

**Douglas  
Emmett**

# **LANDMARK II**

11766 Wilshire Blvd., Los Angeles, CA 90025

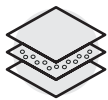




# LANDMARK II

## OVERVIEW

Landmark II is an 18-story Class A office building located on Wilshire Boulevard in West Los Angeles. The property features a contemporary glass and stone exterior with granite and marble interior finishes. A recently remodeled lobby includes white marble surfaces, a cohesive color palette, a streamlined entry console, updated lighting, and comfortable seating areas suited for informal meetings. The renovation also introduced an upgraded fitness center, providing tenants with a modern, convenient amenity. Adjacent to the newly completed Landmark Park, the building benefits from direct access to landscaped lawns, paved walkways, and multiple seating areas, creating a balanced environment that connects outdoor space with the surrounding urban setting.



18 Floors



393,744  
RSF



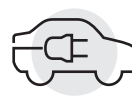
Multi-  
Million \$  
Reno



Ocean, City  
& Mountain  
Views



On-site  
Fitness  
Center



Electric  
Vehicle  
Charging



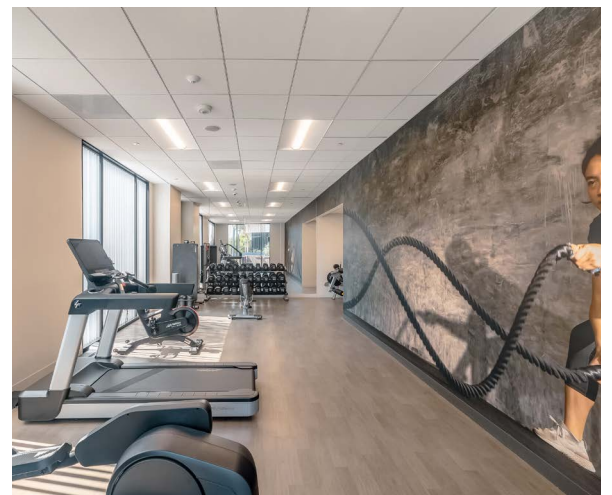
Web-Based  
Mgmt.  
System



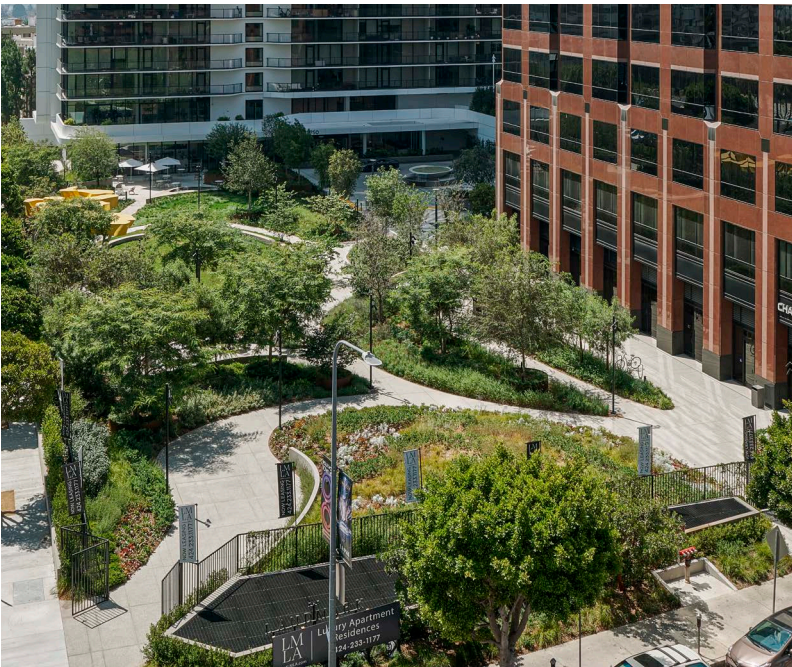
3/1000  
Parking  
Ratio













# THE LOCATION

## BRENTWOOD SAN VICENTE

Discover the ultimate office space in Brentwood. This exclusive location offers unparalleled convenience and sophistication, situated within close proximity to the area's most distinguished dining and shopping experiences. Brentwood is renowned for its tranquil neighborhoods, lush green spaces, and world-class schools, making it an ideal location for businesses seeking to attract and retain top talent. Our offices offer breathtaking views of the surrounding mountains and are equipped with state-of-the-art amenities, designed to enhance productivity and inspire creativity. Douglas Emmett's Brentwood properties are all within easy walking distance of Landmark Los Angeles, Douglas Emmett's newly completed 34-story deluxe apartment community and the newly completed Landmark Park.



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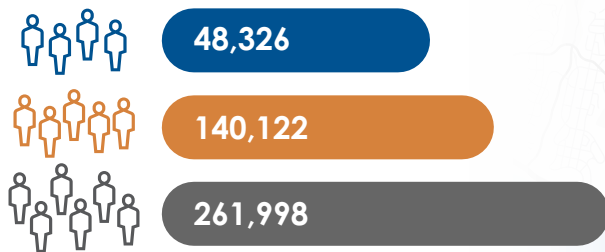
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# DEMO GRAPHICS

## BRENTWOOD WILSHIRE

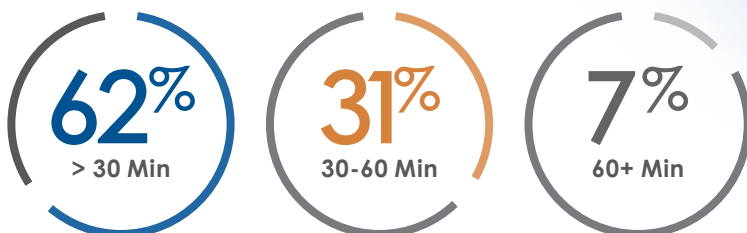
### 2024 POPULATION PER MILE RADIUS:



### AVERAGE HOUSEHOLD INCOME:



### AVERAGE COMMUTE TIME (2 MILE RADIUS)



AVERAGE DAILY TRAFFIC COUNT:  
SAN VICENTE/BARRINGTON

40,500

\*Demographic Information Source: Costar, Inc. 2024 Demographic Detail Report.

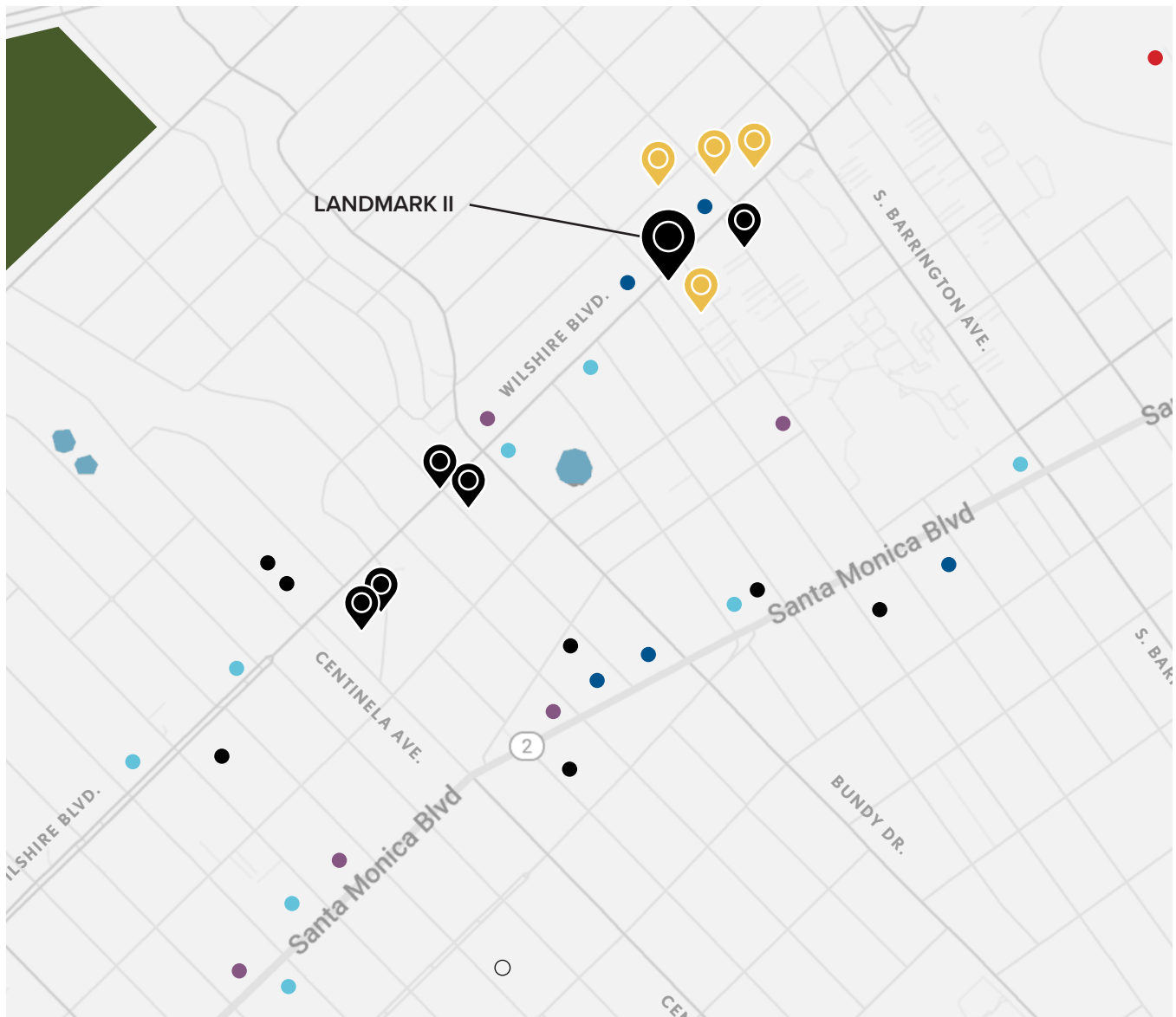
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# POINTS OF INTEREST

DINING, SHOPPING & MORE...



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



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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

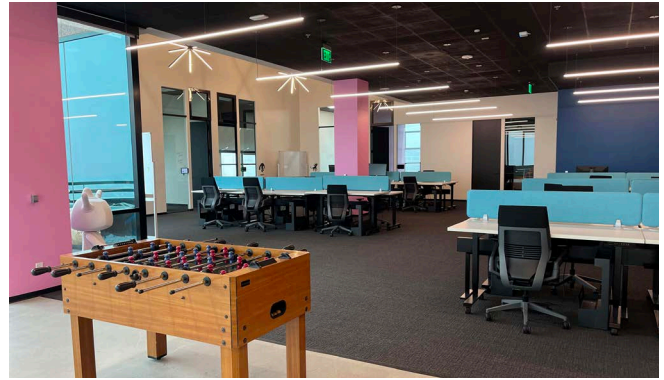
## A FULLY-INTEGRATED VERTICAL IN-HOUSE PLATFORM

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.

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# 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

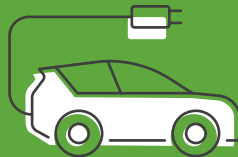


100% of Douglas Emmett properties save energy through automated energy management systems to access real-time energy usage data. We are committed to reducing our indirect consumption from non-renewable sources by at least 10% by 2029.



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

For Leasing Information Please Contact:

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