



5250
CENTURY

OFFICES FOR LEASE

YOUR OFFICE IS WAITING FOR YOU



RAFAEL PADILLA

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OFFICES
FOR
LEASE

SUITE 201	500 SQUARE FEET	\$0.99 PER SF
SUITE 209	1,110 SQUARE FEET	\$0.99 PER SF
SUITE 211	1,122 SQUARE FEET	\$1.10 PER SF
SUITE 212	574 SQUARE FEET	\$0.99 PER SF
*SUITE 301(A)	655 SQUARE FEET	\$0.99 PER SF
SUITE 304	700 SQUARE FEET	\$0.99 PER SF
SUITE 305	1,909 SQUARE FEET	\$0.99 PER SF
*SUITE 310	1,028 SQUARE FEET	\$0.99 PER SF
*SUITE 312	600 SQUARE FEET	\$0.99 PER SF
SUITE 314	966 SQUARE FEET	\$1.10 PER SF
SUITE 407	706 SQUARE FEET	\$1.15 PER SF
SUITE 420	620 SQUARE FEET	\$1.15 PER SF
SUITE 422	596 SQUARE FEET	\$1.15 PER SF
SUITE 434	697 SQUARE FEET	\$1.15 PER SF
SUITE 441	1,803 SQUARE FEET	\$1.15 PER SF
SUITE 442	2,675 SQUARE FEET	\$1.15 PER SF
SUITE 500	3,054 SQUARE FEET	\$1.20 PER SF
SUITE 511	1,052 SQUARE FEET	\$1.20 PER SF
*SUITE 540	1,480 SQUARE FEET	\$1.20 PER SF
*SUITE 541	1,224 SQUARE FEET	\$1.20 PER SF
*SUITE 632	1,320 SQUARE FEET	\$1.20 PER SF
*SUITE 634	835 SQUARE FEET	\$1.20 PER SF
SUITE 702	11,300 SQUARE FEET	\$1.25 PER SF

*DENOTES CONTIGUOUS SPACE

BUILDING HIGHLIGHTS

SCENIC VIEWS OF LAX RUNWAYS

ON SITE MANAGEMENT

SUITES AVAILABLE FOR IMMEDIATE
OCCUPANCY

STORAGE SPACE AVAILABLE

ABUNDANT/SECURE PARKING

PARKING: 4/1000

UNRESERVED @ \$80 PER SPACE

RESERVED @ \$105 PER SPACE

TANDEM @ \$200 PER SPACE

TERM: 1-10 YEARS

TENANT

IMPROVEMENTS: NEGOTIABLE



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Located on Century Boulevard with plenty of parking. The south side of the building overlooks the airport runways of Los Angeles International Airport, the north side overlooks Century Boulevard. The building has on-site management, maintenance and engineer.

Patrol personnel on duty 24 hours a day with after-hour access via card key. It is located less than a mile from LAX and 1 mile from San Diego (405) Freeway and Century (105) Freeway. It is surrounded by retail shops, convenient services, hotels. 4 cars per 1,000 square feet of covered subterranean parking, with valet services.



AREA HIGHLIGHTS

EXCELLENT ACCESS TO THE 405, 105, AND 91 FREEWAYS AND WITHIN MINUTES OF LAX.

NUMEROUS AMENITIES LOCATED WITHIN WALKING DISTANCE

WITHIN 10 MINUTES DRIVE FROM CULVER CITY, EL SEGUNDO, MARINA DEL REY, PLAYA VISTA AND MORE



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