

# 2121

AVENUE OF THE STARS

# HYPOTHETICAL WORKSPACE



OWNED AND MANAGED BY:  
**IRVINE COMPANY**

**BEAU RAWI, REGIONAL VICE PRESIDENT**  
brawi@irvinecompany.com | 310.405.8969  
LIC. 1752222

FOR LEASING:  
**L.A. REALTY PARTNERS**

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rbuckley@larealtypartners.com | 310.890.7050  
LIC. 01051873

**TYLER THURLOW, SENIOR DIRECTOR**  
tthurlow@larealtypartners.com | 310.415.2492  
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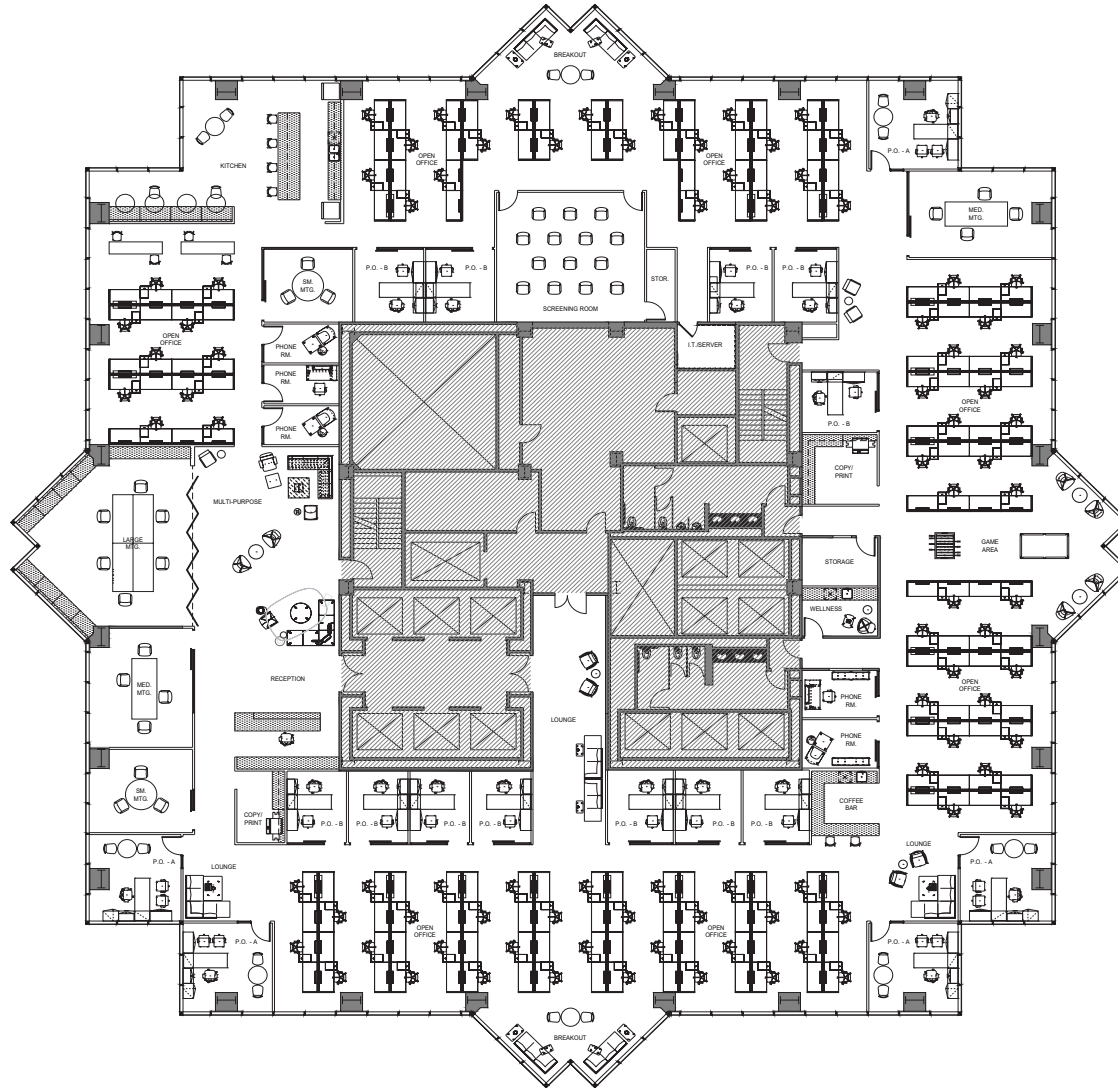
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AVENUE OF THE STARS

# HYPOTHETICAL SAFELY SPACED PLAN

23,178 RSF



**17**  
Office  
Spaces



**92**  
Work  
Stations



**5**  
Conference  
Rooms



**12**  
Collaboration  
Spaces

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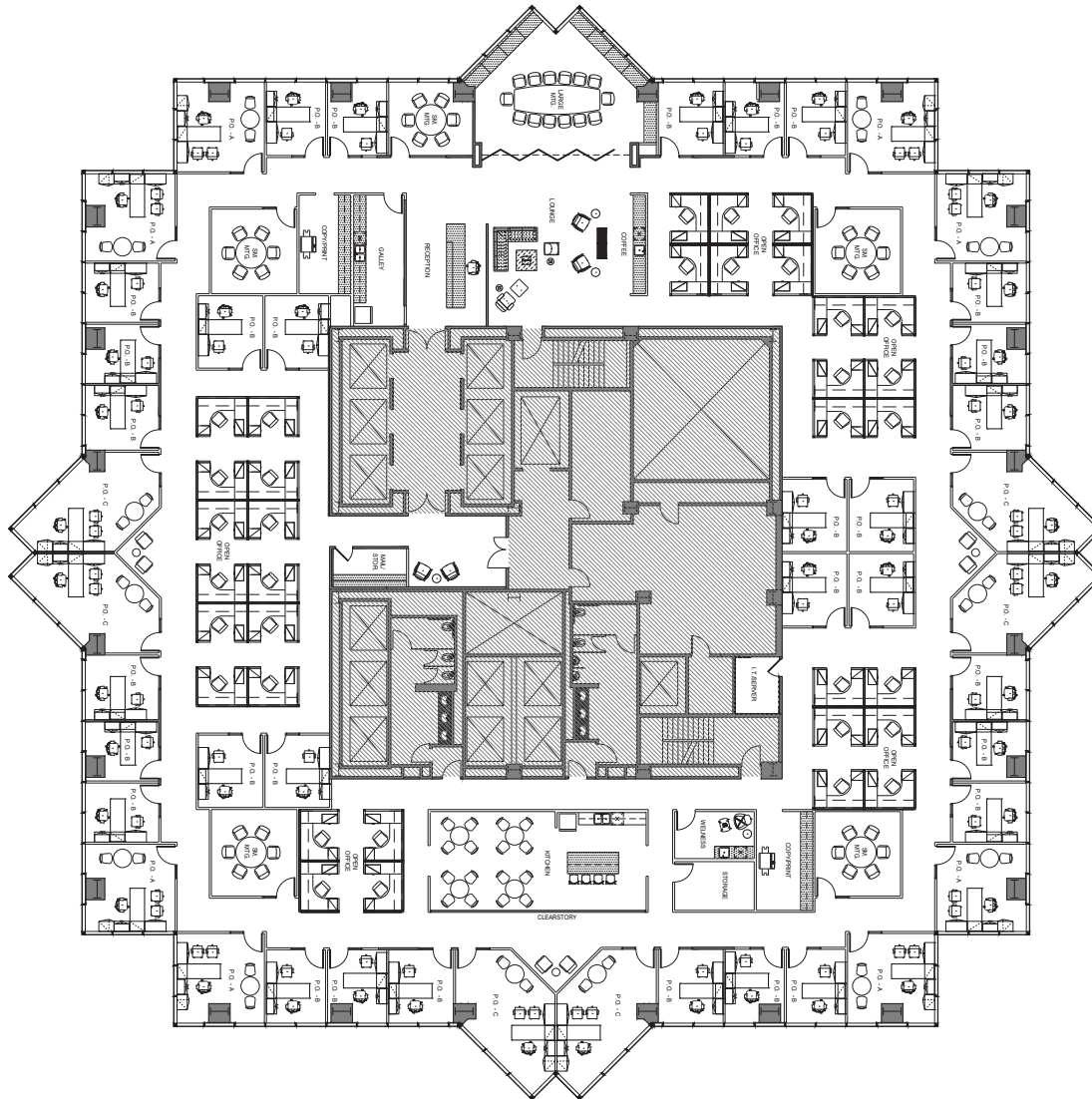
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AVENUE OF THE STARS

# HYPOTHETICAL TRADITIONAL SPACE PLAN

23,178 RSF



**46**  
Office  
Spaces



**35**  
Work  
Stations



**6**  
Conference  
Rooms



**2**  
Collaboration  
Spaces

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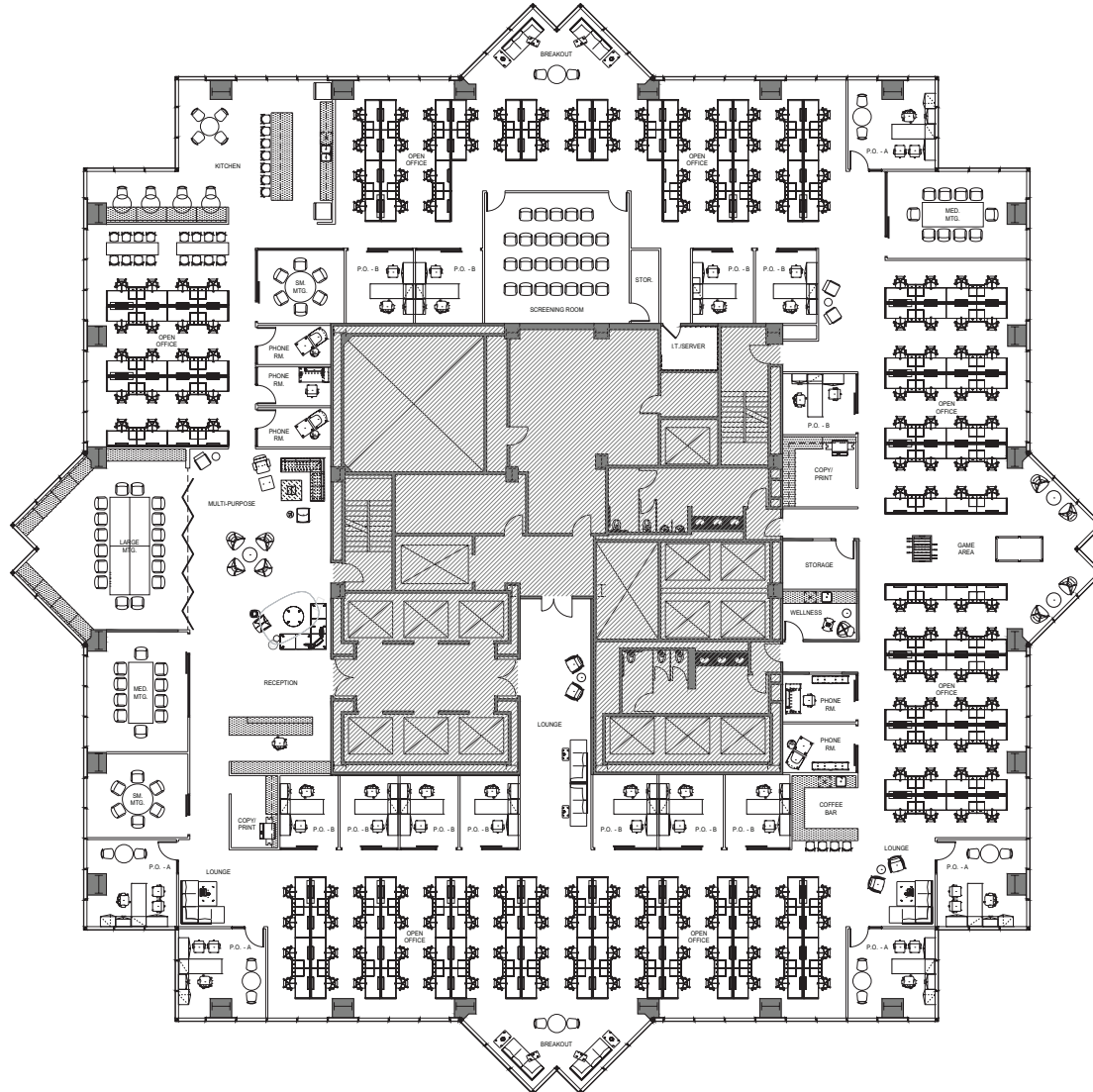
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AVENUE OF THE STARS

# HYPOTHETICAL CREATIVE SPACE PLAN

23,178 RSF



**17**  
Office Spaces



**92**  
Work Stations



**5**  
Conference Rooms



**12**  
Collaboration Spaces

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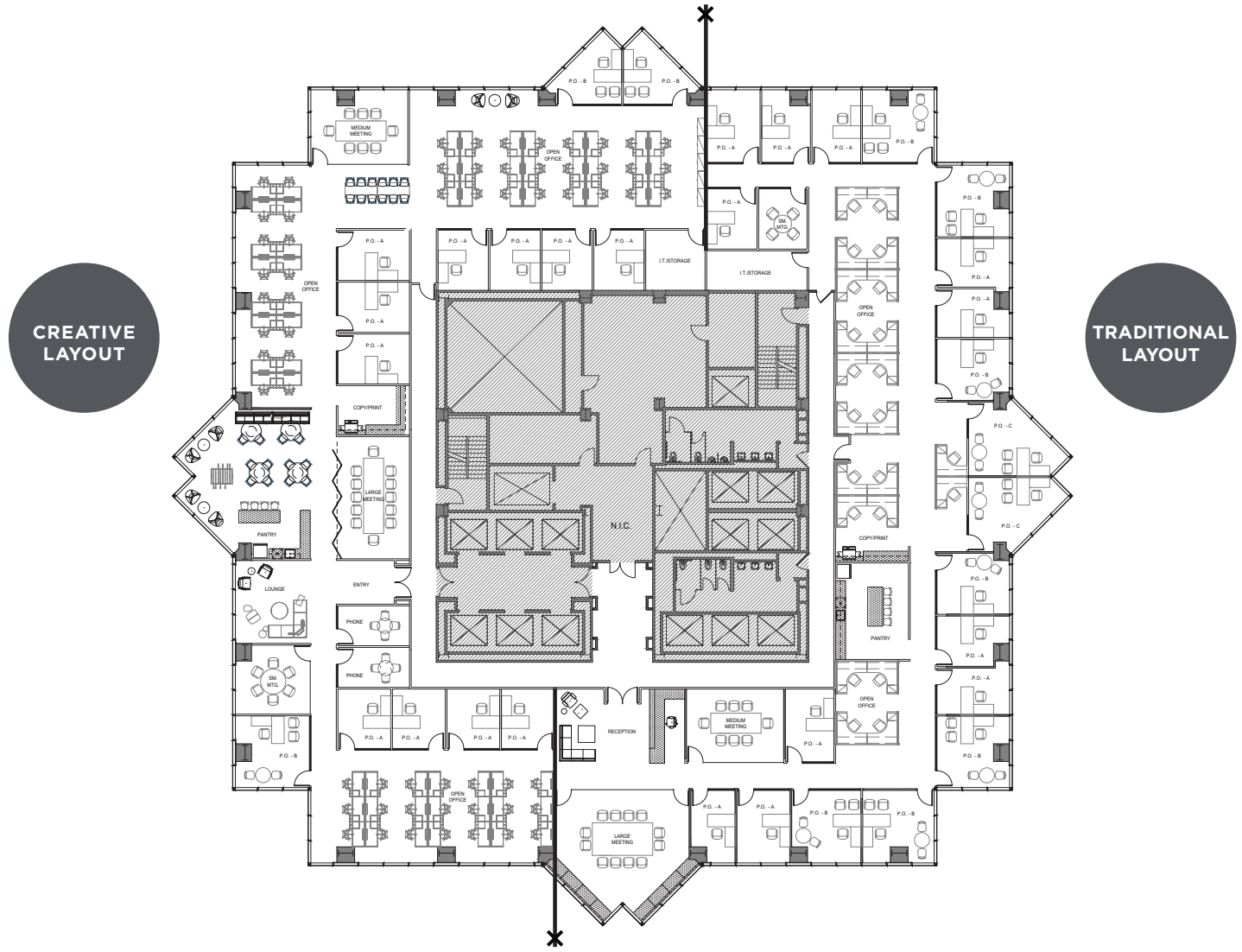
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# HYPOTHETICAL DEMISED PLAN

APPROX. 11,000 RSF



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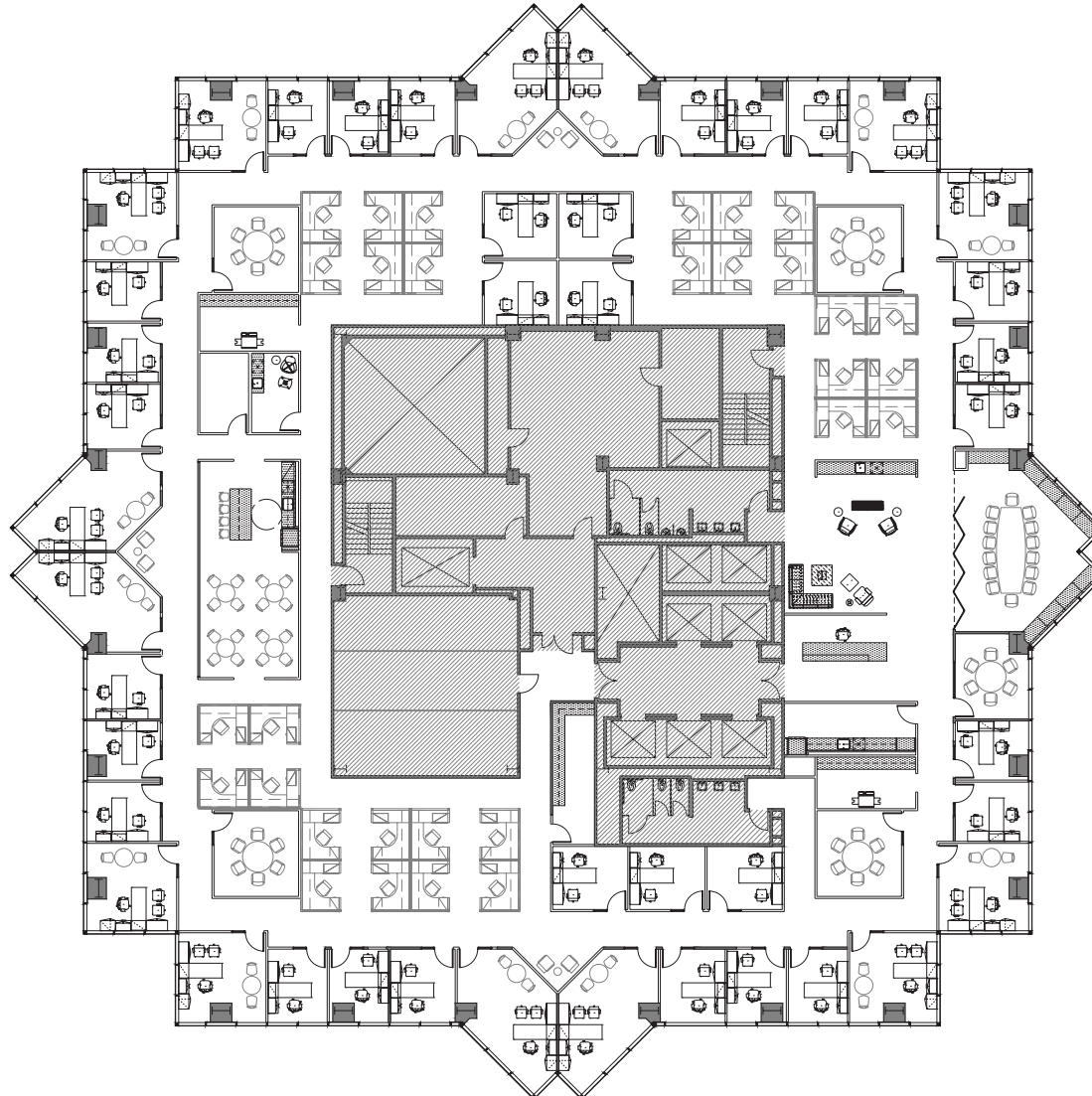
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# HYPOTHETICAL LAW FIRM SPACE PLAN

APPROX. 23,178 RSF



**44**  
Office  
Spaces



**30**  
Work  
Stations



**6**  
Conference  
Rooms



**2**  
Collaboration  
Spaces

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