



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



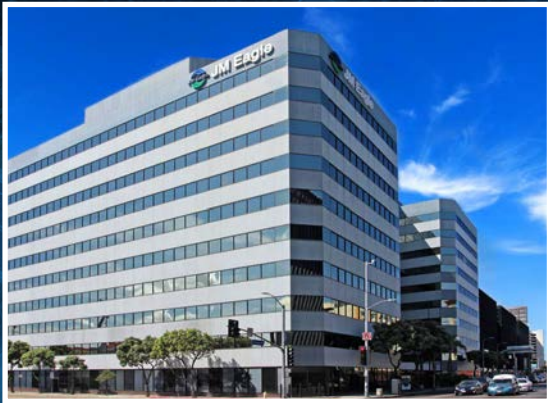
EXCLUSIVELY
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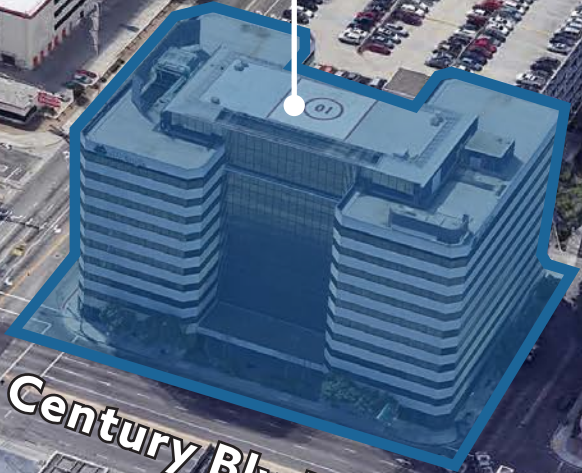
5200
WEST CENTURY BLVD
Los Angeles, CA 90045

Prime LAX Office Space for Lease



Property Features

Major capital improvements, upgraded common areas, including gorgeous new covered courtyard and remodeled entry. Prominent signage available and abundant structure parking. Excellent access to the 405, 105, and 91 Freeways and just down the street from LAX. Easy access in and out of project.



La Cienega Blvd.

Century Blvd.

Property Highlights

- 889 Covered Spaces (Parking ratio 3/1000)
- \$198 / monthly reserved parking
- \$132 / monthly unreserved parking
- Office Space: \$2.75 - \$2.85 / SF Full Service Gross
- Ground Floor: \$2.75 / SF Modified Gross
- Bright, windowed office spaces
- Quiet, professional building on corner lot
- On-site property management
- Controlled access building
- Full floor available



Available Suites

SUITE	SIZE	DESCRIPTION
101	6,958	Large classrooms, open space (corner suite)
102	1,726	Café space in lobby with seating, service counter and full kitchen with equipment included
256	1,087	
280	2,509	
290	4,412	
300	3,439	6 window offices, 3 interior offices, kitchen, open area
305	2,012	3 window offices, large open area
310	7,930	Elevator ID, 17 offices, open area with 9 cubicles, 3 conference rooms, kitchen (corner suite)
320	722*	1 window office, conference room, open area
330	1,493*	1 window office, kitchenette, interior office, conference room, windowed open area
340	1,085	Double door elevator ID, 2 offices, and 4 workstations
350	2,650	Double door elevator ID, wood floor reception area, kitchen, 6 offices, conference room (corner suite)
375	2,505	Double door elevator ID, 2 interior offices, 2 window offices, kitchen, open area
400	3,419	Multiple office layout with new paint and carpet, contiguous to Suite 410 for a combined 10,700 SF (corner suite)
410	7,281	Space is a mix of window offices, kitchen, conference rooms and large open space, can be combined with Suite 400 for a total of 10,700 SF (corner suite)
440	980	Rarely available small space
460	2,034	3 window offices, 2 interior offices, conference room, windowed open area
480	7,485	Double door entry, elevator ID, 12 window offices, 2 interior offices, conference room, kitchen, open space (corner suite)
492	1,397	4 window offices, open area (corner suite)
495	1,616	3 large window offices, 1 interior office, open area
600	34,618	Above standard reception area off elevator, 6 window offices, large open space, workrooms, mailroom, kitchen (full floor)
810	2,521	7 window offices, conference room, kitchen, copy, storage, open area (corner suite)
850	2,365*	Open space, kitchen, IT room
890	5,676*	6 window offices, 1 interior office, IT room, enclosed reception, conference, windowed kitchen, large open area (corner suite)
895	2,400*	Nice finishes, 3 window offices, 4 interior offices

*Contiguous Spaces

Floor Plan - 3rd Floor



Floor Plan - 4th Floor



Floor Plan - 8th Floor



Neighborhood Amenities

Restaurants
within 1-Mile
Radius:

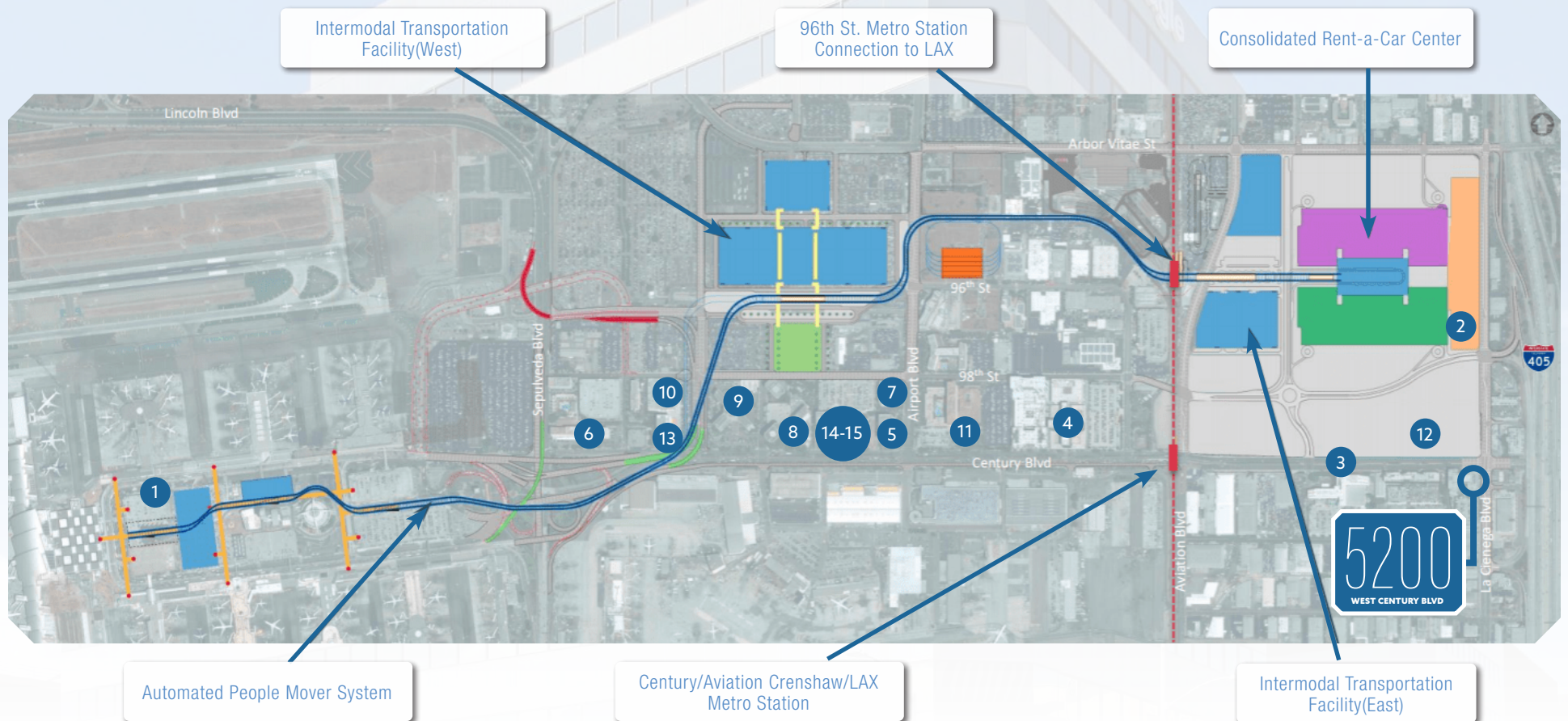
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|---------------|---------------|-------------------|-----------------------|
| 1 McDonalds | 6 Carl's Jr. | 11 El Pollo Loco | 16 Rally's |
| 2 Daily Grill | 7 Denny's | 12 7-Eleven | 17 Jersey Mike's |
| 3 Panang Thai | 8 Cafe 9800 | 13 Panda Express | 18 Starbucks |
| 4 Subway | 9 Shakey's | 14 Little Caesars | 19 Z Pizza & Tap Room |
| 5 Taco Bell | 10 Waba Grill | 15 LuLu's Cafe | |



Nearby Hotels, Shopping & Development

The Los Angeles Airport (LAX) has some big plans coming in the future including a car rental consolidation center to cut back on area traffic congestion, the new Airport Metro Connector (AMC) Transit Station (near Aviation Blvd/96th St) that will provide a connection to a future Automated People Mover (APM), and several new hotel developments that are also underway. LA County Metro is promising train transportation right to and from the airport. The Metro Crenshaw Line is scheduled to open sometime in 2019, and will run from the present Expo Line station at Crenshaw Boulevard, all the way down to the Green Line, connecting at the Aviation/Century station.

- 1 T Galleria
- 2 Holiday Inn
- 3 The Westin
- 4 Hilton LAX
- 5 Residence Inn By Marriott
- 6 Hyatt Agency
- 7 Embassy Suites by Hilton
- 8 Crowne Plaza Hotel
- 9 Sheraton Gateway
- 10 Courtyard by Marriott
- 11 LAX Marriott
- 12 La Quinta Inn & Suites
- 13 H Hotel Curio Collection by Hilton
- 14 Hyatt House LAX (EXP Open 2020)
- 15 Hyatt Place LAX (EXP Open 2020)



Nearby Hotels, Shopping & Development

