

# ONE WESTWOOD

10990 Wilshire Blvd / Westwood

**Douglas  
Emmett**

# PROPERTY HIGHLIGHTS

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## WELCOME TO THE WILSHIRE CORRIDOR

### ONE WESTWOOD

One Westwood, an award winning building, stands at the forefront of the prestigious Wilshire Boulevard corridor and is distinguished by unique architecture and a landmark location. Panoramic views can be seen of the Pacific Ocean, surrounding cityscapes and the Santa Monica Mountains. Management and engineering services are on site, the building is Energy Star Certified by the EPA, and it has a fully integrated energy management system for optimal efficiency and comfort. Other amenities include a café and valet parking for visitors and VIP tenants. The location has the closest access to the 405 freeway and you are within walking distance to Westwood Village and UCLA.

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- Rentable Square Feet: 205,961
  - No. of Stories: 18
  - Parking Ratio: 3/1,000 USF
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# THE LOCATION

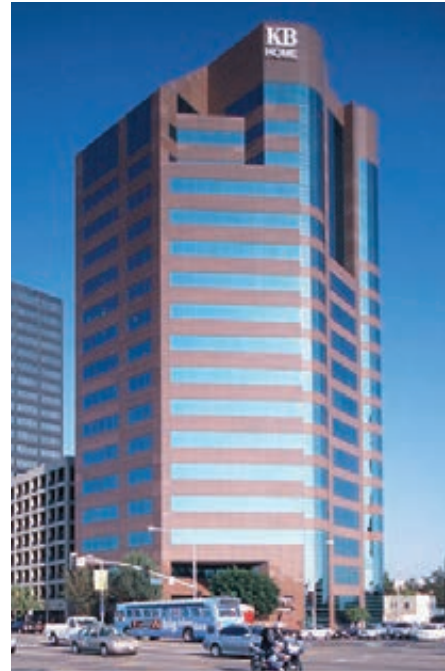
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## WESTWOOD

### THE HEART OF WEST LA

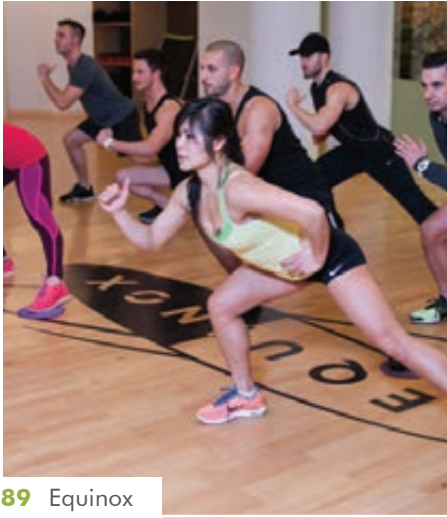
A one-time college town, and home to UCLA (University California Los Angeles), Westwood sits in the center of West Los Angeles, and has burgeoned into a hub of business activity along the Wilshire Corridor that runs through it. With high-rise residential towers along the Corridor, the exclusive hillside neighborhoods of Bel Air and Brentwood to the north, and Beverly Hills to the east just a few minutes away, Douglas Emmett properties in Westwood provide an opportunity to live close to your office and enjoy an intimate workday experience.

The iconic Westwood Village offers over 50 dining options, plentiful shopping, and historic movie theaters. The W Hotel is there for your out-of-town visitors. Westwood attractions include the Geffen Playhouse, the Armand Hammer Museum, the celebrity-filled Westwood Village Memorial Park Cemetery, and the Westwood Recreational Center, with its swimming pool, tennis and basketball courts, soccer field and playground. You couldn't ask for a better place for your next office.



# AMENITIES MAP

## DINING, SHOPPING & MORE



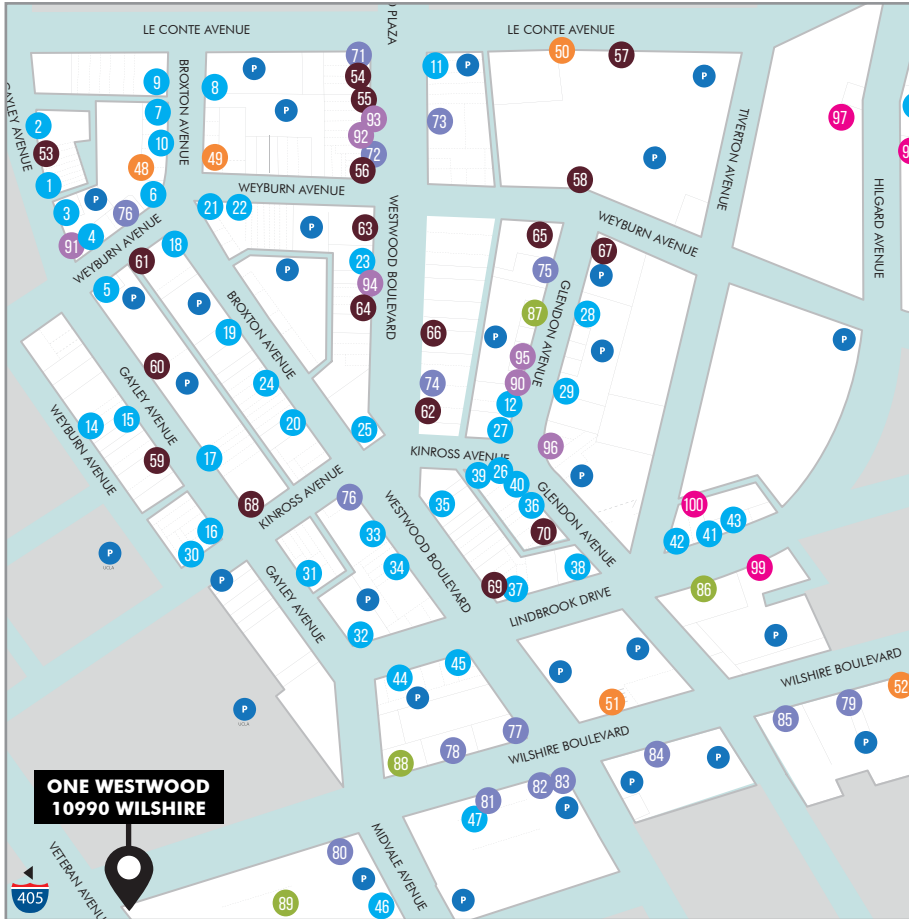
89 Equinox



50 Geffen Playhouse



13 STK



### CAFES/RESTAURANTS

- 1 Bella Pita UCLA
- 2 In-N-Out Burger
- 3 Gushi Korean BBQ
- 4 Umami Burger
- 5 Rocco's Tavern
- 6 Starbucks
- 7 BJ's Restaurant
- 8 Tacos Super Gallito
- 9 Diddy Riese
- 10 Falafel Inc.
- 11 Chick-Fil-A

- 12 Fellow
- 13 STK
- 14 Kaido
- 15 Bollywood Bites
- 16 Elysee Bakery & Cafe
- 17 House of Meatballs
- 18 California Pizza Kitchen
- 19 Barney's Beanery
- 20 Cava
- 21 Primo's Donuts
- 22 Onkei Ramen
- 23 Corner Bakery Cafe

- 24 Gogobop
- 25 Prince of Venice
- 26 Tacos 1986
- 27 The Boiling Crab
- 28 Jersey Mike's Subs
- 29 Pinches Tacos
- 30 Fatburger
- 31 Native Foods Cafe
- 32 Tocaya Modern Mexican
- 33 Headlines Diner & Grill
- 34 Poke Bar
- 35 TLT Food

- 36 Violet Bistro
- 37 Sweetfin
- 38 Skylight Gardens
- 39 Pressed Juicery
- 40 Tender Greens
- 41 Toranj
- 42 Denny's Restaurant
- 43 Frida
- 44 Noah's NY Bagels
- 45 Starbucks
- 46 Bites
- 47 Trimana Cafe

### ENTERTAINMENT

- 48 Regency Village Theater
- 49 Bruin Theater
- 50 Geffen Playhouse
- 51 Hammer Museum
- 52 iPic Theaters

### SHOPPING

- 53 Stop Market
- 54 UPS Store
- 55 Campus Store
- 56 7/11
- 57 Ralph's
- 58 Target
- 59 Westwood Sporting Goods
- 60 Whole Foods Market
- 61 Brandy Melville
- 62 Aahs! Gift Store
- 63 CVS
- 64 Francesca's
- 65 Rite Aid
- 66 Urban Outfitters
- 67 Trader Joe's
- 68 Ulta Beauty
- 69 T-Mobile
- 70 Morgan & Co.

### BANKS

- 71 Wells Fargo
- 72 Chase Bank ATM
- 73 Bank of America
- 74 Citibank ATM
- 75 Comerica Bank
- 76 Bank of America ATM
- 77 Chase Bank
- 78 Bank of the West ATM
- 79 First Foundation Bank
- 80 Bank of America
- 81 Wells Fargo
- 82 Union Bank
- 83 Citibank
- 84 City National Bank
- 85 US Bank

### FITNESS

- 86 Westwood Private Fitness
- 87 Corepower Yoga
- 88 LA Fitness
- 89 Equinox

### SPAS/BEAUTY

- 90 Nadya's Skin Care
- 91 Fama Salon
- 92 Sontre Nails
- 93 Massage Envy
- 94 Float Lab
- 95 Phenix Salon Suites
- 96 Henri Salon & Spa

### HOTELS

- 97 Hilgard House Hotel & Suites
- 98 W Los Angeles Hotel
- 99 Royal Palace
- 100 Plaza La Reina



# EXCELLENCE IN SERVICE

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## 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.

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- 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











**Douglas  
Emmett**

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