

# 2121

AVENUE OF THE STARS

CENTURY CITY



A LANDMARK OPPORTUNITY

 IRVINE COMPANY





SUCCEED MORE

# WITH MORE



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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 rare, contiguous block opportunity in Century City's most iconic building.

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## LA'S MOST PRESTIGIOUS WORKPLACE

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### 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 WELLNESS

A UL and WELL verified healthy building with MERV-13 filtration and 100% fresh, outdoor air.







## MARKET-EXCLUSIVE MEETINGS & EVENTS VENUE

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A new 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
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## ENGAGING AMENITIES

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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



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- 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

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### 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, AMC Entertainment, Gursev Schneider, Katten, Miller Barondess, Stifel Nicolaus and Twentieth Century Fox.

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# SUCCESS WORKS HERE

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## FOREVER COMMITTED

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

## FRICITIONLESS 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

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**SUITE 2480** | 9,540 SF

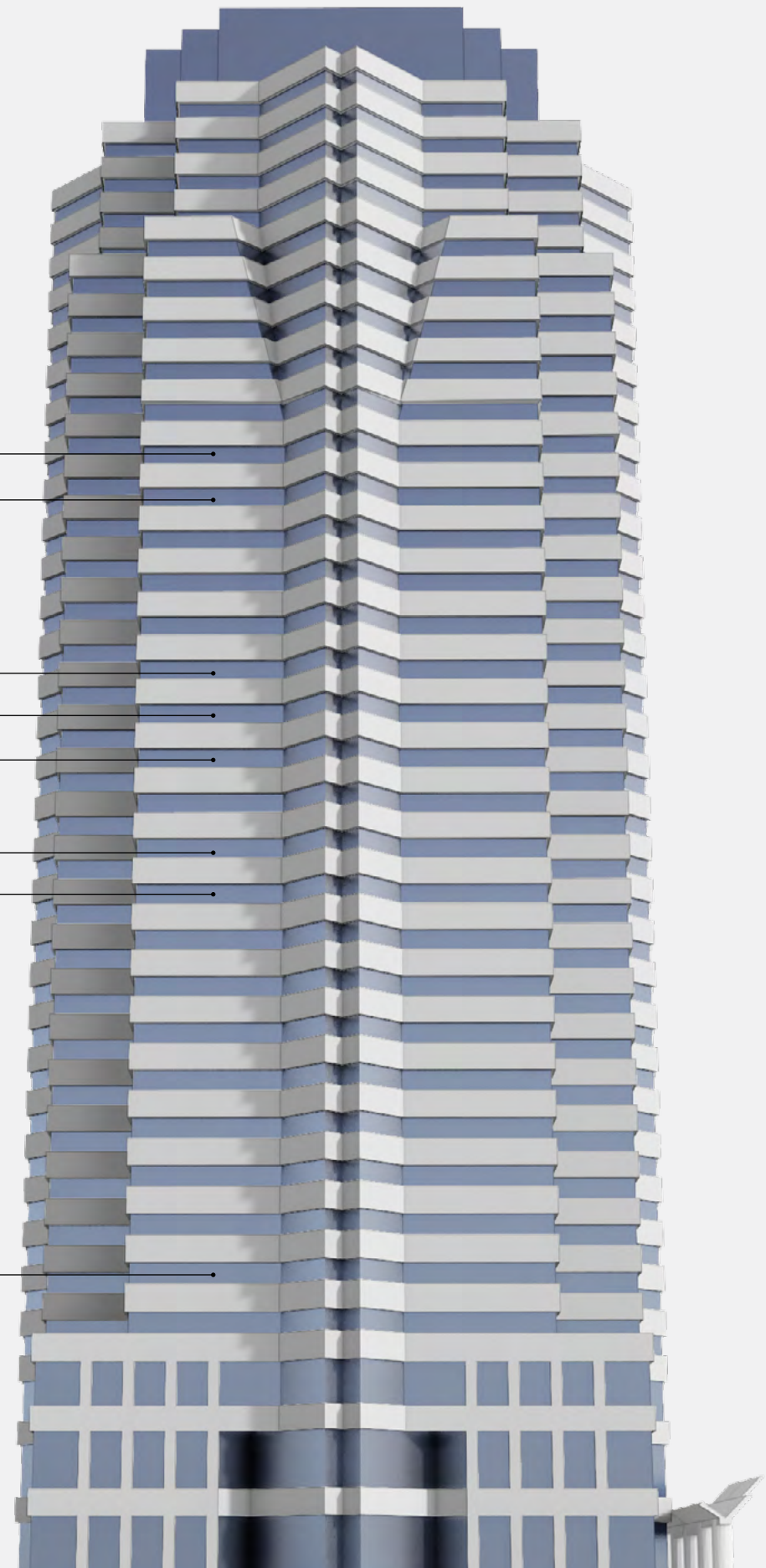
**12,736 SF** [ **SUITE 2310** | 3,985 SF  
**SUITE 2320** | 8,751 SF

**70,457 SF** [ **SUITE 1900** | 23,836 SF  
**SUITE 1800** | 23,836 SF  
**SUITE 1700** | 22,785 SF

**SUITE 1500** | 23,450 SF  
**SUITE 1450** | 8,646 SF

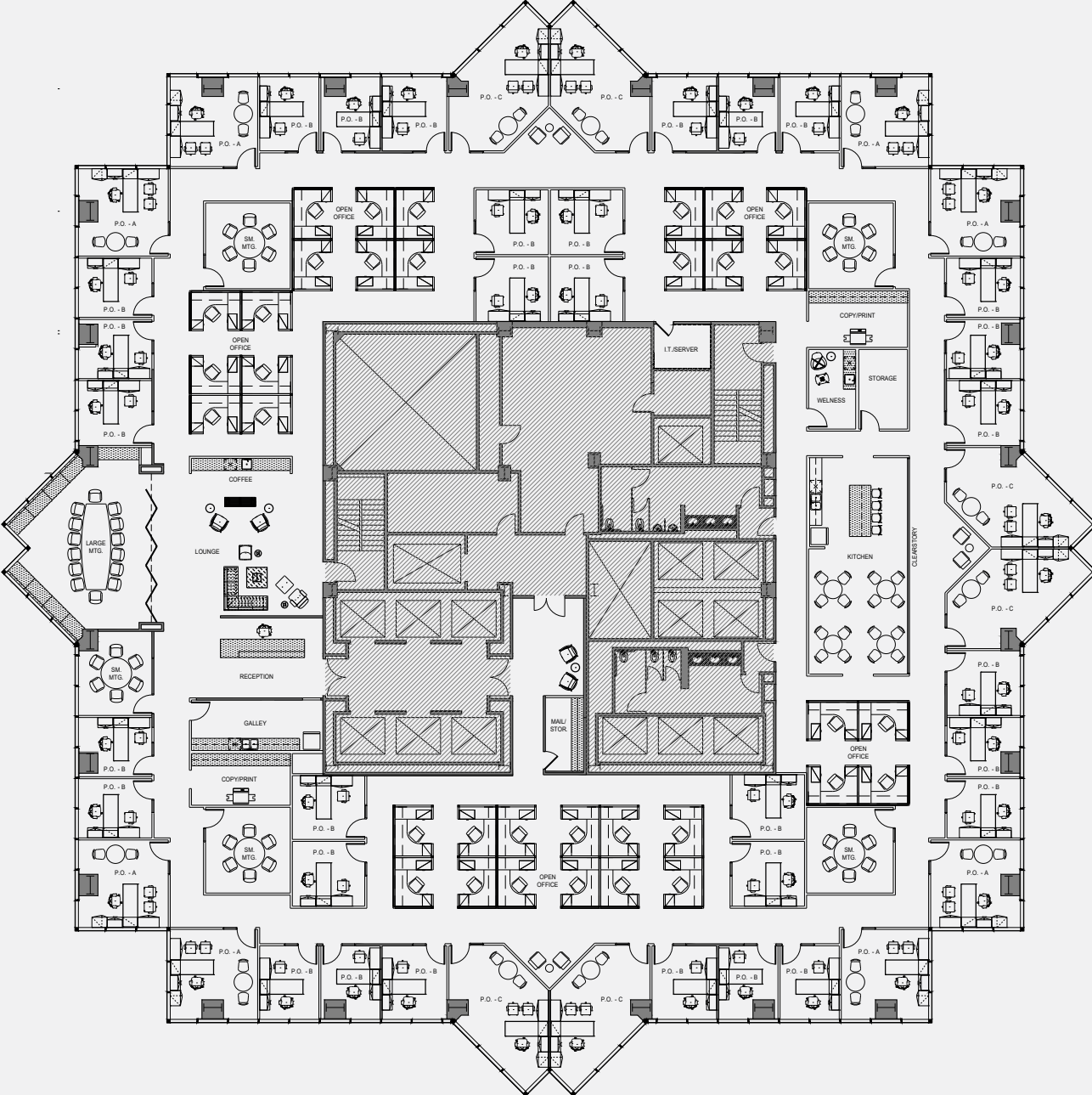
**SUITE 620** | 5,243 SF  
**SUITE 630** | 3,939 SF

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HYPOTHETICAL FLOOR PLAN:  
**TRADITIONAL**

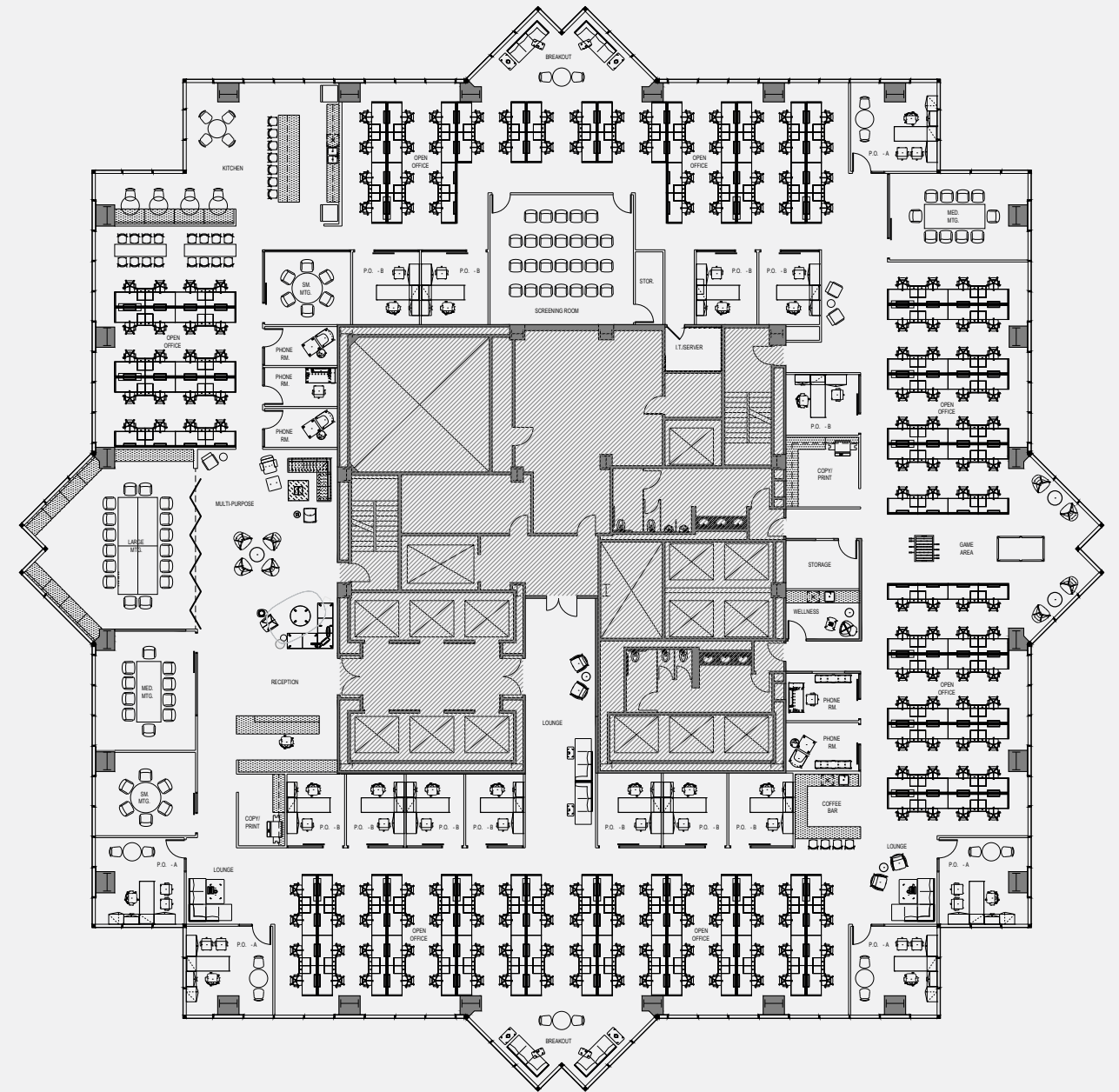


**46 OFFICE SPACES**  
**35 WORK STATIONS**

**6 CONFERENCE ROOMS**  
**2 COLLABORATION SPACES**



HYPOTHETICAL FLOOR PLAN:  
**CREATIVE**



17 OFFICE SPACES  
92 WORK STATIONS

5 CONFERENCE ROOMS  
12 COLLABORATION SPACES



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OWNED AND MANAGED BY



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