

2121

AVENUE OF THE STARS

CENTURY CITY



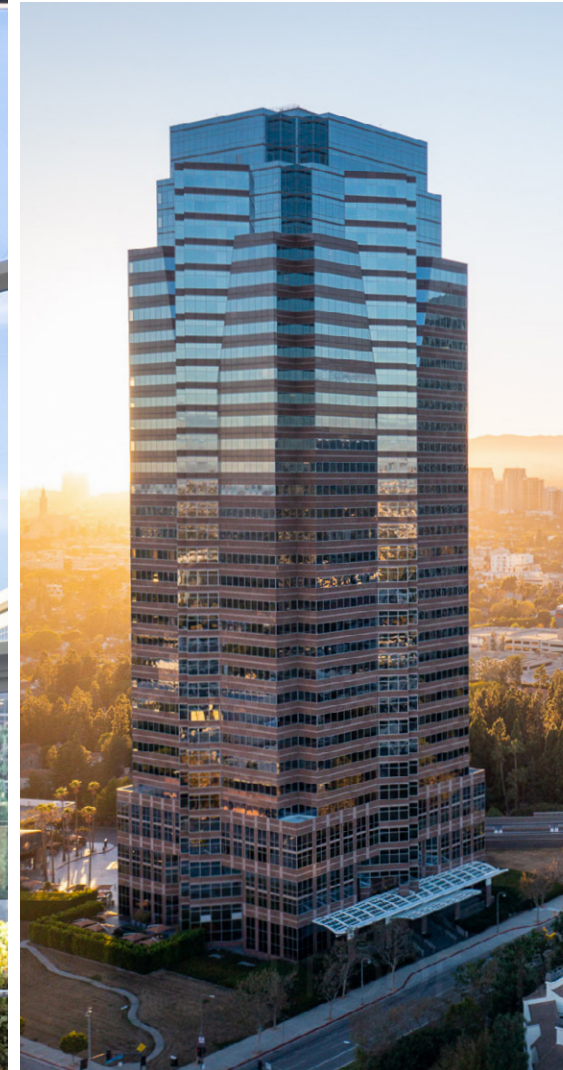
A LANDMARK OPPORTUNITY

 IRVINE COMPANY



SUCCEED MORE

WITH MORE



Transform your workplace into a destination for success with a world-renowned location, panoramic ocean views, concierge hospitality, and time-saving conveniences supported by the long-term owner business leaders trust.

Project the identity that sets LA's most respected, high-profile companies apart by securing a contiguous block opportunity in Century City's most iconic building.





LA'S MOST PRESTIGIOUS WORKPLACE

CONCIERGE HOSPITALITY

High-touch, personalized service aligns with your brand's uncompromising standards.

IMPRESSIVE ARRIVAL EXPERIENCE

An elegant entryway with valet parking and beautifully appointed lobby set the tone for success.

AWARD-WINNING WORKPLACE

Winner of The Outstanding Building of the Year (TOBY®) award for building management and operational excellence in Los Angeles.





MARKET-EXCLUSIVE MEETINGS & EVENTS VENUE

A hospitality-inspired meetings and events space enhances meetings of any size, in-person or virtually.

- Spacious pre-function lounge
 - Executive boardroom, seats up to 24 people
 - Versatile multi-purpose room
 - ~ Lounge layout, seats up to 45 people
 - ~ Classroom layout, seats up to 46 people
 - ~ Auditorium layout, seats up to 112 people
 - Plug-and-play technology
 - Private phone rooms
 - Catering space
-





ENGAGING AMENITIES

Destination-worthy spaces for work, play and wellness.

PACIFIC KITCHEN

Indoor-outdoor dining and seating areas, made-to-order coastal California cuisine, beer & wine, and craft coffee.

KINETIC FITNESS CENTER

Peloton bikes, modern strength & cardio equipment, yoga studio, and towel service.

THE COMMONS OUTDOOR WORKSPACE

Two expansive work-ready outdoor gathering and collaboration areas.

COURTESY SHUTTLE SERVICE

Complimentary ride to Westfield Century City and back with real-time shuttle tracking.



CENTRAL CENTURY CITY

BE IN A LOCATION TALENT LOVES

Enjoy easy access to Olympic Boulevard and I-405 for seamless connection to Westfield Century City, downtown LA, Santa Monica coast, San Fernando Valley and South Bay cities.

AREA HIGHLIGHTS

- Westfield Century City
Featuring more than 200 shops and restaurants, choose from an inspired mix of dining options including Blue Bottle Coffee, Del Frisco's Double Eagle Steak House, Din Tai Fung, Eataly, Javier's, La Vaca Brazilian Grill, Shake Shack, Tender Greens and more
- Beverly Hilton
- The Fairmont
- Waldorf Astoria



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AVENUE OF THE STARS

1. UCLA CAMPUS

2. WESTFIELD CENTURY CITY

3. THE FAIRMONT CENTURY CITY

4. LOS ANGELES COUNTRY CLUB

5. BEVERLY HILTON

6. WALDORF ASTORIA



DISTINGUISHED ADDRESS

ICONIC ARCHITECTURE

The last building designed by celebrated architect William L. Pereira features an elegant red granite and glass exterior and a two-story, barrel-vaulted lobby.

IN GOOD COMPANY

Join prominent companies including AEW Capital Management, Armanino, Artists First, Gursej Schneider, Katten, Miller Barondess, Stifel Nicolaus and Twentieth Century Fox.



SUCCESS WORKS HERE

FOREVER COMMITTED

As long-term owners known for continual evolution, Irvine Company creates workplaces that cultivate success with no risk of shifting standards.

FRICTIONLESS PARTNERSHIP

Our signature approach to customer care makes everything easier throughout the life of your lease.

INDUSTRY-LEADING FINANCIAL STABILITY

We have the liquidity, financial strength, and capital resources necessary to fully-fund tenant and workplace improvements.

SCALABLE & FLEXIBLE

150+ workplaces with a range of lease options support future-proof flexibility.

 IRVINE COMPANY



Your business can have it all: the prestige and productivity of private workspace with the agility that today's market demands.



PREMIUM PRIVATE SUITES

HQ-quality designed workspace backed by our high standards of excellence.



MOVE-IN READY

No upfront capital with available MillerKnoll furniture options.



SCALABLE OPTIONS

Lease terms starting at 6 months make it easy to scale across our portfolio.



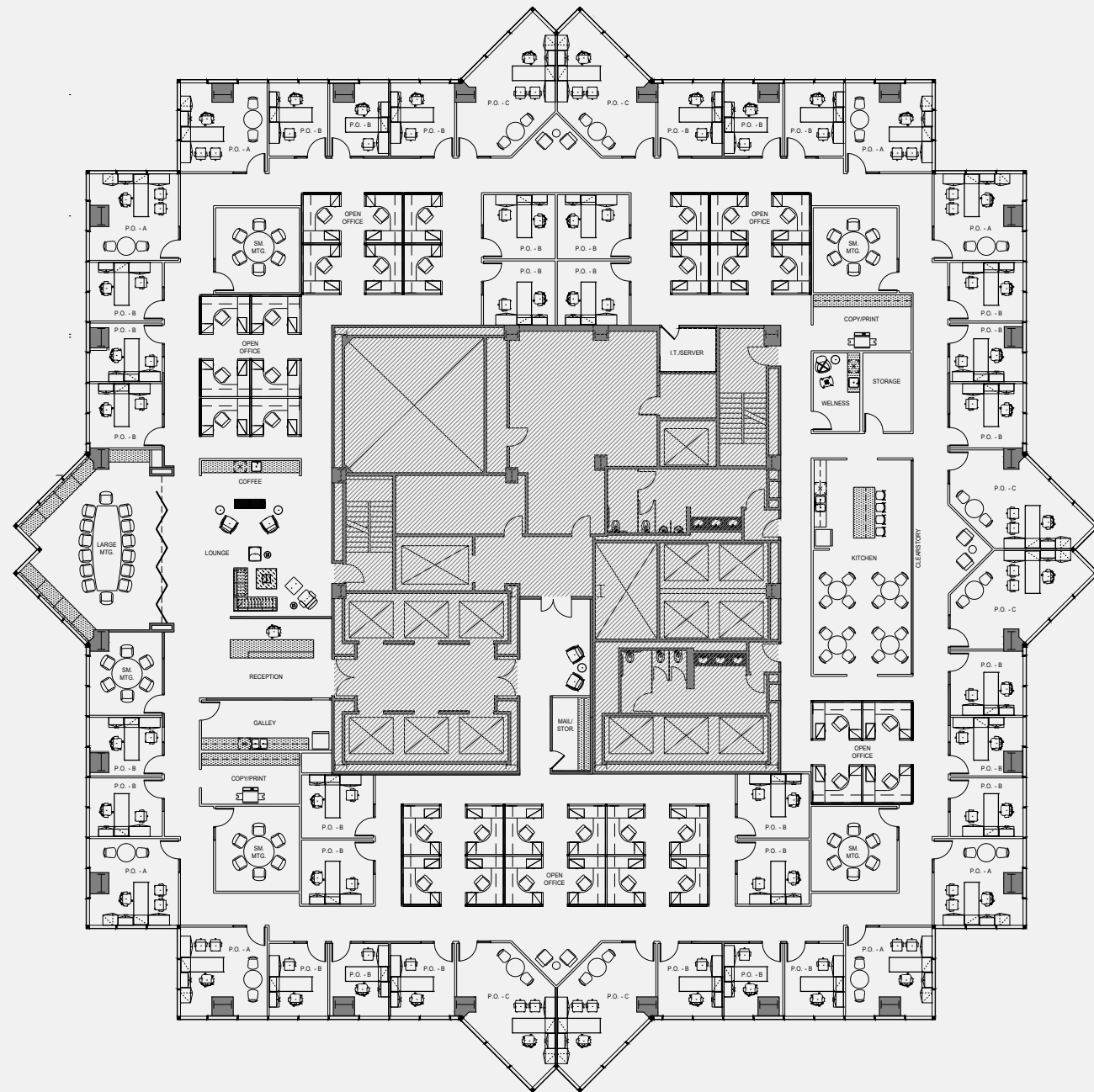
FRICITIONLESS EXPERIENCE

Concierge service keeps you focused on what matters.



HYPOTHETICAL FLOOR PLAN:

TRADITIONAL

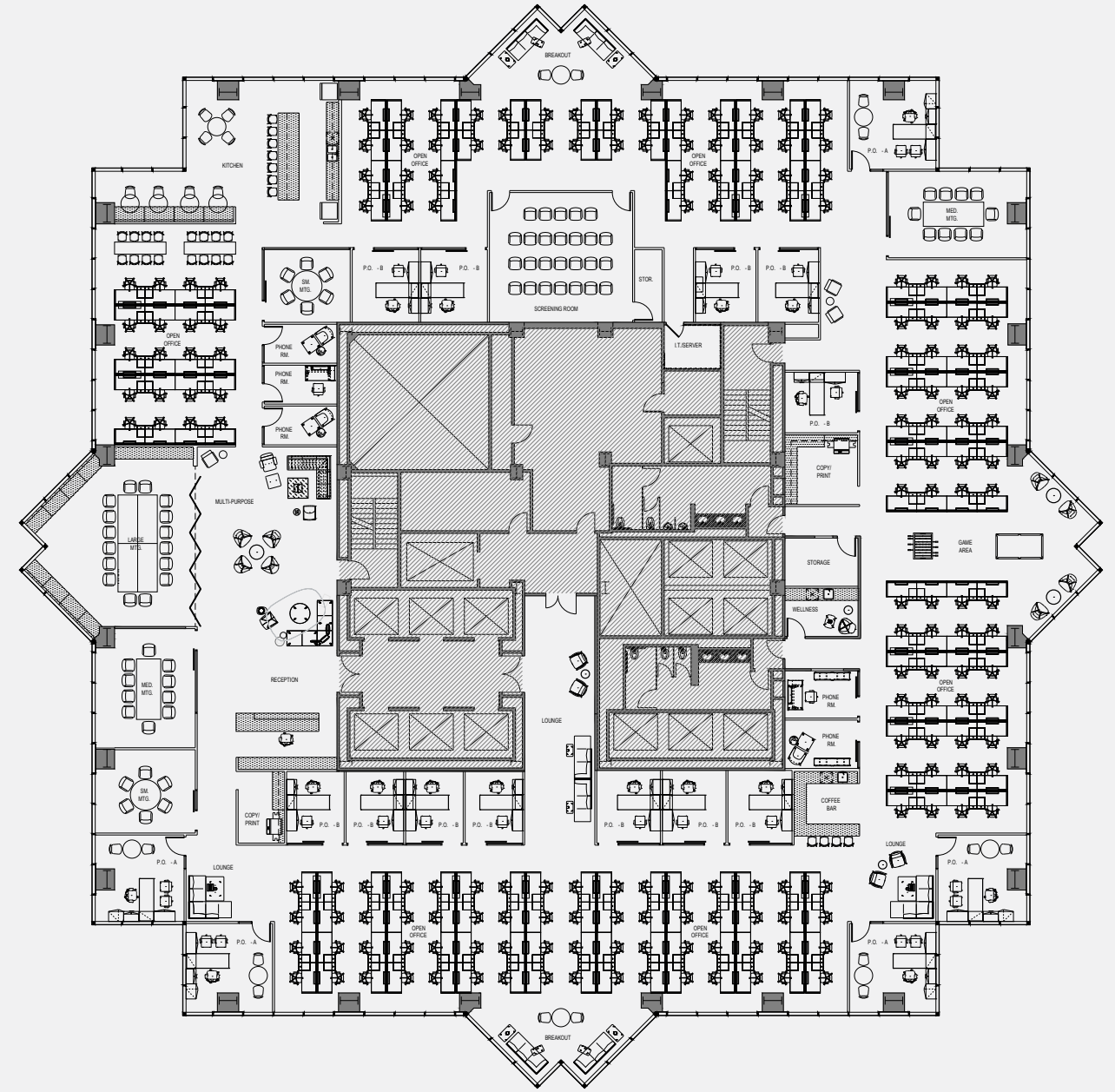


46 OFFICE SPACES
35 WORK STATIONS

6 CONFERENCE ROOMS
2 COLLABORATION SPACES

HYPOTHETICAL FLOOR PLAN:

CREATIVE



17 OFFICE SPACES
92 WORK STATIONS

5 CONFERENCE ROOMS
12 COLLABORATION SPACES

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