

E P S T E I N

ARCHITECTURE

ENGINEERING

CONSTRUCTION

INTERIOR DESIGN

GRAPHIC DESIGN

Design Profile

MAY/JUNE 2007

"A New Era In LA"

1500 FIGUEROA



E P S T E I N

"A New Era in LA"

1500 Figueroa Marks the Beginning of full-service A/E capabilities for Epstein In Los Angeles"

Epstein, through its interior design subsidiary Interior Space International (ISI), has been providing clients with award-winning design, programming and space planning services in Los Angeles since 1991. In this time, ISI has made a name for itself as one of LA's top interior design firms for technology, corporate, entertainment, and legal clients throughout Southern California. During ISI's LA tenure the firm has successfully delivered projects for firms like Google, Hewlett-Packard, Spyglass Entertainment, Princess Cruises EA Mobile, IDT/Starz Entertainment and the Marlborough School, among others.

Still all of this wonderful experience was always missing one element - the ability to provide clients with full-service architectural and engineering services out of the LA office. Well now a new era has begun for Epstein in LA as ISI becomes Epstein-ISI, a holistic design and engineering firm. This unified Epstein and ISI entity is unveiling its full-service capabilities through 1500 Figueroa, a new \$60M, 246,000 square foot, 25-story condominium tower in downtown Los Angeles at 1500 Figueroa Street across from the Convention Center and near the Staples Center.

Epstein-ISI is the architect and MEP engineer for this very high-profile project located in the City's South Park District, an area once dominated by industrial concerns and bounded by a freeway intersection. 1500 Figueroa is part of the rapid redevelopment of the downtown District into luxury apartments and condominiums, and commercial functions, notably the 4 million square-foot LA Live entertainment complex.

Currently in design development, the 1500 Figueroa residential tower will have 195 residences comprised of one- and two-bedroom units and two floors of penthouse units with private terraces, and 312 parking stalls. The design concept is a 19-story tower atop a five-story above grade podium, which is comprised of a ground floor lobby and four levels of parking. The podium deck will contain residential amenities include a pool, spa area, cantilevered sundeck, fitness center and meeting rooms. The spacious ground floor lobby will feature concierge service and a 9,500 square foot retail space. In addition, Epstein-ISI is applying for LEED-NC Silver certification for the new building which will feature "sky gardens".

The entire Epstein organization is excited about this new era in LA and we all are looking forward to seeing 1500 Figueroa takes its place in LA's architectural landscape.



1500 Figueroa
LOS ANGELES, CALIFORNIA
Street Level View



1500 Figueroa

LOS ANGELES, CALIFORNIA

Building Elevations with Detail of West Elevation Shadow



1500 Figueroa
LOS ANGELES, CALIFORNIA
West Elevation

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Culture Statement

Epstein strives to be recognized as the best employee-owned architecture, design, engineering and construction organization with a strong sense of passion, creativity, professionalism and trust.

