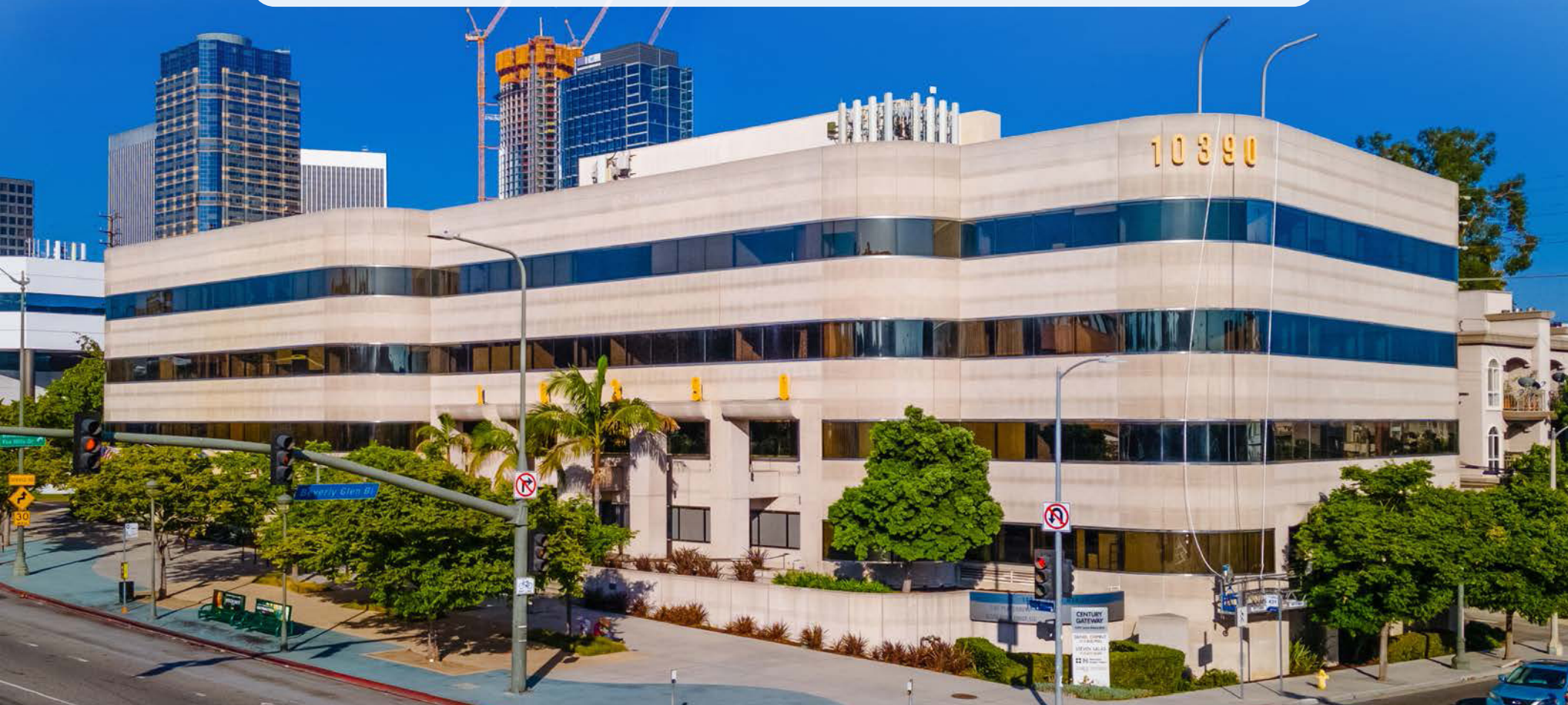


10390 Santa Monica Blvd

Los Angeles, CA 90025

CENTURY GATEWAY MEDICAL OFFICE



COMMERCIAL
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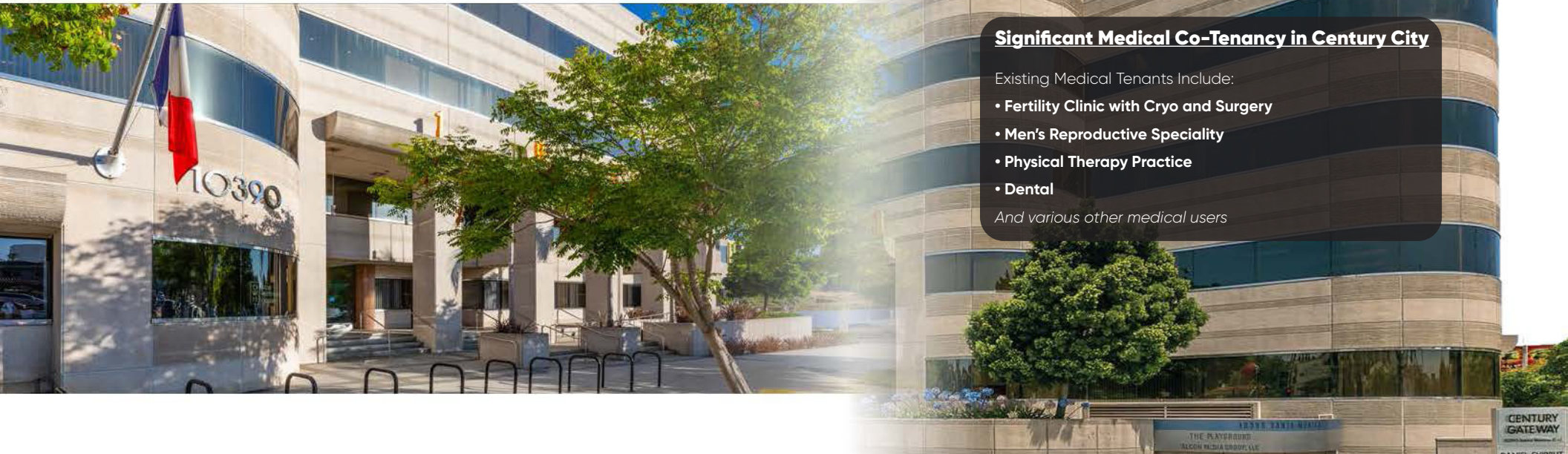
PROPERTY HIGHLIGHTS

RENTAL RATE	OFFICE: \$4.95/SF, MG MEDICAL: \$5.15/SF, MG SUITE 100: RATE WITHHELD
AVAILABLE SPACES	SUITE 100: ±8,120 RSF SUITE 310: ±3,620 RSF SUITE 320: ±2,039 RSF SUITE 405: ±4,791 RSF } CONTIGUOUS TO } ±5,659 RSF
AVAILABILITY	IMMEDIATE
TERM	3-10 YEARS
BUILDING TYPE	CLASS A OFFICE
PARKING	3.0/1,000 SF TANDEM RESERVED: \$120/MO SINGLE UNRESERVED: \$155/MO SINGLE RESERVED: \$240/MO

10390 Santa Monica Boulevard - Century Gateway is a class A, fully secure office medical building located at the gateway to Century City and Beverly Hills, at Beverly Glen Boulevard and Santa Monica Boulevard. The building is steps away from the Westfield Century City Mall, now complete with a \$850 million expansion that will create 1.2 million SF and more than 200 luxury brands, most notable being the West Coast's first Eatly celebrating Italian culture and cuisine.

Century Gateway is strategically well located for entertainment, legal and medical uses. 10390 is located less than 4 blocks from the newly built, California Rehabilitation Institute - a 138-bed all-private-room physical medicine and rehabilitation hospital; a partnership of Cedars -Sinai, UCLA Health and Select Medical. As well as less than 2 miles from Ronald Reagan UCLA Medical Center and 3 miles from Cedars Sinai Medical Center (see map). Doctors can conveniently service patients from the 405 Fwy to Beverly Hills.

The building recently underwent a multi-million dollar renovation that included capital upgrades to the building elevators, common areas, restrooms, signage, etc. and ownership is now reviewing several potential further improvements to enhance the project.



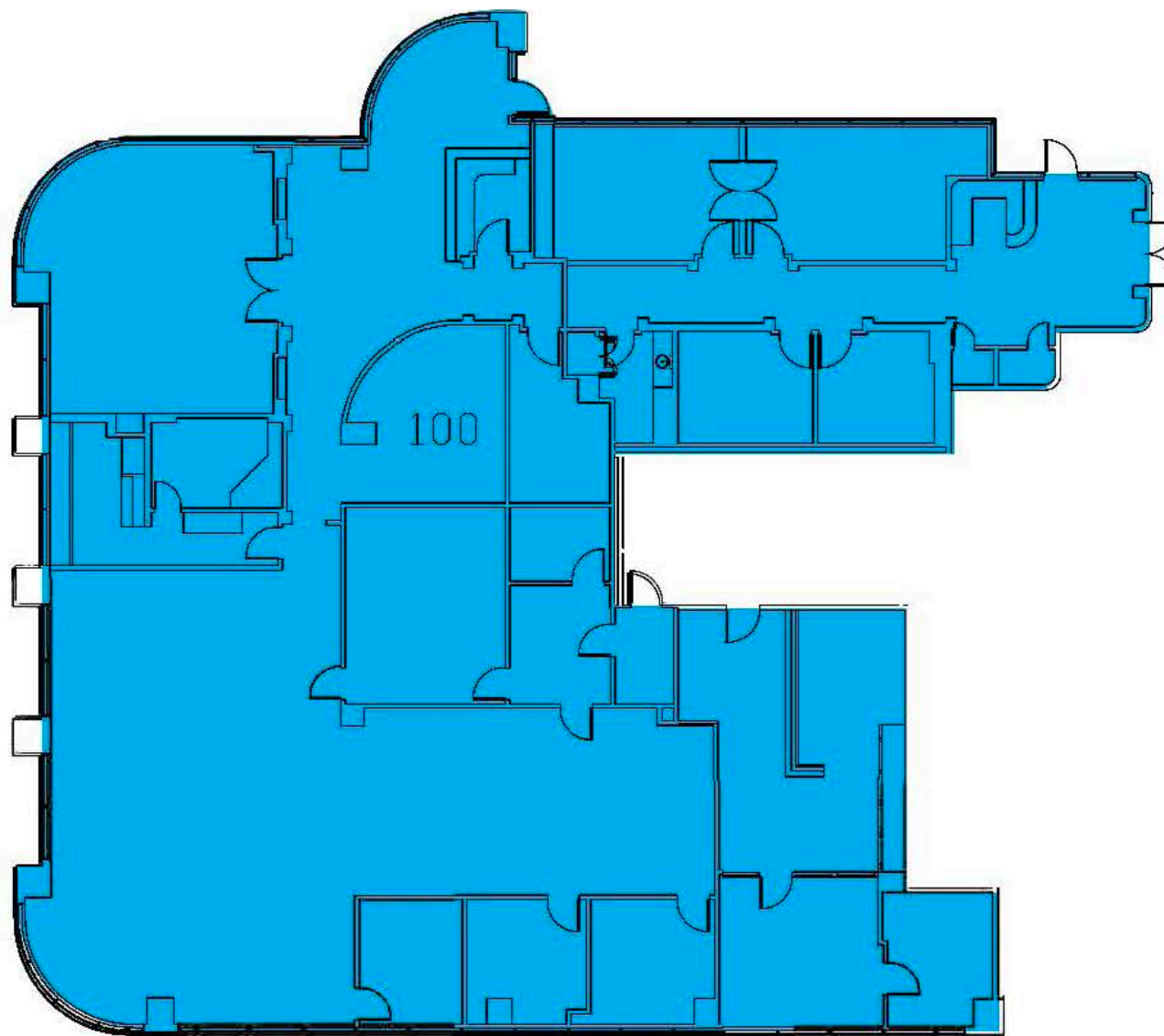
Significant Medical Co-Tenancy in Century City

Existing Medical Tenants Include:

- Fertility Clinic with Cryo and Surgery
- Men's Reproductive Speciality
- Physical Therapy Practice
- Dental

And various other medical users

SUITE 100 (GROUND FLOOR) FLOOR PLAN: ±8,120 RSF

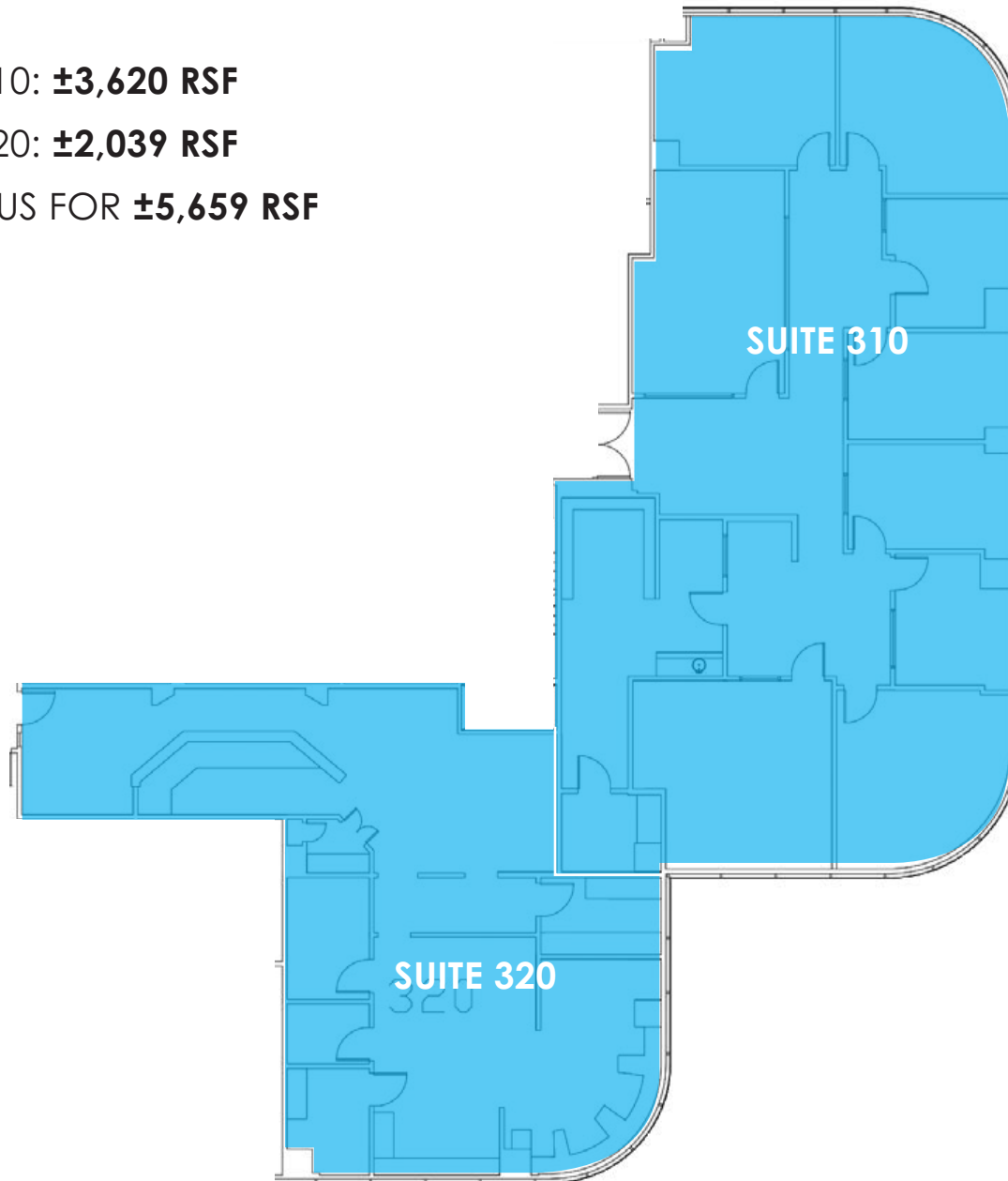


SUITE 310 + 320 CONTIGUOUS FLOOR PLAN

Suite 310: **±3,620 RSF**

Suite 320: **±2,039 RSF**

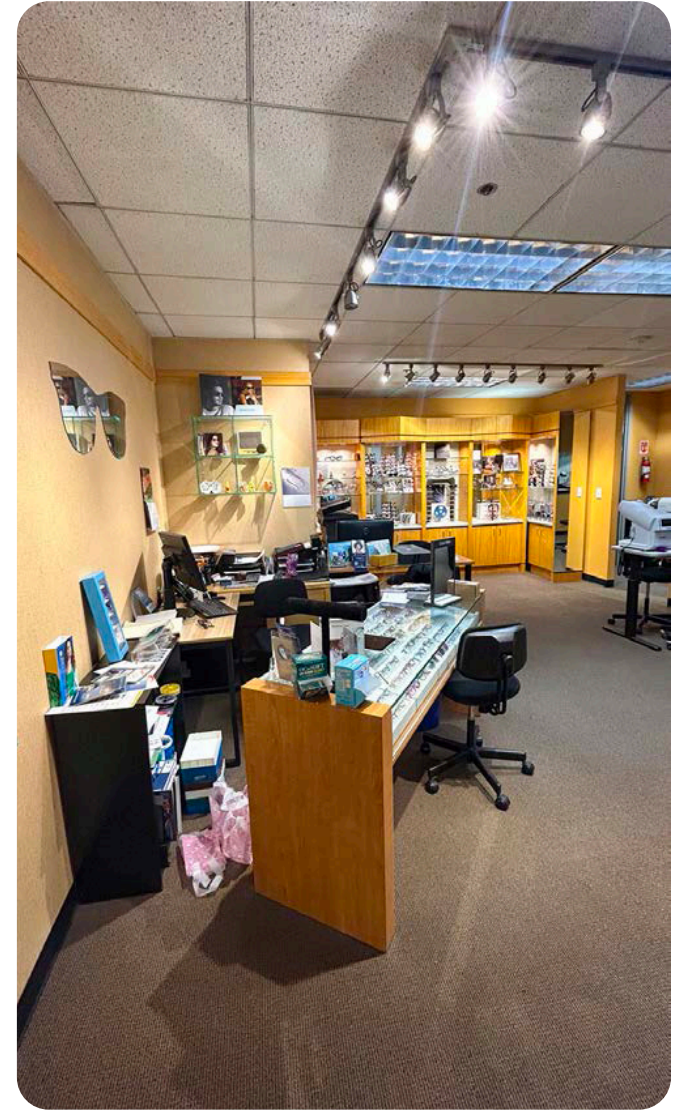
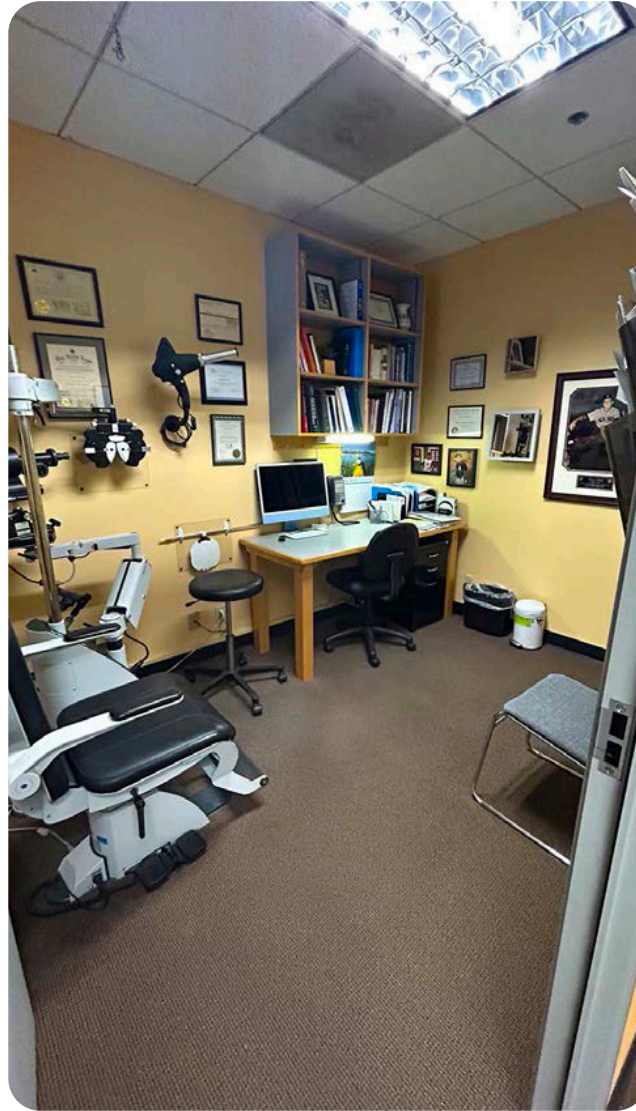
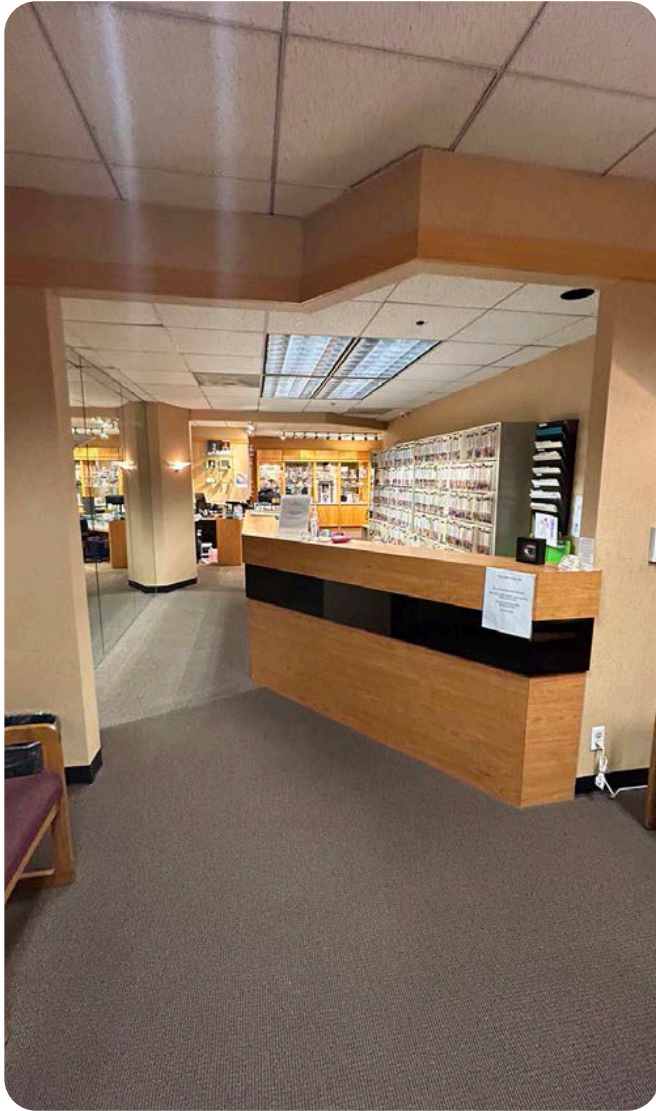
CONTIGUOUS FOR **±5,659 RSF**



SUITE 310 PHOTOS



SUITE 320 PHOTOS



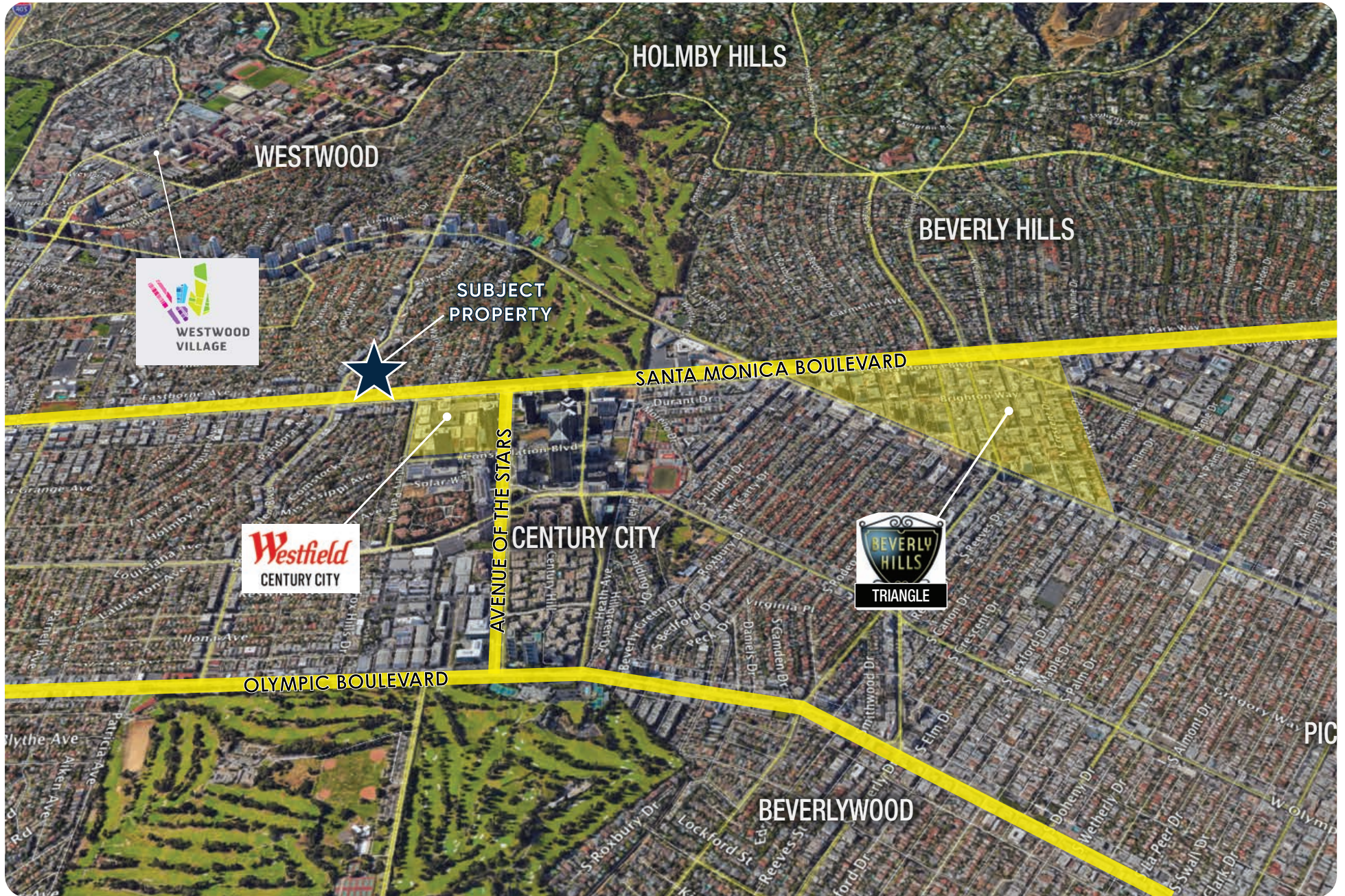
SUITE 405 FLOOR PLAN: ±4,791 RSF



SUITE 405 PHOTOS



AERIAL



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