

ENCINO GATEWAY

15760 Ventura Blvd / Encino, CA

**Douglas
Emmett**

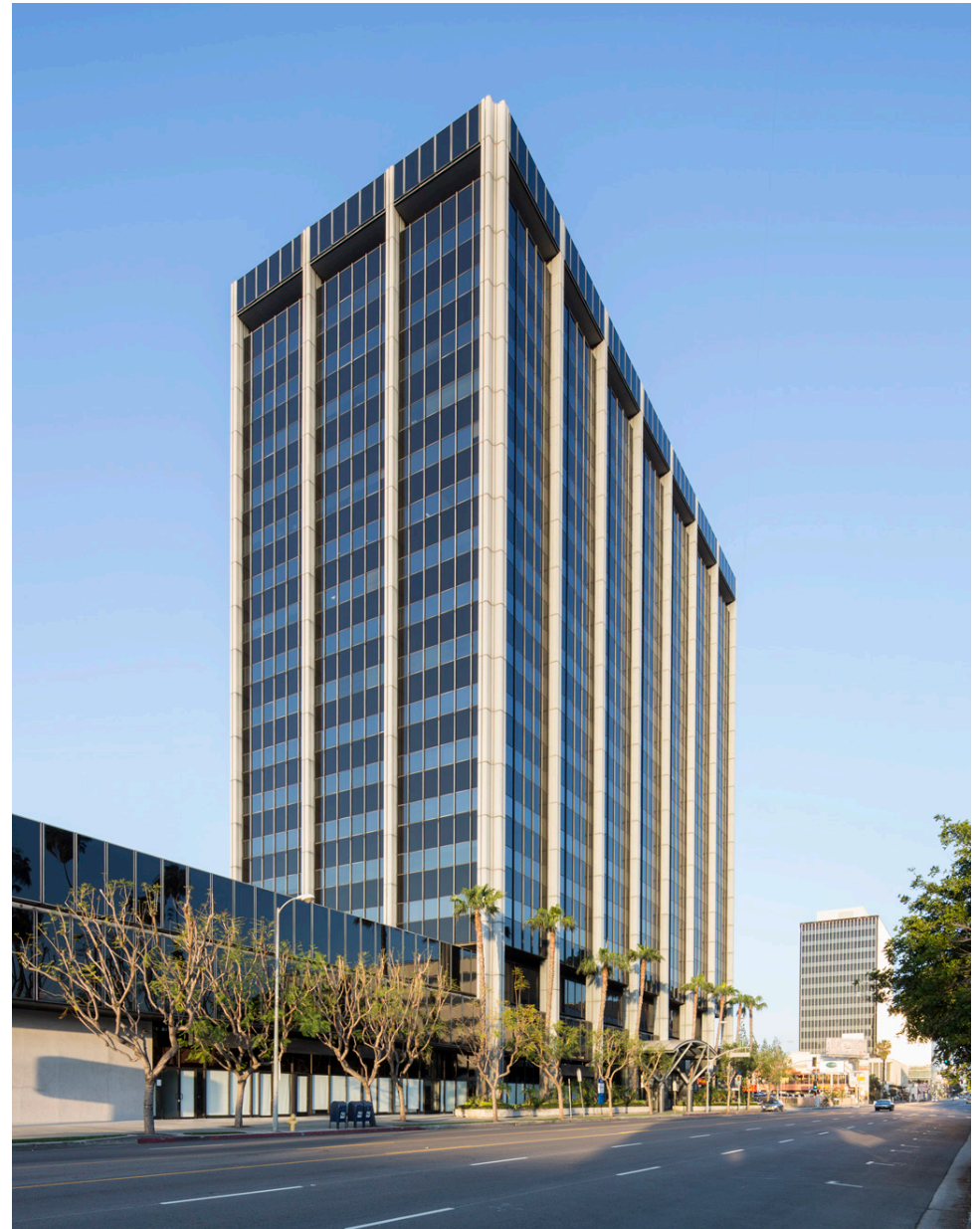
PROPERTY HIGHLIGHTS

BEST OFFICE VIEWS IN ENCINO

ENCINO GATEWAY

This property makes an impressive statement on Ventura Boulevard combining classic architectural style with an aluminum and reflective glass exterior. Enter through a glass and steel canopy to a light and airy limestone lobby. Its twenty stories consist of four levels of parking, allowing you direct access from parking to your floor, where you will experience spectacular, unobstructed views. Strategically located, it offers many dining and shopping options and easy freeway access. Encino Gateway offers management and engineering services, is Energy Star Certified by the EPA, and has a fully integrated energy management system for optimal efficiency and comfort. On-site amenities include a bank, sundry shop, car wash, tenant conference room and ample storage options.

- Rentable Square Feet: 295,054
 - No. of Stories: 20
 - Parking Ratio: 3.4/1,000 s.f.
 - Security: 24-Hour
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THE LOCATION

ENCINO

IDEAL LOCATION FOR YOUR NEXT OFFICE

Welcome to the community of Encino, the Valley's premiere business district and home to a number of shopping, gym and wellness amenities, restaurants and a weekly farmer's market; if that is not enough, you will find more at The Encino Commons, an additional destination for retail and entertainment. At Encino Gateway, you are in the heart of the Ventura Boulevard corridor and the center of it all. You will be just south of the 101 freeway and a short drive away from access to the 405 freeway and from Douglas Emmett's Sherman Oaks Galleria featuring "Restaurant Row", ArcLight Cinema and 24 Hour Fitness. It is the ideal location for your next office so start making yourself at home.



AMENITIES MAP

WALKING
SCORE
80

DINING, SHOPPING & MORE



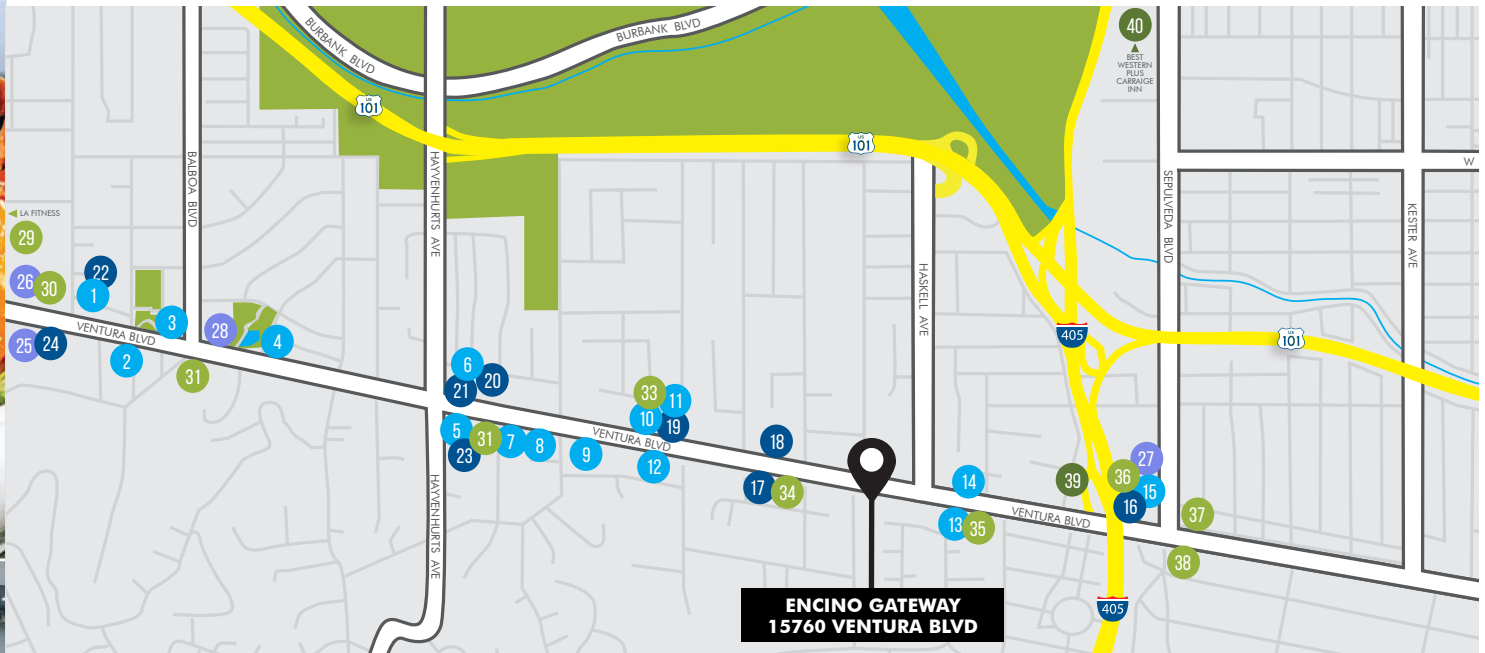
2 The Stand



31 Equinox



15 The Cheesecake Factory



**ENCINO GATEWAY
15760 VENTURA BLVD**

CAFES/RESTAURANTS

- 1** Midori Sushi
- 2** The Stand
- 3** Fat Sal's
- 4** Lakeside Rest. & Lounge
- 5** Wolfgang Puck at Gelson's
- 6** Starbucks
- 7** Chipotle Mexican Grill
- 8** Delmonico's Steak & Lobster
- 9** Benihana
- 10** California Pizza Kitchen
- 11** Scratch Bar & Kitchen
- 12** Davenport's
- 13** Corner Bakery Cafe
- 14** California Chicken Cafe
- 15** The Cheesecake Factory

SHOPPING

- 16** Sherman Oaks Galleria
- 17** Ah's The Ultimate Gift Store
- 18** Marshalls
- 19** Encino Place
- 20** Encino Marketplace
- 21** CVS
- 22** Big 5 Sporting Goods
- 23** Gelson's Market
- 24** Encino Town Center

ARTS/ENTERTAINMENT/PARKS

- 25** Laemmle Town Center 5
- 26** The Terrace
- 27** ArcLight Cinemas
- 28** Los Encinos StatePark

FITNESS

- 29** LA Fitness
- 30** CorePower Yoga
- 31** Equinox
- 32** Pilates Sports Center
- 33** Pilates Plus Encino
- 34** Novo Body
- 35** DToX Fitness
- 36** 24 Hour Fitness
- 37** Krav Maga Worldwide
- 38** Hot 8 Yoga

HOTELS

- 39** Courtyard by Marriott
- 40** 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:
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FOR LEASING INFORMATION, PLEASE CONTACT

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