

12100 WILSHIRE

12100 Wilshire Blvd / Brentwood

**Douglas
Emmett**

PROPERTY HIGHLIGHTS

PARAMOUNT LOCATION WITH GREAT VIEWS

12100 WILSHIRE

12100 Wilshire is an award-winning building, commanding your attention with its bands of reflective glass, dark-gray granite and ziggurat-style roofline. The beautiful landscaped exterior welcomes you into a majestic two-story lobby and upper floors offer views of the ocean, mountains and Downtown through floor-to-ceiling windows and balconies on the top two floors. 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. Amenities include a car wash, electric charging stations, a bank and Trimana café, plus quick access to all the nearby shops and restaurants in Brentwood along Wilshire and San Vicente.

■ Rentable Square Feet:	365,325
■ No. of Stories:	19
■ Parking Ratio:	3/1,000



THE LOCATION

BRENTWOOD

IDEAL LOCATION FOR YOUR NEXT OFFICE

Brentwood is one of L.A.'s most affluent neighborhoods, located on the Westside between Westwood and Santa Monica. The office submarket sits proximate to executive housing and amenity-rich locations offered by premier Westside neighborhoods such as Brentwood, Pacific Palisades, Santa Monica, Westwood, Malibu, Bel Air, and Beverly Hills. It's located close to both the San Diego Freeway and Santa Monica Freeway, and just minutes from the Bundy/Olympic metro station which connects Downtown Los Angeles to Santa Monica.

Brentwood boasts outstanding education and wealth demographics including a high percentage of millennials. Approximately 80% of Brentwood's residents have attained a bachelor's degree and the average household income is over double the national average.

Douglas Emmett's office buildings in the Brentwood Wilshire corridor are all within easy walking distance of an abundance of amenities along Wilshire Blvd. and a short drive from San Vicente Blvd., featuring numerous high-end restaurants and boutique shops. Many of the buildings have sweeping views of city and mountains, including the Getty Center perched high above the 405 Freeway.



AMENITIES MAP

DINING, SHOPPING & MORE



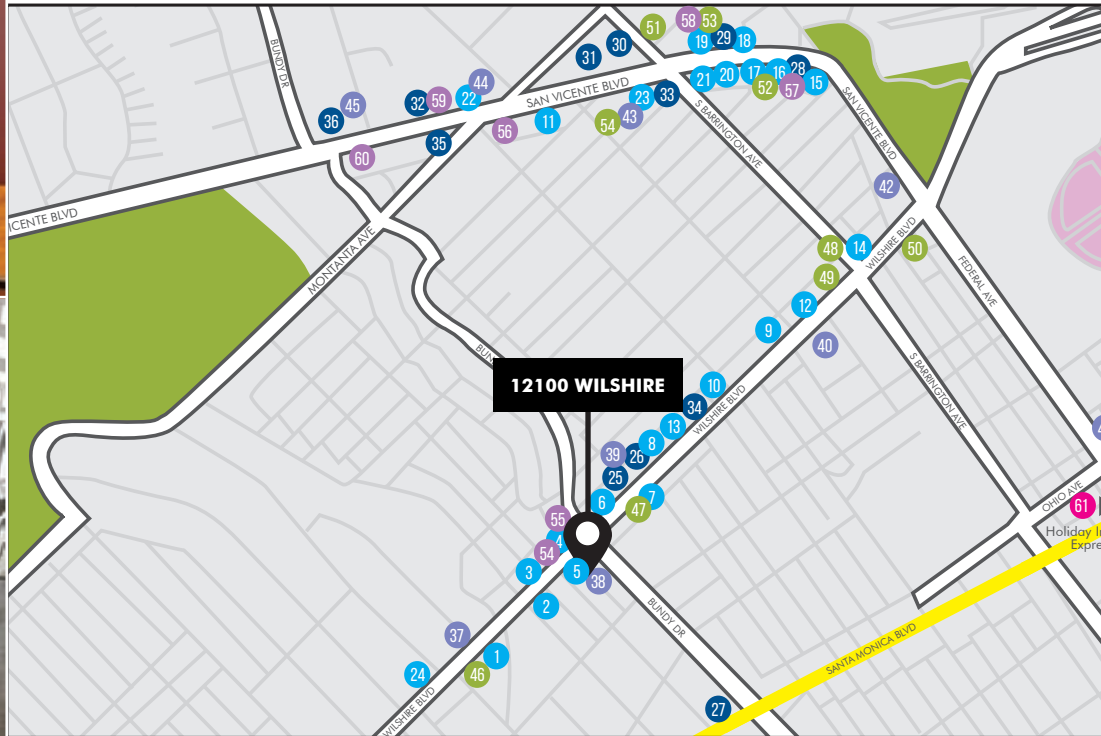
59 Mini Luxe Nails



52 SoulCycle



1 Blu Jam Cafe



CAFES/RESTAURANTS

- | | |
|----------------------------|----------------------------|
| 1 Blu Jam Cafe | 13 California Pita & Grill |
| 2 Hara Sushi | 14 Evan Steakhouse |
| 3 Amandine Patisserie Cafe | 15 Pecorino |
| 4 Harvest Cafe | 16 Sugarfish |
| 5 Trimana Cafe | 17 A.O.C. Tavern |
| 6 Literati Cafe | 18 Toscana |
| 7 California Wok | 19 Baltaire |
| 8 Northern Cafe | 20 Takao |
| 9 India's Tandoori | 21 Winston Pies |
| 10 Lazy Daisy Cafe | 22 Mendocino Farms |
| 11 Kreation Organic Cafe | 23 Pizzana |
| 12 Casa Modena | 24 La Scala |

SHOPPING

- 25 Ralphs
- 26 CVS
- 27 T-Mobile
- 28 FrontRunners
- 29 Madison
- 30 Rag & Bone
- 31 Whole Foods
- 32 Haven & Co
- 33 UPS Store
- 34 Ross
- 35 Helen's Wines
- 36 Vincente Foods

BANKS

- 37 One West Bank
- 38 US Bank
- 39 Western Union
- 40 Chase Bank
- 41 Bank of America Financial Center
- 42 Wells Fargo
- 43 Citibank
- 44 Bank of America
- 45 Comerica Bank

FITNESS

- 46 Life Gym
- 47 Westside Workout Pilates Studio
- 48 Sparta Academy
- 49 SpeedX
- 50 Hot 8 Yoga
- 51 Club Pilates
- 52 SoulCycle
- 53 Orangetheory

SPAS/BEAUTY

- 54 Serenity Nail Lounge
- 55 Sola Salon Studios
- 56 Milk + Honey Spa
- 57 Bluemercury
- 58 Dry Bar
- 59 Mini Luxe Nails
- 60 Nails & Spa

HOTELS

- 61 Holiday Inn Express

EXCELLENCE IN SERVICE

UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

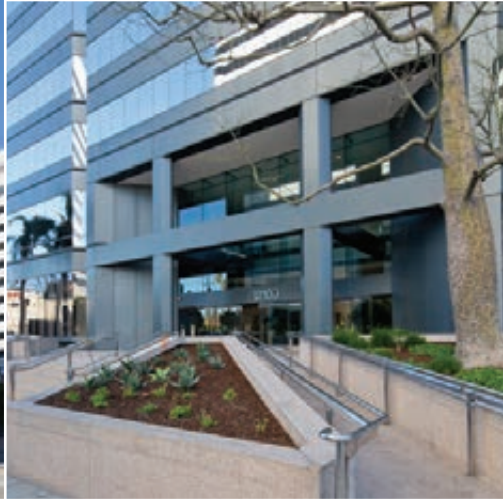
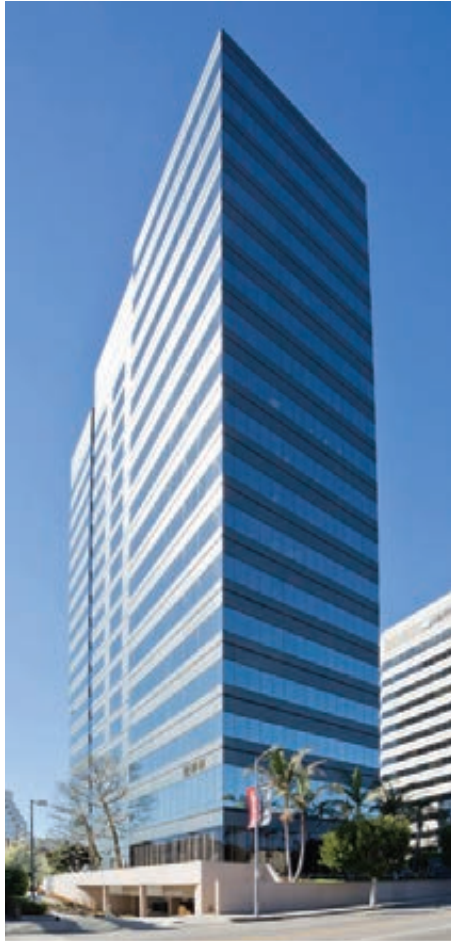
DID YOU KNOW?

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







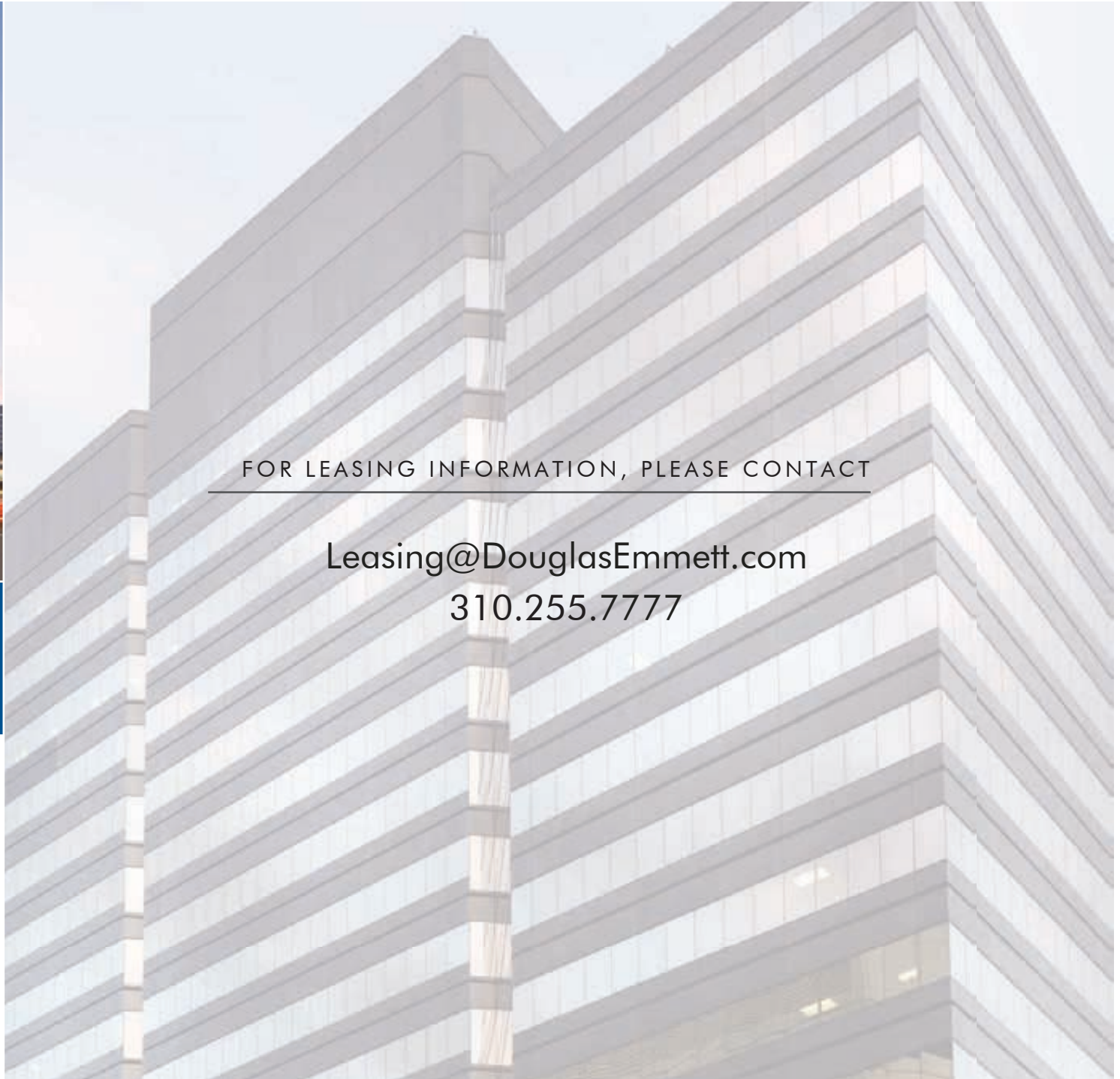


**Douglas
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