

**Douglas  
Emmett**

# 10960 WILSHIRE

10960 Wilshire Blvd, Los Angeles, CA 90024



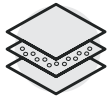
# 10960 WILSHIRE

## OVERVIEW

Rising 24 stories high, 10960 Wilshire is a prominent Westwood office building that offers unparalleled views of the Santa Monica mountains, Bel Air, and the iconic Getty Center. Its strategic location, easily accessible from the 405 Freeway, positions it as an ideal choice for leasing office space in the heart of Westwood. The north side of the building captures panoramic views of Bel Air and the Getty Center, while the south side boasts vistas stretching towards the ocean. Ensuring the safety and security of tenants, the property provides 24-hour manned security supported by a monitored surveillance system. After-hours key card access further contributes to creating a secure and controlled environment for businesses to thrive.



Energy  
Star Rating  
83



24 Floors



593,452  
RSF



Views of  
Santa Monica  
Mountains



Close to  
Westwood  
Village



3/1000  
Parking  
Ratio



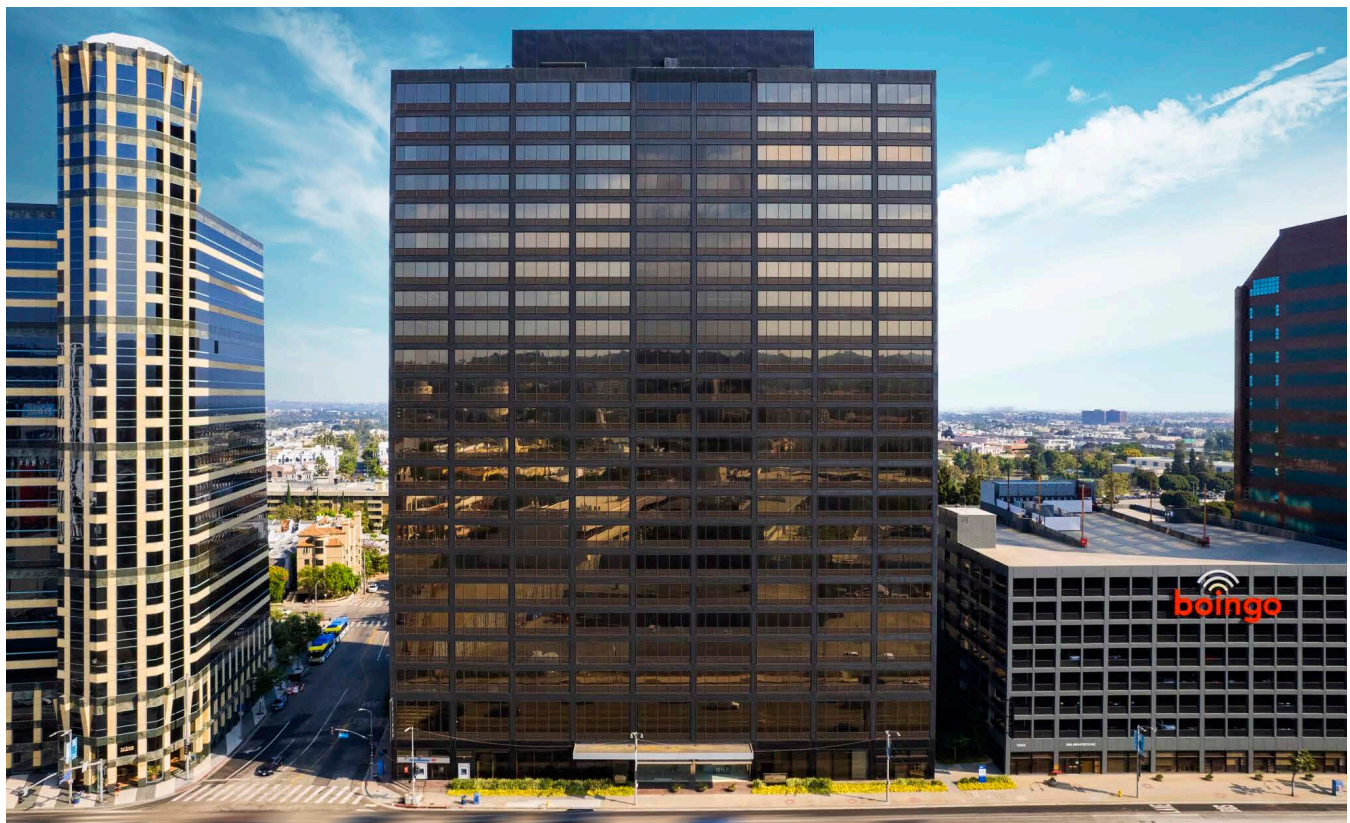
24 Hour  
On-Site  
Security

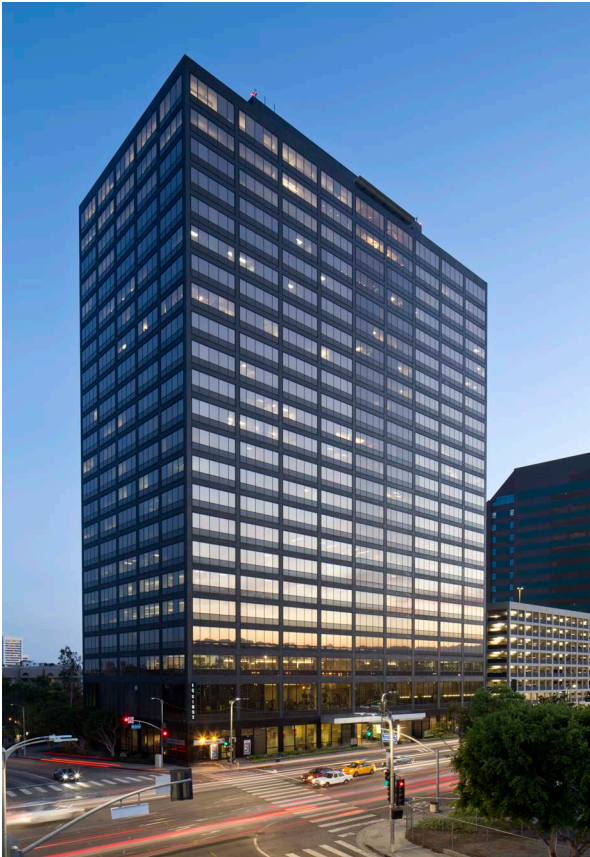
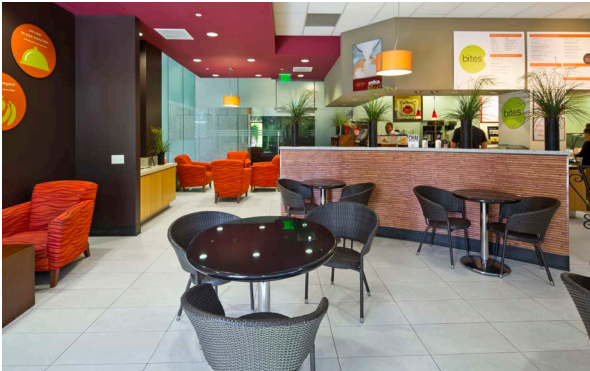


Equinox  
Fitness Center  
On-Site



Bites Cafe  
On-Site



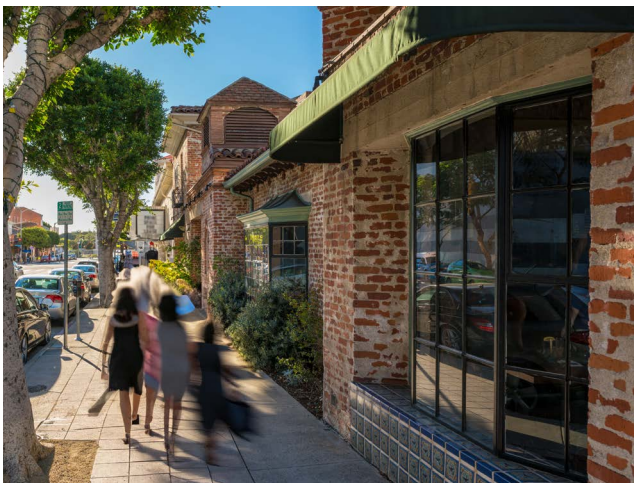


# THE LOCATION

## WESTWOOD

Westwood rests in the heart of Western Los Angeles and has burgeoned into a hub of business activity along the Wilshire Corridor. Home to UCLA, Westwood benefits from its proximity to the campus' cultural activities and renowned medical center. Westwood has always been one of LA's best places to work, and it's about to get even better. With the newly completed renovations of Westwood Village, First Thursday Events on Broxton Avenue, the UCLA Nimoy Theater opening, the LA Metro Purple Line extension, and the 2028 Summer Olympic Village at UCLA, Westwood is experiencing a renaissance.

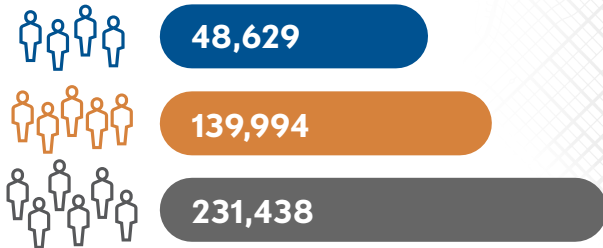
Westwood Village offers ample dining options, plentiful shopping, historic movie theaters, and is just steps away from the US Federal Building. Westwood attractions include the Geffen Playhouse, The Armand Hammer Museum, the Westwood Recreational Center, and the Westwood Village outdoor farmers market on Thursdays. Your out-of-town guests will enjoy a comfortable stay in Los Angeles, with the W Hotel and Kimpton conveniently located near our offices. Unlimited possibilities make Westwood a desired destination for business. Surrounded by affluent residential neighborhoods, Douglas Emmett's Westwood office properties offer decision makers the unique opportunity to work close to home.



# DEMO GRAPHICS

## WESTWOOD

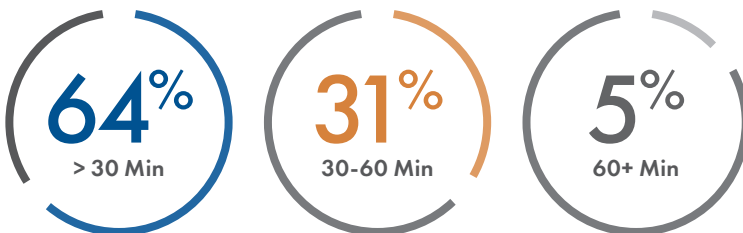
### 2023 POPULATION PER MILE RADIUS:



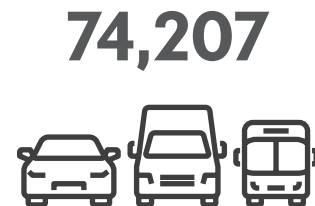
### AVERAGE HOUSEHOLD INCOME:



### AVERAGE COMMUTE TIME (2 MILE RADIUS)



### AVERAGE DAILY TRAFFIC COUNT: WILSHIRE & GLENDON



MEDIAN AGE:  
**36.2**

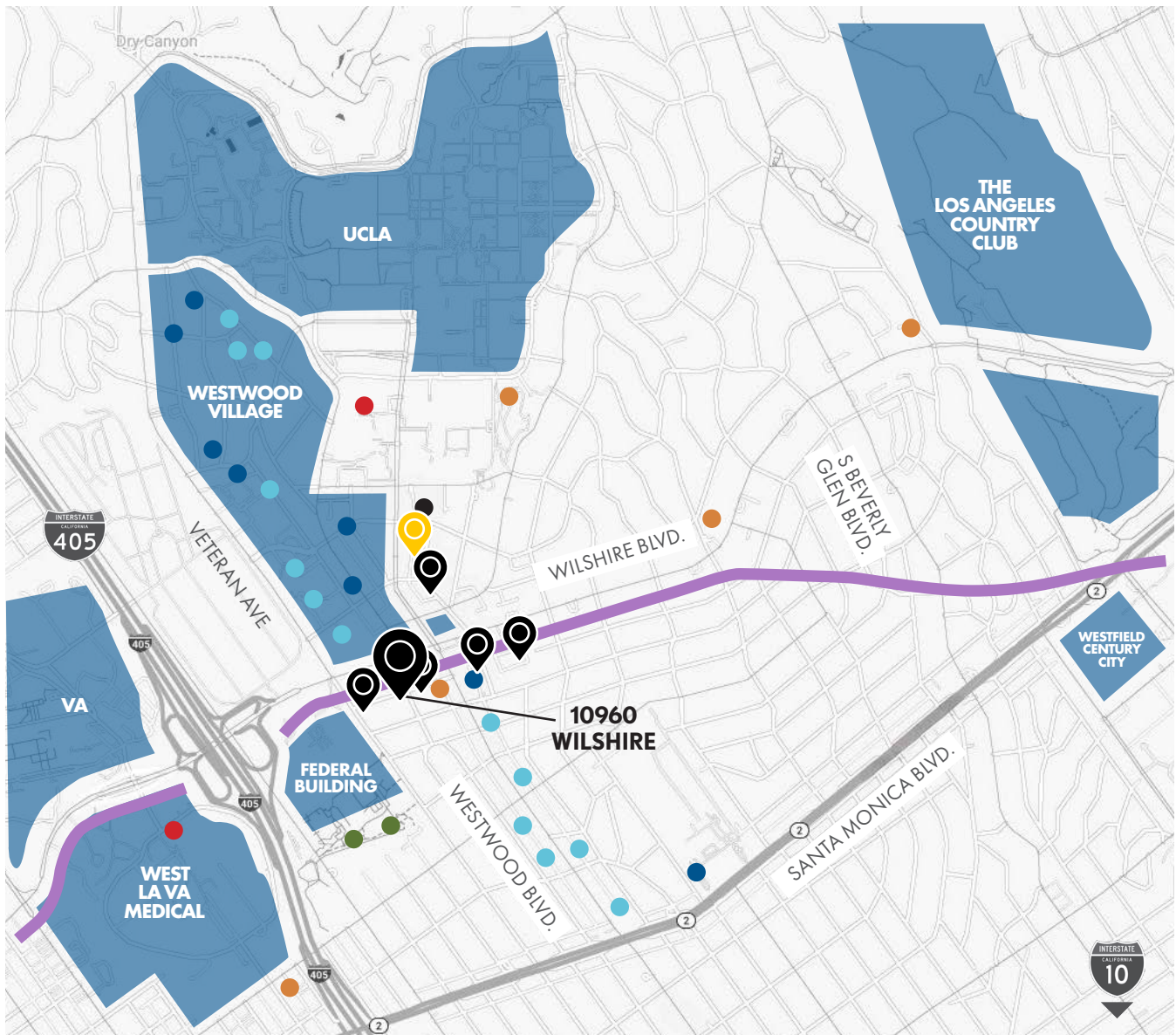
WALKABILITY SCORE:  
**93**

ENERGY STAR RATING:  
**83**

\*Demographic Information Source: Costar, Inc. 2023 Demographic Detail Report.

# POINTS OF INTEREST

DINING, SHOPPING & MORE...



- DINING
- SHOPPING
- HOTEL
- BANKING
- PARK
- MEDICAL/HOSPITAL



THE GLENDON APARTMENTS



DOUGLAS EMMETT PROPERTIES

— METRO PURPLE LINE\*

■ LANDMARKS

\*Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

**Douglas  
Emmett**

310.255.7777  
douglasemmett.com

corebridge  
financial

REGAL



UCLA

usbank

TIME

WELLS  
FARGO

MERRILL  
A BANK OF AMERICA COMPANY

INTUIT

ACTIVISION

MIRAMAX  
F I L M S

CHASE

NETFLIX

BANK OF THE WEST

IN GREAT COMPANY

KPMG

COLDWELL  
BANKER

EQUINOX

P.F. CHANG'S

GUGGENHEIM



boingo

REACHLOCAL



NKSFB  
LLC

The  
cheesecakeFactory

BANK OF AMERICA

RIOT  
GAMES

worthe

# WE ARE HERE FOR OUR TENANTS

The results of our annual Customer Satisfaction Survey speak volumes about our commitment of service.

OVERALL SATISFACTION  
**4.40** OUT OF **5 STARS**

**83%** WOULD RECOMMEND  
THEIR BUILDING TO  
OTHER COMPANIES



The management team responds to any issues, communicates effectively and are a pleasure to work with. We are a high maintenance tenant and they have been outstanding.

**- INSURANCE COMPANY**



All of your staff members are very friendly. It is such a pleasure to run into building staff who greet us personally and know us.

**- NON-PROFIT AGENCY**



I'm very happy as a Douglas Emmett tenant for the past 6 years. Management is always friendly, highly responsive and approachable. Grounds and common areas are always impeccable as per the DE standard.

**- INVESTMENT BANKING FIRM**



All maintenance employees are responsive and courteous. Their friendliness and cheerfulness means that every interaction is a pleasure, even if it is simply seeing a person when stepping off the elevator or taking an item to the mailbox.

**- CHARITABLE FOUNDATION**



Everyone on the maintenance staff is awesome! I love running into them in the hallways. They're always kind and smiling and happy to help.

**- EXECUTIVE SEARCH AGENCY**



The Douglas Emmett Engineering and Janitorial staff are excellent. They respond promptly to our requests and are always friendly and courteous.

**- PROPERTY MANAGEMENT COMPANY**



Everyone is so friendly and helpful and my requests are always taken care of very quickly!

**- INVESTMENT BANK**



# YOUR ONE-STOP SHOP

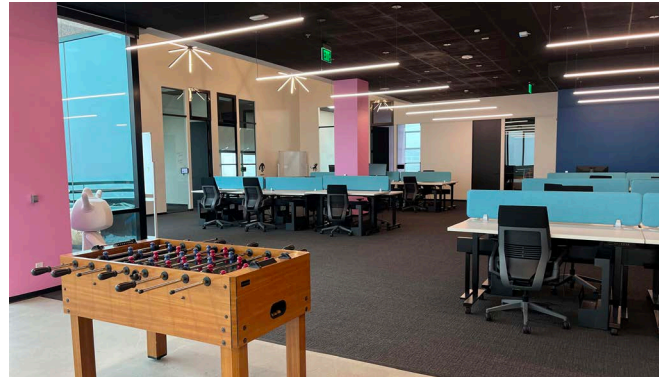
## A FULLY-INTEGRATED VERTICAL IN-HOUSE PLATFORM

Douglas Emmett features Best-in-Class Services FOR YOUR Commercial Real Estate Needs.



### LEASING

Our leasing team has one goal in mind: to match our tenant's space needs within our vast portfolio of Class-A office properties. We offer the widest array of premier office space in the most highly desirable submarkets in Los Angeles and Honolulu.



### SPACE PLANNING

Our custom-tailored approach to space planning produces design solutions that best suit the unique needs of our tenants. Our talented team works in collaboration with our tenants through the interior design process to create innovative spaces that balance efficiency with functionality.



### CONSTRUCTION

Douglas Emmett Builders (DEB) is fully committed to building outstanding workspaces. Our talented team handles everything from facilitating permits to managing the build-out process, ensuring we deliver unparalleled quality with every construction project.



### SERVICE

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 provide unsurpassed service to our tenants.

# WORKPLACE SUSTAINABILITY

**Douglas Emmett** is committed to reducing energy consumption, increasing operational efficiency and diminishing our carbon footprint through our **Green Recognized Office (GRO)** program.



## Did you know?



Over 89% of Douglas Emmett's office space qualifies for "ENERGY STAR Certification," which means that we are more energy efficient than 75% of the buildings measured in the United States



100% of Douglas Emmett properties save energy through automated energy management systems to access real-time energy usage data. We are committed to reducing our indirect consumption from non-renewable sources by at least 10% by 2029.



Since 2021, the U.S. The Department of Energy (DOE) has included Douglas Emmett in its Better Buildings Low Carbon Pilot program to explore low carbon pathways.

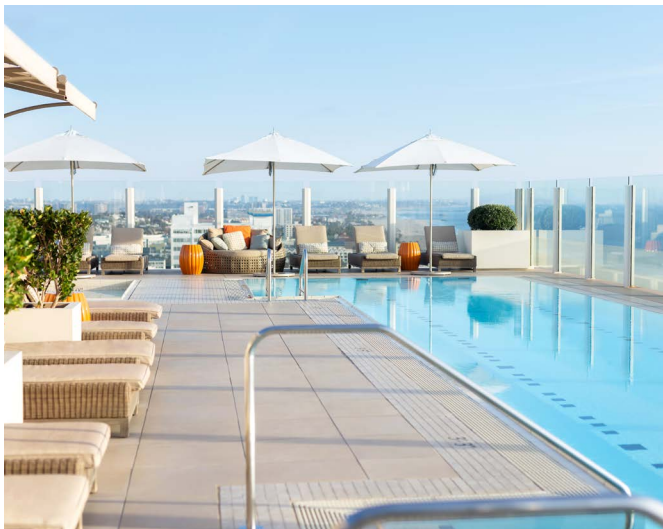
Douglas Emmett has implemented various programs, including low-flow water fixtures, new energy management systems, LED lighting retrofits, recycling, and EV charging stations. These implementations have reduced our electricity usage per square foot by over 38% over the past 12 years.



# WELCOME HOME

**ELIMINATE LONG COMMUTES & SPEND MORE TIME DOING WHAT MATTERS TO YOU!**

Did you know Douglas Emmett owns and operates numerous luxury apartment communities in West Los Angeles, Santa Monica, and Westwood?



[douglasemmettapartments.com](http://douglasemmettapartments.com)

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# Douglas Emmett

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