



# SunAmerica

10801 National Blvd, Los Angeles, CA 90064



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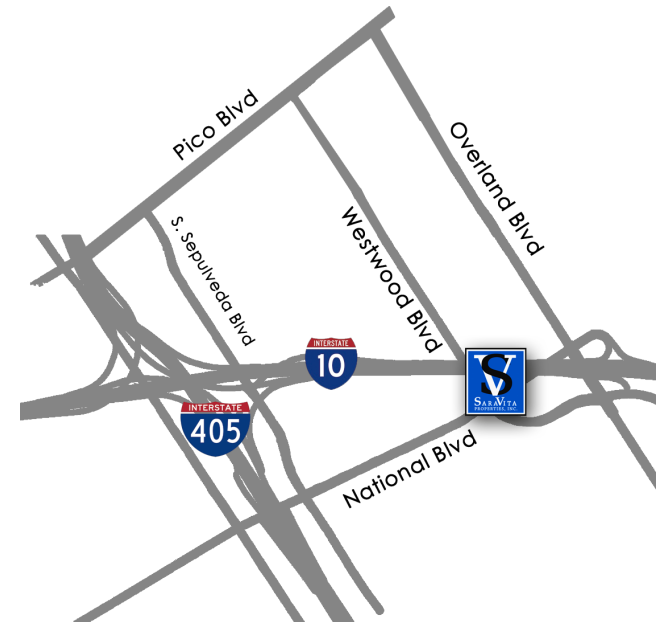


## OFFICE SPACE FOR LEASE

The Sun America Building rises six (6) stories from a handsomely landscaped podium. Containing 64,000 square feet of space, it is large enough to provide the prestige services you would normally expect, yet small enough to offer personal attention to all tenants. This magnificent building provides a sweeping vista of gardenia white concrete and warm bronze glass in contemporary classic architecture. It is a reflection of the design philosophy of its world-renowned creator, architect Edward Durell Stone, who has said:

*"Architecture should be timeless and convey by its very fiber the assurance of permanence."*

Inside, the atrium lobby is another reflection of Mr. Stone's design philosophy. Centered beneath the lobby's two-story-high ceiling will be a water lagoon with dancing fountains constructed of glass mosaic tiles. And for parking convenience you will have available subterranean parking as well as a sunken parking deck adjacent to the building. Each just seconds from your office.



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## Building Features

- Excellent Freeway Accessibility
- Floor to ceiling windows
- Exceptional views of West LA
- Many interior & exterior upgrades
- Business fiber optic internet & cable TV
- Low garage rates & free street parking
- Mobile car wash
- Exceptional on-site management

## Private Office Availabilities

SUITE: 101	±1,500 USF	Negotiable
SUITE: 210	±1,500 USF	Negotiable
SUITE: 402	±1,000 USF	Negotiable
SUITE: 403	±875 USF	Negotiable
SUITE: 420	±1,500 USF	Negotiable
SUITE: 500	±1,900 USF	Negotiable
SUITE: 585	±700 USF	Negotiable

## Executive Availabilities

OFFICE: 251	±230 USF	Negotiable
OFFICE: 252	±230 USF	Negotiable
OFFICE: 253	±250 USF	Negotiable
OFFICE: 256	±175 USF	Negotiable
OFFICE: 574	±250 USF	Negotiable

## Conditions & Terms

- BUILDING:**
- Class B
  - Full service gross
  - 3% annual increase
  - Conference room access included

- TERMS:**
- 1-5+ years

- PARKING:**
- \$60/Mo - outside upper lot
  - \$70/Mo - indoor garage

## Executive Features

Secure call switch entry - Waiting area for guests - Separate entrance & exit doors - Kitchen with seating area - Private conference room - Sound proof offices with insulation - Floor to ceiling drywall - 24/7 suite access

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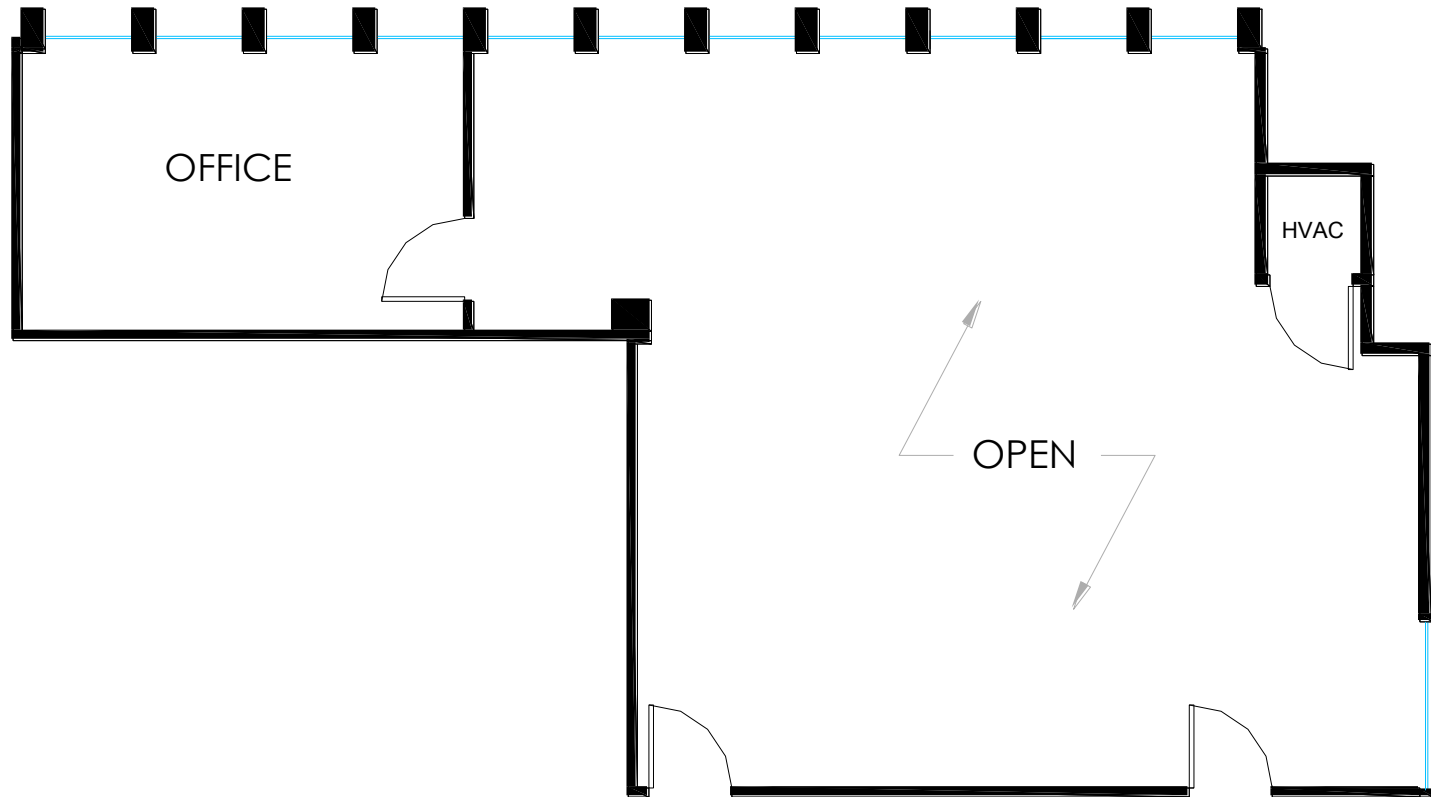
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## SUITE 101: RSF: 1,200

## FLOOR PLAN



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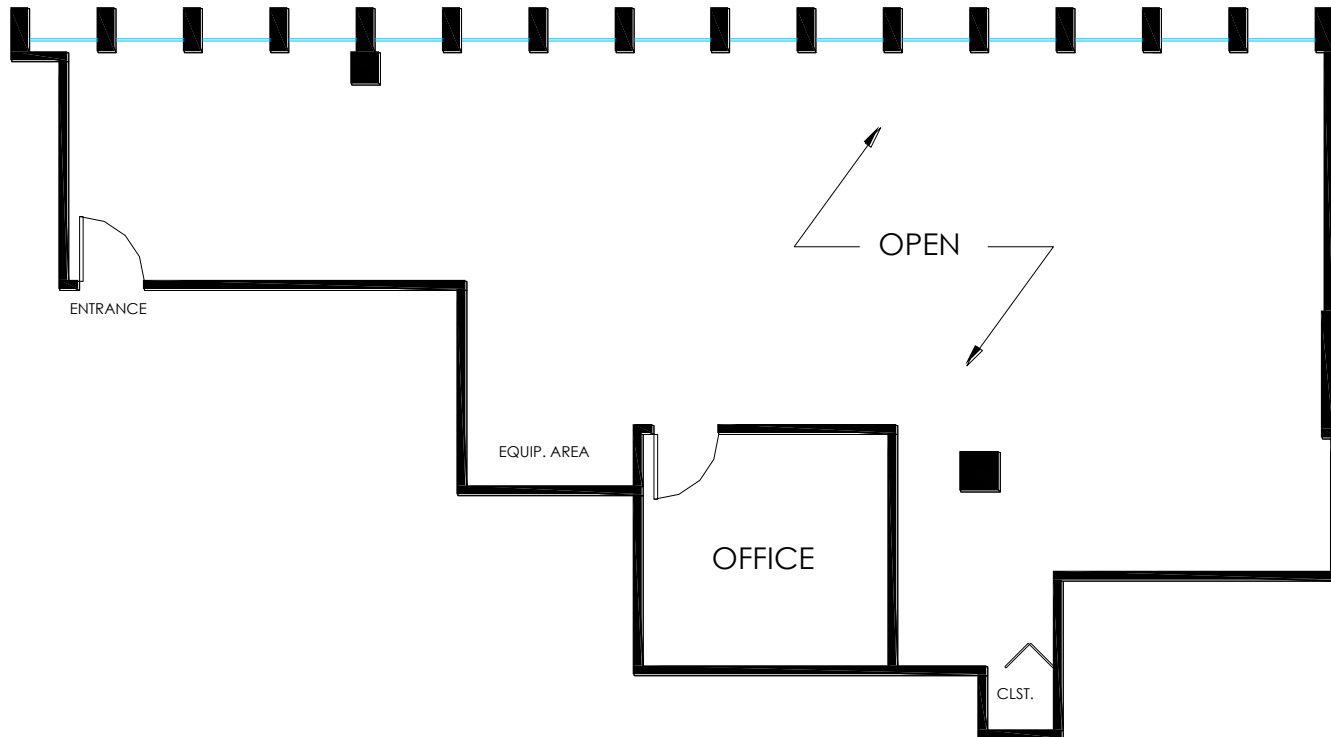
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## SUITE 210: RSF: 1,500

## FLOOR PLAN



NOT TO SCALE

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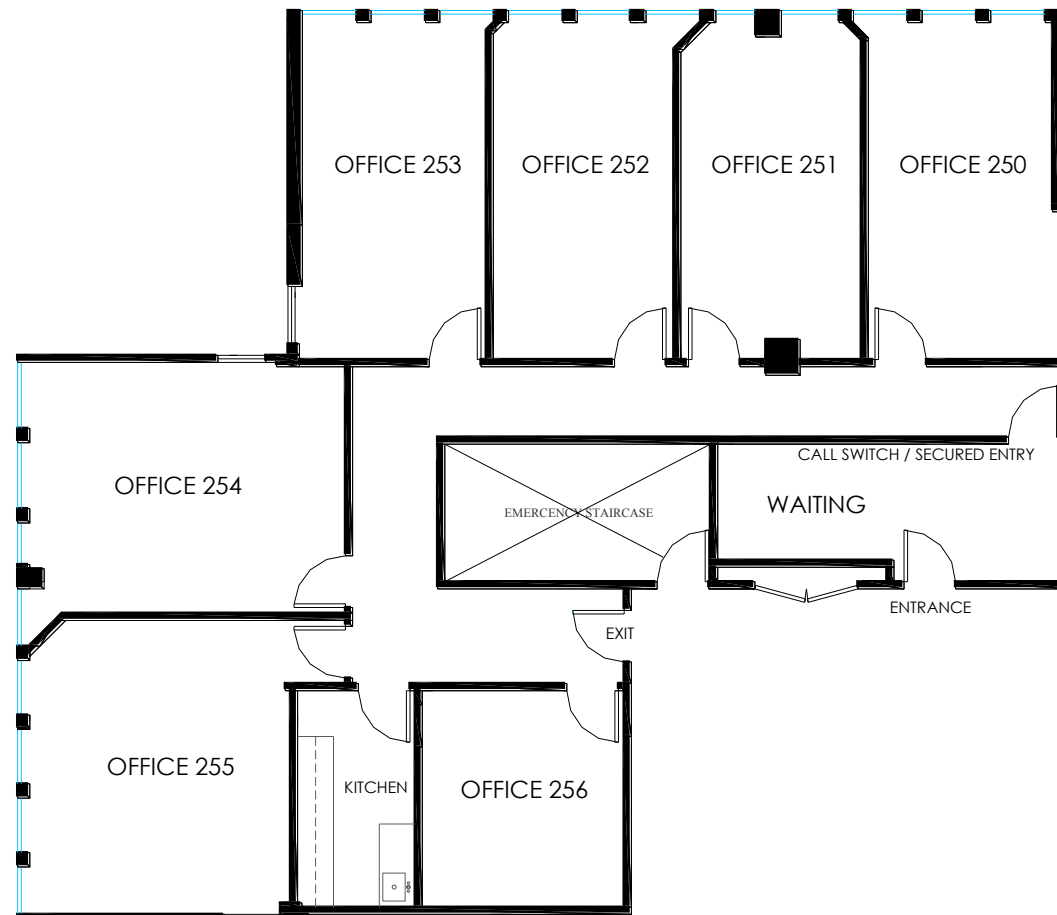




## SUITE 250/EXECUTIVE

RSF: 175-250

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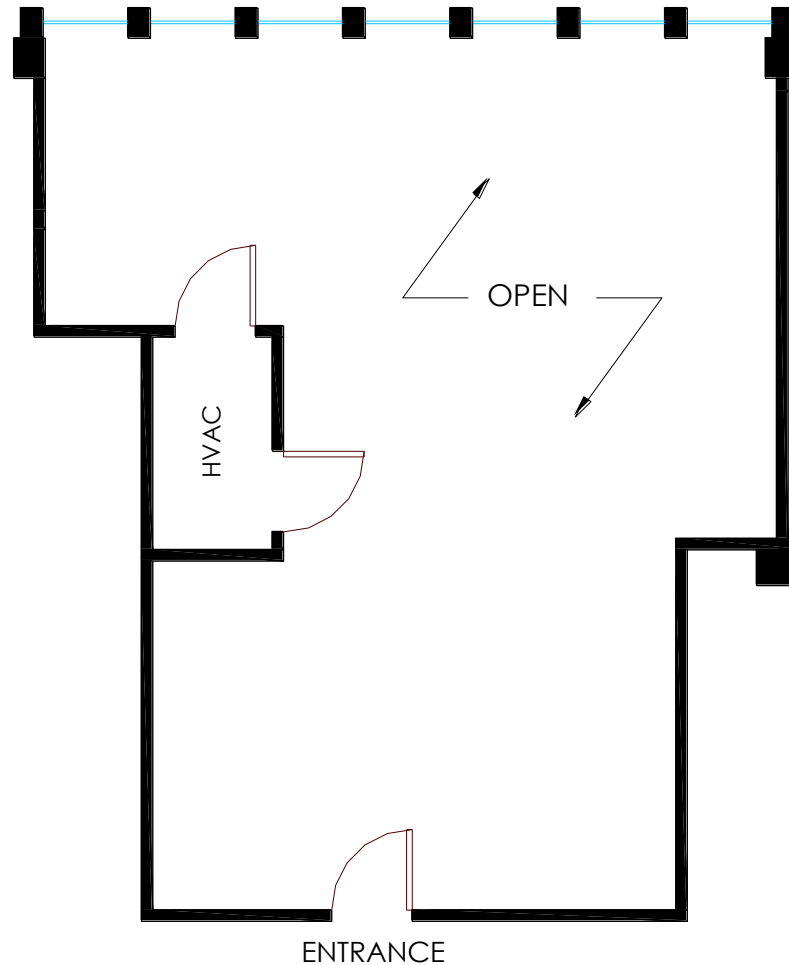




## SUITE 402:

RSF: 1,000

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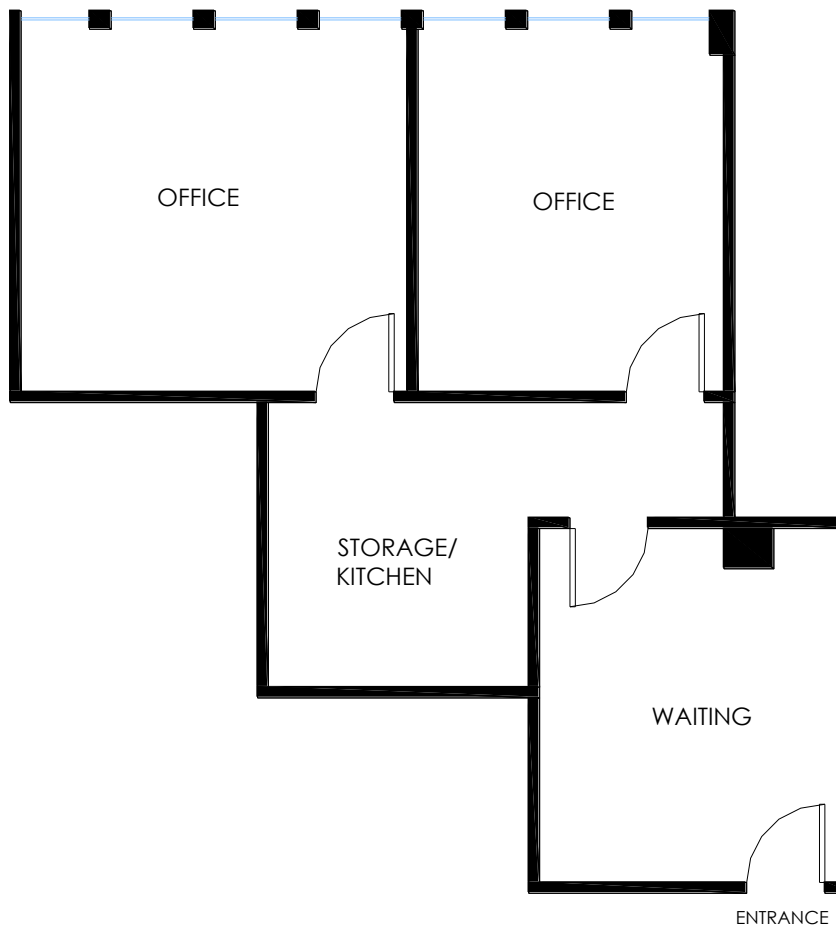




## SUITE 403:

RSF: 875

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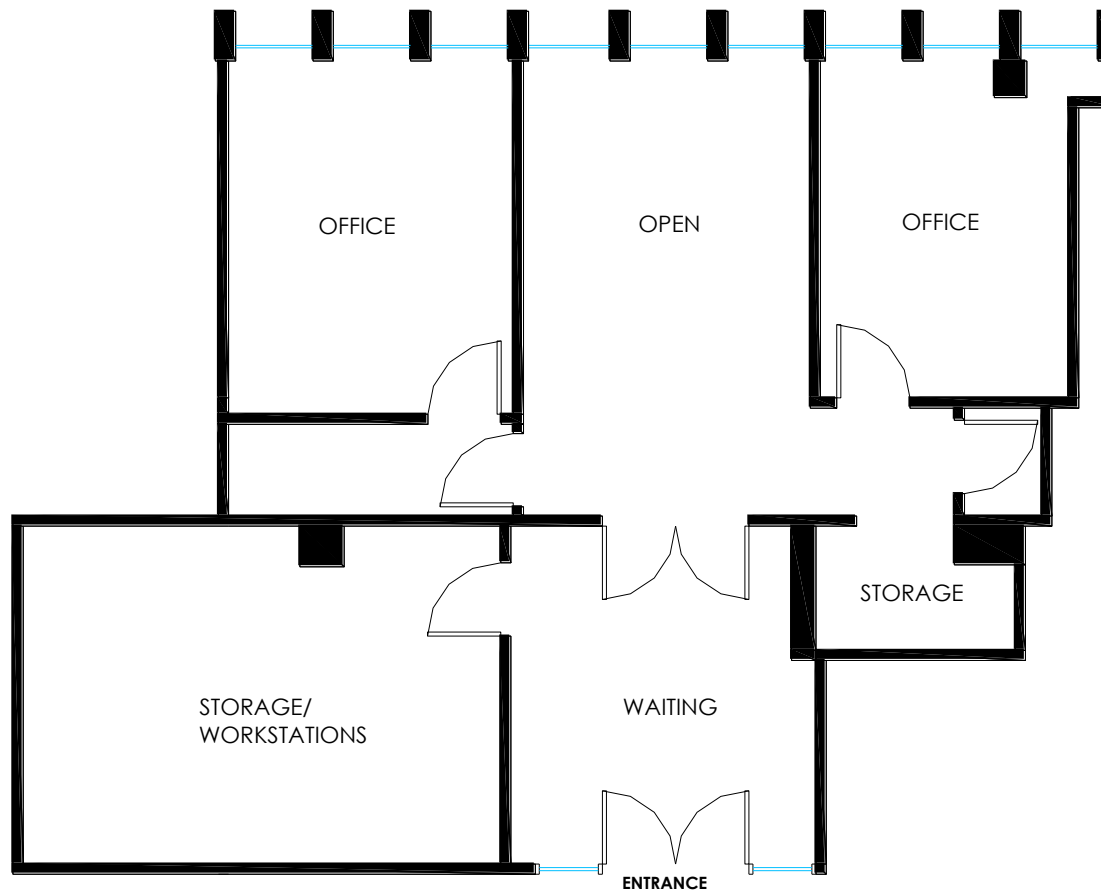




## SUITE 420:

RSF: 1,500

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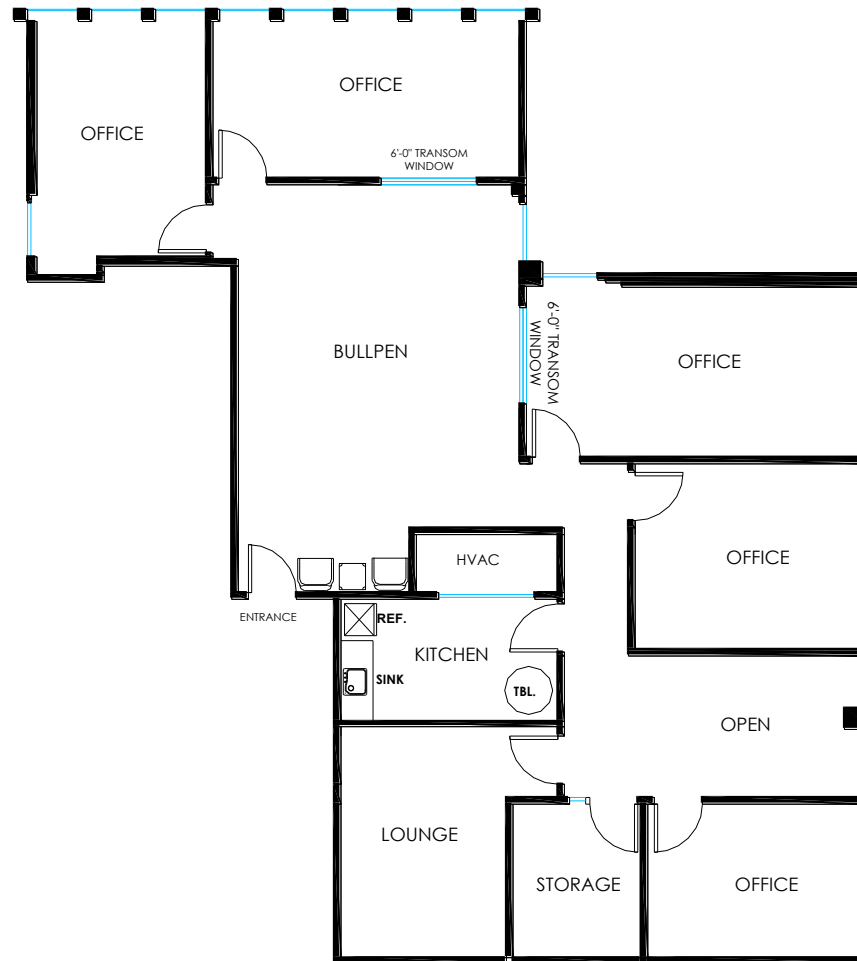






## SUITE 500: RSF: 1,900

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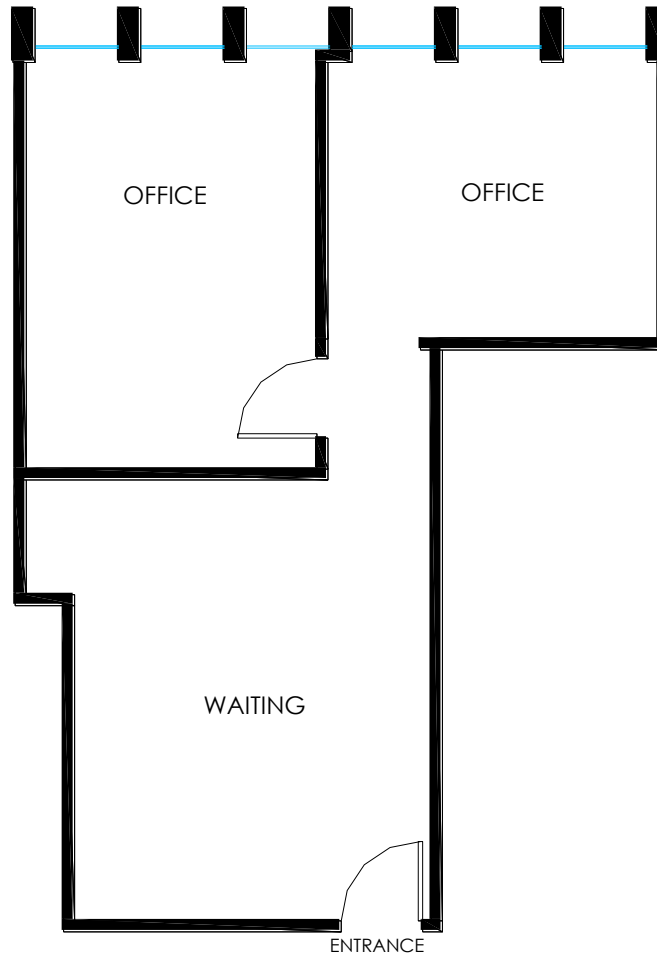
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## SUITE 585: RSF: 700

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