



CENTURY CITY  
LANDMARK

2121  
AVENUE OF  
THE STARS



# A LANDMARK OPPORTUNITY

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Showcase your success in LA's most sought-after business destination: 2121 Avenue of the Stars, an iconic tower with award-winning hospitality in a world-renowned location.

Here, a unique opportunity awaits: the ability to fully customize your suites, including private corner offices, and enjoy unobstructed panoramic views from every floor.



# LA'S MOST PRESTIGIOUS WORKPLACE

## CONCIERGE HOSPITALITY

Our high-touch, personalized service, recognized with BOMA's prestigious The Outstanding Building of the Year (TOBY®) Award, aligns with your brand's uncompromising standards.

## OUR PARTNERSHIP, YOUR ADVANTAGE

As a privately-held, financially-stable long-term owner, we do what others in Century City can't — empower your success every step of the way.

## THE NEW CETNER OF BUSINESS IN LA

Be at a statement-making address in LA's most coveted business district alongside industry-leading legal, finance and entertainment companies.



MARKET-EXCLUSIVE  
**MEETINGS & EVENTS**

Inspire teams at the hospitality-level Venue Meetings & Events with a fully equipped conference center and lounge.

SPACIOUS PRE-FUNCTION LOUNGE

EXECUTIVE BOARDROOM, SEATS UP TO 16 PEOPLE

VERSATILE MULTI-PURPOSE ROOM

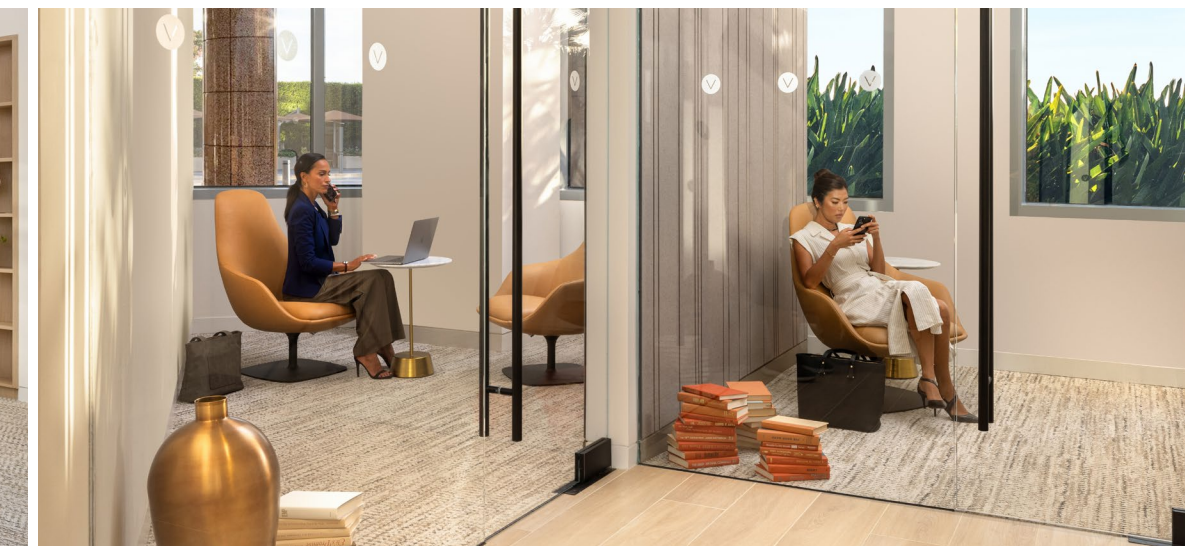
*Lounge layout, seats up to 45 people*

*Training layout, seats up to 46 people*

*Lecture layout, seats up to 90 people*

PLUG-AND-PLAY TECHNOLOGY

CATERING SPACE





## ENGAGING AMENITIES

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Destination-worthy spaces for work, play and wellness.

### COURTESY SHUTTLE SERVICE

Minutes from 200+ high-end dining and retail at Westfield Century City via complimentary shuttle.

### CHAUMONT

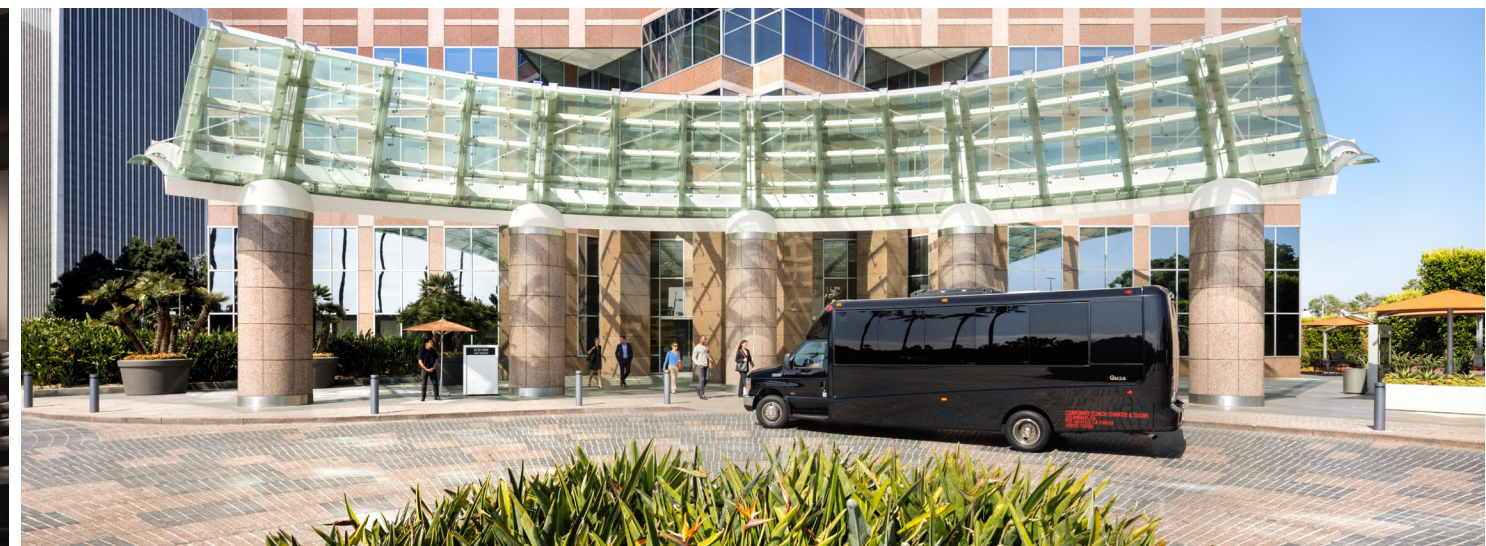
Enjoy freshly made sweet and savory pastries, coffee drinks and French-inspired dishes for breakfast and lunch.

### KINETIC FITNESS

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

### THE COMMONS OUTDOOR WORKSPACE

Two expansive work-ready outdoor gathering and collaboration areas.



# CENTURY CITY LANDMARK

## 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.





DISTINGUISHED  
ADDRESS

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ICONIC ARCHITECTURE

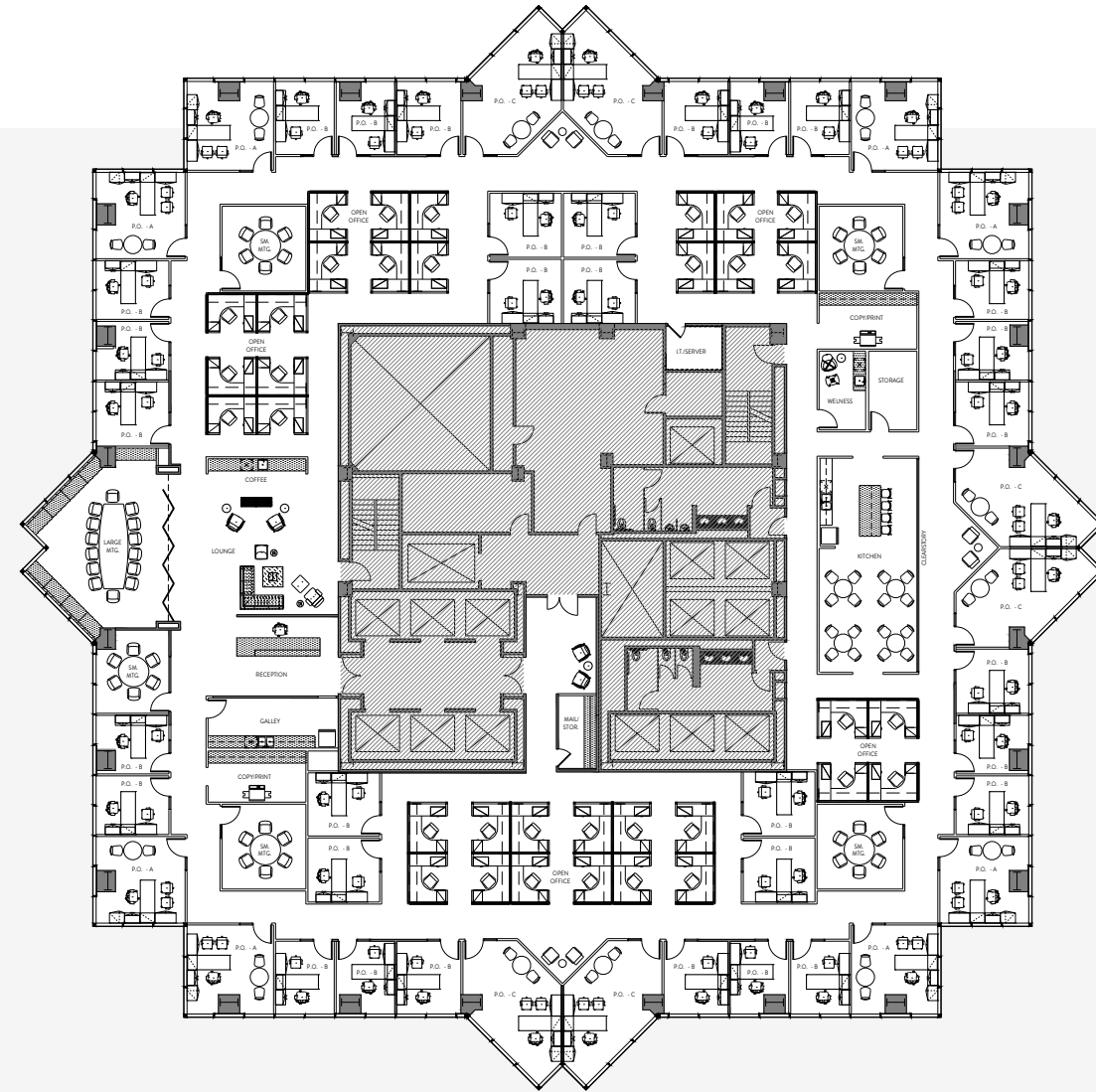
The last building designed by celebrated architect William L. Pereira features an elegant red granite and glass exterior and a two-story, barrel-vaulted lobby.

IN GOOD COMPANY

Join prominent companies including AEW Capital Management, Armanino, Artists First, Evoke Advisors, Gurseyn Schneider, Katten, Miller Barondess and Stifel Nicolaus.

HYPOTHETICAL FLOOR PLAN  
**TRADITIONAL**

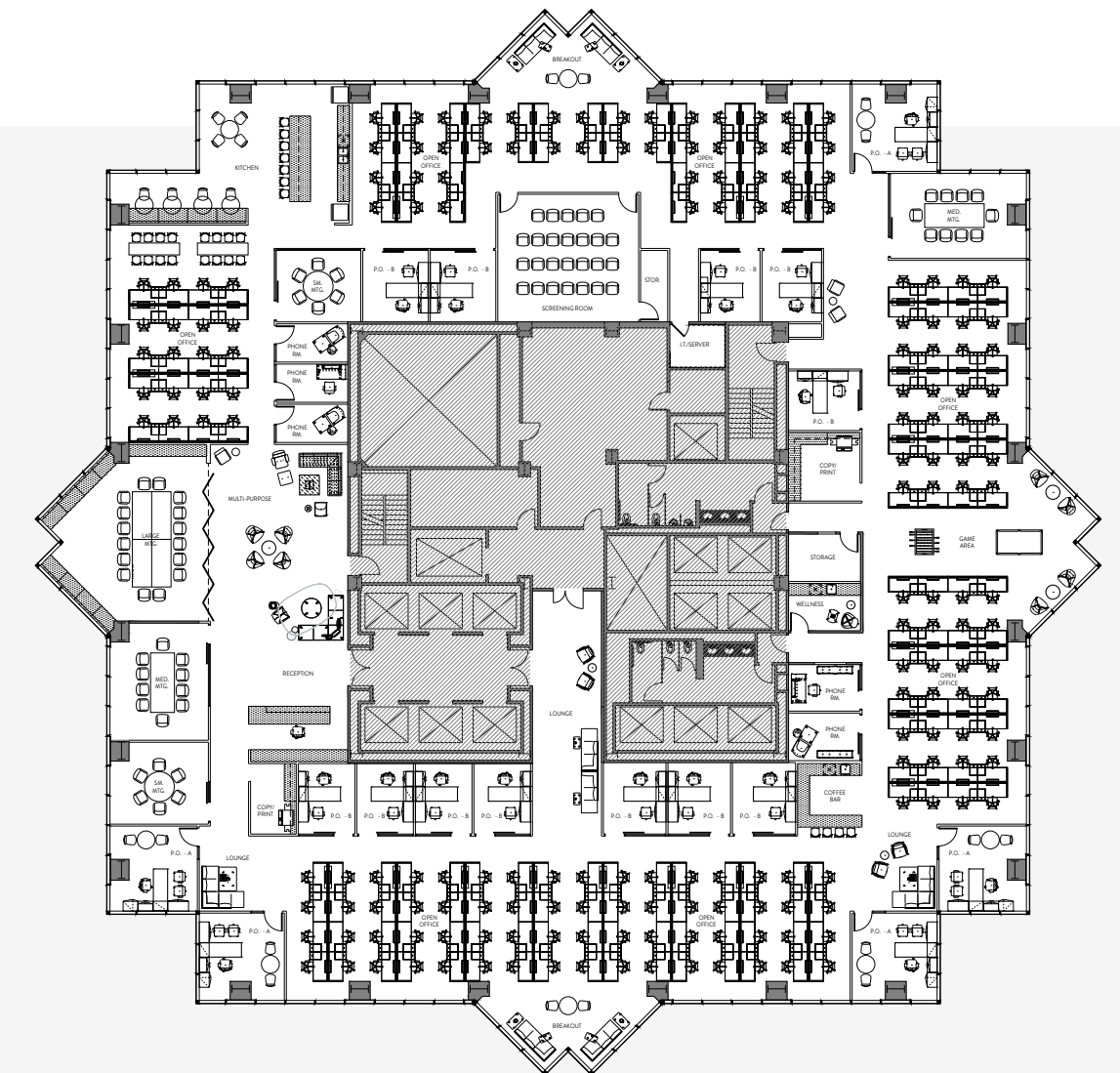
- 46 OFFICE SPACES
- 35 WORK STATIONS
- 6 CONFERENCE ROOMS
- 2 COLLABORATION SPACES



14

HYPOTHETICAL FLOOR PLAN  
**CREATIVE**

- 17 OFFICE SPACES
- 92 WORK STATIONS
- 5 CONFERENCE ROOMS
- 12 COLLABORATION SPACES



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# BRING YOUR COMPANY CULTURE TO LIFE

## CUSTOMER SPACES

Completely customize your workspace to empower your team to excel and take bold, strategic action. Our expert teams will help you create a space that's uniquely your own, reflecting your brand and culture.



# MOVE-IN READY WORKSPACES

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



### PREMIUM WORKSPACE

Build your brand in expertly designed suites with high-end finishes and furniture options.



### MOVE-IN READY

Save on startup costs with no upfront investment, build-outs or long lead times.



### FLEXIBLE LEASE TERMS

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



### PERSONALIZED SUPPORT

Make everything easier with simplified leasing and attentive customer care every step of the way.

**get started at [flexplus.com](https://flexplus.com)**



WE CREATE SPACES THAT BRING PEOPLE  
TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129 million SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our industry-leading financial stability.

INDUSTRY-LEADING FINANCIAL STABILITY

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

FUTURE-PROOF FLEXIBILITY

A range of lease options and our collaborative partnership support your growth.

ELEVATED CUSTOMER CARE

Expert teams, fast response times and personalized service ensure worry-free workdays.

READY FOR WHAT'S NEXT

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

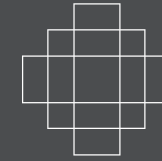
ACTIVATED TO ATTRACT & ENGAGE TEAMS

Experience-driven amenities make your workplace an essential employee destination.

SUSTAINABILITY BY DESIGN

We strive to lead and innovate for the preservation of environmental resources.





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CENTURY CITY

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