

ATRIAWEST



10585 & 10635
SANTA MONICA BOULEVARD

www.atriawest.com

building **green**

Get LEED Certified

// Ownership will give prospective tenants
14 points towards LEED certification of their suite //

The Grove Cottages: 10675 Santa Monica Blvd.
A collection of five French-style cottages are also available.



SUITE	SIZE	RENT	OCCUPANCY
10675-B	1,117 r.s.f.	\$3,630.00/month	30 days

a **first class**
office environment
for
*professional &
creative firms*

AVAILABLE SPACE

West Building - 10635 Santa Monica Boulevard

Suite	Size	Rate/r.s.f./month	Occupancy
Suite 100	1,741 r.s.f.	\$3.10, fsg	05/01/2012
Suite 305*	908 r.s.f.	\$3.10, fsg	60 days
Suite 315*	2,619 r.s.f.	\$3.10, fsg	Vacant
Suite 360	6,780 r.s.f. (div. to 3,000)	\$3.10, fsg	Vacant

*Suites 305 & 315 can be combined for a total of 3,527 r.s.f.

PROPERTY OVERVIEW

- Conveniently located in between Westwood, Century City and Beverly Hills
- Beautiful three-story glass atrium in Class A office project
- Stunning landscaping, cascading water features and extensive use of French limestone and marble throughout the common areas
- 3.0/1,000 rentable square foot covered parking ratio
- Walking distance to the Westfield Century City Mall and numerous restaurants and amenities



LEED BUILDING FEATURES

- Interior atria allow maximization of daylight to reduce the need for artificial lighting
 - Building Star Energy rating of 86
- \$225,000 in energy-conserving capital improvements completed in 2009
 - Green maintenance practice

AMENITIES MAP



- WESTFIELD CENTURY CITY**
- Food Court Destinations**
1. Lawry's Carver
 2. Baja Fresh
 3. Coral Tree Cafe
 4. Take A Bao
 5. Panda Express
 6. Fuddrucker's
- Full Service Restaurants**
1. Pink Taco
 2. Gulfstream
 3. Houston's
 4. Toscanova
 5. Rock Sugar

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