

2121

AVENUE OF THE STARS

CENTURY CITY



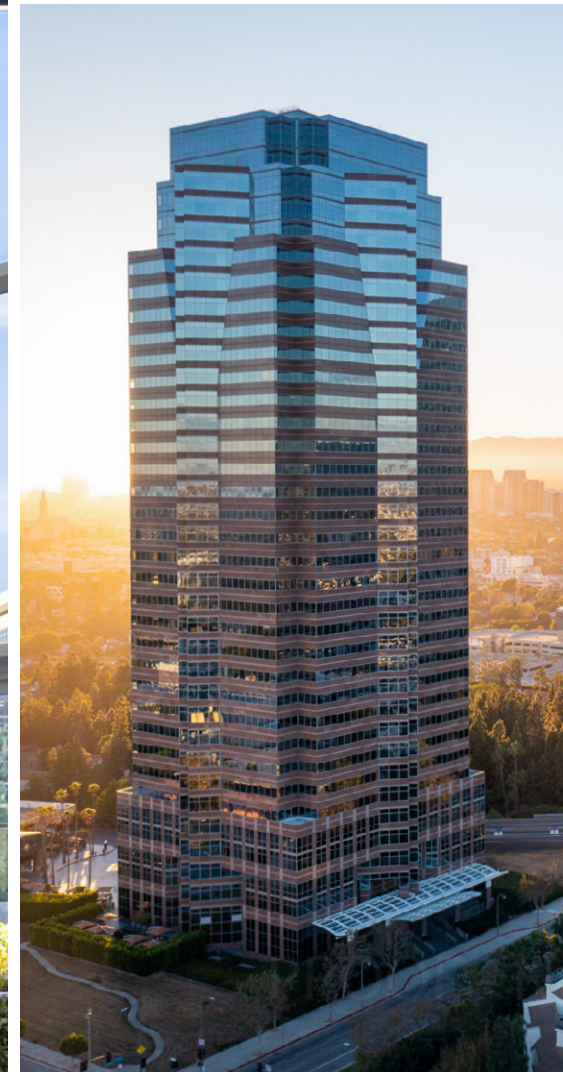
A LANDMARK OPPORTUNITY

 IRVINE COMPANY



SUCCEED MORE

WITH MORE



Transform your workplace into a destination for success with a world-renowned location, panoramic ocean views, concierge hospitality, and time-saving conveniences supported by the long-term owner business leaders trust.

Project the identity that sets LA's most respected, high-profile companies apart by securing a contiguous block opportunity in Century City's most iconic building.





LA'S MOST PRESTIGIOUS WORKPLACE

CONCIERGE HOSPITALITY

High-touch, personalized service aligns with your brand's uncompromising standards.

IMPRESSIVE ARRIVAL EXPERIENCE

An elegant entryway with valet parking and beautifully appointed lobby set the tone for success.

AWARD-WINNING WORKPLACE

Winner of The Outstanding Building of the Year (TOBY®) award for building management and operational excellence in Los Angeles.





MARKET-EXCLUSIVE MEETINGS & EVENTS VENUE

A hospitality-inspired meetings and events space enhances meetings of any size, in-person or virtually.

- Spacious pre-function lounge
 - Executive boardroom, seats up to 24 people
 - Versatile multi-purpose room
 - ~ Lounge layout, seats up to 45 people
 - ~ Classroom layout, seats up to 46 people
 - ~ Auditorium layout, seats up to 112 people
 - Plug-and-play technology
 - Private phone rooms
 - Catering space
-





ENGAGING AMENITIES

Destination-worthy spaces
for work, play and wellness.

PACIFIC KITCHEN

Indoor-outdoor dining and seating areas,
made-to-order coastal California cuisine,
beer & wine, and craft coffee.

KINETIC FITNESS CENTER

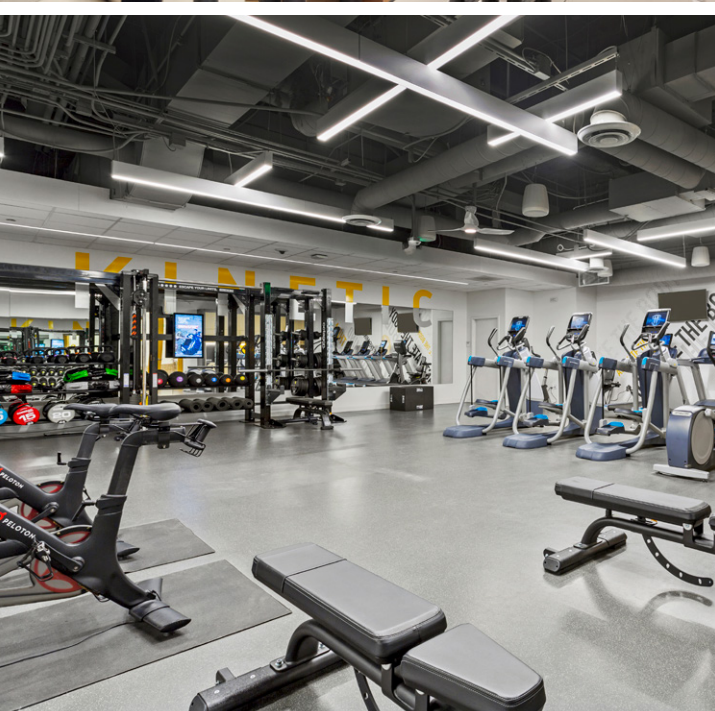
Peloton bikes, modern strength & cardio
equipment, yoga studio, and towel service.

THE COMMONS OUTDOOR WORKSPACE

Two expansive work-ready outdoor
gathering and collaboration areas.

COURTESY SHUTTLE SERVICE

Complimentary ride to Westfield Century City
and back with real-time shuttle tracking.



CENTRAL CENTURY CITY

BE IN A LOCATION TALENT LOVES

Enjoy easy access to Olympic Boulevard and I-405 for seamless connection to Westfield Century City, downtown LA, Santa Monica coast, San Fernando Valley and South Bay cities.

AREA HIGHLIGHTS

- Westfield Century City
Featuring more than 200 shops and restaurants, choose from an inspired mix of dining options including Blue Bottle Coffee, Del Frisco's Double Eagle Steak House, Din Tai Fung, Eataly, Javier's, La Vaca Brazilian Grill, Shake Shack, Tender Greens and more
- Beverly Hilton
- The Fairmont
- Waldorf Astoria



2121

AVENUE OF THE STARS

1. UCLA CAMPUS

2. WESTFIELD CENTURY CITY

3. THE FAIRMONT CENTURY CITY

4. LOS ANGELES COUNTRY CLUB

5. BEVERLY HILTON

6. WALDORF ASTORIA



DISTINGUISHED ADDRESS

ICONIC ARCHITECTURE

The last building designed by celebrated architect William L. Pereira features an elegant red granite and glass exterior and a two-story, barrel-vaulted lobby.

IN GOOD COMPANY

Join prominent companies including AEW Capital Management, Armanino, Artists First, Gursej Schneider, Katten, Miller Barondess, Stifel Nicolaus and Twentieth Century Fox.



SUCCESS WORKS HERE

FOREVER COMMITTED

As long-term owners known for continual evolution, Irvine Company creates workplaces that cultivate success with no risk of shifting standards.

FRictionless PARTNERSHIP

Our signature approach to customer care makes everything easier throughout the life of your lease.

INDUSTRY-LEADING FINANCIAL STABILITY

We have the liquidity, financial strength, and capital resources necessary to fully-fund tenant and workplace improvements.

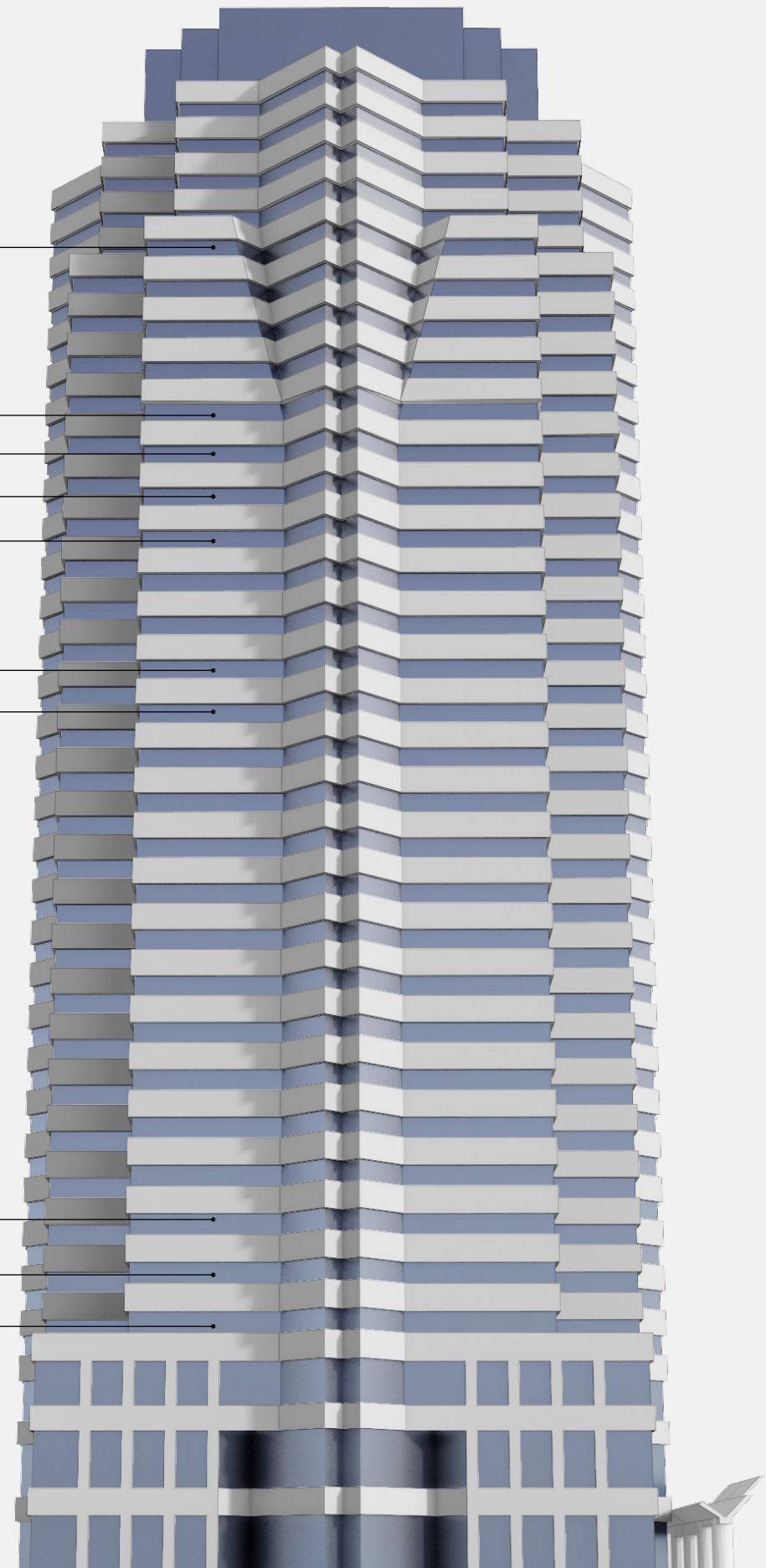
SCALABLE & FLEXIBLE

150+ workplaces with a range of lease options support future-proof flexibility.

 IRVINE COMPANY

WORKSPACE OPPORTUNITIES

	SUITE 2950 13,204 SF
	SUITE 2570 3,117 SF
	* SUITE 2480 9,540 SF
	SUITE 2300 23,835 SF
	SUITE 2200 11,193 SF SUITE 2230 12,489 SF
47,672 SF [SUITE 1900 23,836 SF SUITE 1800 23,836 SF
22,577 SF [SUITE 700 15,919 SF SUITE 720 6,658 SF
	* SUITE 620 5,243 SF
	SUITE 500 24,470 SF





Your business can have it all: the prestige and productivity of private workspace with the agility that today's market demands.



PREMIUM PRIVATE SUITES

HQ-quality designed workspace backed by our high standards of excellence.



MOVE-IN READY

No upfront capital with available MillerKnoll furniture options.



SCALABLE OPTIONS

Lease terms starting at 6 months make it easy to scale across our portfolio.



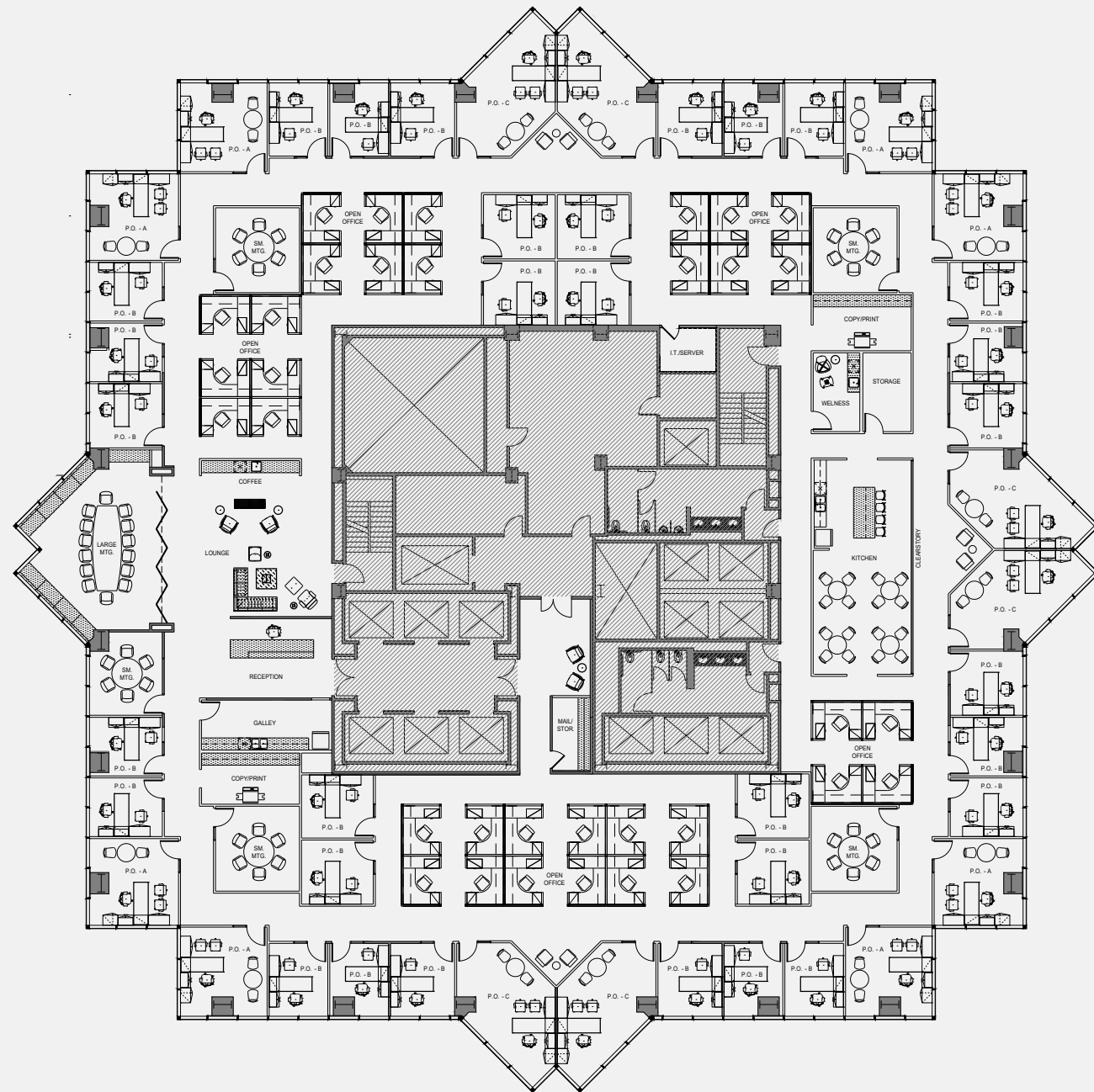
FRICITIONLESS EXPERIENCE

Concierge service keeps you focused on what matters.



HYPOTHETICAL FLOOR PLAN:

TRADITIONAL

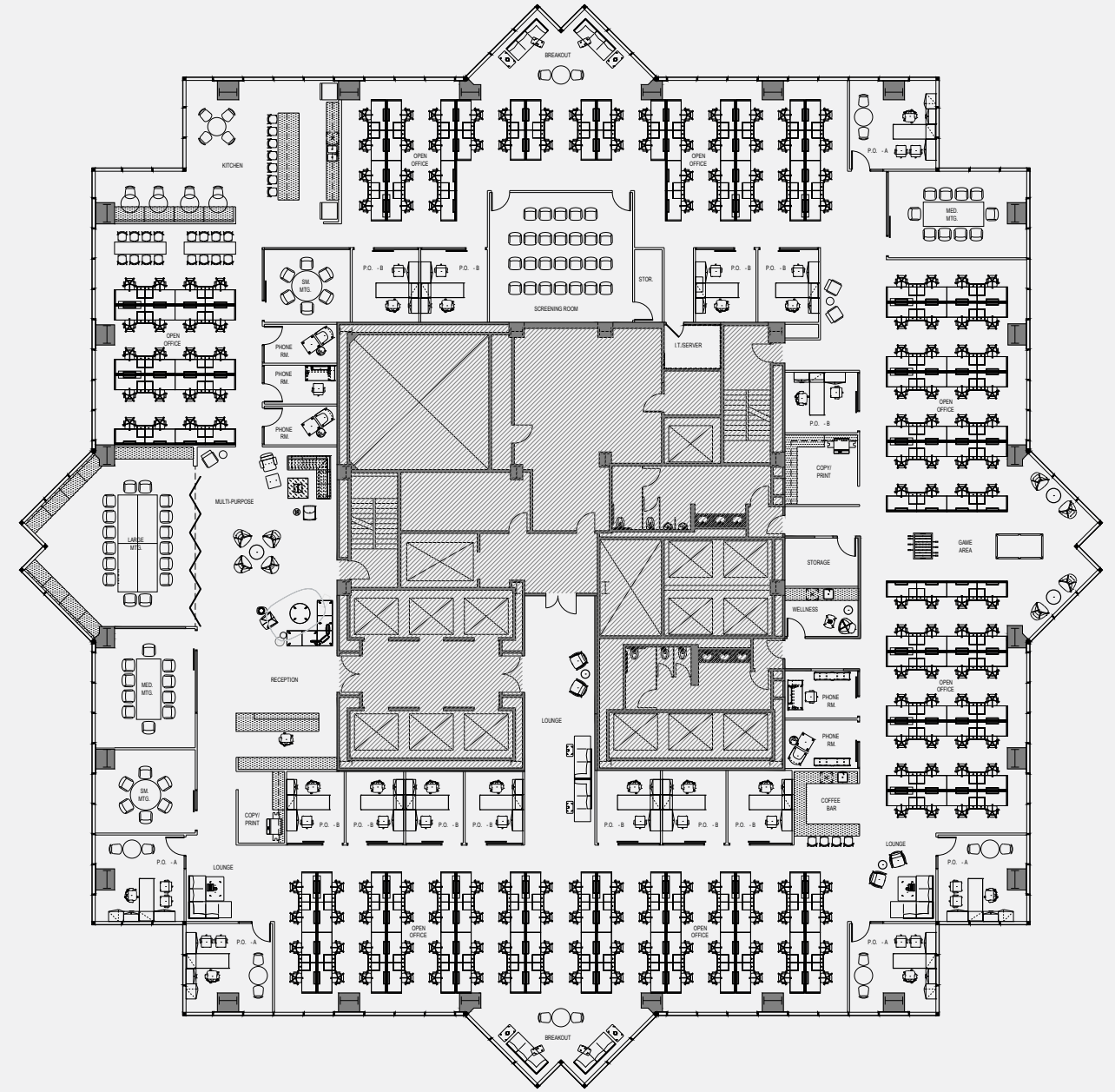


46 OFFICE SPACES
35 WORK STATIONS

6 CONFERENCE ROOMS
2 COLLABORATION SPACES

HYPOTHETICAL FLOOR PLAN:

CREATIVE



17 OFFICE SPACES
92 WORK STATIONS

5 CONFERENCE ROOMS
12 COLLABORATION SPACES

FOR LEASING INFORMATION



RICK BUCKLEY | **Principal**
rbuckley@larealtypartners.com
310.890.7050 | LIC: #01051873

TYLER THURLOW | **Senior Director**
tthurlow@larealtypartners.com
310.415.2492 | LIC: #01480579

OWNED AND MANAGED BY



BEAU RAWI | **Senior Vice President, Leasing**
brawi@irvinecompany.com
310.405.8969 | LIC: #01752222

KURT DAVIS | **Director, Leasing**
kudavis@irvinecompany.com
310.405.8968 | LIC: #01886608

VICTORIA STRUEMPH | **Sr. Coordinator, Leasing**
vstruemph@irvinecompany.com
310.405.8972 | LIC: #02163190

2121AOS.COM

©2024 Irvine Management Company. All Rights Reserved. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. The information in these materials has been obtained from various sources. While we believe the information to be reliable, neither the Irvine Company nor Irvine Management Company makes any representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. The Irvine Company, Sunwave logo, Success Works Here and Flex+ are registered trademarks of Irvine Management Company.

2121

AVENUE OF THE STARS

CENTURY CITY