

# 10390 SANTA MONICA BOULEVARD

CENTURY GATEWAY MEDICAL OFFICE FOR LEASE



**Newmark  
Knight Frank**

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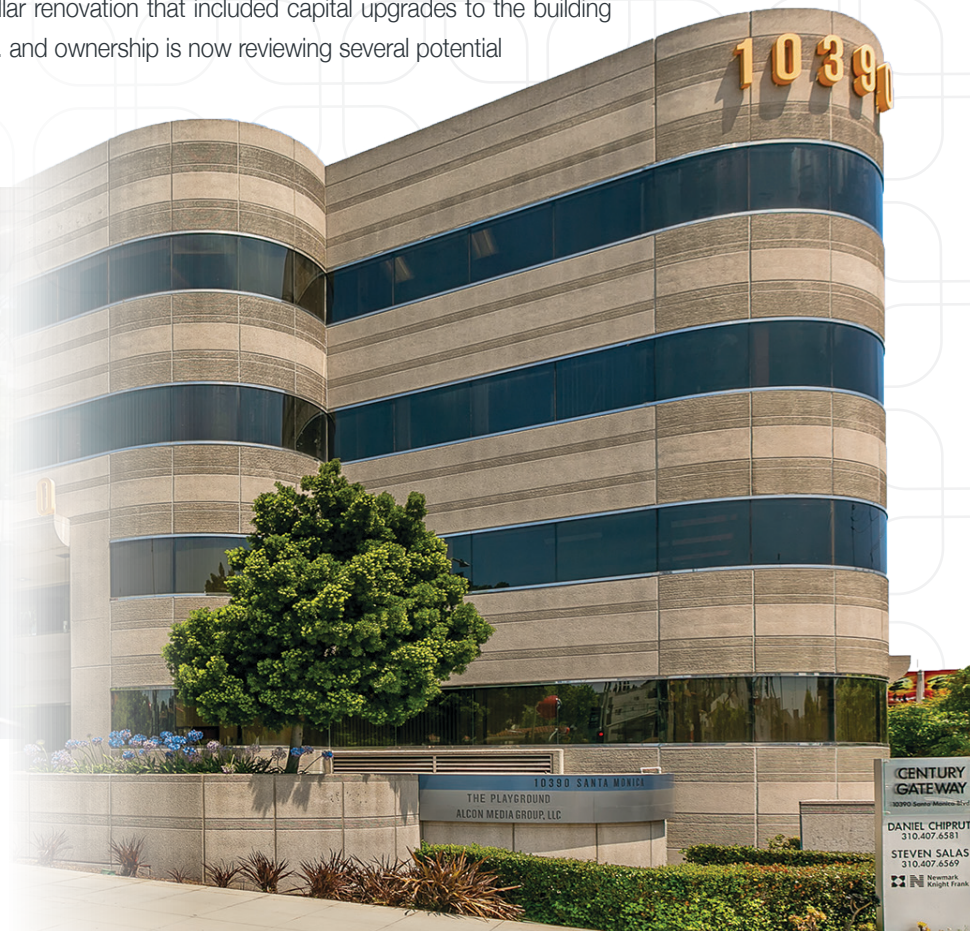
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Rental Rate	\$4.75-\$5.00/SF MG
Available Space	Suite 100: ±8,120 RSF Suite 300: ±1,745 RSF
Availability	Suite 300: March 1, 2020
Term	Suite 300: 3-10 Years
Building Type	Class A Office
Parking	3.0/1,000 SF Tandem Reserved: \$120/Month Single Unreserved: \$155/Month Single Reserved: \$240/Month

**10390 Santa Monica Boulevard - Century Gateway** is a class A, fully secure office medical building located at the gateway to Century City and Beverly Hills, at Beverly Glen Boulevard and Santa Monica Boulevard. The building is steps away from the Westfield Century City Mall, now complete with a \$850 million expansion that will create 1.2 million SF and more than 200 luxury brands, most notable being the West Coast's first Eataly celebrating Italian culture and cuisine.

**Century Gateway** is strategically well located for entertainment, legal and medical uses. Anchored by Alcon Entertainment, 10390 is located less than 4 blocks from the newly built, California Rehabilitation Institute- a 138-bed all-private-room physical medicine and rehabilitation hospital; a partnership of Cedars-Sinai, UCLA Health and Select Medical. As well as less than 2 miles from Ronald Reagan UCLA Medical Center and 3 miles from Cedars Sinai Medical Center (see map). Doctors can conveniently service patients from the 405 Fwy to Beverly Hills.

The building recently underwent a multi-million dollar renovation that included capital upgrades to the building elevators, common areas, restrooms, signage, etc. and ownership is now reviewing several potential further improvements to enhance the project.



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## SUITE 100 | ±8,120 RSF

- Highly functional space for variety of uses, such as medical, office or therapy.
- Great Santa Monica Boulevard frontage with lots of natural light.
- Located directly off the lobby
- Eyebrow building and monument signage available.

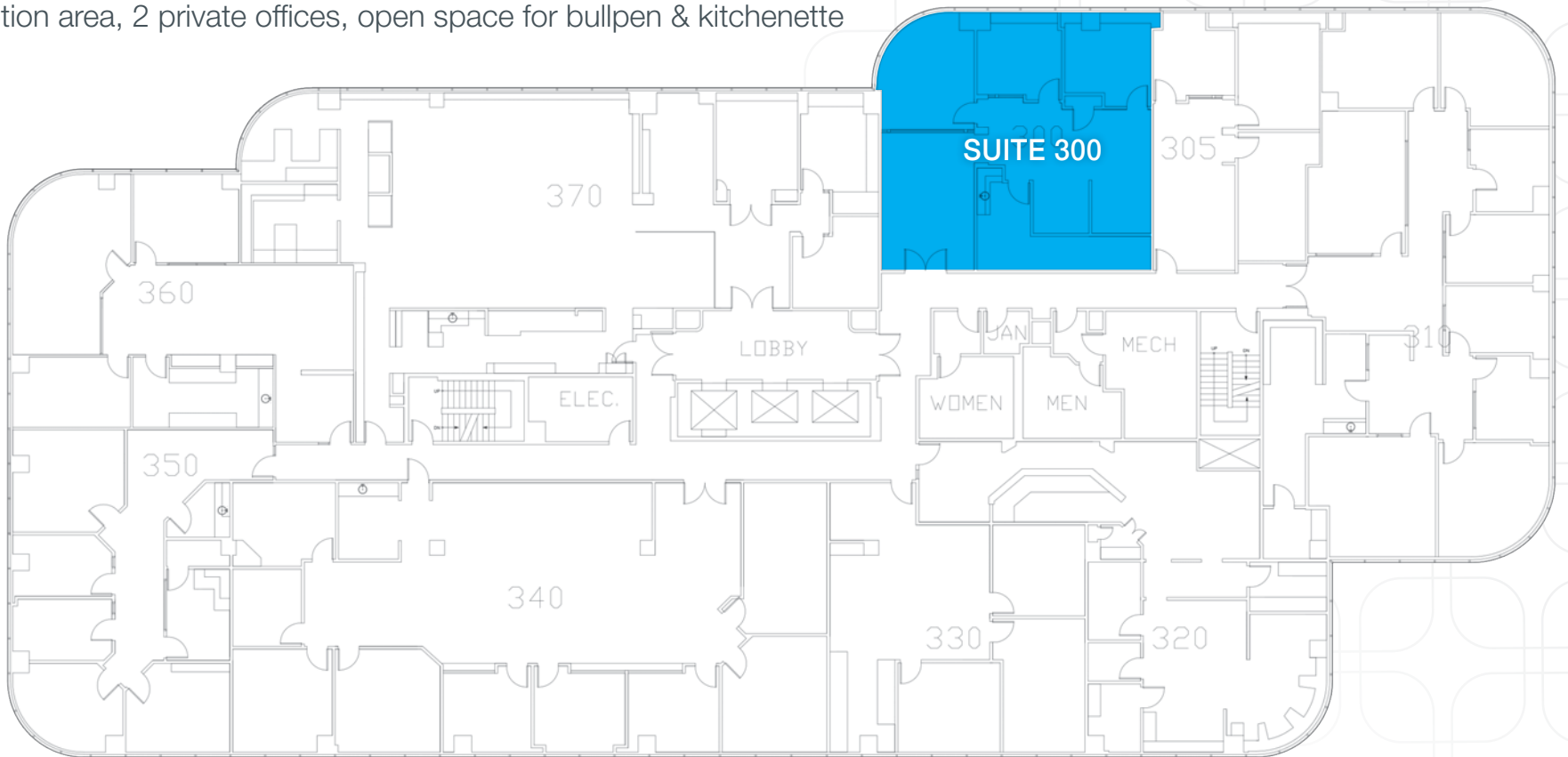


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## SUITE 300 | ±1,745 RSF

- Highly functional space for variety of uses, such as medical, office or therapy
- Great Santa Monica Boulevard views with lots of natural light
- Reception area, 2 private offices, open space for bullpen & kitchenette





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Kiehl's Since 1851



Shake Shack



Nordstrom's



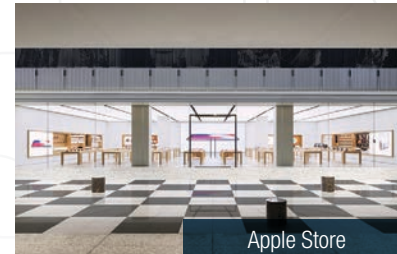
Eataly



Javier's



Tocaya Organica



Apple Store



Zara

- |                           |                                |                                 |                            |                            |                         |                             |                            |  |
|---------------------------|--------------------------------|---------------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|----------------------------|--|
| 2XU                       | Bar Verde                      | Cotton On                       | Fresh                      | Kate Spade New York        | Michael Kors            | Redstraw Tea Bar            | Stop N' Shine              | Tumble Leaf Play Space:<br>Presented by Amazon |
| 7 For All Mankind         | Beaming Organic Superfood Café | Cotton On Kids                  | Gap                        | Kendra Scott               | Microsoft               | R.M. Williams               | Sugarfina                  | Presented by Amazon                            |
| 85° C Bakery Café         | BHLDN                          | Currency Exchange International | Gearys Rolex Botique       | Kids Atelier               | Minamoto Kitchoan       | RockSugar Pan Asian Kitchen | Suitsupply                 | Tumi   |
| Abercrombie & Fitch       | Bibigo                         | CURRENT/ELLIOTT                 | Gelson's The Super Market  | Kiehl's                    | MODERNBEAST             | Rodd & Gunn                 | SunLife Organics           | Typo   |
| Adidas                    | Big Fish Little Fish           | Daniel Wellington               | Gerard Darel               | La Colombe                 | Moleskine               | Rori's Artisanal Creamery   | Superdry                   | Uber Lounge                                    |
| aerie                     | Bloomingdale's                 | Del Frisco's Double Eagle       | Gloveworx                  | Lacoste                    | Monica Rich Kosann      | Rosa Cha                    | Swarovski                  | UCLA Health                                    |
| Aesop                     | Blue Bottle Coffee             | Steakhouse                      | Go Green Auto Spa          | La Vaca Brazilian Grill    | NEXT HEALTH             | Saint Marc                  | Sweetgreen                 | UNode50  |
| Ajisen Ramen              | Bonobos                        | Designer Eyes                   | gorjana                    | Leaf Waffles               | Nordstrom               | Saje Natural Wellness       | TAGS                       | UNTUCKit                                       |
| Aldo                      | Bose                           | Din Tai Fung                    | Grom                       | 'Lette Macarons            | Nordstrom E-Bar         | Sama Eyeware                | Ted Baker                  | Urban Decay                                    |
| Allen Edmonds             | BOSS                           | Disney Store                    | Halo Top Scoop Shop        | Lifehouse Tonics + Elixirs | NYX Professional Makeup | Samsonite                   | Tender Greens              | USPS-United States Postal Service*             |
| All Saints                | Breiting                       | Dreamscape                      | Healthy Spot               | L'Occitane en Provence     | Oak+Fort                | Sandro                      | Terra                      | Vans   |
| Amazon Books              | Brilliance New York            | Eataly                          | Hello Darling Hair Salon   | lululemon                  | Obica Mozzarella Bar    | Save My Bag                 | Tesla Motors               | Video & Audio Center                           |
| AMC Theaters              | California Pizza Kitchen       | EQUINOX                         | H&M                        | LUSH Homemade Cosmetics    | Orangetheory Fitness    | Seafolly                    | The Body Shop              | Vineyard Vines                                 |
| American Eagle Outfitters | Carlyle Avenue                 | EQUIPMENT                       | Horton & Converse Pharmacy | MAC Cosmetics              | Origins                 | See's Candies               | The Coffee Bean & Tea Leaf | Vintage by Petros                              |
| Anthropologie             | Caudalie                       | Everytable                      | House of Polish            | Macy's                     | Panda Express           | Sephora                     | The Container Store        | Volcom   |
| Apple Store               | Century City Optometry         | Everything But Water            | Javier's                   | Madewell                   | Panini Kabob Grill      | Shake Shack                 | The Crack Shack            | Warby Parker                                   |
| Aritzia                   | Chan Luu                       | Fast Fix Jewelry & Watch Repair | J Crew                     | Maison Margiela Replica    | Papyrus                 | Shoe Lab                    | The Detox Market           | Wexler's Deli                                  |
| Asian Box                 | Chase                          | Finish Line                     | John Hardy                 | Fragrances Pop Up          | Peloton                 | Skechers                    | Tiffany & Co.              | Wolf & Shepard                                 |
| Asics                     | Chick-fil-A                    | Forty Carrots                   | Johnny Was                 | Maje                       | Petros                  | SKIN FIVE                   | Tocaya Organica            | Yogourt & Bougatsa                             |
| Aveda                     | Chipotle                       | Free People                     | Johnston & Murphy          | Malin + Goetz              | Presented By Amazon     | Smitten Ice Cream           | Tory Burch                 | Yogurtland                                     |
| Bacio di Latte            | Cole Haan                      | Forward                         | John Varvatos              | Massis Kabob               | Pressed Juicery         | Spice Affair                | Tosai Sushi                | Zadig et Voltaire                              |
| Bailey 44                 | Compartes Chocolates           | francesca's                     | Joie                       | Meizhou Dongpo             | Rams House              | Stance                      | Toscanova                  | Zara   |
| Banana Republic           | COS                            | Free People                     | Jo Malone London           | MeUndies                   | Randy's Donuts          | Steve Madden                | Travis Mathew              |  |



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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