

BRENTWOOD COURT

11990 San Vicente Blvd / Brentwood, CA



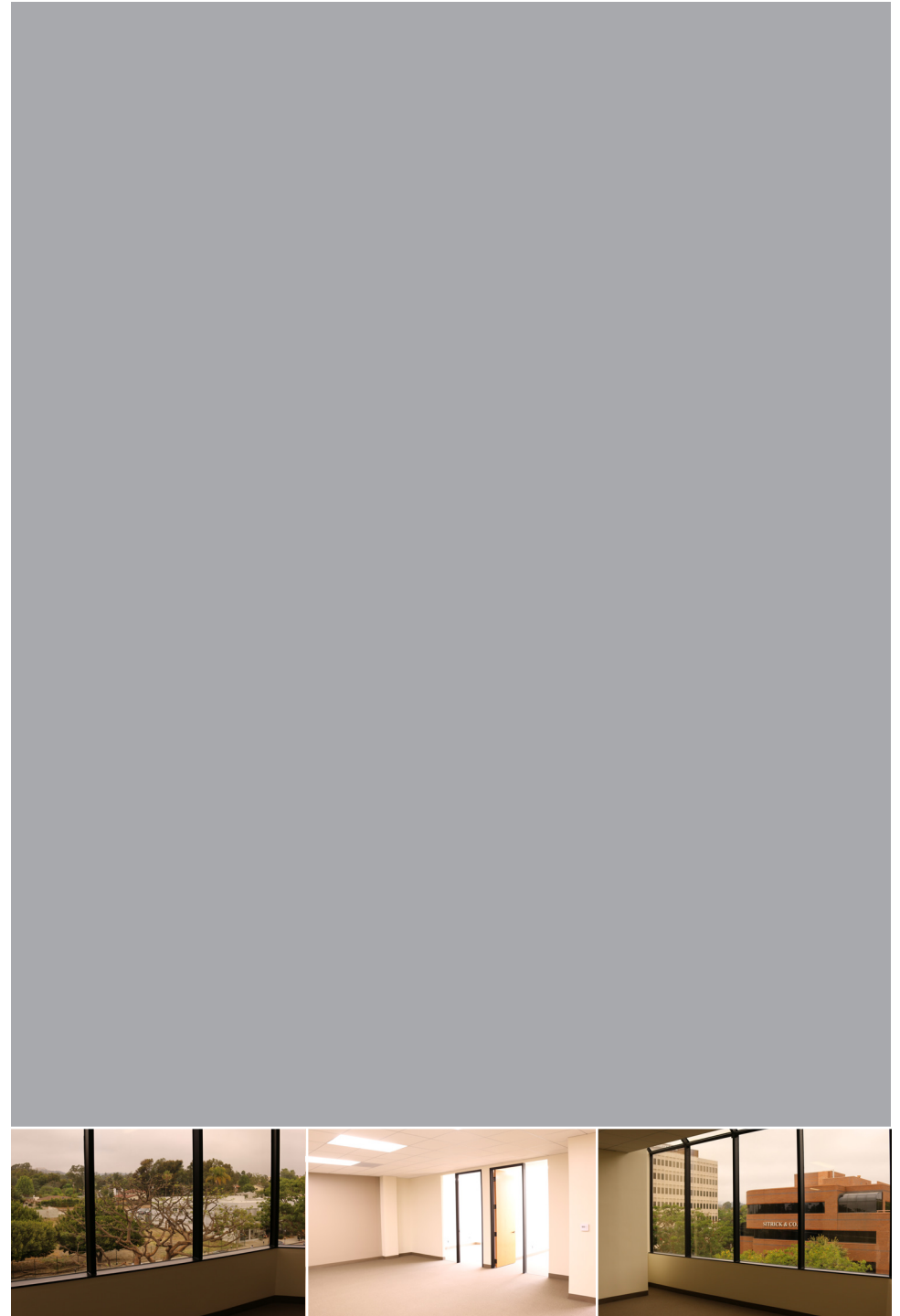
PROPERTY HIGHLIGHTS

MOST PROMINENT OFFICE TOWER IN THE VALLEY

VALLEY EXECUTIVE TOWER

Spectacular panoramic views are the hallmark of this property, one of the largest and most prominent properties in the area and located a mere minute from 101 and 405 freeway access. Walk through the relaxing courtyard and into the classic, timeless lobby, where high-rise and low-rise elevators will get you to your floor quickly and efficiently. Valley Executive Tower offers management and engineering services and has a fully integrated energy management system for optimal efficiency and comfort. On-site amenities include a bank and Hot 8 Yoga offering yoga classes and spa-like facilities.

■ Rentable Square Feet:	387,972
■ No. of Stories:	22
■ Parking Spaces:	910
■ Parking Ratio:	2.3/1,000 s.f.
■ Security:	24-Hour

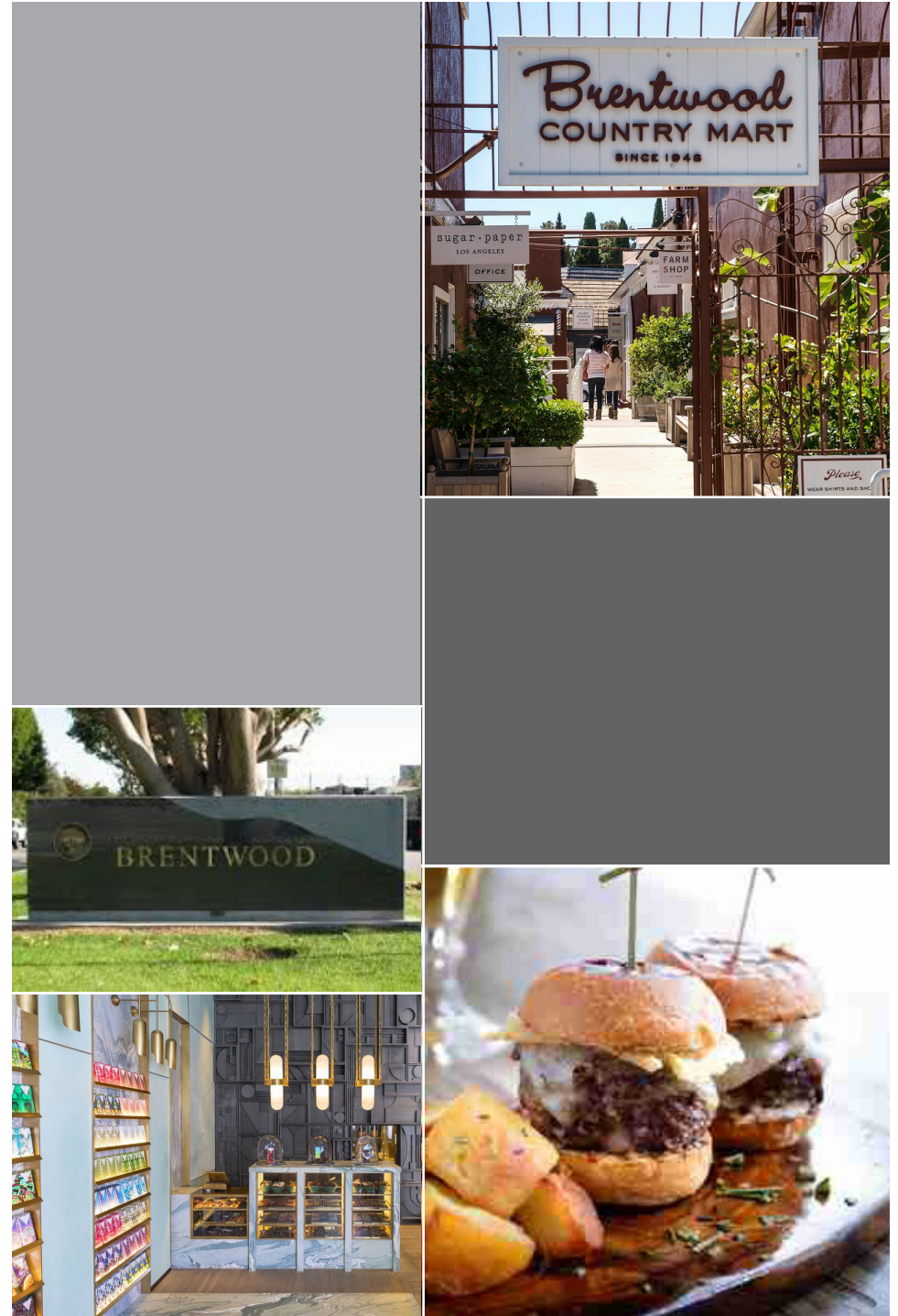


THE LOCATION

SHERMAN OAKS

PERFECT LOCATION FOR YOUR NEXT OFFICE

The Ventura Boulevard corridor is where the action is for office space, dining and shopping, and at Valley Executive Tower, you will be right in the heart of it. Whatever you are looking for, you can find it on Ventura Boulevard. Walk across the street to another Douglas Emmett property, the famed Sherman Oaks Galleria, to have a great meal, do some shopping, take in a movie at ArcLight Cinema or get a spa treatment at Burke Williams. Enjoy one of the three fitness centers – Krav Maga Worldwide, Hot 8 Yoga or 24 Hour Fitness – within less than a five minute walk from your office. There is something for everyone to enjoy. The 101 and 405 freeways could not be more accessible to get you anywhere else you want to go. You and your clients will love where you are!



AMENITIES MAP

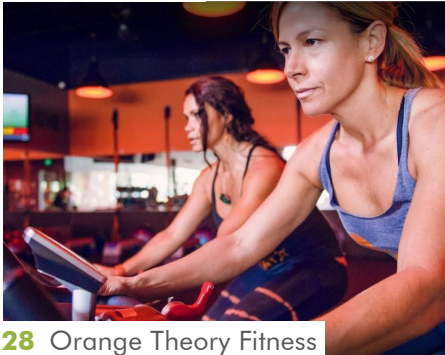
DINNING, SHOPPING & MORE



10 Toscana



20 Susie Cakes



28 Orange Theory Fitness



CAFES/RESTAURANTS

- 1 Holy Cow BBQ
- 2 Alfred Coffee
- 3 Souplantation & Sweet Tomatoes
- 4 Katsuya
- 5 Burger Lounge
- 6 Simply Salad
- 7 Starbucks
- 8 California Pizza Kitchen
- 9 Chipotle
- 10 Toscana
- 11 Tavern
- 12 Sugarfish
- 13 Cabo Cantina
- 14 Q's Billiards & Restaurant
- 15 McDonald's

SHOPPING

- 16 Brentwood Country Mart
- 17 Vicente Foods
- 18 Lululemon
- 19 Whole Foods
- 20 Susie Cakes
- 21 Compartes Chocolates
- 22 FrontRunners
- 23 7-Eleven
- 24 Ross Dress for Less

ARTS/ENTERTAINMENT/PARKS

- 25 Brentwood Country Club
- 26 Laemmle Royal
- 27 Los Angeles National Veterans Park

FITNESS/SPAS/BEAUTY

- 28 The Bar Method
- 29 Good Skin Los Angeles
- 30 Tracy Anderson Studio
- 31 Orange Theory
- 32 Bluemercury
- 33 SoulCylce
- 34 Iron Fitness Gym
- 35 Pilates Platinum
- 36 Sola Salon Studios

HOTELS

- 37 Brentwood Inn
- 38 Holiday Inn Express
- 39 Days Inn by Wyndham

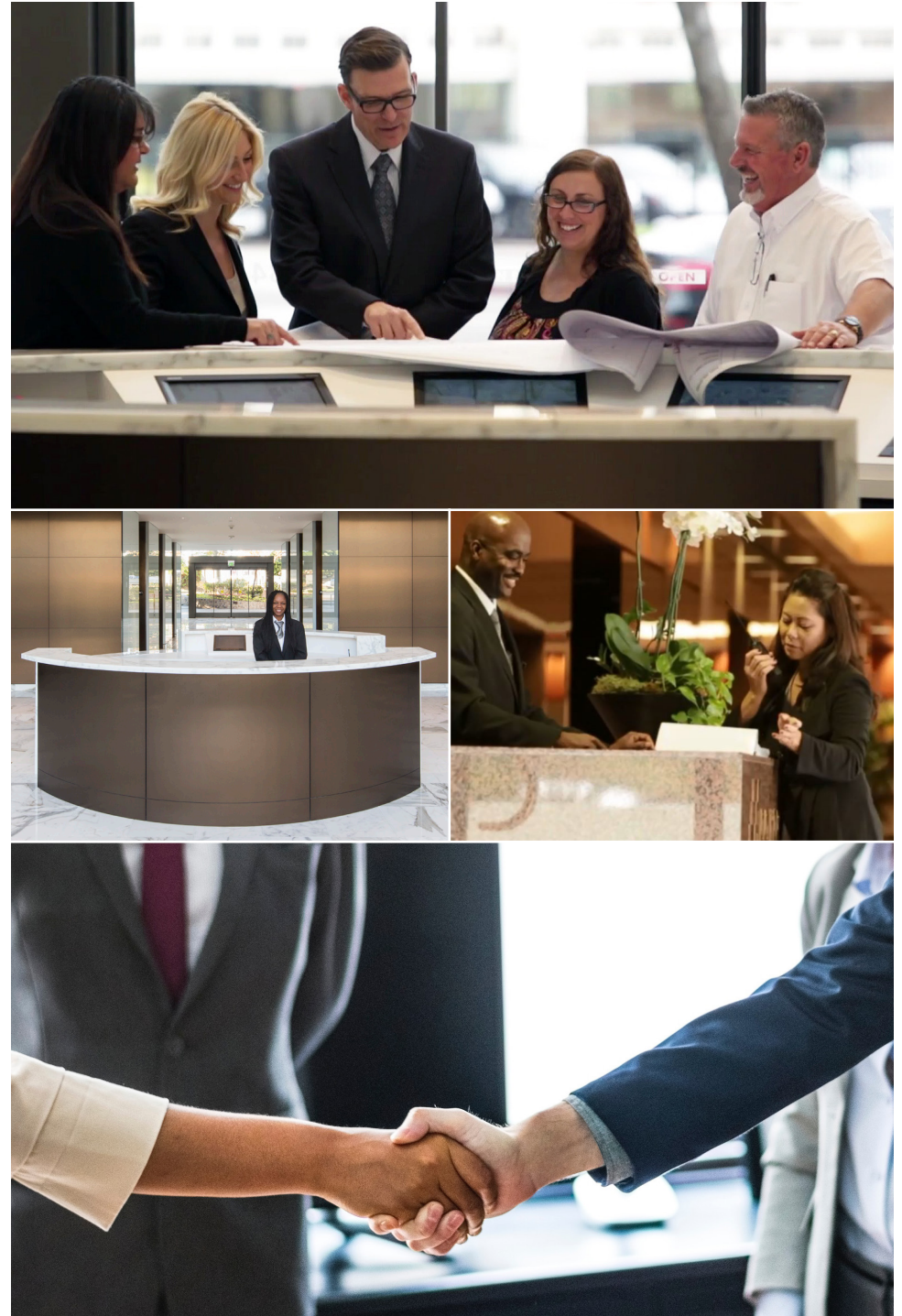
EXCELLENCE IN SERVICE

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**

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