

Douglas
Emmett

WESTSIDE TOWERS

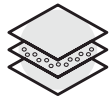
11835-11845 W Olympic Blvd, Los Angeles, CA 90064



WESTSIDE TOWERS

OVERVIEW

Westside Towers, featuring twin 12-story office towers, stands as a prominent presence on Olympic Blvd. in West Los Angeles. These distinctive office buildings provide occupants with panoramic views of the ocean, mountains, and the surrounding neighborhood. Renowned as a sought-after address for leasing office space in West LA, Westside Towers offers more than just stunning views. Its popularity is further fueled by convenient freeway access, two modern lobbies that exude sophistication, and an outdoor plaza adorned with a contemporary art installation. Elevate your business presence in a space that seamlessly combines accessibility, aesthetics, and artistic flair at Westside Towers.



12 Floors



423,273
RSF



Close to
10 & 405
Freeways



24 Hour
On-Site
Security



Sundry
Shop
On-Site



Panoramic
Ocean &
City Views

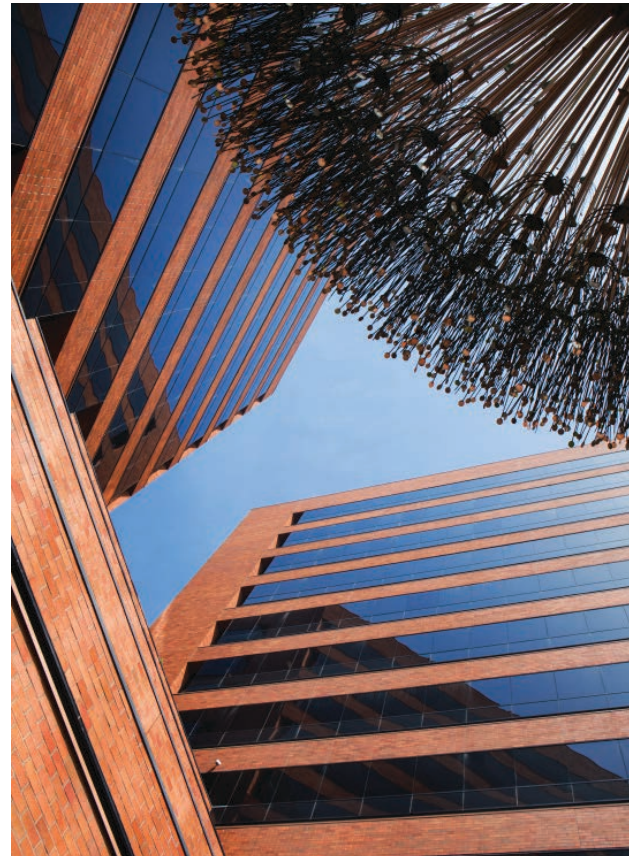


3/1000
Parking
Ratio



Close to
Metro
Expo Line





THE LOCATION

SAWTELLE / WEST LA

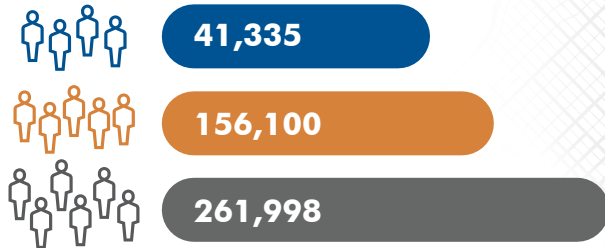
Dubbed the new creative and tech heart of Los Angeles, Sawtelle/West LA is just a short commute from Santa Monica, Brentwood, Westwood, Bel Air, and Beverly Hills. Over the past decade, numerous companies have chosen the Sawtelle/West LA area to lease offices in Los Angeles, including a diverse base of professional services, medical, and creative industries. This tenant base includes notable companies such as Riot Games, VCA, The Wonderful Company, Snap, and Apple. For commuters, the Sawtelle/West LA area offers immediate access to the Metro Stop at Bundy Station and easy access to the 10 and 405 freeways. Nearby amenities include the newly developed West Edge, an active community of apartments, high-end shops, restaurants, and Gelson's Market. Sawtelle/West LA is just a few minutes from various Japanese shops and restaurants in Japantown, "one of the best streets for Japanese cuisine in LA," according to the Los Angeles Times.



DEMO GRAPHICS

THE OLYMPIC CORRIDOR

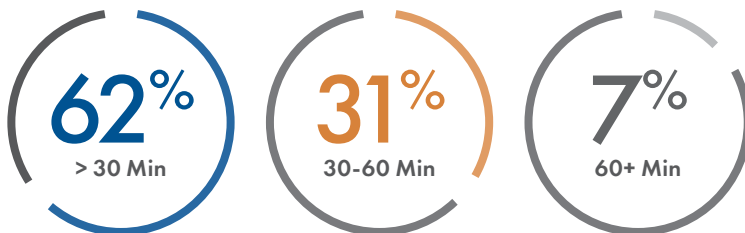
2023 POPULATION PER MILE RADIUS:



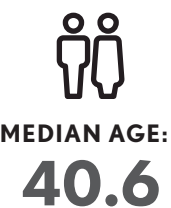
AVERAGE HOUSEHOLD INCOME:



AVERAGE COMMUTE TIME (2 MILE RADIUS)



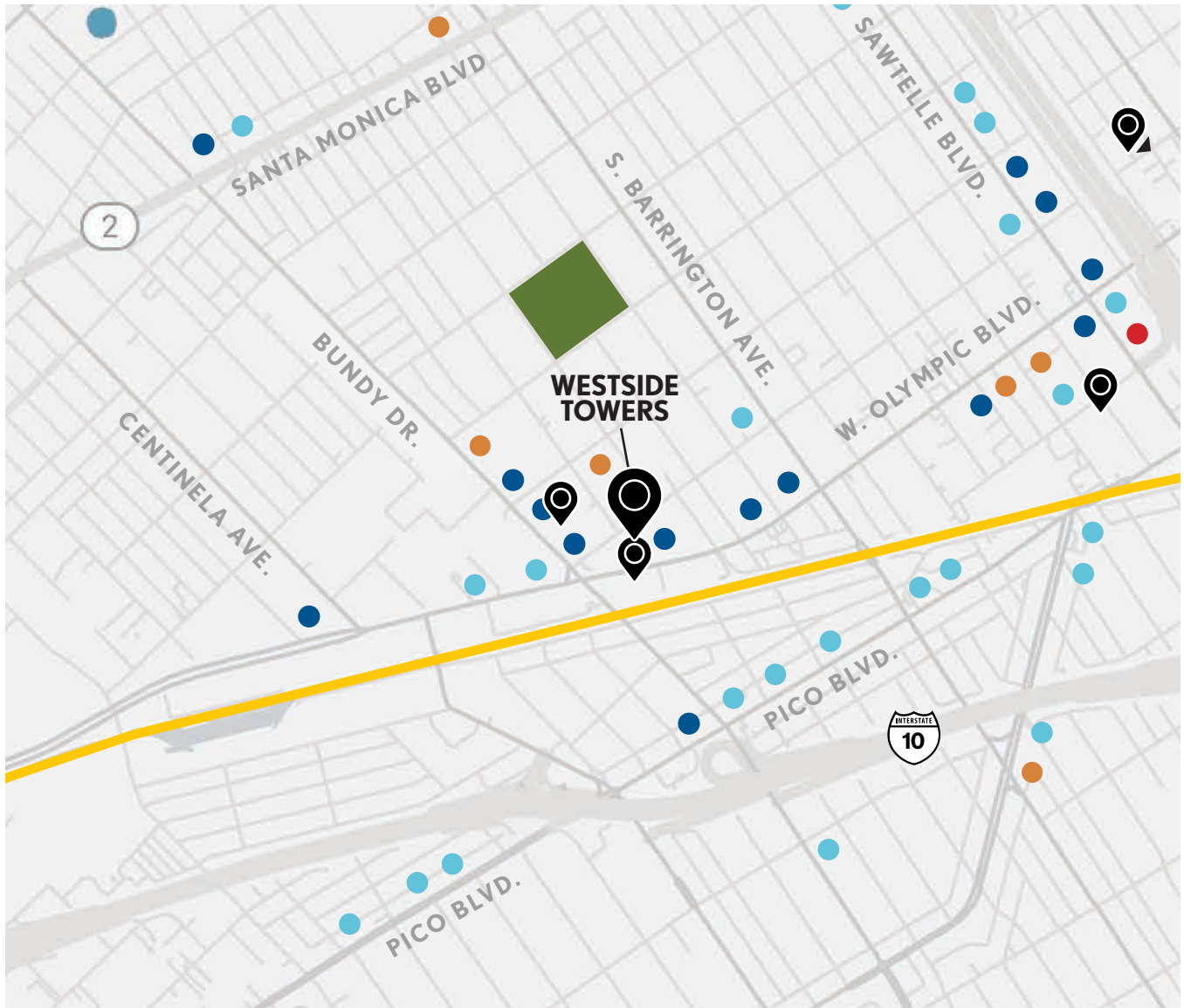
AVERAGE DAILY TRAFFIC COUNT: WILSHIRE & BUNDY



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

POINTS OF INTEREST

DINING, SHOPPING & MORE...



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

— METRO GOLD LINE

● DOUGLASEMMETT PROPERTIES

**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** program (GRO).



Did you know?



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

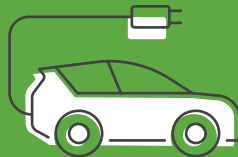


100% of Douglas Emmett properties save energy through automated energy management systems to access real time energy usage data. We are committed to reducing our indirect consumption from non-renewable sources by at least 10% by 2029.



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 a range of programs including low-flow water fixtures, new energy management systems, LED lighting retrofits, recycling and EV charging stations. Combined, these implementations have reduced our electricity usage per square foot 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

**Douglas
Emmett**

310.255.7777
douglasemmett.com



Douglas Emmett

For Leasing Information Please Contact:

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