

# Ground Floor Century City Creative Office

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## 1901 Avenue of the Stars

Los Angeles, CA 90067



### Sublease Details

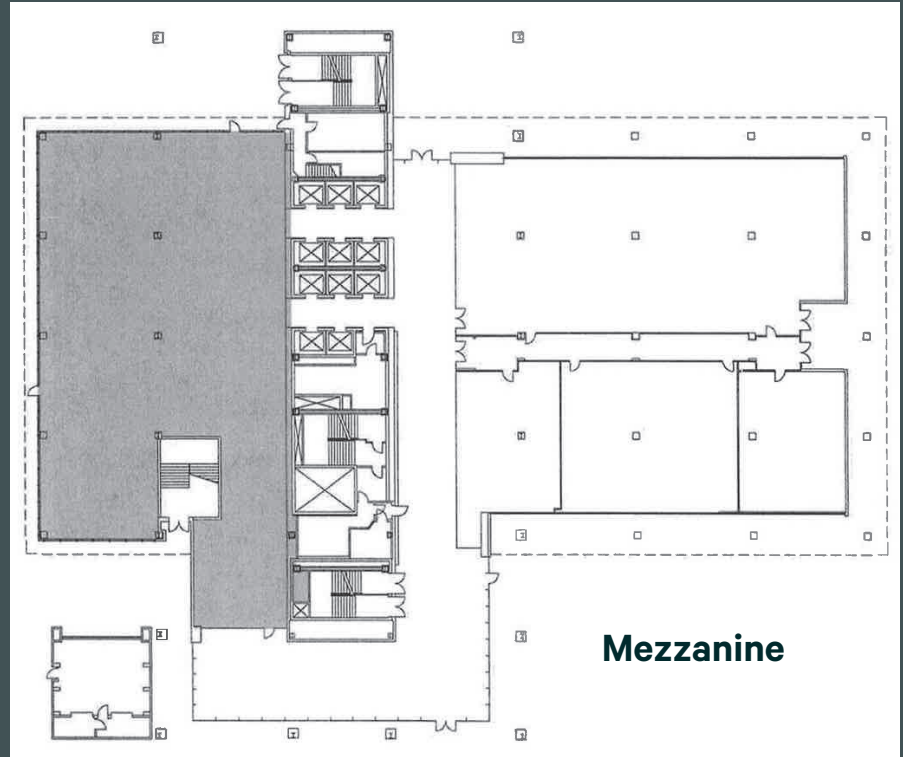
- **Premises:** 21,943 SF
- **Asking Rent:** \$3.75 FSG
- **Term:** Through March 31, 2023 (possibility for longer term direct)
- **Occupancy:** Immediate
- **Parking:** 3:1000 @ prevailing market rates

### Building Notes

- 20 story office building on Avenue of the Stars
- Located directly adjacent to the Westfield century City shopping center
- Easy access in and out of Century City
- Newly remodeled lobby and common tenant outdoor space
- Valet-assisted visitor parking and electric car chargers

## Space Details

- + Ground floor space with mezzanine
- + Direct access off the ground floor with reception area (or building elevator access at Mezzanine level)
- + Interconnecting stairwell
- + Floor to ceiling windows with great natural light
- + Space fits 150+ people pre-covid
- + Mezzanine:
  - + 4 conference rooms (two fit 8-10 people & two fit 4-6 people)
  - + Current seating fits +/- 60 people but can fit 90 people (pre-covid desk count)
  - + Larger conference room (can be used for storage)
  - + Lounge areas & newly improved kitchen/pantry (can be removed to create more seating)
  - + Restrooms
- + Ground Floor:
  - + Reception off the entryway
  - + Kitchenette
  - + Current seating fits +/- 55 people but can fit closer to 90 people
  - + 8 offices/conference rooms and one larger conference/board room (fits 15-20 people)
  - + Restrooms





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