



LOWE, MEGATOYS AND J.P. MORGAN RECEIVE GOLD NUGGET AWARD FOR THE GAREY BLDG. IN DOWNTOWN LOS ANGELES' ARTS DISTRICT

LOS ANGELES – June 1, 2017 – The Garey Bldg., a joint venture between Lowe Enterprises, institutional investors advised by J.P. Morgan Asset Management and Megatoys, which has owned the property for more than 20 years, has been named an Award of Merit winner by the judges for the 2017 Gold Nugget Awards. The Awards honor architectural design and planning excellence and draws entries from throughout the United States and internationally. Builder for The Garey Bldg., was DriverUrban, the architect was Togawa Smith Martin with TGP serving as landscape architect and interior design provided by Style Interiors.

“Our team appreciates this significant recognition for The Garey Bldg. We are proud of what we accomplished with this development, creating connectivity and community and bringing much needed housing to this emerging, vibrant neighborhood in downtown Los Angeles,” said Tom Wulf, senior vice president, Lowe.

Recognized in the category of Mixed-Use Development, the property is now entered into the Grand Awards that will be announced on June 29 at PCBC®, the nation’s largest regional conference and trade show for the real estate development field.

The Garey Bldg., which opened in July 2016, is located at 905 E. 2nd Street, on 2.9 acres east of Alameda Street between 1st and 2nd Streets. It features two five-story buildings connected by an upper level residential bridge offering units on levels three through five. The buildings flank a 50-foot-wide, tree-lined pedestrian paseo with 15,800 square feet of commercial space that will offer a variety of restaurants, cafes and retail establishments. The paseo is an open public space serving the entire neighborhood and will be programmed with events such as art exhibits and live music.

Design of The Garey Bldg. embraces its location in the Arts District, an evolving industrial neighborhood, with an architectural design and use of materials that are reflective of the area – clad in brick with corrugated and perforated metal accents, hatched glass windows and metal canopies that are evocative of the area’s historic industrial buildings.

The Garey Bldg. brings bright, modern residences ranging from studios to two-bedrooms with ground floor live-work units steps from public transportation with the Metro Gold Line station and new regional connector station currently under construction at 1st and Alameda.

Residences all feature large, operable windows and most offer either balconies or patios to take advantage of Southern California’s temperate climate that invites indoor/outdoor living.

Units feature nine-foot ceilings, open floor plans with well-designed kitchens outfitted with stainless steel appliances including a gas stove, washers and dryers, spacious bathrooms and storage with many units offering walk-in closets. All units feature a contemporary color palette with sleek, modern cabinetry, quartz countertops, wood-style flooring and fiber communication systems.

Abundant communal spaces offer a variety of options for indoor and outdoor gathering, entertainment, collaborative work areas and relaxation – all with available WiFi.

The Garey Bldg. was just awarded LEED Certification for its sustainable and environmentally sensitive development program.

About Lowe

Los Angeles-based Lowe is a leading national real estate investment, development and management firm. Over the past 45 years, it has developed, acquired or managed more than \$28 billion of real estate assets nationwide. Lowe is currently responsible for more than \$7.5 billion of commercial, hospitality and residential assets. In addition to its Los Angeles headquarters, Lowe maintains regional offices in Southern California, Northern California, Denver, Philadelphia, Seattle and Washington, DC. For more information about Lowe, visit www.LoweEnterprises.com

About J.P. Morgan Global Alternatives

J.P. Morgan Global Alternatives is the alternative investment arm of J.P. Morgan Asset Management. With more than \$120 billion in assets under management and over 800 professionals (as of December 31, 2016), we offer strategies across the alternative investment spectrum including real estate, private equity and credit, infrastructure, transportation, liquid alternatives, and hedge funds. Operating from 23 offices throughout the Americas, Europe and Asia Pacific, our independent alternative investment engines combine specialist knowledge and singular focus with the global reach, vast resources and powerful infrastructure of J.P. Morgan to help meet each client's specific objectives. For more information: jpmorganassetmanagement.com

###

Media Contact:
Karen Diehl
Diehl Communications
(310) 741-9097