



METROPOLIS

LOS ANGELES



WHERE DESIGN MEETS  
PERFORMANCE

*Defined by materials. Elevated by design.*

# SIGNATURE DESIGN ELEMENTS

## FINISHES | *Crafted Materials*

- 7.5” European Oak Flooring throughout living areas
- Expansive windows with custom shades [Lutron](#) manual roller shades
- Approx. 9’ to 11’5” ceilings depending on the floor
- Clean modern baseboards and trim
- Contemporary interior doors
- Premium paint finishes
- Open-concept living and dining areas
- Walk-in closets (select units)
- [Miele](#) or [Bosch](#) 24” clothes washer and dryer
- Pre-wiring for cable and high-speed internet

## SMART LIVING | *Effortless Control*

- [Nest](#) Learning Thermostats
- Central heating and air conditioning
- Energy-efficient HVAC systems
- Integrated building systems
- High-speed internet connectivity
- Key fob controlled access entry
- Smart building access systems



# SIGNATURE DESIGN ELEMENTS

## KITCHEN | *Designed to Perform*

- [Caesarstone](#)® Quartz Alpine Mist countertops with a clean, modern edge
- Full-height stone backsplash (where applicable)
- Custom Italian [Stevali](#) cabinetry with soft-close drawers and doors
- Under-cabinet LED lighting
- Panelized, integrated appliance package
- [Bosch](#) appliances (select residences)
- [Miele](#) appliances (select residences)
- Kitchen islands with waterfall-edge Quartz countertops (select residences)
- U-Line wine coolers (select residences)
- Built-in cooktop and oven
- Externally vented [Bosch](#) range hood
- Integrated refrigerator and freezer
- [Kohler](#) stainless steel sink with [InSinkErator](#)® garbage disposal
- [Hansgrohe](#) kitchen fixtures
- Contemporary hardware and refined finishes
- Open-concept kitchen layouts designed for everyday living and entertaining



# SIGNATURE DESIGN ELEMENTS

## BATH | *A Daily Retreat*

- Spa-inspired bathroom design
- ADA-accessible custom wood vanity (select residences)
- [Hansgrohe](#) fixtures with modern detailing and performance
- [Duravit](#) dual-flush toilet system for efficiency and design
- [Hydro Systems](#) soaking tubs with Quartz surround
- Backlit vanity mirrors with integrated lighting (uplighting feature)
- Water-efficient plumbing fixtures throughout
- Instant hot water system for enhanced everyday comfort





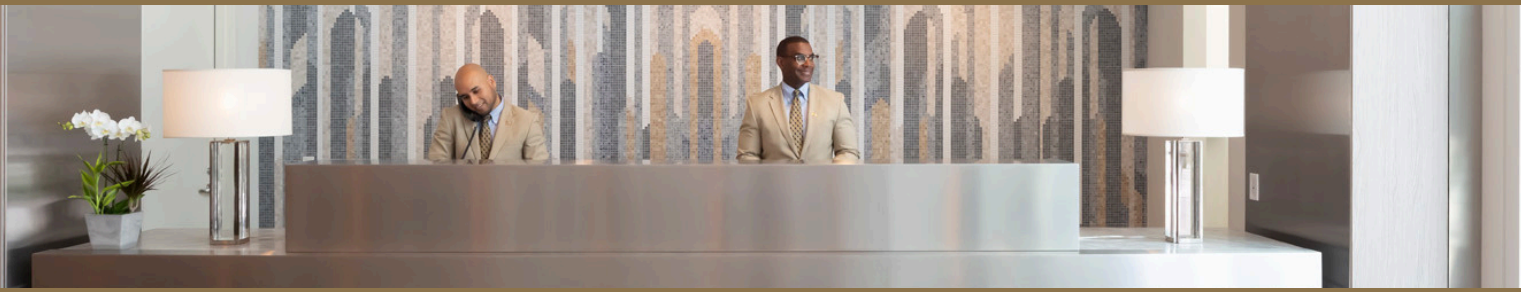
## AMENITIES | *Resort-Style Living, Reimagined*

- Resort-style pool and spa with cabanas and lounge areas
- Skypark and outdoor gathering spaces with fire pits
- Outdoor dining and BBQ areas featuring [Wolf](#) and [Viking](#) professional-grade grills
- Landscaped wellness garden and social spaces
- Fitness center featuring [Technogym](#) equipment with advanced cardio and strength training
- Dedicated yoga and wellness studio
- Steam rooms and fully appointed locker facilities
- Resident clubhouse and lounge for social and private events
- Chef's kitchen with premium [Miele](#) appliances for entertaining
- Private screening room with cinema-style seating, popcorn machine, and beverage station
- Game room with billiards
- Business center and co-working spaces
- Private conference rooms
- Dog park and pet-friendly amenities
- Dog washing station



## COMMON AREAS | *Elevated Everyday Function*

- [Miele](#) appliance suite in common kitchens, including built-in ventilation hood, convection oven, speed oven, and flush-mounted gas cooktop
- Built-in refrigeration by [Miele](#) and [Perlick](#), including under counter beverage and specialty refrigeration
- Commercial-grade [BUNN](#) coffee system for high-capacity brewing
- [Perlick](#) clear ice maker producing crystal-clear ice for entertaining spaces
- Commercial bathroom fixtures including [TOTO](#) toilets and [Kohler](#) faucets
- [Otis](#) traction elevator system with smart destination dispatch and integrated access control
- Dual-stream trash and recycling chute system with hands-free, ADA-compliant access
- Outdoor hydration and safety stations with durable, weather-resistant construction
- Exterior landscaping and planters featuring natural limestone finishes



## SERVICE & MANAGEMENT | *Effortless Living*

- 24-hour lobby ambassador
- Controlled access building
- 24-hour on-site patrol
- Secured resident access points
- Smart destination-controlled elevator system with integrated keycard access
- Package and delivery management
- On-site professional property management by FirstService Residential
- Resident services and support
- Wi-Fi connectivity throughout amenity spaces and common areas
- Resident coffee bar
- Pet-friendly amenities including conveniently located pet waste stations
- Curated resident events and community programming
- Building-wide communications and resident newsletter
- Dedicated resident portal for service requests, communication, and account management
- Building insurance and professionally managed operations
- Utilities including water, electrical, gas, and trash services managed for convenience



## METROPOLIS TOWER II | *RESIDENCES & LIVING*

Completed in 2018, Tower II features 514 thoughtfully designed residences, including studios, one- and two-bedroom homes. Select residences offer private balconies and terraces up to 617 square feet, extending living spaces outdoors.

Interiors range from approximately 482 to 1,431 square feet, with the largest floorplans featuring expansive layouts, spacious primary suites, and up to two-and-a-half bathrooms.

Residents enjoy access to the signature 67,500-square-foot outdoor Skypark—shared with Tower III—featuring a heated pool, cabanas, garden pavilion, children’s play area, dog park, and a variety of spaces designed for relaxation and connection.

### RESIDENCE COLLECTION

Studios | 123 Residences  
Approximately 482–627 SF

One-Bedroom | 304 Residences  
Approximately 693–1,024 SF

Two-Bedroom | 87 Residences  
Approximately 1,182–1,431 SF



## LOCATION | *AT THE CENTER OF IT ALL*

Set within South Park in the heart of Downtown Los Angeles, Metropolis places you at the intersection of the city's most dynamic cultural, entertainment, and lifestyle destinations.

- Moments from Crypto.com Arena, L.A. LIVE, and the Los Angeles Convention Center
- Close to USC and the LA Memorial Coliseum
- Within easy reach of Dodger Stadium, SoFi Stadium, and Intuit Dome—home to LA's most iconic events
- Surrounded by acclaimed dining, retail, and cultural institutions
- A short drive to Beverly Hills, Santa Monica, and the Pacific coastline
- Convenient access to LAX and major transportation corridors
- A curated collection of on-site retail and hospitality, including Hotel Indigo, Metropole Restaurant, Starbucks, JC Salon Suites, and PYO Art Gallery
- Positioned at the center of global moments, including the 2026 FIFA World Cup and 2028 Olympic Games



## LOCATION | *AT THE CENTER OF IT ALL*

Positioned in the heart of Downtown Los Angeles, Metropolis offers effortless access to the city's most iconic destinations—from world-class sports and entertainment to culture, coastline, and global events.





The information contained herein, including but not limited to descriptions, dimensions, square footage, pricing, finishes, features, materials, appliances, brands, amenities, and services, is provided for general informational purposes only and is subject to change without notice.

All photographs and visual representations are of actual conditions or representative residences; however, variations may exist between residences. Differences may include, but are not limited to, floorplans, square footage, ceiling heights, views, natural light, orientation, and the presence or absence of balconies, terraces, or other features.

References to appliances, fixtures, finishes, and brand names reflect typical installations within the development; however, specific selections may vary by residence and are subject to change or substitution with items of equal or greater quality. Certain features or upgrades may be available only in select residences.

Amenities, services, and common areas described herein are subject to change, modification, or operational adjustments. Availability of services—including but not limited to concierge, security, events, communications, utilities, and building systems—may be governed by the homeowners association and/or property management and may vary over time.

On-site retail, hospitality, and commercial offerings—including but not limited to Hotel Indigo, Metropole, Starbucks, JC Salon Suites, and PYO Art Gallery—are independently owned and operated and are subject to change without notice. No representation or guarantee is made regarding the continued operation, hours, or availability of such businesses.

All distances, travel times, and proximity references are approximate and may vary based on traffic and other conditions. References to nearby destinations, venues, and events—including but not limited to sports and entertainment venues and global events such as the 2026 FIFA World Cup and 2028 Olympic Games—are provided for general context only and are not guaranteed.

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Prospective purchasers are encouraged to conduct their own investigations and to review all available documentation, including the applicable Public Report, Covenants, Conditions & Restrictions (CC&Rs), and purchase agreement, prior to entering into any transaction.

Equal Housing Opportunity.