



## FREESTANDING MODERN OFFICE BUILDING

Creative / Medical Office Building in The Heart of Century City

### LOCATION

10281 W Pico Blvd  
Los Angeles CA 90064

### FLOORS

4 Stories

### PROPERTY HIGHLIGHTS

Premium Visibility  
Hillcrest Country Club Views

### IDEAL USES

Creative Office Space  
Medical Office Space

### RENT

Negotiable

### PARKING

66 Spaces  
Valet Assist

**SEP MELAMED**

**BRE #01219182**

**(310)722-1750 Direct**

[Sep@PrimePropertiesRE.com](mailto:Sep@PrimePropertiesRE.com)



## AVAILABLE SPACE

<u>Floor</u>	<u>Sq Ft</u>	<u>Description</u>
1 <sup>st</sup>	3,563	Full Floor / Shell Condition
2 <sup>nd</sup>	2,000-10,896	Full Floor / Shell Condition
3 <sup>rd</sup>	2,000-10,896	Full Floor / Shell Condition
4 <sup>th</sup>	2,000-10,896	Full Floor / Shell Condition

### Building Highlights

- Strategic Westside location.
- Tremendous Creative Office Opportunity.
- Freeway close.
- Light and bright offices.
- Signage Opportunity.
- Adjacent to Beverly Hills & Westfield Century City

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