

**10351**  
SANTA  
MONICA  
BLVD

LOS ANGELES, CA





## WORKSPACE DESIGNED TO INSPIRE

This is your competitive advantage. Modern office suites at the epicenter of West LA's power corridor, neighboring Century City and Westwood with some of West LA's best amenities within walking distance.

# MODERN LOFT- STYLE OFFICE SPACE

**10351**  
SANTA  
MONICA  
BLVD



Four  
stories



EV-  
charging  
stations



Multiple space  
configurations  
available



Professional  
building  
management



Flexible interior  
with creative &  
efficient layouts



Prime location at  
the border of West  
LA & Century City










1 block to  
Westfield  
Century City



Energy Star &  
Fitwell Rated



# AVAILABILITIES

FLOOR PLANS	SUITE	SIZE	DESCRIPTION
	202	4,512 SF	High-end creative office with exposed ceiling, concrete floors, extensive glass. Reception, large conference room, 5 window offices, 2 phone booths, kitchen and large open workspace. South facing views.
	212	2,350 SF	Move-in ready professional office. Reception, conference room, 1 window office, large open workspace, kitchen. West facing views.
	215	4,305 SF	Creative office with exposed ceiling, concrete floors. Reception, large conference room, small conference room, 4 window offices, large open workspace, kitchen. North facing views.
	250	7,030 SF	Creative office with exposed ceiling, concrete floors. Reception, large conference room, small conference room, 2 offices, large open workspace, kitchen. Northeast facing views.
	360	6,746 SF	Ready for a customized renovation. Northeast facing views.
	400	9,143 SF	Professional office with multiple conference rooms, 13 window offices, 8 interior offices, open workspace, kitchen. Northeast facing views.
	420	2,399 SF	Ready for a customized renovation. South facing views.

 **CLICK THE ICON TO VIEW EACH FLOORPLAN**



**PARKING: 2.5/1,000 SF**

EV Charging Stations

**\$200/Month** Unreserved Stall

**\$280/Month** Reserved Stall



**RATES**

\$4.50 full service



**TERM**

1-10 years





## EASY ACCESS TO TRANSPORTATION

**2 MILES**  
to 405 Freeway

---

**14 MINUTE WALK**  
to planned Century City/  
Constellation Station  
(Purple Line Extension)

---

Direct access to  
**BIG BLUE BUS**  
AND LA METRO

---

**DEDICATED BIKE LANES**  
along Santa Monica Blvd

---



**1 BLOCK FROM**  
**WESTFIELD**  
**CENTURY CITY**



**90**  
WALK SCORE



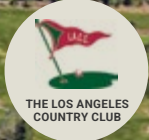
**6 MIN DRIVE**  
UCLA Campus

# CLOSE TO EVERYTHING



10351  
SANTA  
MONICA  
BLVD

5 MIN WALK  
TO WESTFIELD  
CENTURY CITY



- BLUE BOTTLE COFFEE
- CAFE LANDWER
- EQUINOX
- CAVA
- Chamberlain Coffee
- 鼎泰豐
- EATALY
- Javier's
- KATSUYA
- La COLOMBE
- pressed
- sweetgreen
- TERRA
- tocaya
- TOSCANOVA
- True Food

# ALL WITHIN A BLOCK

# RTO by BGO

## TENANTS OF BGO OFFICES ENJOY:



Access to any BGO Amenity Center across the Country



An annual credit towards BGO-owned Amenity Centers and BGO-owned and affiliated hotels and retailers\*

\*Applicable to all new leases and renewals



A \$1000 rent credit and waived amenity fee for their first year in any BGO Residential Community across the Country

## HOTEL FIGUEROA

**DISCOVER THE EXCEPTIONAL BGO OWNED DTLA HOTEL CONVENIENTLY LOCATED NEAR CRYPTO.COM ARENA, HOME OF THE LAKERS.**

Credits toward executive hosting or convenient travel at the luxurious Hotel Figueroa.





BGO set out to deliver a concept that would address the evolving needs of our customers. The result is **MIRO - Move In Ready Offices**. Thoughtful design created in partnership with best-in-class architecture and design firms, from an operator that's experienced, responsive and trusted with over 100 years' institutional experience.

### **TURNKEY & TECH-ENABLED**

MIRO's fully furnished and fully wired designs allow for immediate move-ins.

---

### **BGO PARTNERSHIP**

We see our tenants as valued partners, carefully considering their unique objectives.

---

### **BIOPHILIC DESIGN**

Weaving greenery and natural light throughout, maximizing wellness in the workplace.

---

### **CUSTOMIZABLE**

Make your MIRO suite your own with the help of BGO's in-house construction and development team.

---

### **HYBRID WORK ENABLED**

MIRO meets needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.

---

### **MIX OF SPACES**

Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.

---

### **ROOM TO GROW**

We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.

---

### **IDEAL LOCATIONS**

In the heart of it all. We're conveniently located in prime locations within the largest cities in the United States.

---

**10351**  
SANTA  
MONICA  
BLVD

# AMENITIES AT YOUR DOORSTEP

## CONTACT

### **BRIAN NEIHAUS**

Managing Director

310 595 3824

[brian.neihaus@jll.com](mailto:brian.neihaus@jll.com)

CA Lic. #01836528

### **BEN SILVER**

Senior Vice President

310 595 3840

[ben.silver@jll.com](mailto:ben.silver@jll.com)

CA Lic. #01818061

### **GREG ASTOR**

Vice President

310 595 3633

[greg.astor@jll.com](mailto:greg.astor@jll.com)

CA Lic. # 02021777

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.