

1999 AOS

AVENUE OF THE STARS



BUILDING FACT SHEET

ADDRESS: 1999 AVENUE OF THE STARS
CENTURY CITY, CA 90067

FLOORS: 39 (554 FT)

TOTAL RENTABLE
SQ. FT.: 824,106 SF

AVG. FLOOR SIZE: 22,000 RSF

YEAR OF COMPLETION: 1990

BUILDING AMENITIES: Mrs. Winston's Green Grocery
Starbucks
Sundry Shop
Dry Cleaners
ATM
On-site Car Wash

PROMINENT TENANTS: AllianceBernstein
KayeScholer
Morgan Stanley
O'Melveny & Myers
Simpson Thacher
SunAmerica Life Insurance

PARKING ALLOCATION: 3/1,000 RSF

2012 PARKING RATES: **Current Monthly Rates:**

Off-site: \$190 per month
Unreserved: \$225 per month
Reserved: \$365 per month
VIP: \$500 per month

OPERATIONS: **Standard Building Hours**
Monday - Friday: 8:00 am to 6:00 pm
Saturday 9:00 am to 1:00 pm

SECURITY: 24-hour on-site security staff, CCTV system,
card access handles both parking and
elevator access.

MANAGED & LEASED BY:

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ELEVATORS: 20 Otis elevators operating through 20 elevator shafts

ServiceArea	Floors	Number of Elevators	Feet Per Minute	Capacity
Low Rise	1 – 14	5	450	3,500 lbs
Mid Rise	15 – 28	6	1,000	3,500 lbs
High Rise	29 – 39	5	1,200	3,500 lbs
Freight	P3 – 39	1	700	8,000 lbs
Parking	P3 – D	3	350	3,500 lbs

LOADING DOCK: Access by one way road directly behind of the building structure. Entrance is off Century Park East. Enter the building from the North entrance – the area is limited in width – over sized rigs/trucks will be required to park on Century Park East.

LIFE SAFETY: The building is fully sprinklered. Edwards EST 3000 annunciator alarm panel. On and off-site monitoring. The system includes smoke detectors, pull stations, strobes, horns, tamper flow detectors, and damper and fan actuation.

FLOOR TO FLOOR HEIGHT: 12'10" **MULLION SPACING:** 5'0"
COLUMN SPACING: 30'0"

HVAC: **Energy Management System (EMS); Johnson Controls Metasys.** Three 250 hp and two 40 hp chilled water pumps, 42 air handlers and 58 fans. 20,000 cfm per floor, VAV system Zone Size 800 – 1,000 SF. Customers can dial into the ACS System for automated on-call after hours air and lighting. The building can also accommodate pre-programmed after hours air and lighting for added convenience.

ELECTRICAL: **Los Angeles Department of Water & Power** 480/277 volt 3-phase service to the property. Property divided into 3 busses, low, mid and high rise. Each rise provides 3,000 amps ready power for tenant lights and power

LIGHTING LOAD: 1.5 watts/sf
One Westinghouse 408/277 volt panel rated at 225 amps, per floor, with 42 circuits
Two Westinghouse 208/120 volt panels rated at 225 amps, per floor, with 42 circuits
A complete building lighting retrofit has been completed

RECEPTACLE LOAD: 3.5 watts/sf connected load

TELEPHONE/CABLE: Risers are managed by D&M Communications. Fiber optics, high speed internet and cable are provided by Time/Warner and B2Btv.

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