

FOX | STUDIO LOT

CENTURY CITY — WEST LOS ANGELES

215K SF HQ OFFICE BUILDING OPPORTUNITY BUILDING 103

10201 W PICO BOULEVARD, LOS ANGELES, CA 90064

FOXSTUDIOLOT.COM



Jones Lang LaSalle Brokerage, Inc. | CA License #01856260

Introduction

Welcome to Building 103

Located on the FOX Studio Lot, **Building 103** is a rare standalone office building in Century City offering ±215,000 square feet of flexible workspace for both highly creative and traditional office space users. Thoughtfully designed and managed, this office campus building is an enclave of amenities located on and serviced by the legendary FOX Studio Lot.



5-story building with ±42k SF floor plates, with ample private and shared offices, offering optimal functionality for businesses of all sizes.



Short walk to Westfield Mall Century City with ample shops and eateries. Easy 405/10 freeway, transit access and on-site parking.



Gated lot and 24/7 on-site security to provide protection for you and your business.





Signage Opportunity

A signage opportunity over the building entrance



Productive Design

Large floor plates with an existing balcony located on top floor



Subterranean Parking

Direct access into exclusive subterranean parking serving Building 103



Newly Renovated Gym

Studio Lot's brand new fitness center located on the ground level



Building Cafe

Serving the entire Studio Lot featuring made-to-order breakfast, lunch, daily specials, & juice bar



Expansive Courtyard

Access to outdoor seating, large lawn, food truck stop and event capabilities

Year Constructed

2006

Parking

890 spaces (4 Per 1000 SF)

Floor Height

Slab to Slab — 13.5'

Slab to Drop Ceiling — 9'

Electrical

System Load: 5 WSF at 208/120V & 1 WSF at 480/277

Base Building Emergency Generator

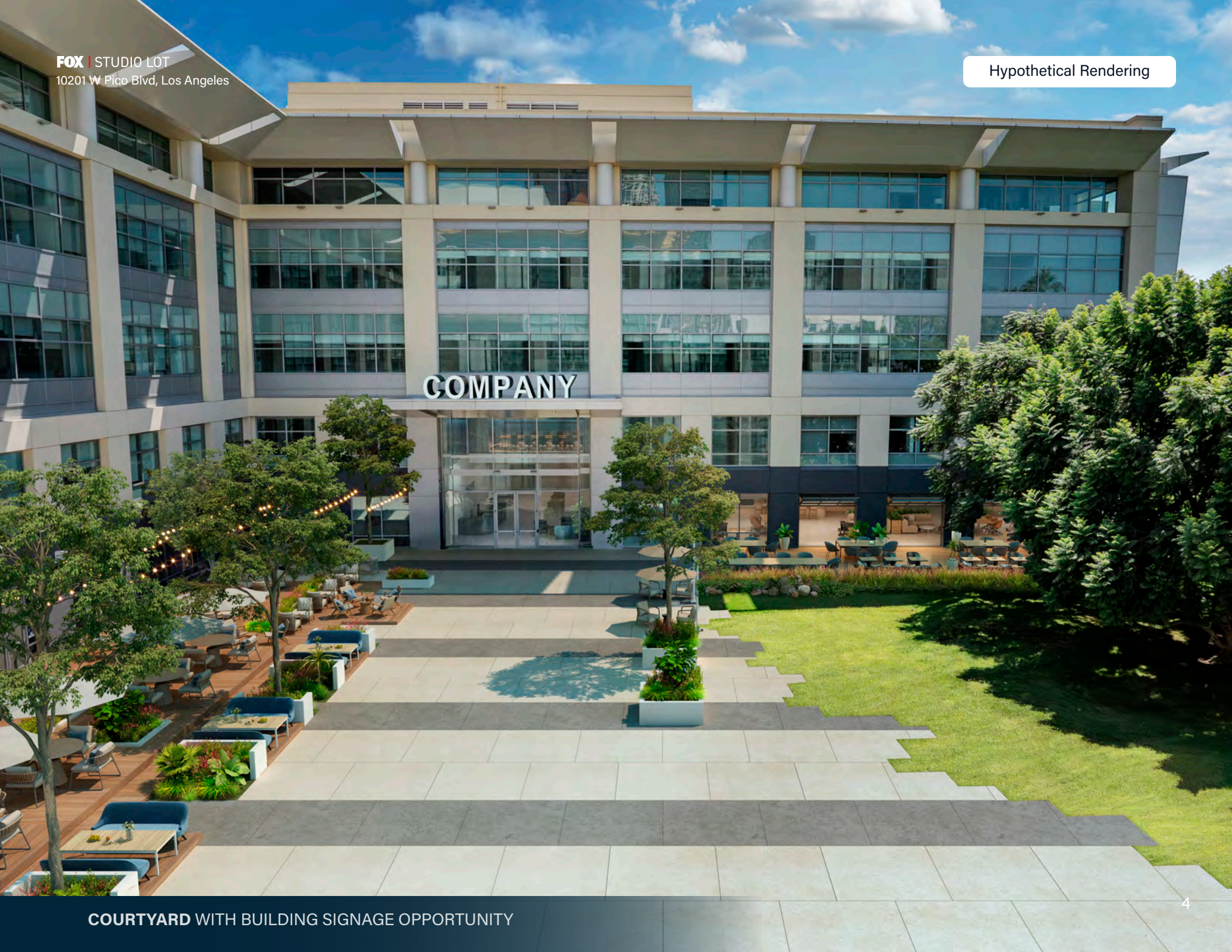
Elevators

6 Passenger Elevators - 2500 lbs

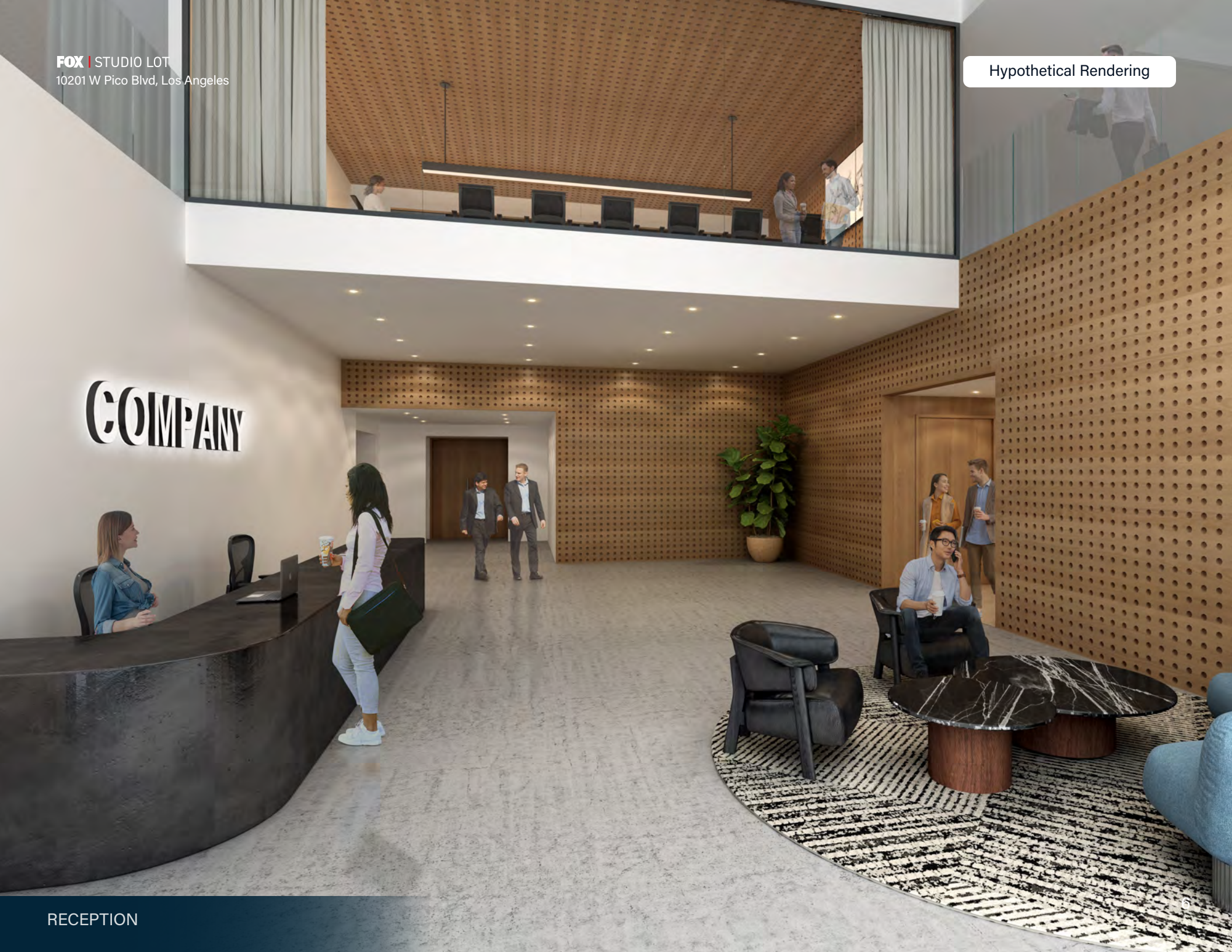
1 Freight - 4500 lbs

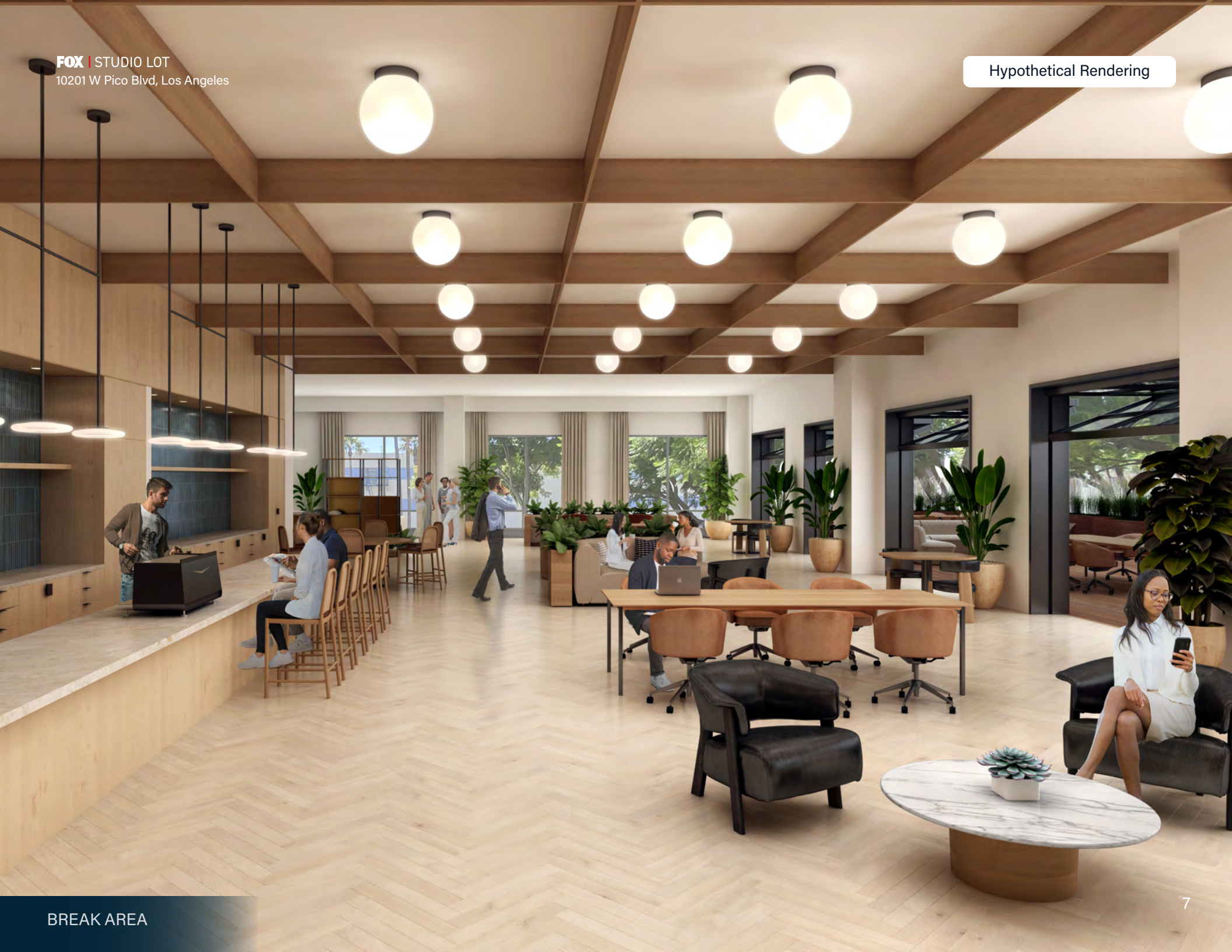
Telecom Providers

ATT, Zayo, Lumen, Verizon















Level 1

30,000 RSF*

TENANT SPACES

- Office Space
- Multi-Purpose
- Broadcast/Green Room
- Reception
- Campus Amenities
- Private Outdoor Space
- Restroom
- Elevator
- Utility

**subject to final verification and exclusive of Cafe & Gym*



TECH OFFICE

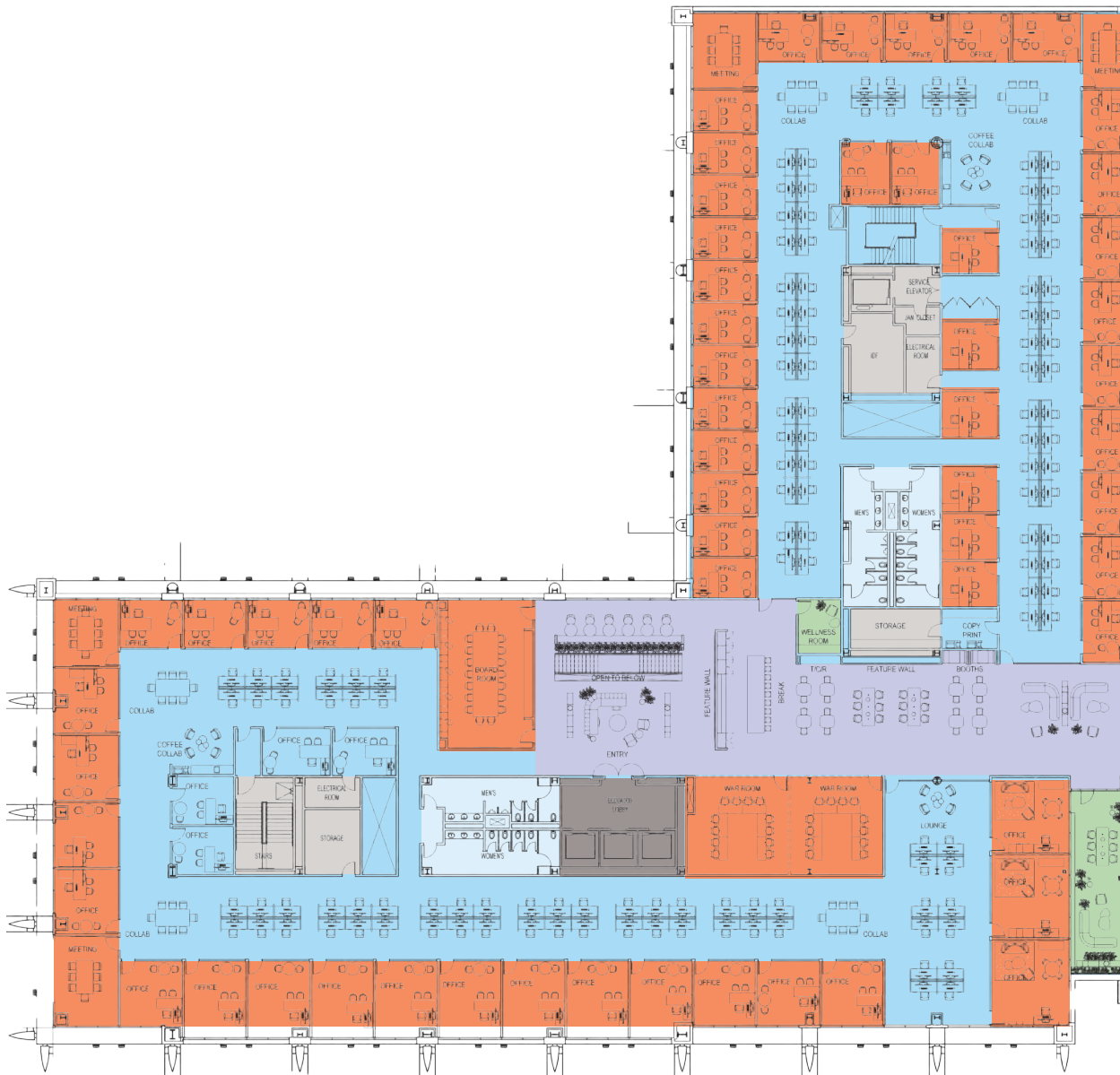
Level 5

42,000 RSF*

TENANT SPACES

- Open Work Space
- Private Office
- Wellness Amenities
- Break Area
- Restroom
- Elevator
- Utility

**subject to final verification*










TALENT AGENCY

Level 5

42,000 RSF*

TENANT SPACES

-  Open Work Space
-  Private Office
-  Wellness Amenities
-  Break Area
-  Restroom
-  Elevator
-  Utility

**subject to final verification*

BUILDING 103

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