

**Douglas
Emmett**

THE TOWER

10940 Wilshire Blvd, Los Angeles, CA 90024



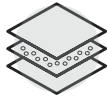
THE TOWER

OVERVIEW

Crafted by the renowned architect Helmut Jahn, The Tower stands as an architectural masterpiece in Westwood. Its distinctive exterior and lobby showcase striking elements, including Verde Antique granite, Brazilian Navy marble, and Kasota limestone, contributing to its easily recognizable design. A 30-foot-high open-air solarium, adorned with a distinctive water fountain, serves as a captivating entry point leading to an expansive marble lobby. Suites within The Tower are treated to floor-to-ceiling glass windows that frame breathtaking views of Bel Air, the Getty Center, and the expansive ocean beyond. Experience a harmonious blend of architectural excellence and panoramic vistas in this iconic Westwood landmark designed by a visionary architect.



Energy
Star Rating
92



24 Floors



219,259
RSF



Ocean, City
& Mountain
Views



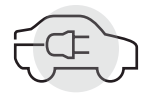
Close to
Westwood
Village



3/1000
Parking
Ratio



24 Hour
On-Site
Security

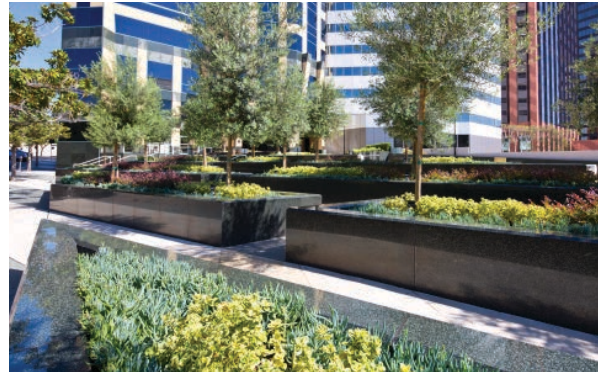


Electric
Vehicle
Charging



**Douglas
Emmett**

310.255.7777
douglasemmett.com



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.

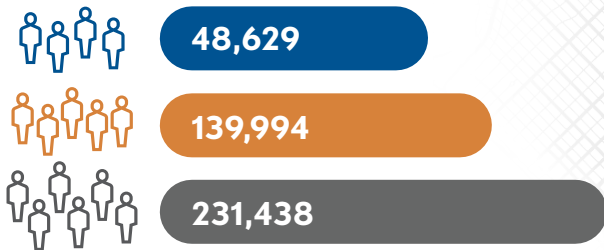
Westwood Village offers ample dining options, plentiful shopping, historic movie theaters, and is just steps away from the US Federal Building. Westwood attractions include the Geffen Playhouse, The Armand Hammer Museum, the Westwood Recreational Center, and the Westwood Village outdoor farmers market 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

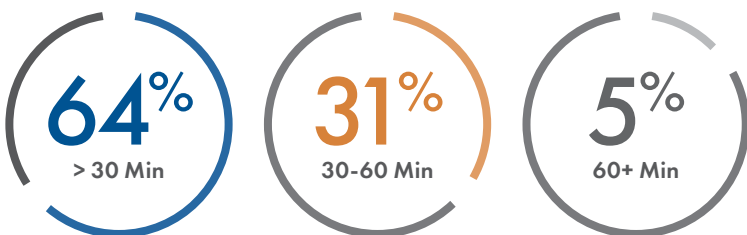
2023 POPULATION PER MILE RADIUS:



AVERAGE HOUSEHOLD INCOME:



AVERAGE COMMUTE TIME (2 MILE RADIUS)



AVERAGE DAILY TRAFFIC COUNT: WILSHIRE & GLENDON



MEDIAN AGE:
36.2



WALKABILITY SCORE:
92

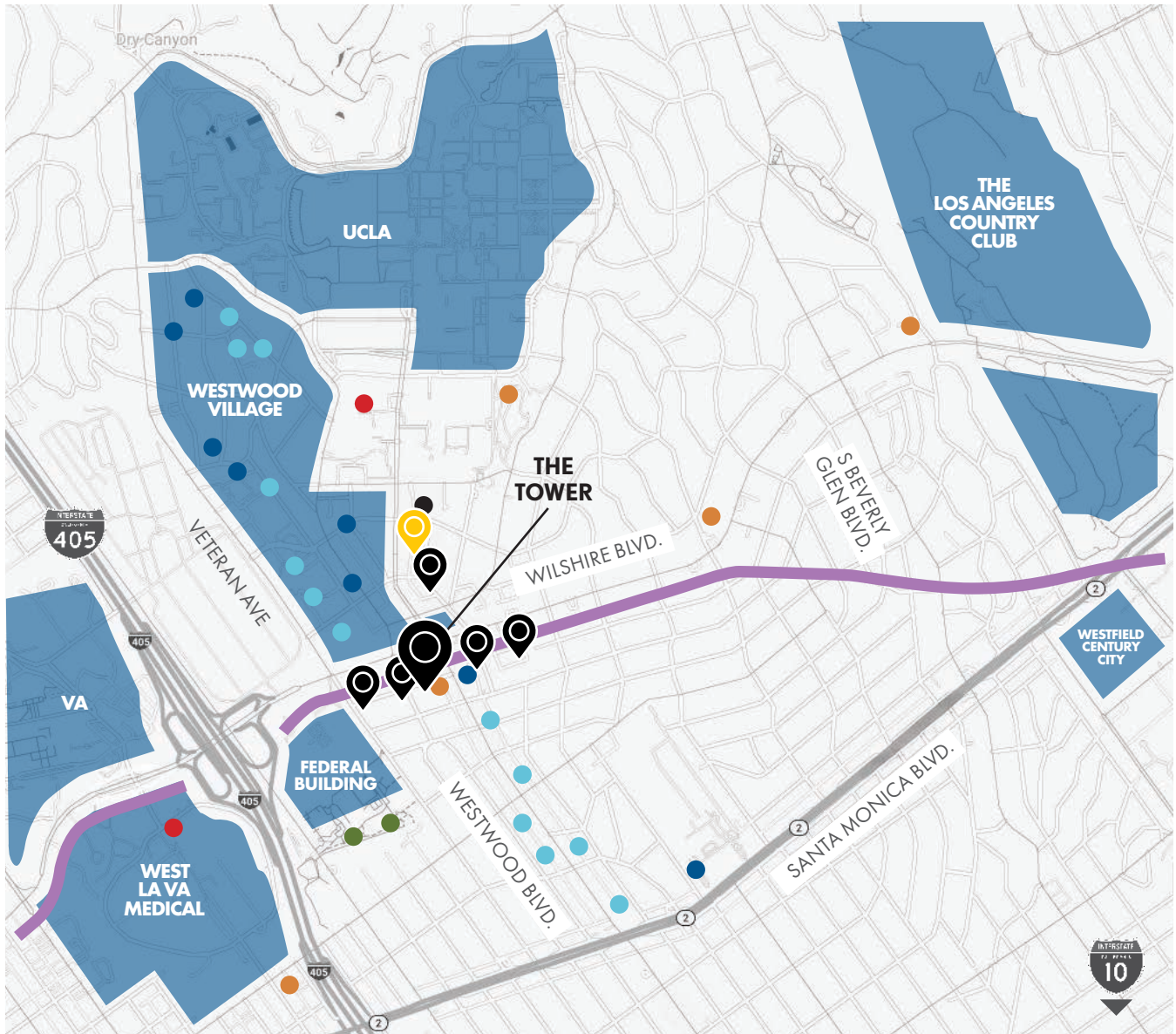


ENERGY STAR RATING:
82

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

POINTS OF INTEREST

DINING, SHOPPING & MORE...



- DINING ● SHOPPING ● HOTEL ● THE GLENDON APARTMENTS ● DOUGLAS EMMETT PROPERTIES
- BANKING ● PARK ● MEDICAL/HOSPITAL ● METRO PURPLE LINE* ● LANDMARKS

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

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 Cheesecake Factory

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

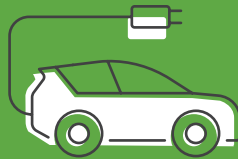


100% of Douglas Emmett properties save energy through automated energy management systems to access real-time energy usage data. We are committed to reducing our indirect consumption from non-renewable sources by at least 10% by 2029.



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?



douglastemmett.com

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Douglas Emmett

For Leasing Information Please Contact:

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