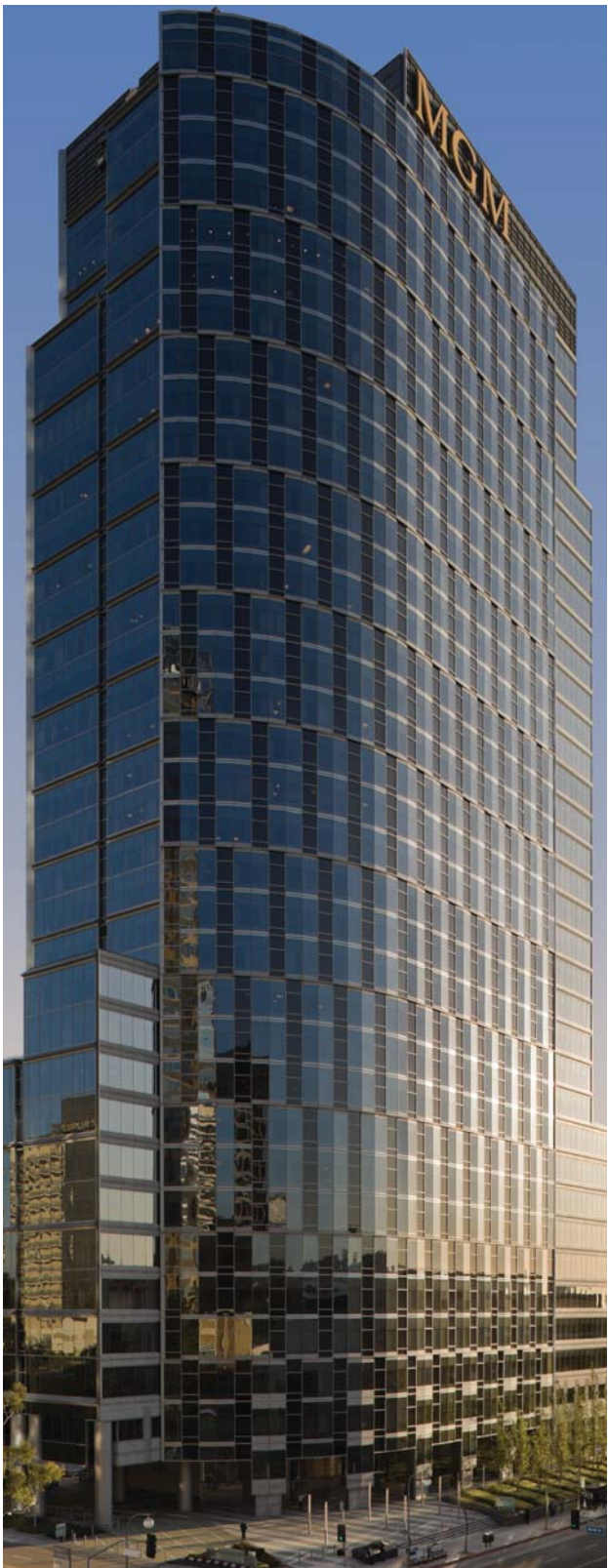


CONSTELLATION PLACE

10250 Constellation Boulevard, Century City, CA



CLASS A OFFICE SPACE FOR LEASE IN AWARD-WINNING BUILDING

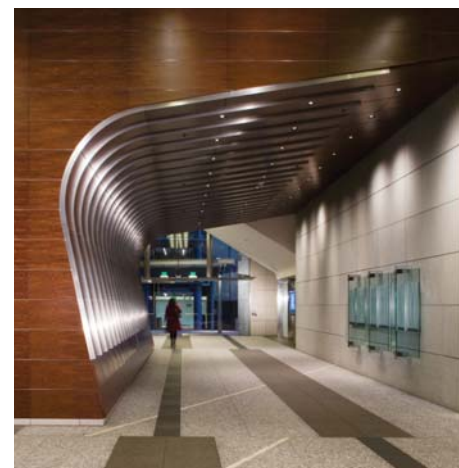
Designed by Johnson Fain Partners, Constellation Place is the crown jewel high-rise office building in Century City. This Class A project comprises 796,126 rentable square feet with views from Downtown Los Angeles to the Pacific Ocean.

Located in the heart of Century City, Constellation Place is one of the most visible architectural landmarks in Los Angeles.

Constellation Place is the most highly-advanced building in Century City, if not all of Los Angeles, and is the recipient of many distinguished awards and honors, including "The International Office Building of the Year (TOBY) Award" in 2009. In 2010 Constellation Place was awarded LEED Gold Certification.

A generation newer than most buildings in Century City and West Los Angeles, Constellation Place's technologically advanced features, such as a solar power array and digitally controlled HVAC systems, distinguish it from its competition.

Constellation Place is across the street from the Westfield Century City shopping center and cinema, and walking distance to elegant hotels, luxury apartments and condominiums.



WWW.CONSTELLATION-PLACE.COM

CONSTELLATION PLACE

10250 Constellation Boulevard
CENTURY CITY

LEASE RATE: Negotiable

LEASE TERM: 5 - 10 years

AVAILABLE: Immediately

IMPROVEMENTS: Negotiable

Current Available Suites

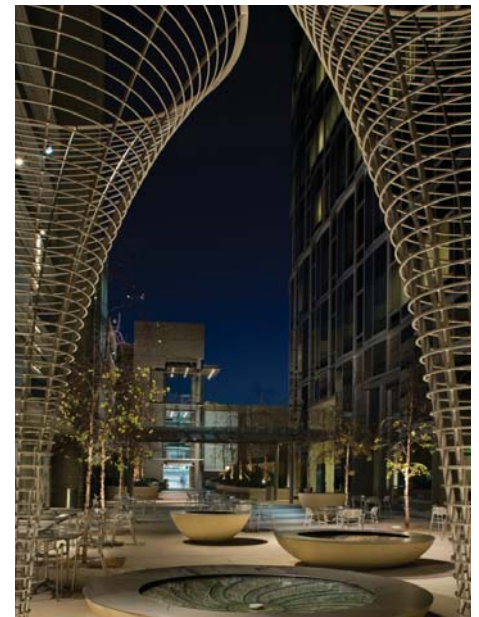
SUITE	RSF	DESCRIPTION
2710	4,864	Available - Beautiful reception area, larger corner window conference room, 8 window offices, 1 interior office, kitchen, work room and 4 workstations
1660*	2,213	Available 12/11 - Open space, 2 window offices and reception area
1610*	2,093	Available 02/12 - 2 window offices, interior conference room and kitchen/work room
1600*	2,985	Available 02/12 - Reception area, 4 window offices, conference room, open area for 6 workstations, IT room and kitchen
1500**	21,452	Available - Former MGM Executive Offices with screening room
1400**	21,524	Available - Former MGM Executive Offices, internal staircase to 15th floor, large board room and 2 balconies
1200	24,047	Available - Perimeter offices with interior work areas
1100	24,047	Available - 38 perimeter offices, 2 patios, and large kitchen/break room
1000	26,940	Available - Perimeter offices with interior work area
300	26,940	Available - Combination of perimeter and interior offices
200	25,942	Available - Combination of perimeter and interior offices
175	2,748	Cafe/Restaurant space

*Contiguous for a total of 7,291 SF

**Contiguous for a total of 42,976 SF, connected by internal staircase

Building Features

- » Constellation Place's richly detailed interiors of exotic woods, glass and stainless steel endow its tenants with a timeless image of power and success, reflecting the prestige of this distinctive address
- » Constellation Place features the latest advances in high-rise office building technology, design and construction
- » Floor efficiencies to optimize space layouts
- » Advanced capabilities for high speed fiber optic, Internet, cable and telecom systems
- » High-level of security; computerized visitor registration system
- » LEED Gold Certified
- » Unsurpassed parking access, including unreserved, reserved, valet and VIP parking; The VIP parking area features private elevators that provide direct office and parking connectivity



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