Group (PFG) and Meta Housing Corporation, announces that construction has officially begun on Vermont Corridor. The project is comprised of three sites that will include a 468,000-square-foot premier, Class A headquarters for the County of Los Angeles's Department of Mental Health and Workforce Development, Aging and Community Services; an adaptive reuse of an existing office building into 172 residential units with 4,700 square feet of ground floor retail space; and a 72-unit senior affordable housing complex with a 13,000-square-foot community center to be operated by the YMCA of Metropolitan Los Angeles. The transit-oriented development is located within Los Angeles's Koreatown submarket on Vermont Avenue, between 4th and 6th Streets, and sits within one block of the Metro Red and Purple subway lines.

"We are thrilled to commence construction on this unique project which will transform this neighborhood, and bring much needed County services and housing into the community," said [Greg Ames](#), Managing Director with TCC's [SoCal – Los Angeles Business Unit](#). "We are fortunate to have great neighbors, an excellent project team and an outstanding partner in the County of Los Angeles."

Construction will occur throughout multiple phases, starting with the construction of the Vermont Corridor County Administration Building. The Vermont Corridor County Administration Building, a 21-story, Class A office tower designed by Gensler, will feature approximately 468,000 square feet of office space with up to 7,500 square feet of ground floor retail and a peer resource center. The office tower will serve as the new administrative headquarters for the County's Department of Mental Health as well as Los Angeles County's Workforce Development, Aging and Community Services. The project will feature first-class fitness facility, open office floor layouts, an outdoor terrace with a large amenity deck, large indoor/outdoor conference space and a press room. The development team is

seeking LEED® Silver certification. Hathaway Dinwiddie serves as the general contractor. Project completion is anticipated Q4 2021.

By mid-2019, Meta Housing Corporation is expected to commence development on 72, 100 percent affordable senior housing units, which will also include a 13,000-square-foot neighborhood servicing Community Center. The project is architect is Y&M Architects.

The final phase of the project is the adaptive reuse of the existing 12-story building, which is expected to begin in late 2021. High Street Residential, TCC's residential subsidiary, is responsible for the adaptive reuse of an existing 12-story office building to provide 172 multifamily units. The project, designed by Steinberg Hart, will offer a mix of studio, one and two-bedroom units. Residents will have access to a rooftop amenity deck, 4,700 square feet of ground floor retail and project amenities.

About Trammell Crow Company

Trammell Crow Company (TCC), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of June 30, 2018, TCC had \$8 billion of projects in process and \$3.9 billion in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in 16 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street Residential and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development or providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm (in terms of 2017 revenue). For more information visit www.TrammellCrow.com.

About High Street Residential

High Street Residential, a wholly-owned operating subsidiary of Trammell Crow Company, specializes in the development of multifamily housing. We have a deep background in urban, infill mixed-use residential development, as well as the redevelopment or repurposing of existing facilities. In the last 15 years, the firm has completed 4,600 units totaling over \$1.2 billion.

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