

**BESPOKE**

BY HARBOR ASSOCIATES

CENTURY CITY

**FOR LEASE OR SALE 36,252 SF**  
**SINGLE-USER BUILDING OPPORTUNITY**

**STAY WELL**  
**TAKE FULL CONTROL**  
**OF YOUR ENVIRONMENT**

**CUSTOM CREATIVE OFFICE**

MADE FLEXIBLE, FAST, AND SIMPLE.



**TAKE A VIRTUAL TOUR**



# STAY WELL TAKE FULL CONTROL OF YOUR ENVIRONMENT

## THE BENEFITS OF LEASING/OWNING A SINGLE-USER BUILDING



**MANAGE ACCESS:** Complete control of employee and visitor access to the building



**CONTROL PARKING:** Maintain control of your parking with valet-assistance, tandem and/or stacked parking via employee control or your trusted parking attendants



**STAY HEALTHY:** Take employees' and visitors' temperature at a secured point before they enter the building and/or parking



**CLEANING PROTOCOLS:** Easily clean, sanitize and disinfect surfaces throughout the entire property to your standards on your own schedule and frequency



**FOOT TRAFFIC:** Avoid elevators and maintain social distancing with the use of multiple stairwells with designated up and down routes



**FRESH AIR & WATER:** Easily control and offer employees healthy fresh air and water with better HVAC and water filtration



10281 PICO BOULEVARD  
LOS ANGELES

CENTURY CITY

# CUSTOM CREATIVE OFFICE

Bespoke Century City is ideal for savvy innovators and leaders who want the best of both worlds when it comes to creative office environments. The branding and customization inherent to owning a building. And the freedom and flexibility of leasing office space. Now, it's possible. Naming rights. A customized building sign, wall graphics, or eye-catching mural. Exterior paint and rooftop of your choosing. Concrete floors. Feature stairs. The list goes on. It's time to choose brand freedom over restrictions.

**Design flexibility over limitations.**

NOW AVAILABLE  
FOR LEASE OR SALE



# CENTURY CITY

# IDEAL LOCATION, TREMENDOUS CUSTOM CREATIVE OFFICE OPPORTUNITY



- Located in the upscale Century City sub-market of iconic Los Angeles, California
- Custom creative office space for a variety of tenant types including leading media, tech, entertainment, and professional service firms
- Highly customizable exterior, including upgrades to signage, wall graphics, paint and an outdoor amenity area
- Highly customizable interior and infrastructure, including brand wall graphics, finishes, ceiling features, lobby design, conference room design, kitchen and restroom designs, elevators, and even power and HVAC
- Available for lease with flexible terms surrounding custom renovations, with building naming rights included
- Immediately adjacent to Westfield Century City, which recently underwent an \$800 million renovation, including destination retail, dining, and luxury hotels
- Two miles from world-famous Beverly Hills luxury shopping district featuring boutique shopping, five-star restaurants and iconic hotels
- In close proximity to both the Interstate 405 and 10 freeways, and the pending Metro Purple Line extension



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FLOOR	RSF	DESCRIPTIONS
4th Floor	10,833 RSF	Full Floor/Shell Condition
3rd Floor	10,833 RSF	Full Floor/Shell Condition
2nd Floor	10,833 RSF	Full Floor/Shell Condition
1st Floor	3,551 RSF	Reception/Tenant Amenity Lounge

#### TOTAL BUILDING SIZE: 36,051 SF

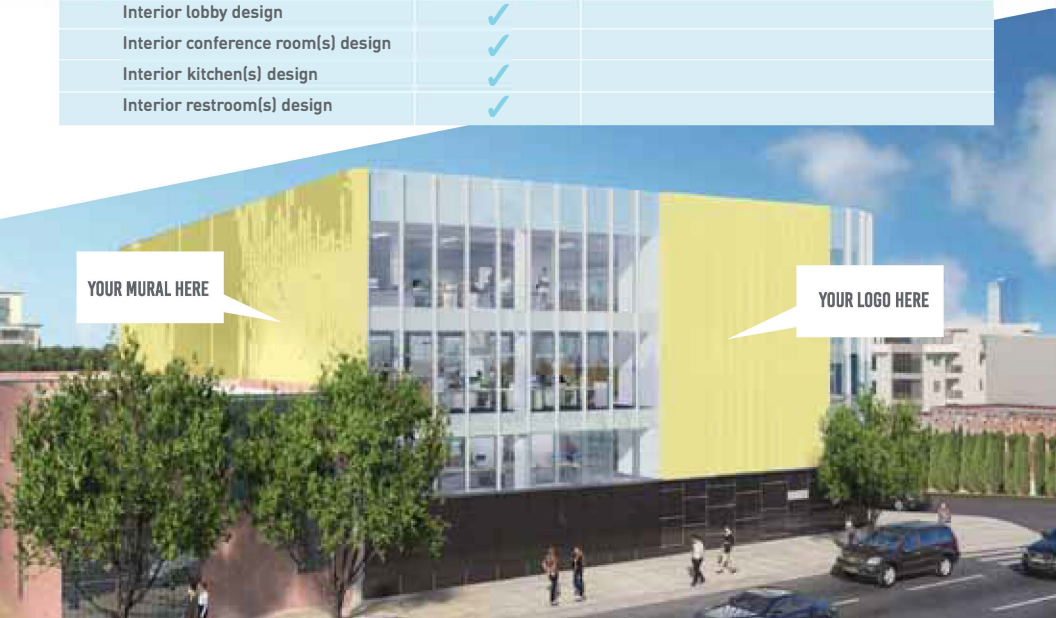
Stories	4 Levels
Lease Term	5-15 Years
Availability	Immediate/Ready for TI's
TI Allowance	Negotiable \$ or Build-to-Suit
Parking	3.0/1000 (Valet Assist) \$200 Per Unreserved/Month \$325 Per Reserved/Month

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# OFFICE CUSTOMIZATION OPPORTUNITIES

BUILDING FEATURES	CUSTOMIZATION AVAILABLE	CUSTOMIZATION NOTES
Building naming rights	✓	Included in agreement
Exterior building top sign (3D)	✓	
Exterior canopy and/or wall sign (3D)	✓	
Exterior brand wall graphic (2D)	✓	Custom wall along Pico Blvd available
Exterior art mural graphic (2D)	✓	Custom wall along Pico Blvd available
Exterior paint	✓	
Exterior amenity area upgrade	✓	Custom roof deck upgrade available
Interior brand wall graphic	✓	
Interior power	✓	
Interior HVAC	✓	
Interior paint	✓	
Interior ceilings	✓	Exposed beam ceiling upgrade available
Interior floors	✓	Concrete floor upgrade available
Interior elevator	✓	New elevator upgrades available
Interior lobby design	✓	
Interior conference room(s) design	✓	
Interior kitchen(s) design	✓	
Interior restroom(s) design	✓	



DESIGN THE INTERIOR AND EXTERIOR OF THE BUILDING TO MATCH YOUR BRAND.

CURATE CUSTOM ART FOR AN OUTDOOR MURAL SURE TO GRAB ATTENTION.

DESIGN A ROOFTOP DECK FOR WORKING, DINING, LOUNGING, AND EVENTS.

CHOOSE YOUR IDEAL LOBBY AND RECEPTION AREA.

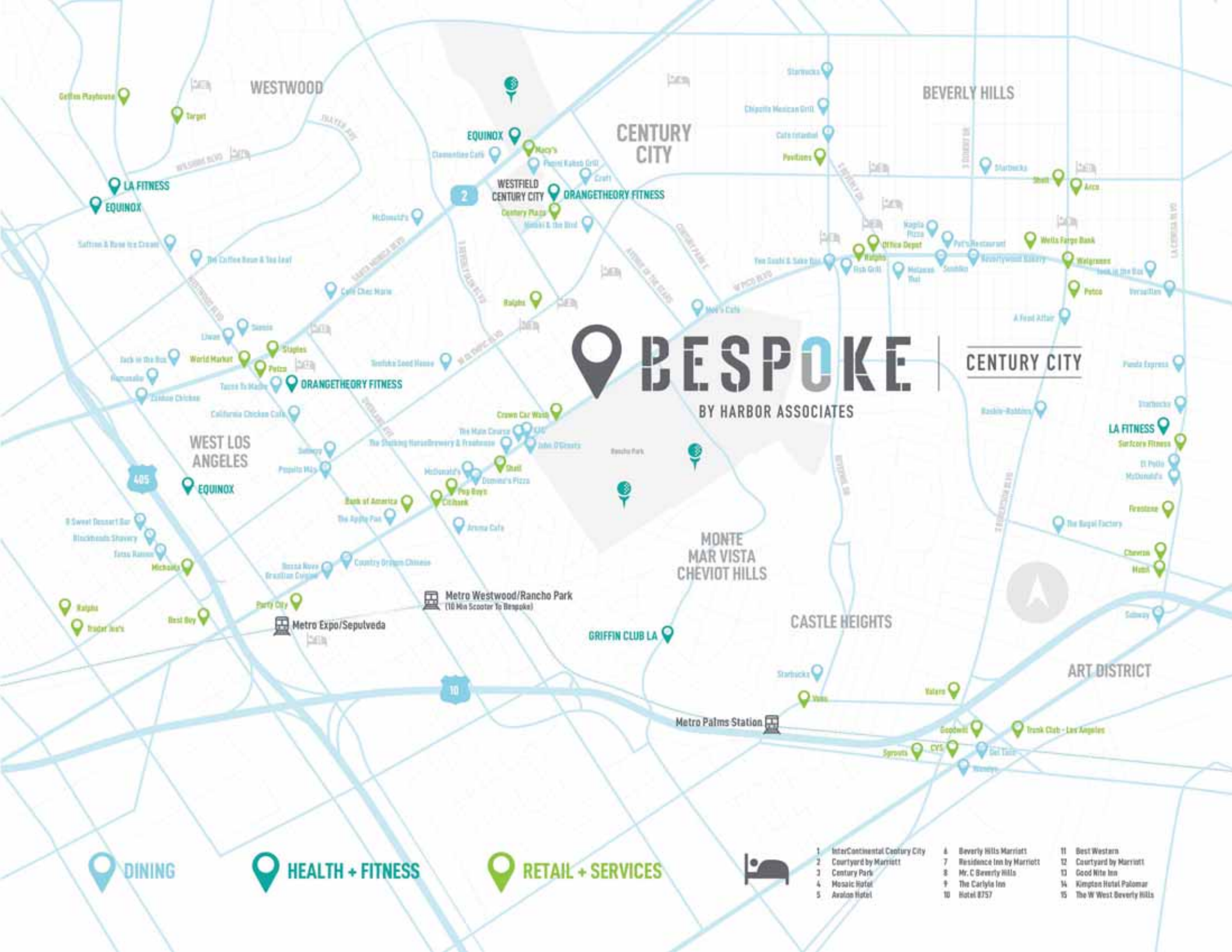
CREATE AN INDOOR AMENITY AREA THAT ALIGNS TO YOUR CULTURE.

**CUSTOMIZABLE FEATURES**

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BY HARBOR ASSOCIATES

## CENTURY CITY



DINING

HEALTH + FITNESS

RETAIL + SERVICES



- |                                 |                             |                             |
|---------------------------------|-----------------------------|-----------------------------|
| 1 InterContinental Century City | 4 Beverly Hills Marriott    | 11 Best Western             |
| 2 Courtyard by Marriott         | 7 Residence Inn by Marriott | 12 Courtyard by Marriott    |
| 3 Century Park                  | 8 Mr. C Beverly Hills       | 13 Good Nite Inn            |
| 4 Mosaic Hotel                  | 9 The Carlyle Inn           | 14 Kimpton Hotel Palomar    |
| 5 Avalon Hotel                  | 10 Hotel 8757               | 15 The W West Beverly Hills |

## OPTION 1

### HYPOTHETICAL FLOOR PLAN

**TOTAL AREA:**

+/- 10,833 sq. ft.

**TOTAL PRIVATE OFFICES:**

17

**TOTAL WORKSTATIONS:**

34

**TOTAL # OF OCCUPANTS:**

51

**DENSITY:**

186 sf/occ.

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## OPTION 2

### HYPOTHETICAL FLOOR PLAN

**TOTAL AREA:**

+/- 10,833 sq. ft.

**TOTAL PRIVATE OFFICES:**

2

**TOTAL WORKSTATIONS:**

64

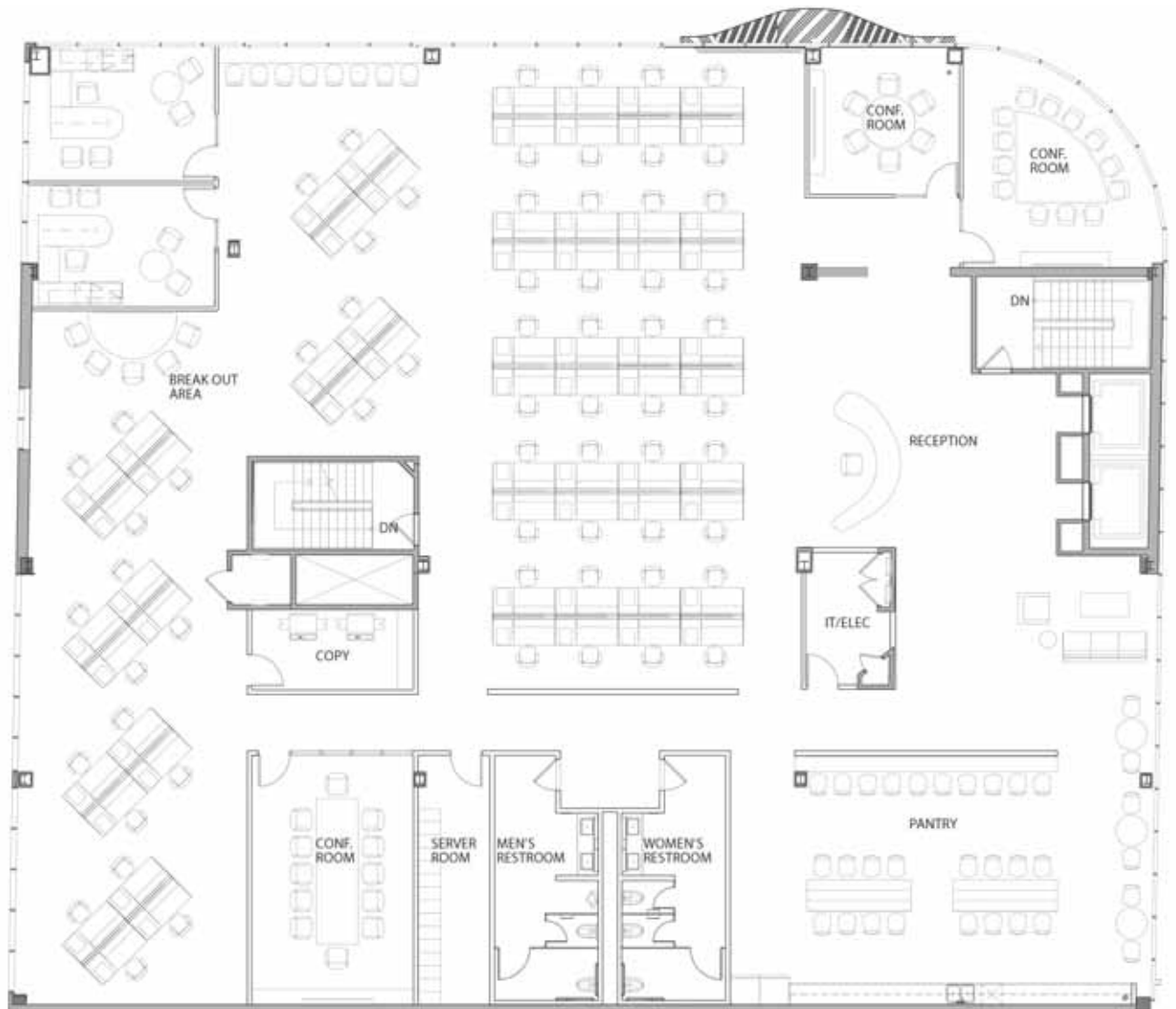
**TOTAL # OF OCCUPANTS:**

66

**DENSITY:**

144 sf/occ.

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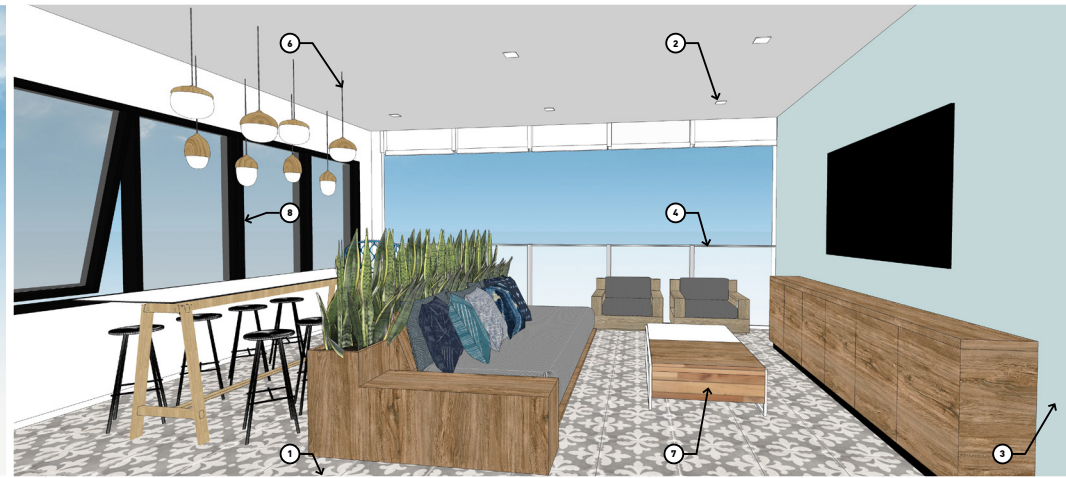
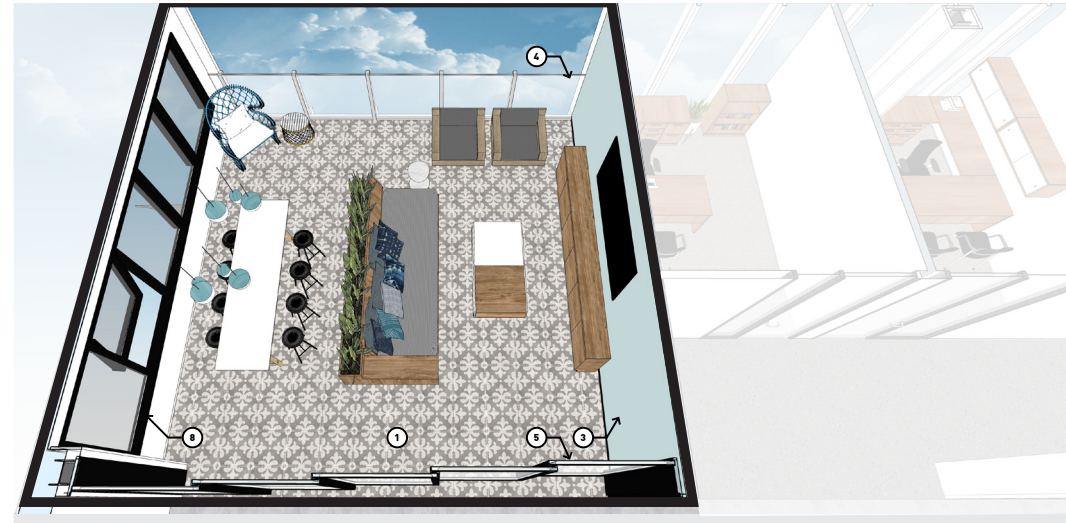




# 4TH FLOOR BALCONY PLAN

## KEYNOTES

- |   |   |
|---|---|
| <p><b>1</b><br/>Tile flooring throughout</p> <p><b>2</b><br/>New recessed lighting throughout</p> <p><b>3</b><br/>Accent paint</p> <p><b>4</b><br/>Glass railing at new opening</p> | <p><b>5</b><br/>Sliding glass doors</p> <p><b>6</b><br/>Outdoor decorative pendants</p> <p><b>7</b><br/>New furniture and tv</p> <p><b>8</b><br/>New operable windows</p> |
|---|---|



OPEN GALLEY  
KITCHEN

OPEN GALLEY  
KITCHEN





FULL FLOOR  
RECEPTION

# IMAGE GALLERY





IMAGE  
GALLERY

# IMAGE GALLERY





IMAGE  
GALLERY

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