

# COLUMBUS CENTER

**15165 Ventura Blvd / Sherman Oaks, CA**



**Douglas  
Emmett**

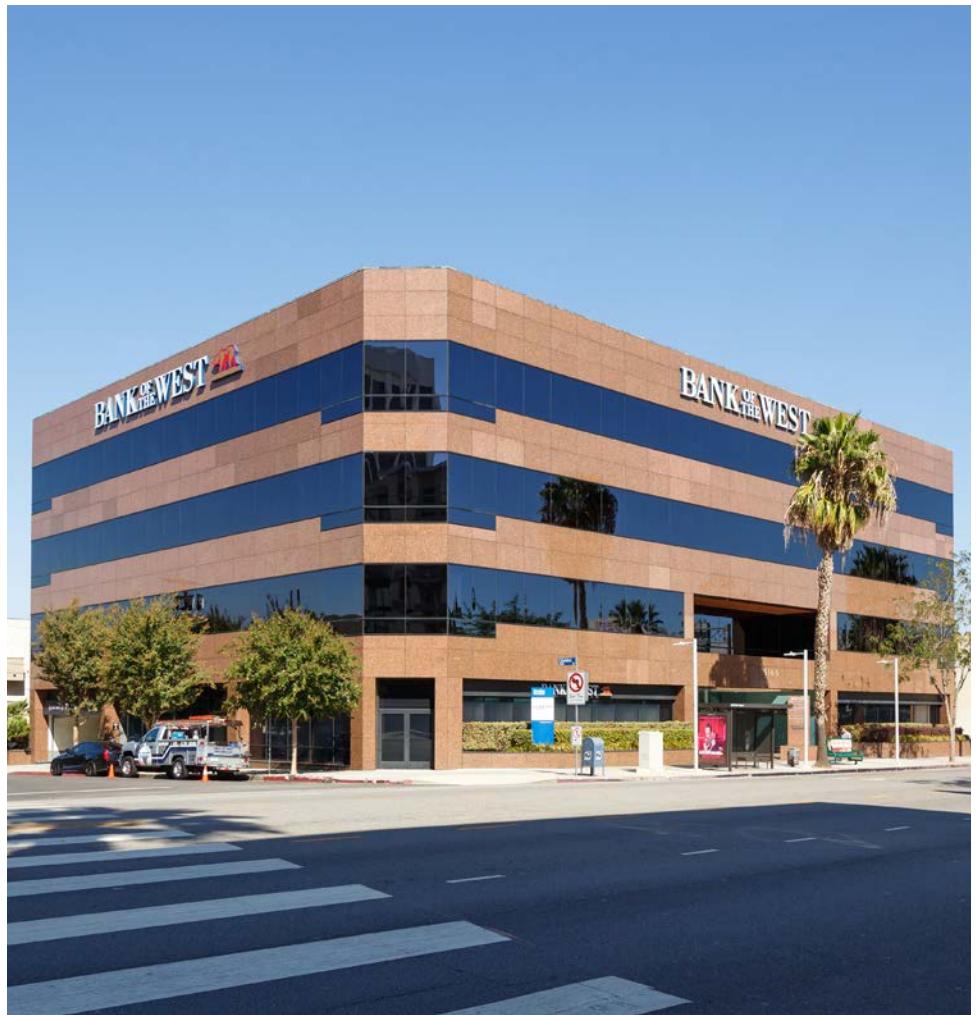
# PROPERTY HIGHLIGHTS

## IDEAL LOCATION FOR YOUR NEXT OFFICE IN SHERMAN OAKS

### COLUMBUS CENTER

Enjoy the intimacy and convenience of this low-rise property located just one short block from the intersection of Ventura and Sepulveda Boulevards, the hub of Sherman Oaks. Experience dining, shopping and entertainment all within easy walking distance. The polished granite and reflective-glazed exterior features angled corners which provides a sleek, modern look. The building's granite lobby, efficient and renovated corridors, and easy-to-use subterranean parking garage combine to make it a casual but elegant treasure. Columbus Center offers management and engineering services, has a fully integrated energy management system for optimal efficiency and comfort, and includes a bank in its lobby.

- Rentable Square Feet: 65,779
- No. of Stories: 4
- Parking Ratio: 2.5/1,000 s.f.



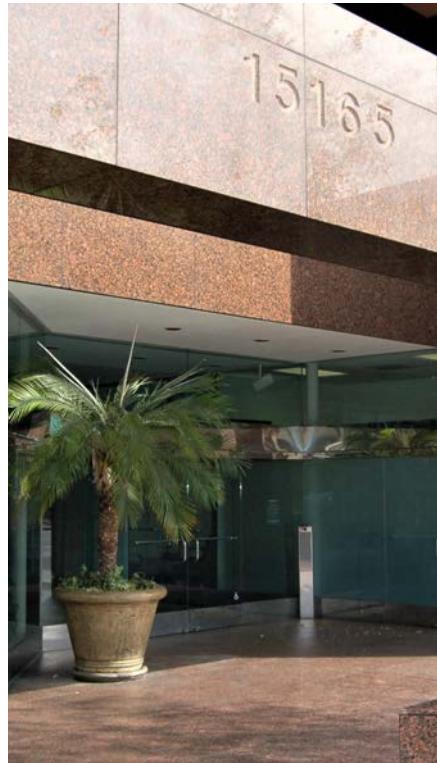
# THE LOCATION

## 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 Columbus Center, 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!

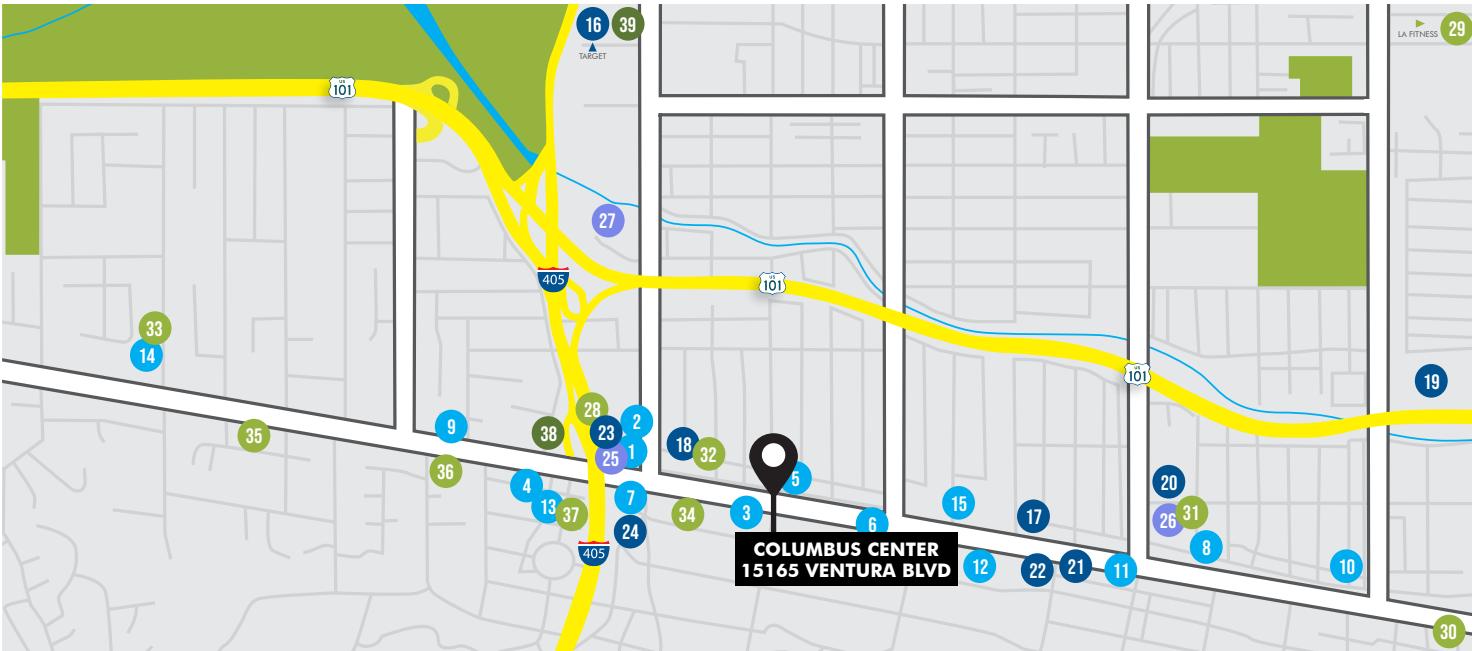




# AMENITIES MAP

WALKING  
SCORE  
**83**

## DINING, SHOPPING & MORE



## CAFES/RESTAURANTS

- 1 The Cheesecake Factory
- 2 P.F. Chang's
- 3 Mulberry Street Pizzera
- 4 Shiraz Restaurant
- 5 Blue Jam Cafe
- 6 Marmalade Cafe
- 7 Public School 818
- 8 Dojo Sushi
- 9 California Chicken Cafe
- 10 Mendocino Farms
- 11 Crave Cafe
- 12 Panera Bread & Chiptole
- 13 Valley Inn Restaurant & Martini Bar
- 14 Larsen's Steakhouse
- 15 Aneio Cantina and Grill

## SHOPPING

- 16** Target
- 17** T.J.Maxx
- 18** Cost Plus World Market
- 19** Westfield Fashion Square
- 20** Best Buy
- 21** Urban Outfitters
- 22** Twenty20 Los Angeles
- 23** Sherman Oaks Galleria
- 24** Whole Foods

## ARTS/ENTERTAINMENT/PARKS

- 25 ArcLight Cinemas
- 26 Pacific Theatres  
Sherman Oaks 5
- 27 Sherman Oaks Castle Park

## FITNESS

- 28** 24 Hour Fitness
- 29** LA Fitness
- 30** CorePower Yoga
- 31** Black Dog Yoga
- 32** Krav Maga Worldwide
- 33** Pilates Plus Encino
- 34** Hot 8 Yoga
- 35** Novo Body
- 36** DToX Fitness
- 37** Hunt Pilates

## HOTELS

- 38 Courtyard by Marriott
- 39 Best Western Plus  
Carriage Inn

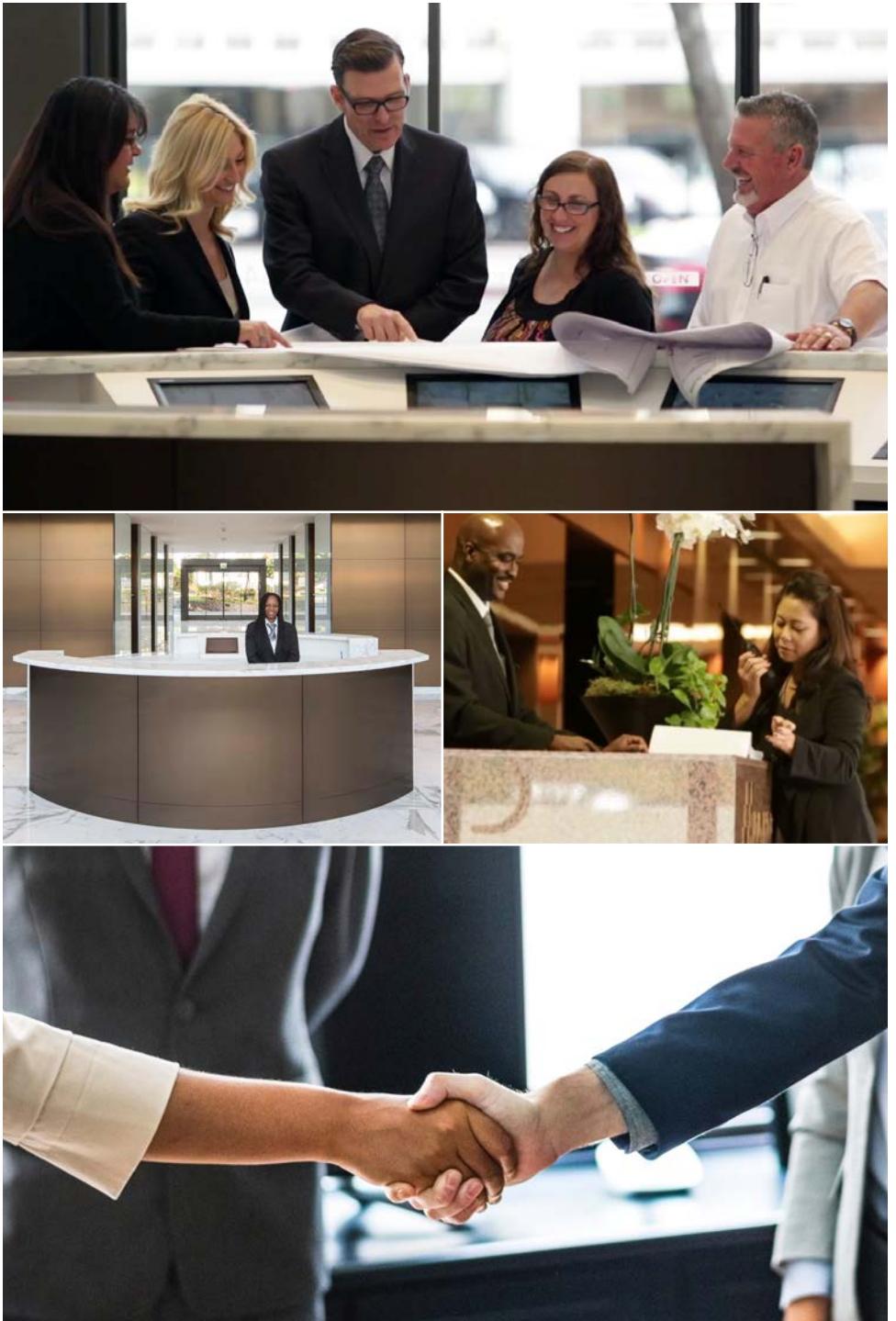
# EXCELLENCE IN SERVICE

## 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

PROFESSIONALLY MANAGED BY:

**Douglas Emmett**

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