

OLYMPIC CENTER

11150 W Olympic Blvd / Los Angeles



**Douglas
Emmett**

PROPERTY HIGHLIGHTS

OLYMPIC CENTER

Olympic Center is a Class-A office building centrally located in the Olympic Corridor hub of West Los Angeles. For commuters, the location can't be beat due to the convenient freeway access to the 405 and 10 Freeways as well as its proximity to Metro Expo Line Station. The property's eleven stories provide beautiful views of the Pacific Ocean, Downtown Los Angeles, Century City and Beverly Hills. An abundance of shopping and eateries on Sawtelle Blvd. are an easy stroll away.



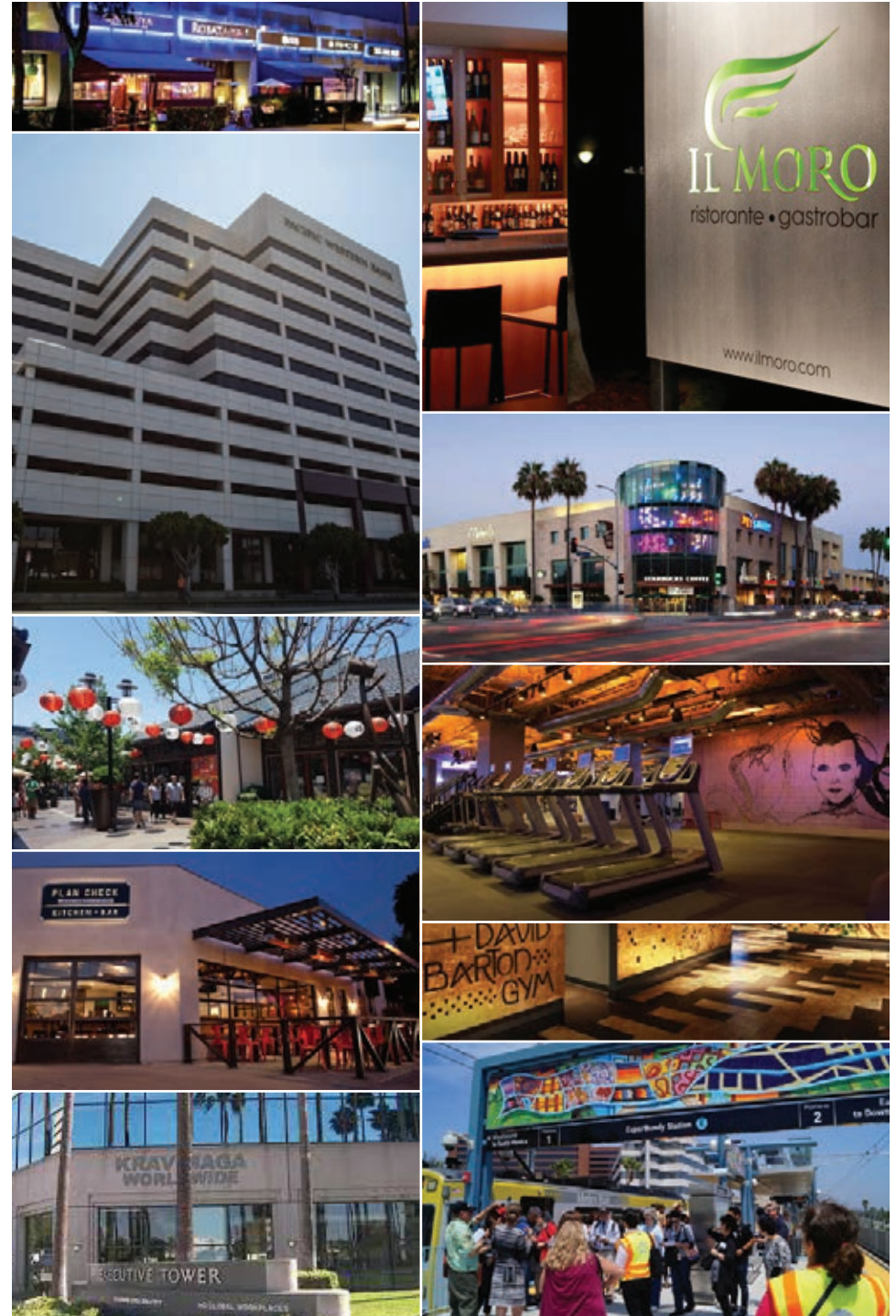
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- | | |
|-------------------------|---------|
| ■ Rentable Square Feet: | 259,751 |
| ■ No. of Stories: | 17 |
| ■ Parking Ratio: | 3/1000 |
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THE LOCATION

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

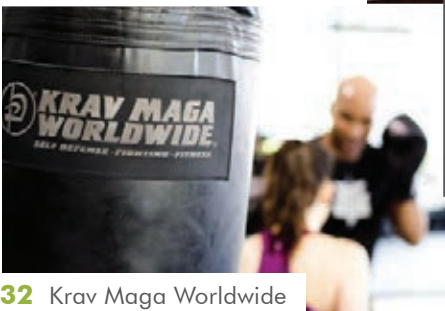
DINING, SHOPPING & MORE



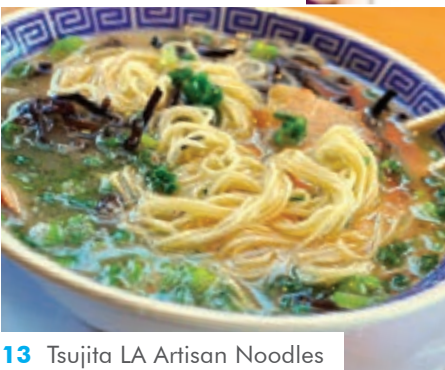
8 IL Moro



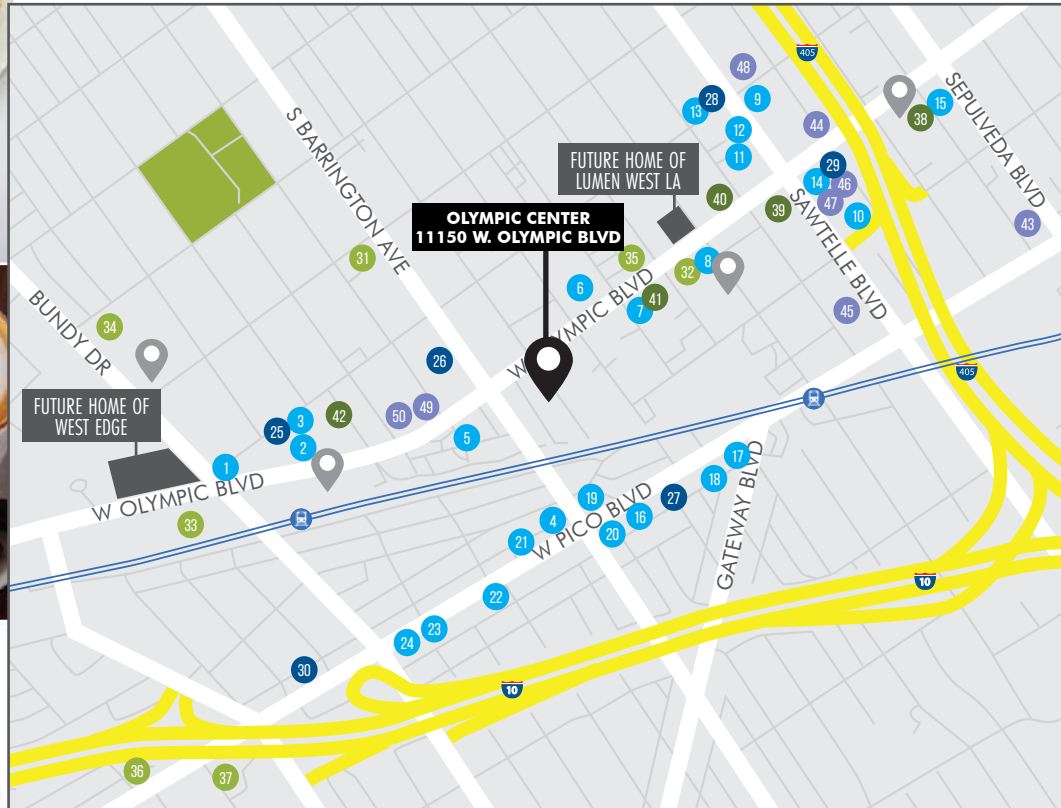
25 The Coffee Bean & Tea Leaf



32 Krav Maga Worldwide



13 Tsujita LA Artisan Noodles



CAFES/RESTAURANTS/PUBS

- 1 Pizza Olympic
- 2 Jersey Mike's
- 3 Tacos Por Favor
- 4 The Talpa Restaurant & Bar
- 5 Neli's Catering & Restaurant
- 6 Mogumogu
- 7 Gourmet Bites
- 8 IL Moro
- 9 Mochi Dochi
- 10 Flaming Pot
- 11 Red Rock
- 12 Sea Salt Poke

- 13 Tsujita LA Artisan Noodles
- 14 Panda Express
- 15 Subway
- 16 Pho Fever Bistro
- 17 Mori Sushi
- 18 Cheng Du Restaurant
- 19 Ciccero's
- 20 Chutney's
- 21 Don Antonio's
- 22 Yabu
- 23 Kalaveras
- 24 The Arsenal

COFFEE SHOPS

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

FITNESS

- 31 Yogaraj
- 32 Krav Maga Worldwide
- 33 Iconfit
- 34 LA Fitness
- 35 Bishoy's Gym
- 36 Good Body Pilates
- 37 Blue Republic Crossfit Gym

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 Homegoods
- 45 Best Buy
- 46 Michaels
- 47 Marshalls
- 48 Black Market Boutique
- 49 Trader Joe's
- 50 Walgreens



EXCELLENCE IN SERVICE

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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
Emmett**

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