



10345 W. Olympic Blvd. Los Angeles, CA 90064

PREMIER CENTURY CITY RETAIL/OFFICE OPPORTUNITY

5,844 SF GROUND-FLOOR OFFICE SPACE AVAILABLE FOR LEASE
20 Secured Parking Spaces, Exterior Signage, Full Kitchen & On-Site Amenities





CONTACT INFORMATION

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FRED LEEDS PROPERTIES

Development, Leasing, and Retail Management

3860 Crenshaw Blvd Suite 201

Los Angeles, CA | 90008

www.fredleedsproperties.com



**FRED LEEDS
PROPERTIES**

CENTURY CITY / WEST LOS ANGELES

Century City is one of Los Angeles' premier business districts, recognized for its concentration of high-rise offices, entertainment companies, professional services firms, luxury retail, and upscale dining. Its central position between Beverly Hills and Westwood supports a strong employment base and steady demand for well-located office space.

Located along Olympic Boulevard, 10345 W. Olympic Boulevard provides convenient access to Century City, Beverly Hills, Westfield Century City, and surrounding residential neighborhoods. The property sits along a major east-west corridor carrying approximately 50,000 vehicles per day, providing strong visibility, convenient access, and regional connectivity.

Century City remains one of the region's strongest

office submarkets. Its prestigious corporate addresses, nearby amenities, and access to affluent surrounding communities continue to support long-term tenant interest and make the area attractive to a broad range of professional users.

EXECUTIVE SUMMARY

Fred Leeds Properties is pleased to offer Suite 102 at 10345 W. Olympic Boulevard, a $\pm 5,844$ square foot ground-floor office opportunity within a larger $\pm 46,685$ square foot building. Located in a private wing, the suite includes 8 separate offices, a conference room, shared central common area, one restroom, and exterior signage availability.

Recently renovated, the space offers 20 parking spaces in a secured subterranean garage and access to several building amenities, including a full kitchen, indoor seating area, outdoor seating and event space, and 24/7 on-site security.

Positioned directly off Olympic Boulevard, with approximately 50,000 vehicles per day, the property offers convenient access to Century City, Beverly Hills, and Westfield Century City. The suite presents a strong opportunity for businesses seeking contemporary office space in one of Los Angeles' premier commercial markets.

LEASING DETAILS

Available Space	$\pm 5,844$ SF - Suite 102
Base Rent	\$4.00/SF/Month
Parking	20 Secured Subterranean Spaces
Layout	8 Private Offices & Conference Room
Common Area	Shared Central Common Area
Signage	Exterior Signage Available
Amenities	Full Kitchen, Outdoor Event Space & 24/7 Security



CONTEMPORARY OFFICE IN A PRIME CENTURYCITY LOCATION

- ±5,844SF ground-floor office space in private wing
- 8 private offices and conference room
- 20 secured subterranean parking spaces
- Exterior signage available
- Full kitchen, outdoor event space, and 24/7 security



FLOOR PLANS



BEVERLY HILLS

WALDORF ASTORIA
HOTELS & RESORTS

THE PENINSULA
BEVERLY HILLS

the BEVERLY HILTON

CBRE

Beverly Hills
High School

Metro

Fairmont
CENTURY PLAZA

CAA
Creative & Media Agency

CENTURY CITY
MEDICAL PLAZA

Century City D
Line station

Apple

Westfield
CENTURY CITY

AMC
THEATRES

Shopping mall
1,300,000 SF,
About 200 Stores

CENTURY PK E

AVE OF THE STARS

Darryl F. Zanuck
Theater

21ST CENTURY
FOX

AGENCY

COURTYARD
BY MARRIOTT

Ralphs

ELKINS KALT

century

WOLYMPIC BLVD (50,000 VPD)



DEMOGRAPHICS

KEY FACTS



29,719

Population



11,548

Households



44.1

Median Age



2.0

Average Household Size

BUSINESS



4,863

Total Businesses



47,909

Total Employees

INCOME



\$150,873

Median Household Income



\$227,161

Average Household Income



\$113,517

Per Capita Income



\$613,264

Median Net Worth



36.9%

Households Earning \$200K+

EDUCATION & WORKFORCE



70.5%

Bachelor's Degree or Higher



84.2%

Labor Force Participation



95.5%

High School Diploma or Higher



~5%

Unemployment

LEADING PROFESSIONAL OCCUPATIONS



Management

19.2%



Computers, Engineering & Science

10.5%



Business & Financial Operations

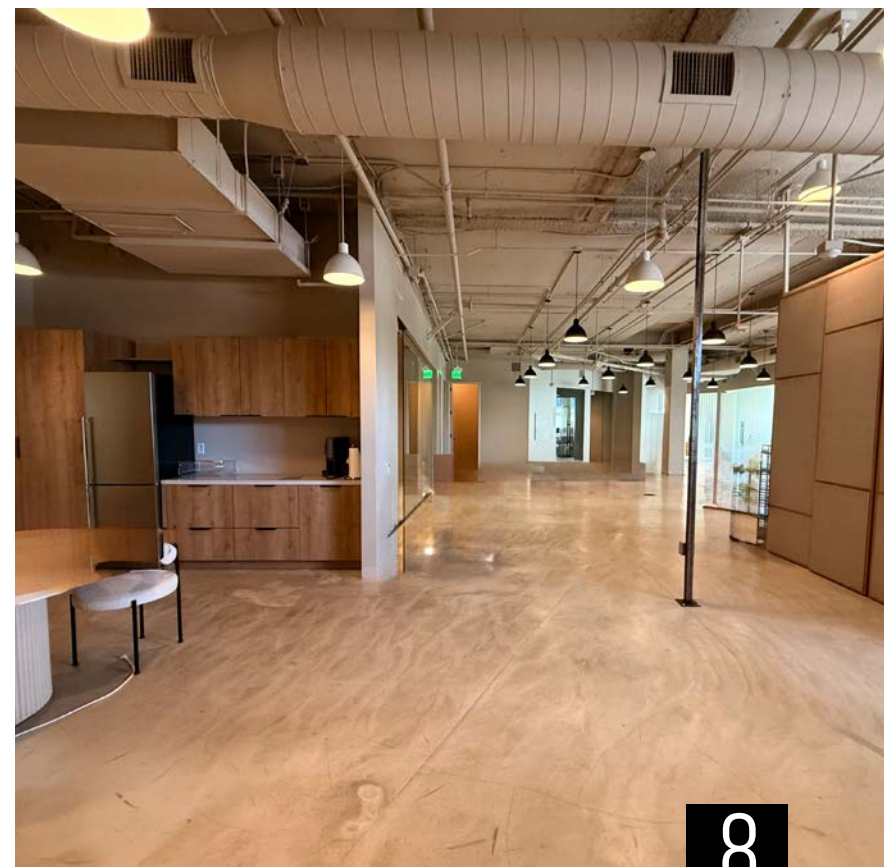
9.2%

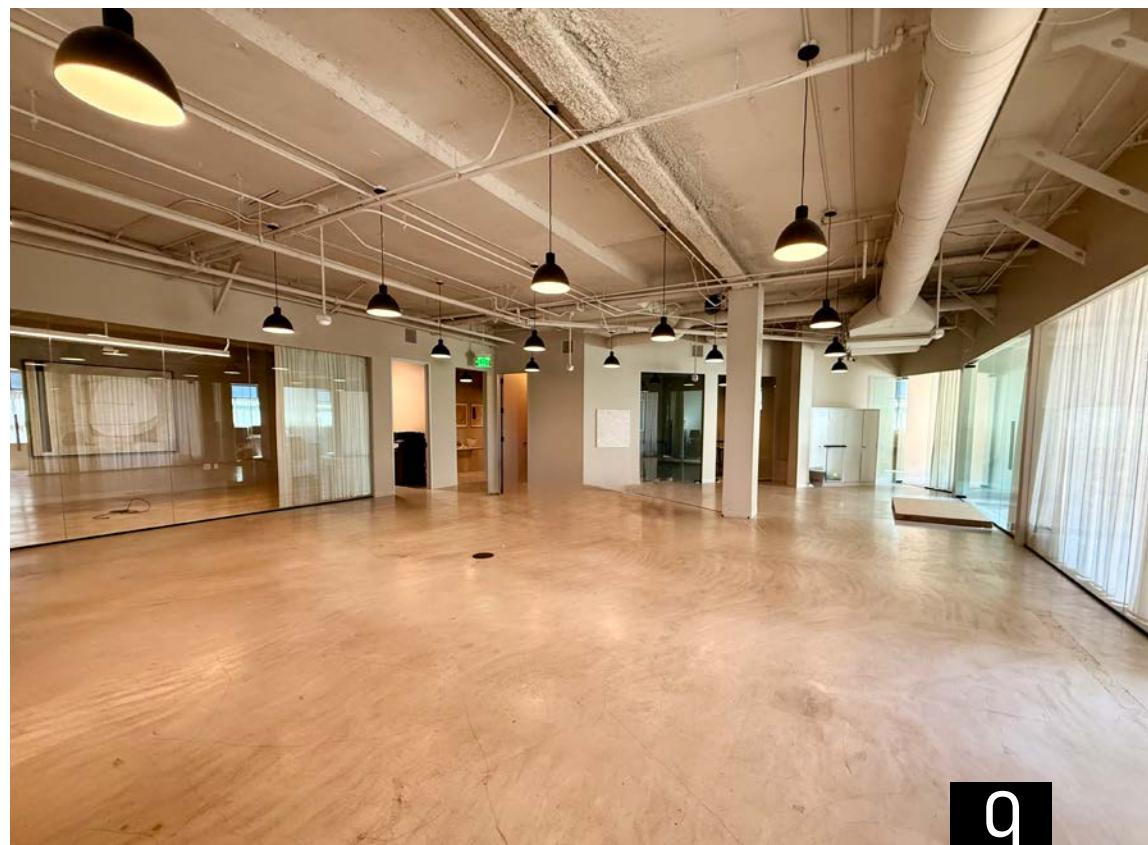
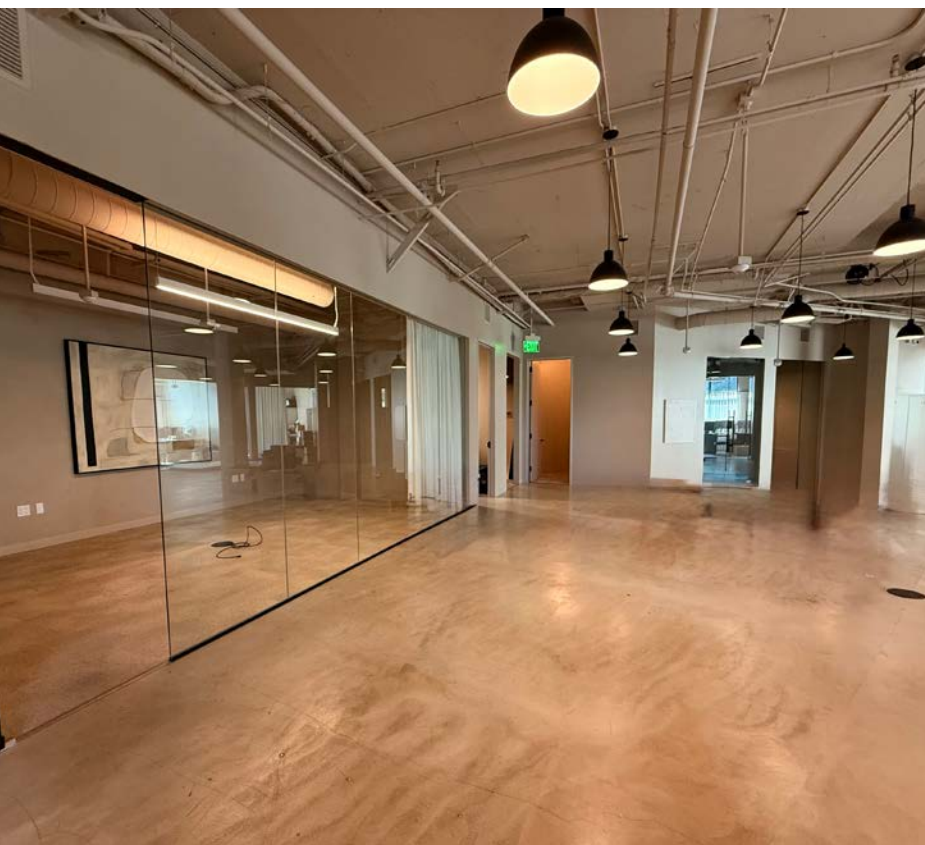


Arts, Media & Entertainment

8.3%









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