

# LANDMARK II

**11766 Wilshire Blvd / Brentwood**



**Douglas  
Emmett**

# PROPERTY HIGHLIGHTS

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## MAKE YOUR NEXT OFFICE A LANDMARK

### LANDMARK II

Landmark II makes an architectural statement with its curved, corner entry and modern glass and stone exterior. From its lovely plaza, the building invites you to enter its spacious lobby, accentuated by granite and marble finishes, cascading water-fall and contemporary art, creating a sophisticated business setting. You will experience sweeping views of the ocean, mountains, Century City and LA basin. 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 bank, sundry shop, fitness facility and close proximity to the 405 Freeway.

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■ Rentable Square Feet:	377,950
■ No. of Stories:	18
■ Parking Ratio:	3/1,000
■ Security:	24-Hour

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# THE LOCATION

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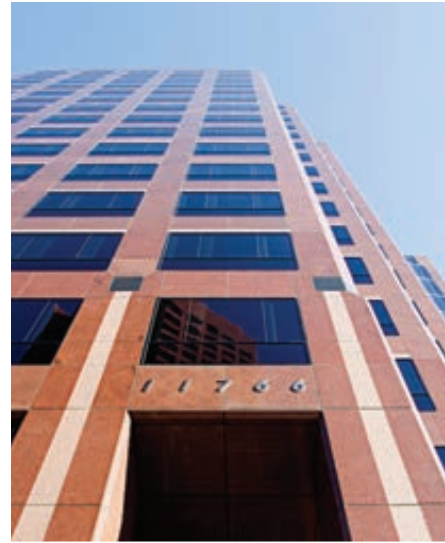
## BRENTWOOD

### 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



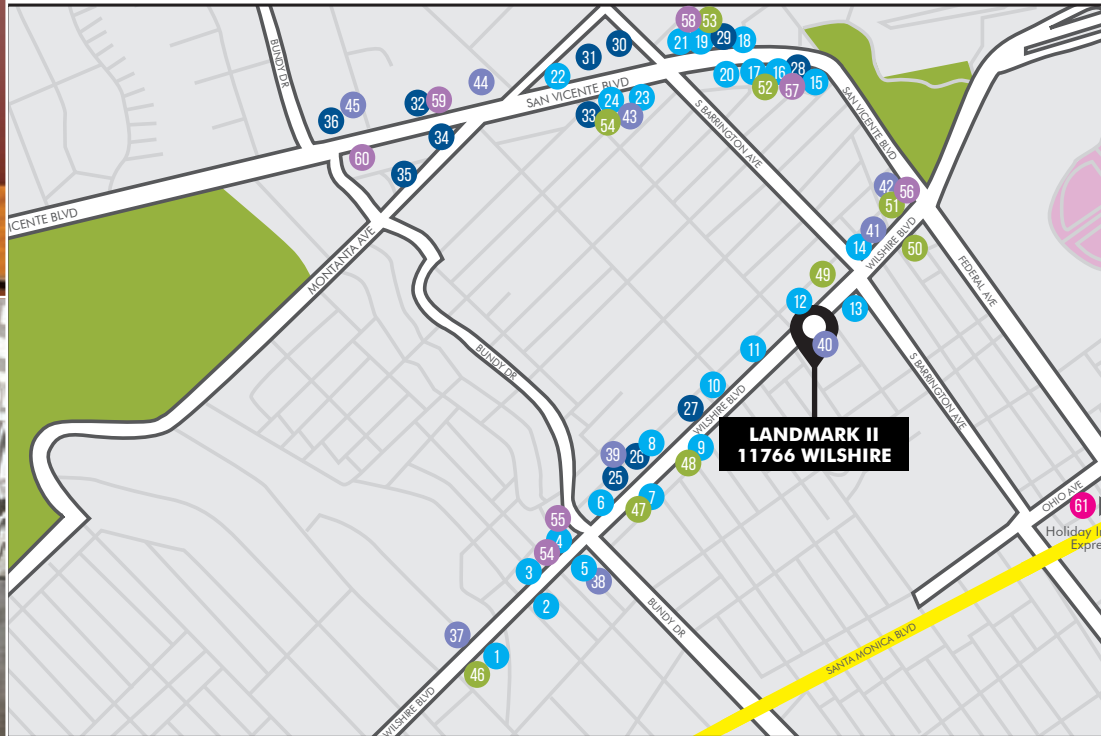
59 Mini Luxe Nails



52 SoulCycle



1 Blu Jam Cafe



### CAFES/RESTAURANTS

- |                            |               |
|----------------------------|---------------|
| 1 Blu Jam Cafe             | 13 Bandera    |
| 2 Hara Sushi               | 14 Maradentro |
| 3 Amandine Patisserie Cafe | 15 Pecorino   |
| 4 Harvest Cafe             | 16 Sugarfish  |
| 5 Trimana Cafe             | 17 Tavern     |
| 6 Literati Cafe            | 18 Toscana    |
| 7 California Wok           | 19 Baltaire   |
| 8 Northern Cafe            | 20 Takao      |
| 9 Belle Vie Food & Wine    | 21 Bottlefish |
| 10 Lazy Daisy Cafe         | 22 Katsuya    |
| 11 Bru Haus                | 23 Pizzana    |
| 12 Enzo & Angela           | 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 Moe's Fine Wines
- 34 Lululemon
- 35 Sage & Alms
- 36 Vicente Foods

### BANKS

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

### FITNESS

- 46 Life Gym
- 47 Westside Workout  
Pilates Studio
- 48 The Brentwood Club  
Brazilian Jiu Jitsu
- 49 SpeedX
- 50 Yoga Works
- 51 IRON Fitness
- 52 SoulCycle
- 53 Orangetheory

### SPAS/BEAUTY

- 54 Serenity Nail Lounge
- 55 Sola Salon Studios
- 56 H2O Salon & Spa
- 57 Bluemercury
- 58 Dry Bar
- 59 Mini Luxe Nails
- 60 Nails & Spa

### HOTELS

- 61 Holiday Inn Express

# 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





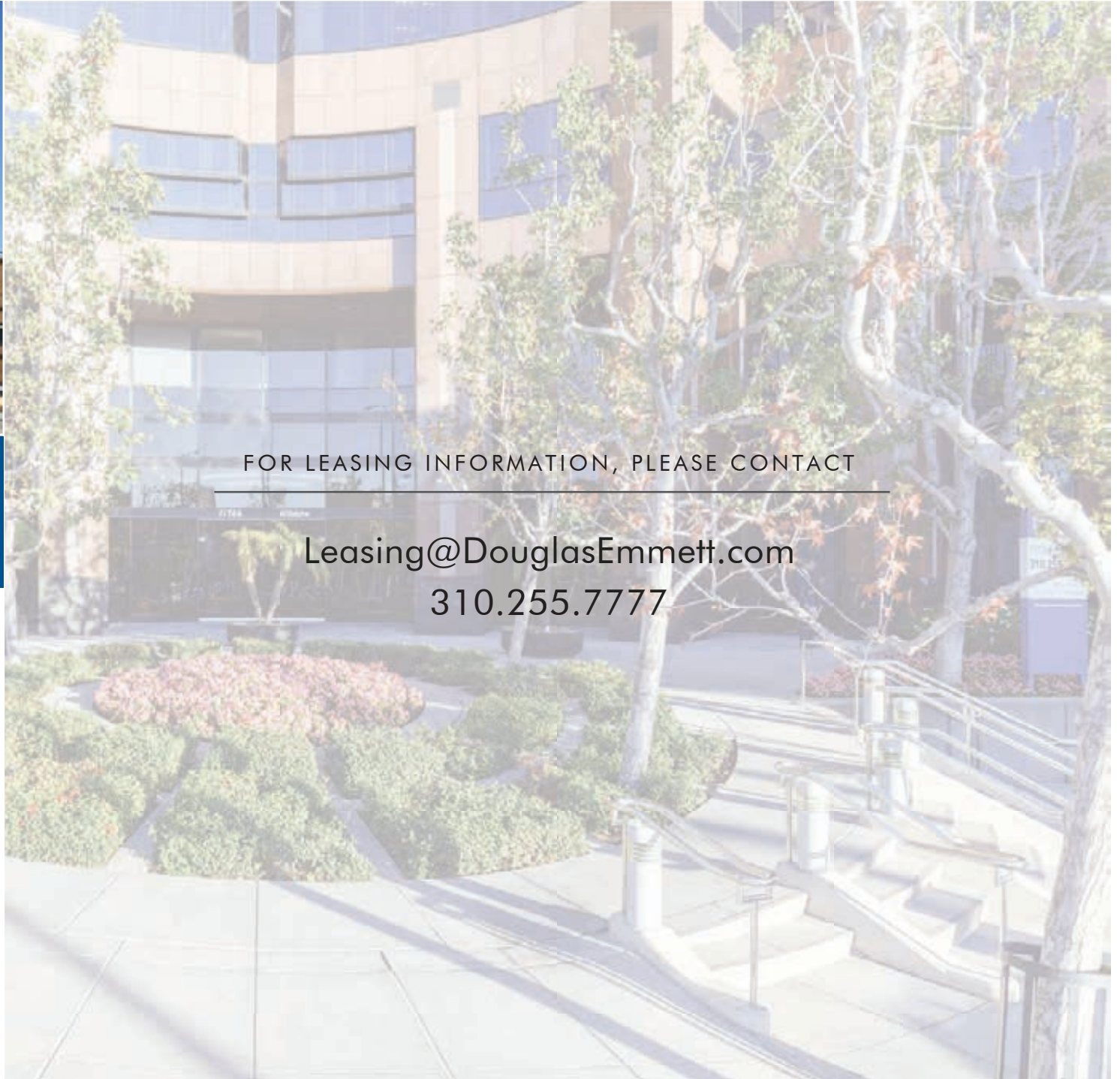


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