



SEP MELAMED

DRE #01219182 | (310) 722-1750 Direct | Sep@PrimePropertiesRE.com



WELCOME TO CENTURY CITY

A freestanding modern office building in the heart of Century City, purpose-suited to creative and medical office users. Premium visibility and exceptional frontage along Pico Blvd put tenants adjacent to Beverly Hills and Westfield Century City, with freeway access close at hand.

Four full floors in shell condition let tenants build to their own specification — light and bright offices with Hillcrest Country Club views, signage opportunity, and 66 parking spaces with valet assist.

36,252 SF

TOTAL BUILDING SIZE

4 STORIES

FULL FLOORS AVAILABLE

66 SPACES

PARKING WITH VALET ASSIST



BUILDING HIGHLIGHTS

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

ADDITIONAL HIGHLIGHTS INCLUDE:

AVAILABLE SPACE:
2,000 – 10,896 SF
Full Floor / Shell Condition

RENT:
NEGOTIABLE

PARKING:
66 Spaces
Valet Assist

AVAILABILITY:
NOW

IDEAL USES:
Creative Office Space
Medical Office Space

BUILDING:
4 Stories • Freestanding
Premium Visibility

AVAILABLE SPACE

Four full floors in shell condition — build to suit for creative or medical office



FLOOR AVAILABILITY

FLOOR	SQ FT	DESCRIPTION
1st	3,563	Full Floor / Shell Condition
2nd	2,000 – 10,896	Full Floor / Shell Condition
3rd	2,000 – 10,896	Full Floor / Shell Condition
4th	2,000 – 10,896	Full Floor / Shell Condition

TOTAL AVAILABLE

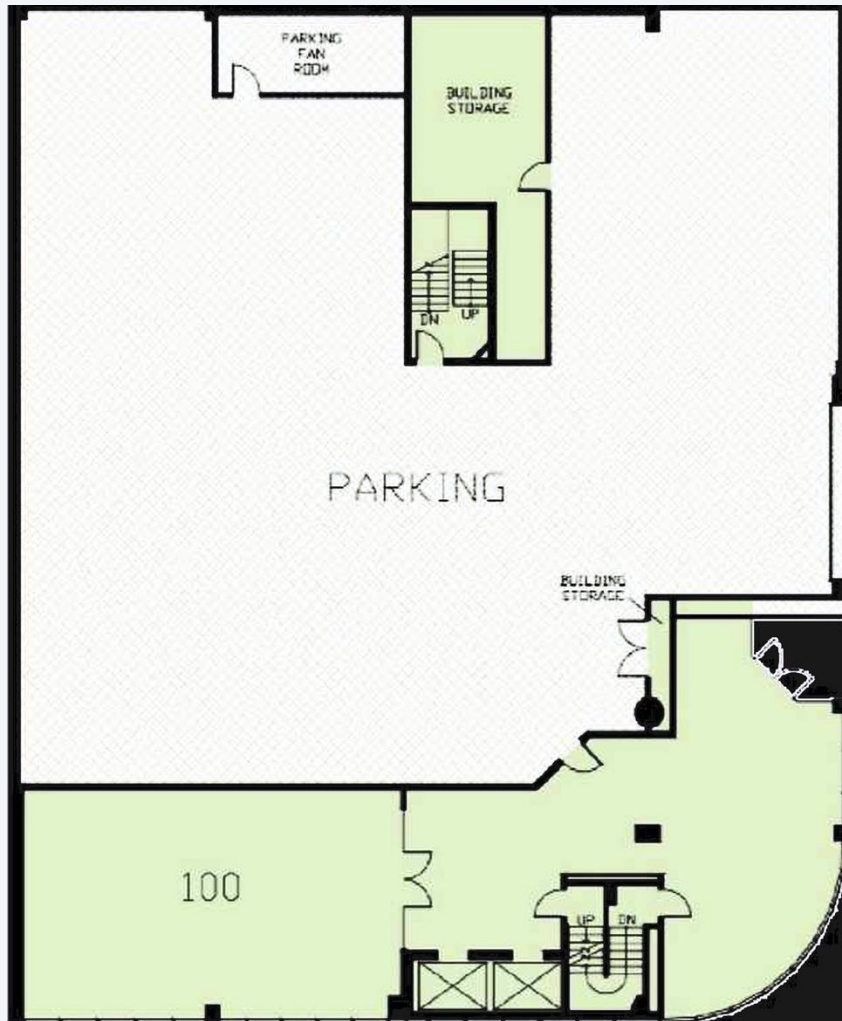
36,252 SF · 4 FULL FLOORS

Floor plates divisible from 2,000 SF. Rent negotiable — call for pricing.



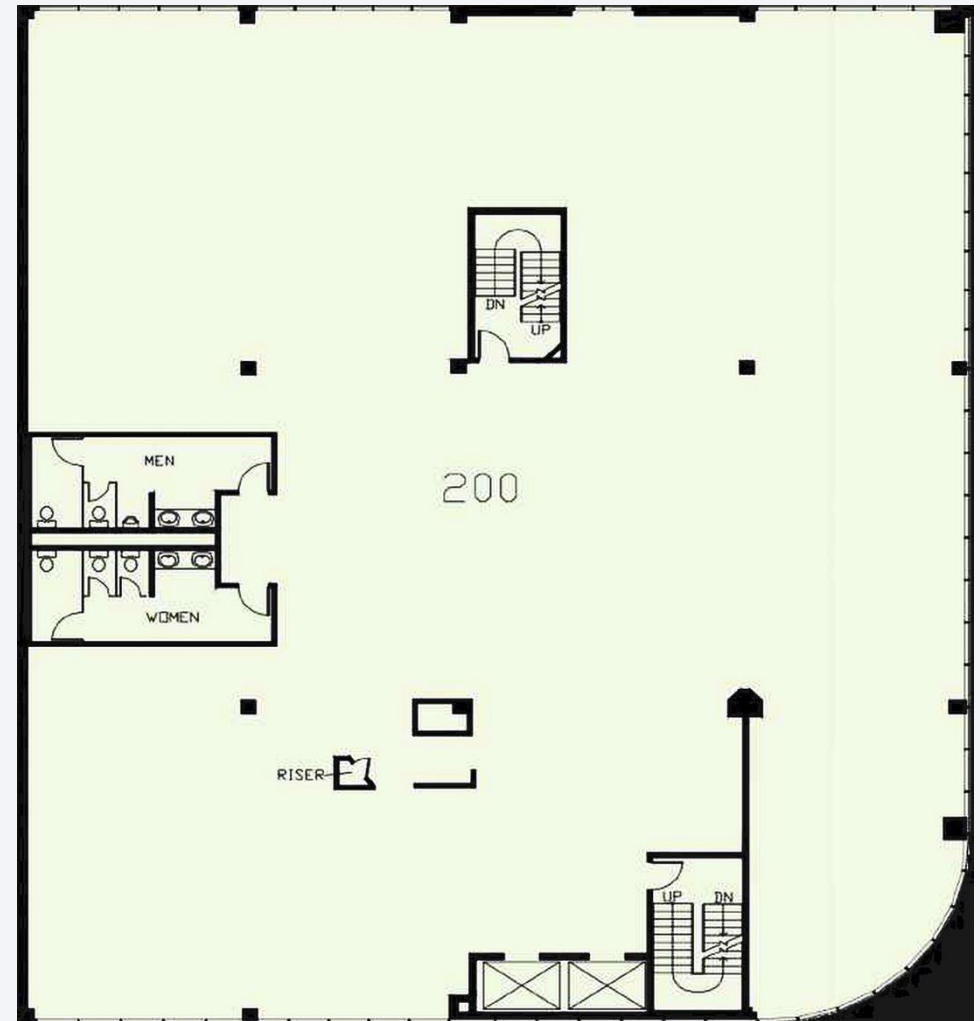
FLOOR PLANS

First and second floors · drawn to approximate scale



FIRST FLOOR

3,563 SF · Full Floor / Shell Condition

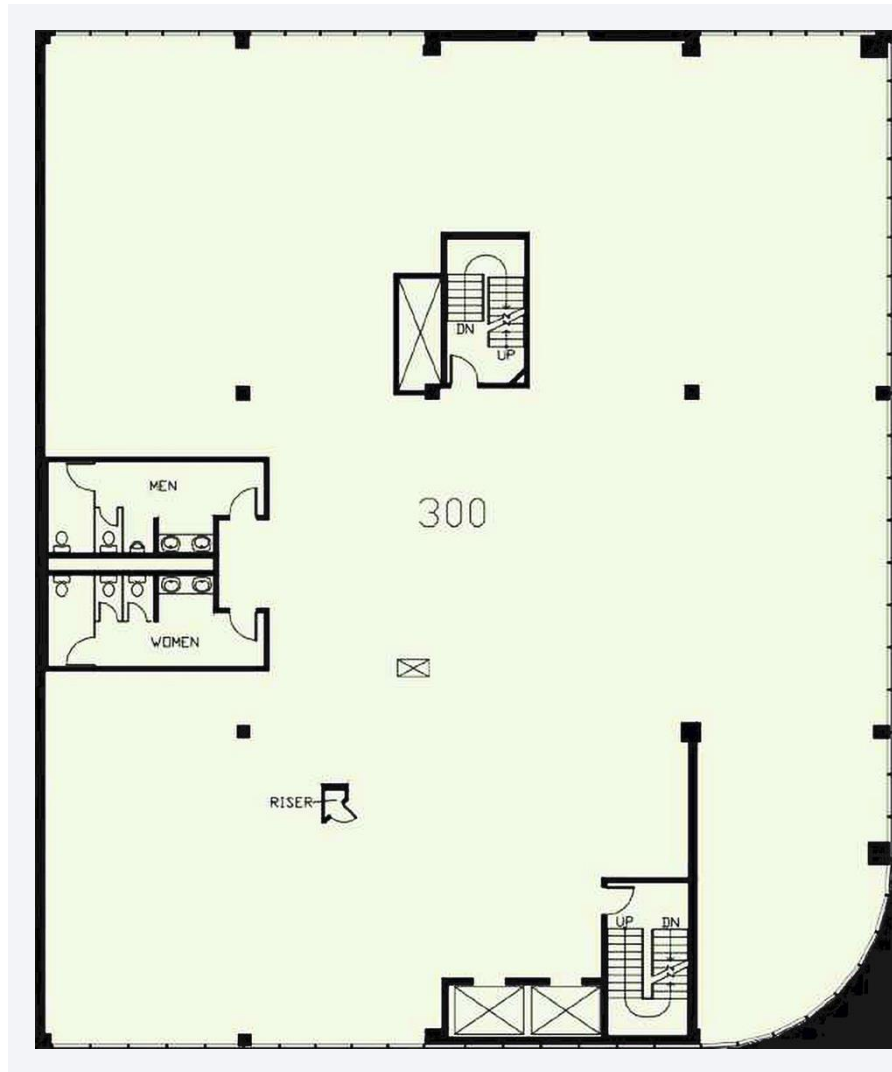


SECOND FLOOR

2,000 – 10,896 SF · Full Floor / Shell Condition

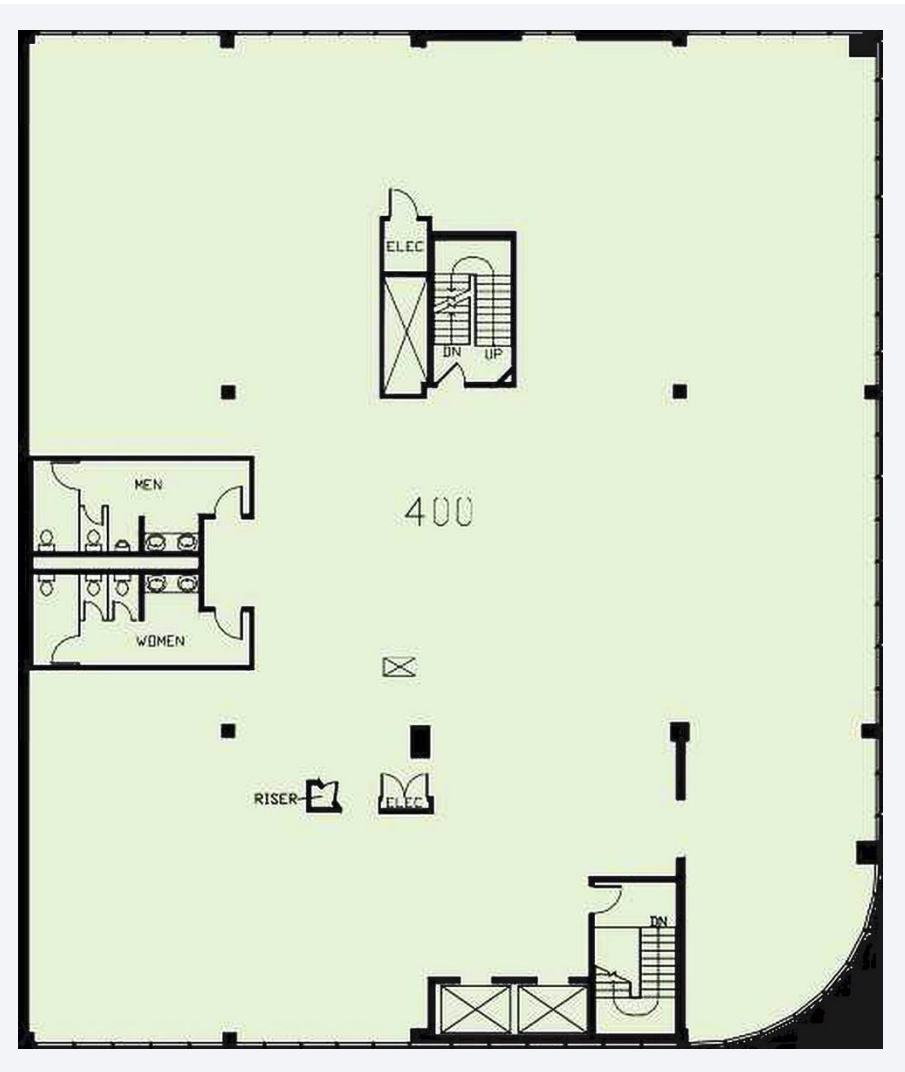
FLOOR PLANS

Third and fourth floors · drawn to approximate scale



THIRD FLOOR

2,000 – 10,896 SF · Full Floor / Shell Condition



FOURTH FLOOR

2,000 – 10,896 SF · Full Floor / Shell Condition



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PRIME
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