

EXECUTIVE TOWER

11400 W Olympic Blvd / Los Angeles



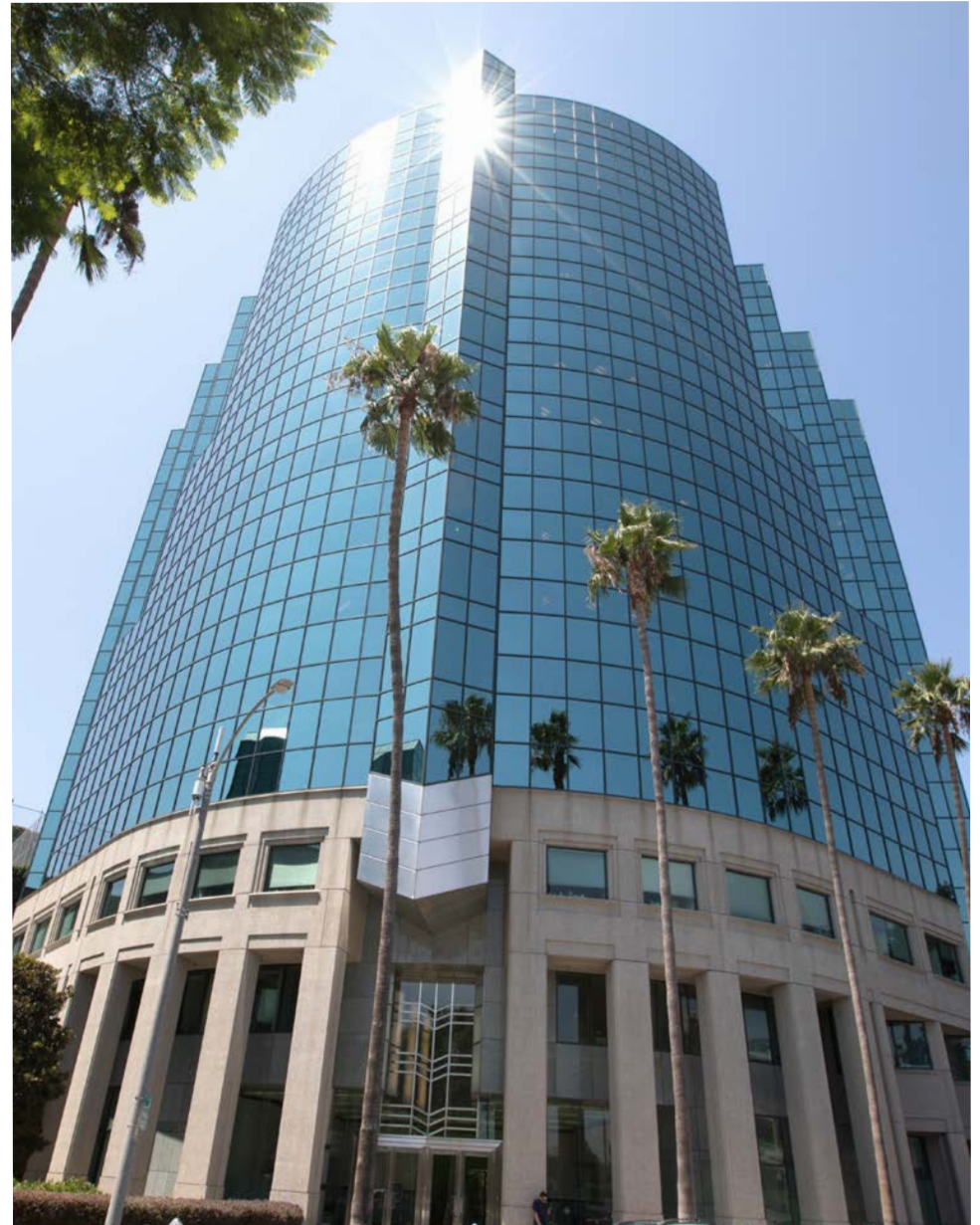
**Douglas
Emmett**

PROPERTY HIGHLIGHTS

EXECUTIVE TOWER

Executive Tower can be seen for miles from any direction you may be travelling in the City. It is architecturally stunning with a green, reflective curved-glass façade. After parking, pass through a landscaped plaza with a cascading waterfall before entering a beautiful art deco lobby. IL Moro restaurant is a great place for a business lunch, and its patio overlooks a stream and koi pond. Krav Maga and a sundry shop are also on site, and just a few blocks away is Sawtelle Avenue, with multiple dining choices. Management and engineering services are on site, and there is a fully integrated energy management system for optimal efficiency and comfort.

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|-------------------------|---------|
| ■ Rentable Square Feet: | 259,751 |
| ■ No. of Stories: | 17 |
| ■ Parking Ratio: | 3/1000 |
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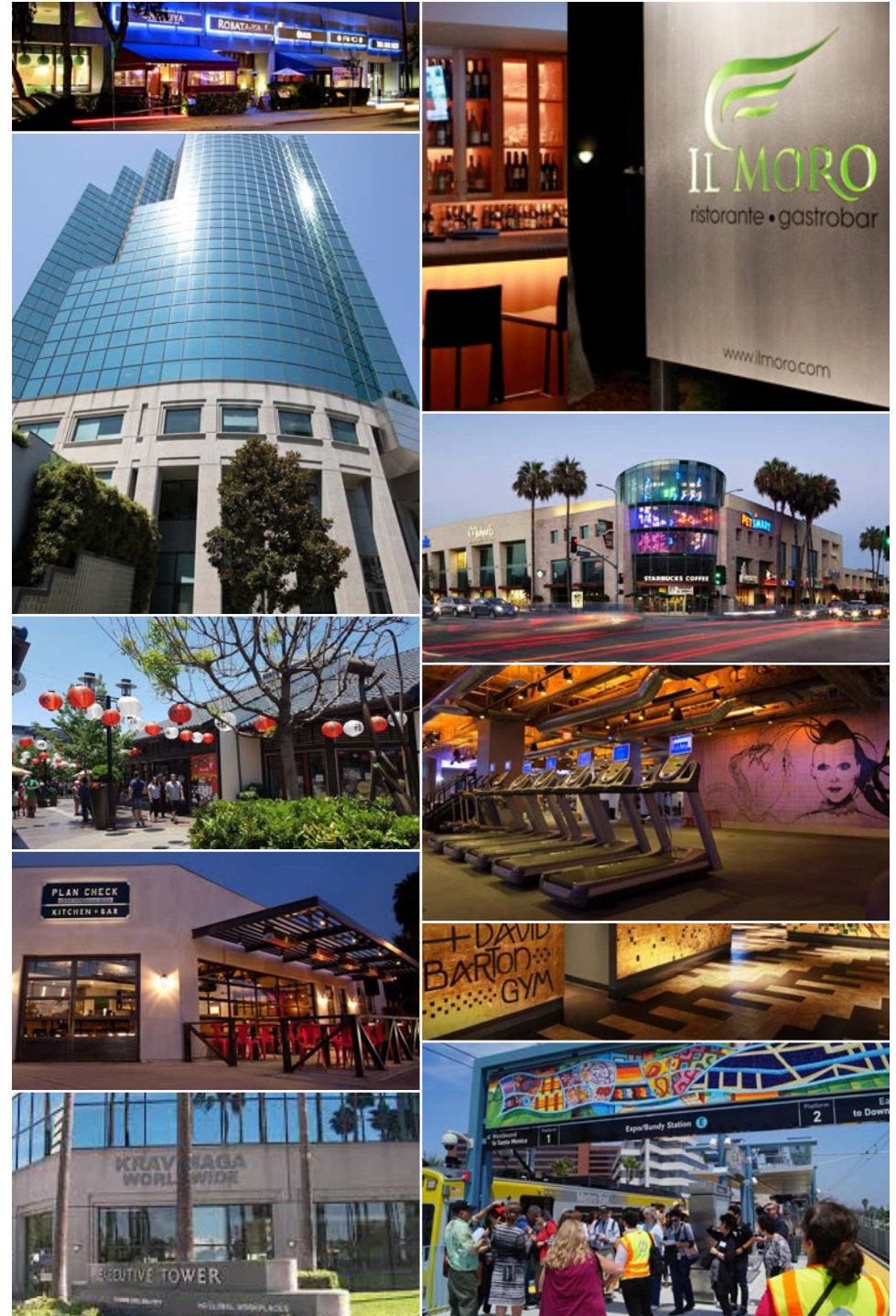


THE LOCATION

OLYMPIC CORRIDOR

The Olympic Corridor is located in the center of the highly desirable West Los Angeles office market, just a short commute from affluent executive housing communities in Santa Monica, Pacific Palisades, Brentwood, Westwood, Bel Air and Beverly Hills. Recently, West Los Angeles has become a hub for the biggest technology and media tenants in the world. The area is also home to a diverse tenant base comprised of digital, entertainment, advertising, new media, telecommunications, financial, legal, professional services, hardware, software and publishing companies, as well as the healthcare and medical industries. Companies such as Riot Games, Oracle, Snap, Hulu, KitePharma, Universal Music Group and Apple maintain headquarters or regional offices on the Westside.

At the west end of The Olympic Corridor you will find the Santa Monica media district and the Bundy Expo light rail station. To the east you will find Sawtelle Japantown, a neighborhood bursting at the seams with food and culture and “one of the very best streets for Japanese cuisine in LA” according to the Los Angeles Times. With immediate access to both the 10 and 405 freeways, plus two light rail expo stations within a mile, The Olympic Corridor is the perfectly situated central office location on the Westside.





CONVENIENCE

AN EASIER WAY TO COMMUTE TO & FROM THE WESTSIDE



ALL ABOARD FOR
THE WESTSIDE

METRO STOPS:
EXPO/SEPULVEDA
EXPO/BUNDY

JOIN THESE OTHER COMPANIES LOCATED ON THE WESTSIDE:



AMENITIES MAP

DINING, SHOPPING & MORE



8 IL Moro



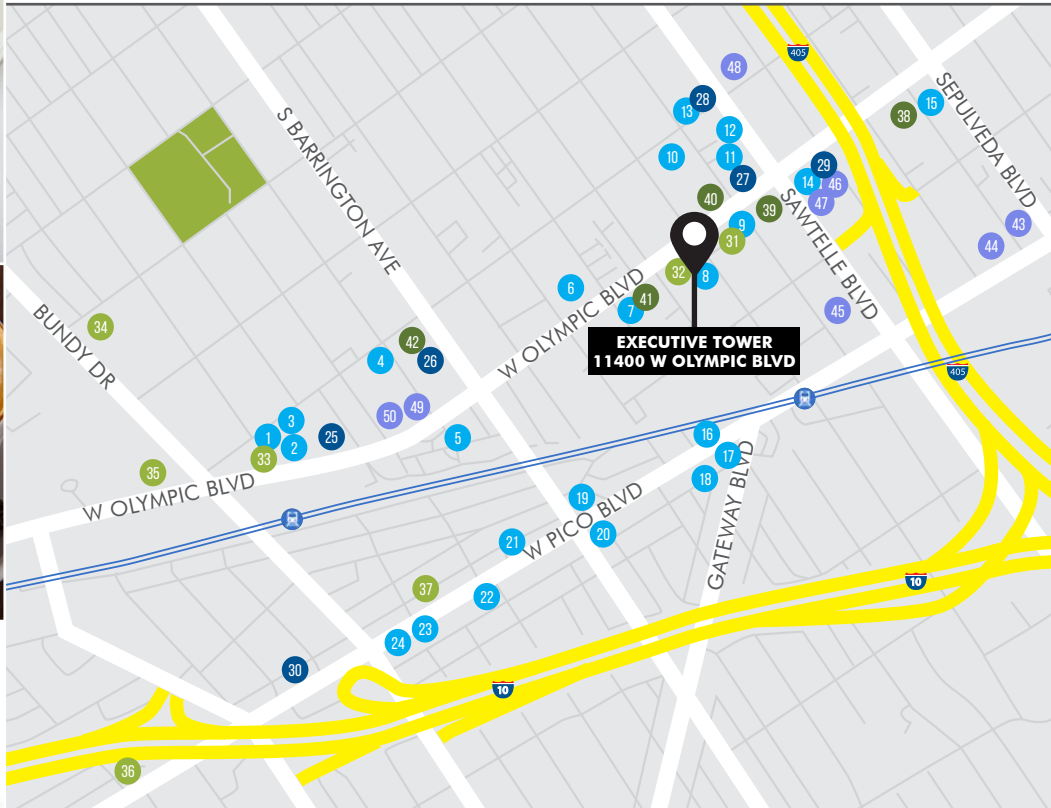
25 The Coffee Bean & Tea Leaf



32 Krav Maga Worldwide



13 Tsujita LA Artisan Noodles



CAFES/RESTAURANTS/PUBS

- 1 Greek Kabob
- 2 Jersey Mike's
- 3 Tacos Por Favor
- 4 Tacos El Wero
- 5 Neli's Catering & Restaurant
- 6 Mogumogu
- 7 Gourmet Bites
- 8 IL Moro
- 9 House of Grill
- 10 Judi's Deli & Cafe
- 11 Butcher's Dog
- 12 Sea Salt Poke

- 13 Tsujita LA Artisan Noodles
- 14 Panda Express
- 15 Subway
- 16 San Francisco Saloon
- 17 Mori Sushi
- 18 Không Tên LA
- 19 Ciccero's
- 20 Chutney's
- 21 Don Antonio's
- 22 Yabu
- 23 Pikoh
- 24 The Arsenal

COFFEE SHOPS

- 25 The Coffee Bean & Tea Leaf
- 26 Starbucks
- 27 Balconi Coffee Company
- 28 Coffee Tomo
- 29 Starbucks
- 30 Kiff Kafe

FITNESS

- 31 Allison McCready Yoga
- 32 Krav Maga Worldwide
- 33 Gym West LA - CIRCUIT 45
- 34 LA Fitness
- 35 David Barton Gym
- 36 Good Body Pilates
- 37 Posture Movement

BANKS

- 38 Pacific Western Bank
- 39 First Choice Bank
- 40 California Bank & Trust
- 41 City National Bank
- 42 Wells Fargo

SHOPPING

- 43 AT&T Store
- 44 Adventure 16
- 45 Best Buy
- 46 Michaels
- 47 Marshalls
- 48 Black Market Boutique
- 49 Trader Joe's
- 50 Walgreens



EXCELLENCE IN SERVICE

UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

DID YOU KNOW?

Douglas Emmett prides itself on customer service. From our on-site security providing a welcoming smile to our helpful and friendly property management staff, we are ready to provide unsurpassed service to our quality customers.

- In-house leasing
- Proactive asset and property management
- Internal design and construction services
- On-site security and maintenance
- Online tenant services
- Move-in and annual customer satisfaction surveys



SURVEY SAYS

2019 TENANT SURVEY COMMENTS

"Albert is the morning Security person. He is always very professional and helpful."

"The communication is wonderful. Everyone is on top of everything"

"Collette in Parking is a superstar. She is so helpful and always goes above and beyond. A real asset for Douglass Emmet."

"Sandy in Parking is amazing and professional. Any time we need an invoice or something she is prompt at responding. "

"The engineers here are excellent. They go the extra mile when needed."

"Engineering and Maintenance are awesome. Bobby & Mike are a Dream Team, Pedro & Miriam are sensational, approachable and responsive."

"I always see people on the Janitorial staff cleaning around the property, which is great to see."

"Lilya, Stella and Ana in Property Management are a great team, good people and very helpful."







**Douglas
Emmett**

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