

10351
SANTA
MONICA
BLVD

LOS ANGELES, CA





WORKSPACE DESIGNED TO INSPIRE

This is your competitive advantage. Modern office suites at the epicenter of West LA's power corridor, neighboring Century City and Westwood with some of West LA's best amenities within walking distance.

MODERN LOFT- STYLE OFFICE SPACE

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Four
stories



EV-
charging
stations



Multiple space
configurations
available



Professional
building
management



Flexible interior
with creative &
efficient layouts



Prime location at
the border of West
LA & Century City












1 block to
Westfield
Century City



Energy Star &
Fitwell Rated



AVAILABILITIES

FLOOR PLANS	SUITE	SIZE	DESCRIPTION
	202	4,221 SF	High-end creative office with exposed ceiling, concrete floors, extensive glass. Reception, large conference room, 5 window offices, 2 phone booths, kitchen and large open workspace. South facing views.
	210	1,706 SF	Move-in ready professional office. Reception, conference room, 3 window offices, kitchen, storage. Southwest facing views.
	212	2,216 SF	Move-in ready professional office. Reception, conference room, 1 window office, large open workspace, kitchen. West facing views.
	215	4,091 SF	Creative office with exposed ceiling, concrete floors. Reception, large conference room, small conference room, 4 window offices, large open workspace, kitchen. North facing views.
	250	6,634 SF	Creative office with exposed ceiling, concrete floors. Reception, large conference room, small conference room, 2 offices, large open workspace, kitchen. Northeast facing views.
	360	6,376 SF	Ready for a customized renovation. Northeast facing views.
	400	8,495 SF	Professional office with multiple conference rooms, 13 window offices, 8 interior offices, open workspace, kitchen. Northeast facing views.
	420	2,253 SF	Ready for a customized renovation. South facing views.
	430	3,313 SF	Move-in ready professional office. Reception, conference room, 5 window office, large open workspace, kitchen. Southeast facing views.

 **CLICK THE ICON TO VIEW EACH FLOORPLAN**



PARKING: 2.5/1,000 SF

EV Charging Stations

\$200/Month Unreserved Stall

\$280/Month Reserved Stall



RATES

\$3.85 full service



TERM

1-10 years





EASY ACCESS TO TRANSPORTATION

2 MILES
to 405 Freeway

14 MINUTE WALK
to planned Century City/
Constellation Station
(Purple Line Extension)

Direct access to
BIG BLUE BUS
AND LA METRO



**1 BLOCK FROM
WESTFIELD
CENTURY CITY**



90
WALK SCORE



6 MIN DRIVE
UCLA Campus

CLOSE TO EVERYTHING

DEDICATED BIKE LANES
along Santa Monica Blvd



10351
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5 MIN WALK
TO WESTFIELD
CENTURY CITY



ALL WITHIN A BLOCK

RTO by BGO

TENANTS OF BGO OFFICES ENJOY:



Access to any BGO Amenity Center across the Country



An annual credit towards BGO-owned Amenity Centers and BGO-owned and affiliated hotels and retailers*

*Applicable to all new leases and renewals

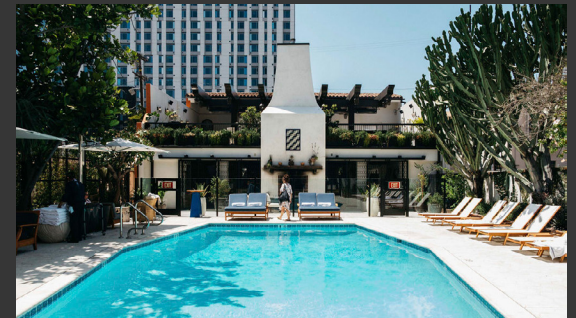


A \$1000 rent credit and waived amenity fee for their first year in any BGO Residential Community across the Country

HOTEL FIGUEROA

DISCOVER THE EXCEPTIONAL BGO OWNED DTLA HOTEL CONVENIENTLY LOCATED NEAR CRYPTO.COM ARENA, HOME OF THE LA LAKERS, SPARKS AND KINGS.

Credits toward executive hosting or convenient travel at the luxurious Hotel Figueroa.





MIRO

MOVE-IN READY OFFICES

BGO set out to deliver a concept that would address the evolving needs of our customers. The result is **MIRO - Move In Ready Offices**. Thoughtful design created in partnership with best-in-class architecture and design firms, from an operator that's experienced, responsive and trusted with over 100 years' institutional experience.

TURNKEY & TECH-ENABLED

MIRO's fully furnished and fully wired designs allow for immediate move-ins.

BGO PARTNERSHIP

We see our tenants as valued partners, carefully considering their unique objectives.

BIOPHILIC DESIGN

Weaving greenery and natural light throughout, maximizing wellness in the workplace.

CUSTOMIZABLE

Make your MIRO suite your own with the help of BGO's in-house construction and development team.

HYBRID WORK ENABLED

MIRO meets needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.

MIX OF SPACES

Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.

ROOM TO GROW

We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.

IDEAL LOCATIONS

In the heart of it all. We're conveniently located in prime locations within the largest cities in the United States.

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AMENITIES AT YOUR DOORSTEP

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