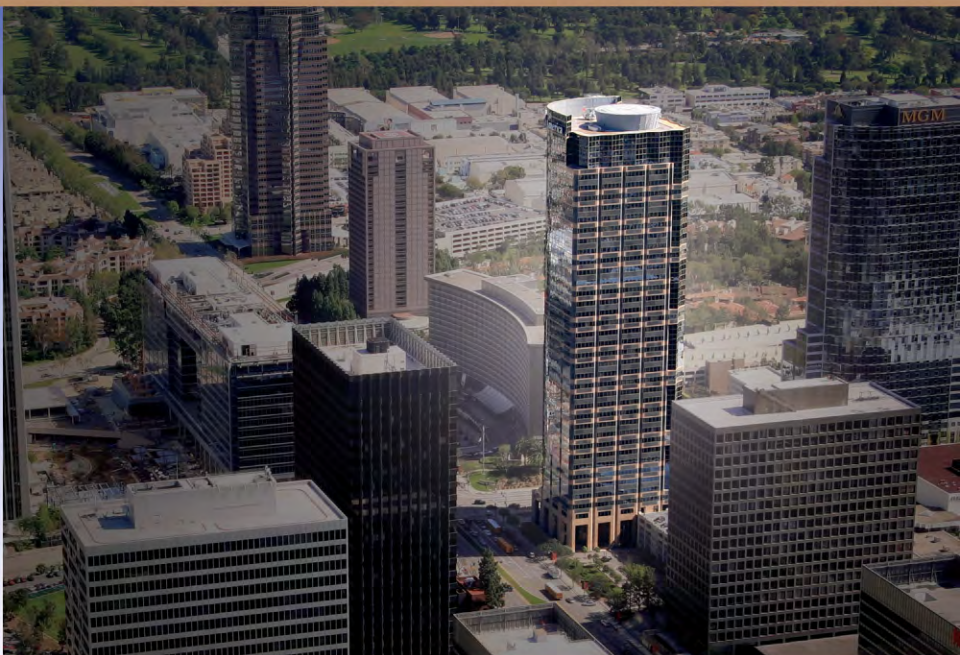


1999 AOS

AVENUE OF THE STARS



THE PREMIERE OFFICE BUILDING
THE PREMIERE LOCATION

MANAGED & LEASED BY:

 Equity Office

FEATURES & BENEFITS

- A 39-story, Class A office building totaling approximately 824,106 sq. ft.
- Numerous on-site conveniences including a sundry shop, copy center, dry cleaner, Starbucks coffee shop/deli, ATM and gourmet salad shop
- Car wash, detailing, and oil change service as well as valet parking
- Attached 8-level parking garage accessed from Avenue of the Stars and Constellation Boulevard
- 1,502 parking spaces on-site with approximately 800 spaces available at adjacent parking structure
- High-speed fiber optics and telecommunication services
- 24-hour security with uniformed guards and card-key access system
- Silver LEED Certified



1999 AOS is the premiere office building in Century City with its sweeping views, iconic architecture and access to the city's best amenities. This architectural masterpiece boasts the ultimate location on the corner of Constellation Boulevard and Avenue of the Stars – *the city's prime intersection.*

Directly adjacent to the upscale Westfield Century City shopping center, it offers effortless access to high-end restaurants, a gourmet dining terrace, luxury department stores, fashion boutiques, and movie theaters.

Its commanding presence is reflected in its stunning 39-story exterior of aluminum windows and solar-tinted glass, which create a silhouette of its surroundings. The interiors maximize the corner office space availability and deliver dramatic views of the Pacific Ocean, Hollywood Hills, and the Los Angeles skyline. The entrance displays vast limestone walls, granite and marble accents, creating a dynamic and sophisticated look.

Renowned for garnering highly prominent and esteemed tenants, 1999 AOS is undeniably the most prestigious address in Century City.

Visit 1999AOS.com for more leasing details and amenities.

OWNERSHIP & MANAGEMENT

Equity Office owns and operates more than 8 million square feet of office space in the Los Angeles area, including SunAmerica Center. With both long-term and short-term lease options, we offer maximum flexibility in today's rapidly changing work environment.

THE MOST PRESTIGIOUS ADDRESS IN CENTURY CITY

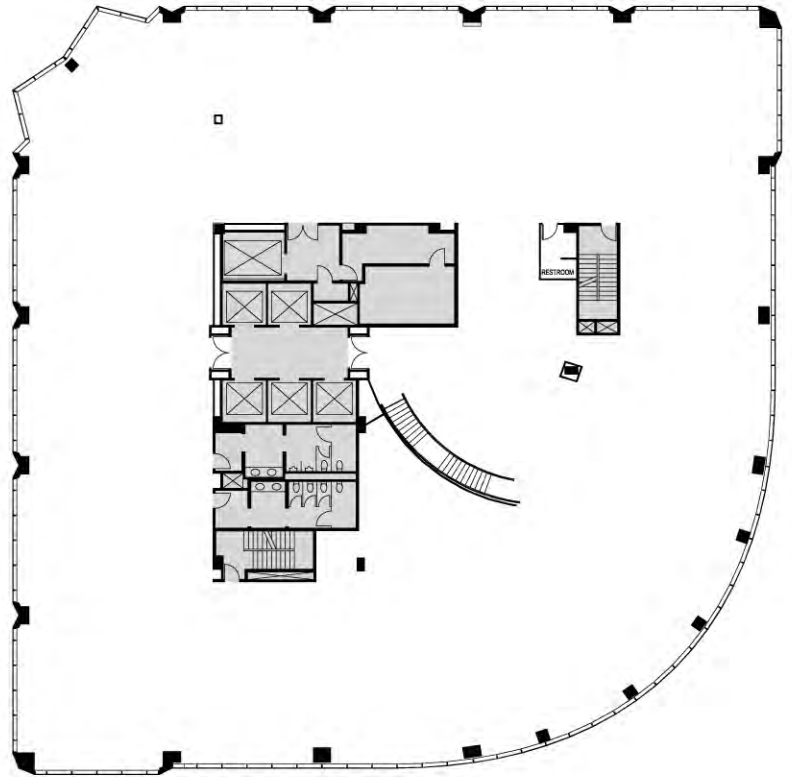


- Located at 1999 Avenue of the Stars in Century City, the downtown of Los Angeles' West Side
- Visible from and adjacent to the I-10 and I-405 Freeways
- Easy access to downtown, LAX, the ocean, and top-rated golf and racquet clubs
- Corporate environment surrounded by the area's finest residential, cultural and retail centers
- Walking distance to premiere hotels (including the Century Plaza Hotel & Spa), numerous retail venues, restaurants and movie theaters
- Adjacent to the Westfield Mall, West LA's premiere shopping center with over 100 boutiques and numerous dining options

TYPICAL FLOOR PLAN

Flexible and efficient floor plates with approximately 22,000 rentable sq. ft.

Spectacular, panoramic views of the Pacific Ocean, Santa Monica Mountains and downtown Los Angeles



CONTACT US FOR LEASING INFORMATION

BRENDAN MCCRACKEN

VICE PRESIDENT - LEASING

BRENDAN.MCCRACKEN@EQUITYOFFICE.COM

P (310) 664-3869

CHRISTY MCROSKEY

LEASING MANAGER

CHRISTY.MCROSKEY@EQUITYOFFICE.COM

P (310) 446-2214

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AVENUE OF THE STARS

MANAGED & LEASED BY:

 **Equity Office**

10880 WILSHIRE BLVD. SUITE 1010
LOS ANGELES, CA 90024
(800) 430-7715

1999AOS.com
EQUITYOFFICE.com

