

THE TOWER

10940 Wilshire Blvd / Westwood

**Douglas
Emmett**

PROPERTY HIGHLIGHTS

ARCHITECTURAL BEAUTY

THE TOWER

Designed by renowned architect Helmut Jahn, The Tower is constructed of Verde Antique granite, Brazilian Navy marble and Kasota limestone. A 30-foot high, open-air solarium, featuring a distinct water fountain surrounded by palm trees, leads to a marble lobby and floor-to-ceiling glass windows. The views of Bel Air, Getty Center and the ocean are spectacular. Energy Star Certified by the EPA, the building has management and engineering services and a fully integrated energy management system for optimal efficiency and comfort. Enjoy an outdoor garden plaza with seating, or dine in Westwood Village with its numerous restaurants.

- | | |
|-------------------------|-------------|
| ■ Rentable Square Feet: | 218,805 |
| ■ No. of Stories: | 24 |
| ■ Parking Ratio: | 3/1,000 USF |
| ■ Security: | 24-Hour |
-



THE LOCATION

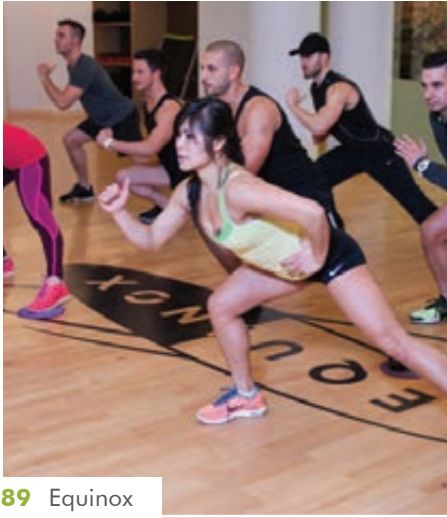
WESTWOOD

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.





89 Equinox



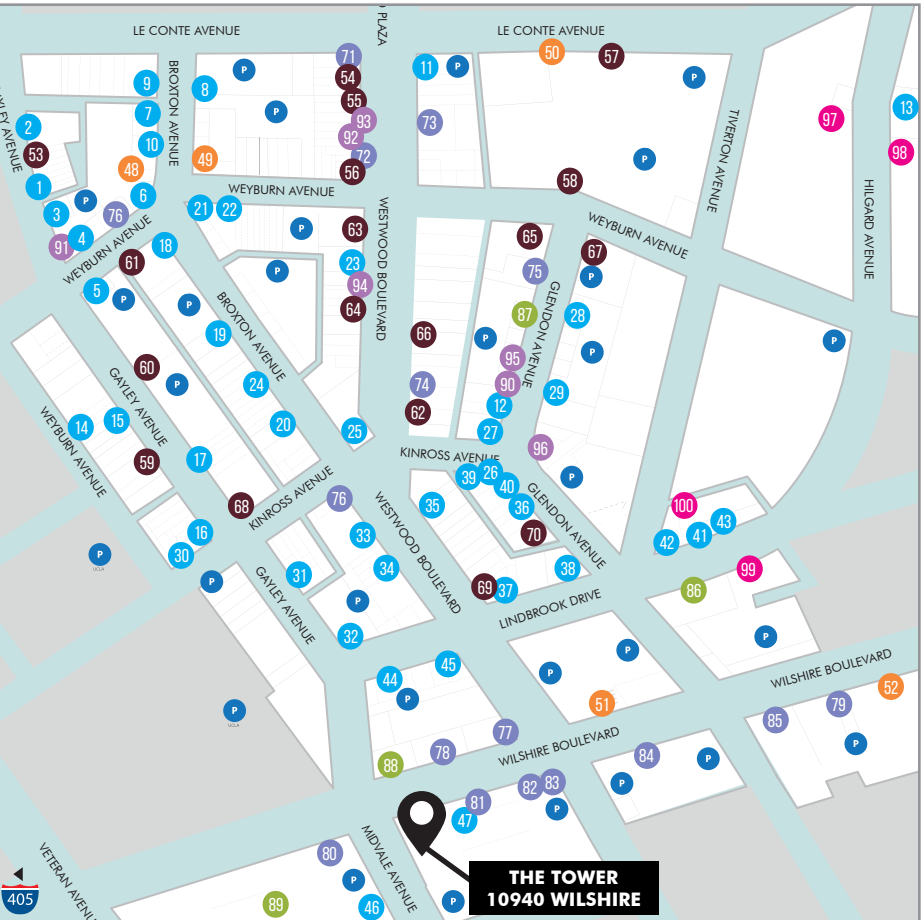
50 Geffen Playhouse



13 STK

AMENITIES MAP

DINING, SHOPPING & MORE



CAFES/RESTAURANTS

- | | | |
|-----------------------|-----------------------------|----------------------------|
| 1 Bella Pita UCLA | 12 Fellow | 24 Gogobop |
| 2 In-N-Out Burger | 13 STK | 25 Prince of Venice |
| 3 Gushi Korean BBQ | 14 Kaido | 26 Tacos 1986 |
| 4 Umami Burger | 15 Bollywood Bites | 27 The Boiling Crab |
| 5 Rocco's Tavern | 16 Elysee Bakery & Cafe | 28 Jersey Mike's Subs |
| 6 Starbucks | 17 House of Meatballs | 29 Pinches Tacos |
| 7 BJ's Restaurant | 18 California Pizza Kitchen | 30 Fatburger |
| 8 Tacos Super Gallito | 19 Barney's Beanery | 31 Native Foods Cafe |
| 9 Diddy Riese | 20 Cava | 32 Tocaya Modern Mexican |
| 10 Falafel Inc. | 21 Primo's Donuts | 33 Headlines Diner & Grill |
| 11 Chick-Fil-A | 22 Onkei Ramen | 34 Poke Bar |
| | 23 Corner Bakery Cafe | 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

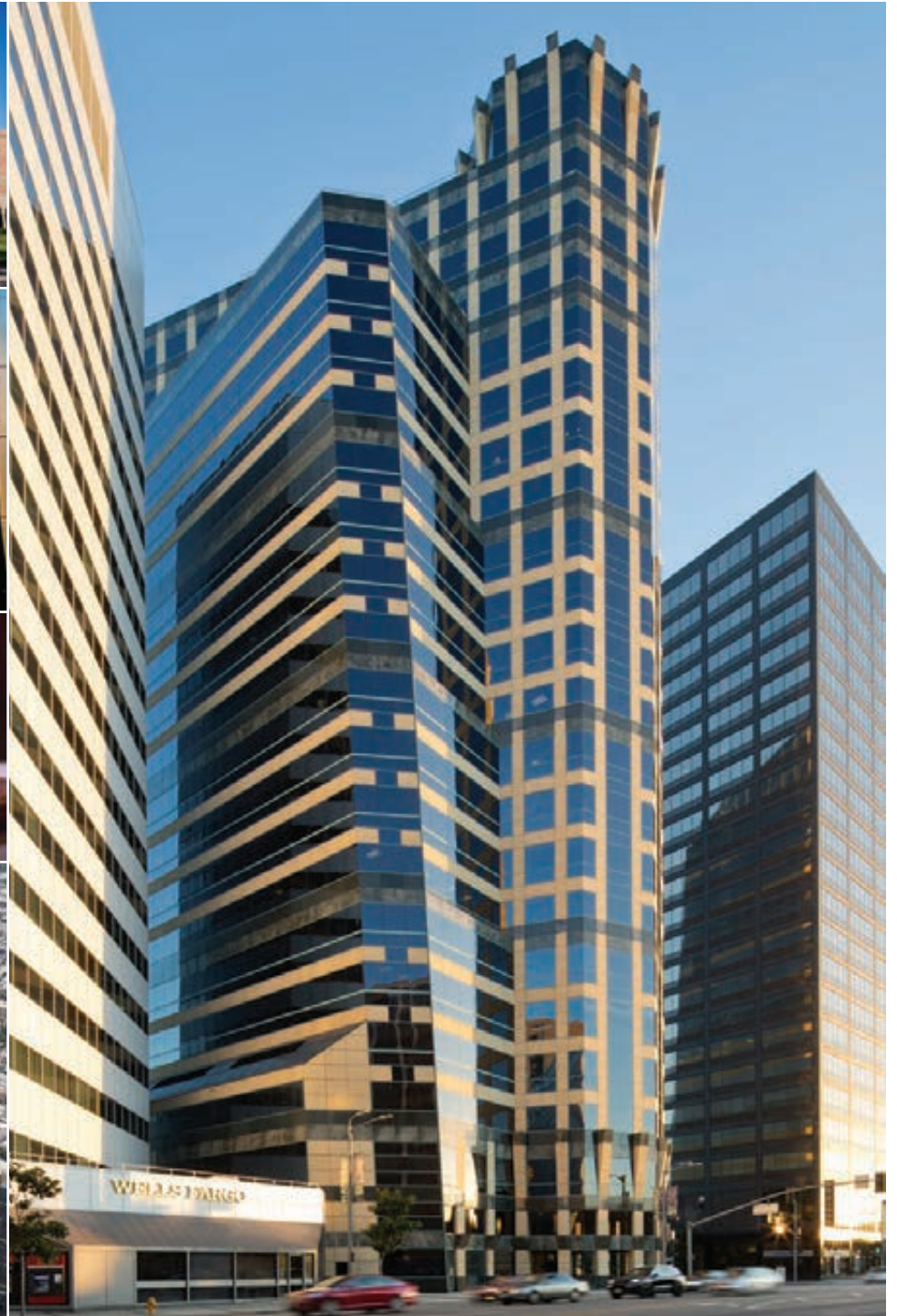
UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

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
Emmett**

PROFESSIONALLY MANAGED BY:

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