

VALLEY EXECUTIVE TOWER

15260 Ventura Blvd / Sherman Oaks, CA

**Douglas
Emmett**

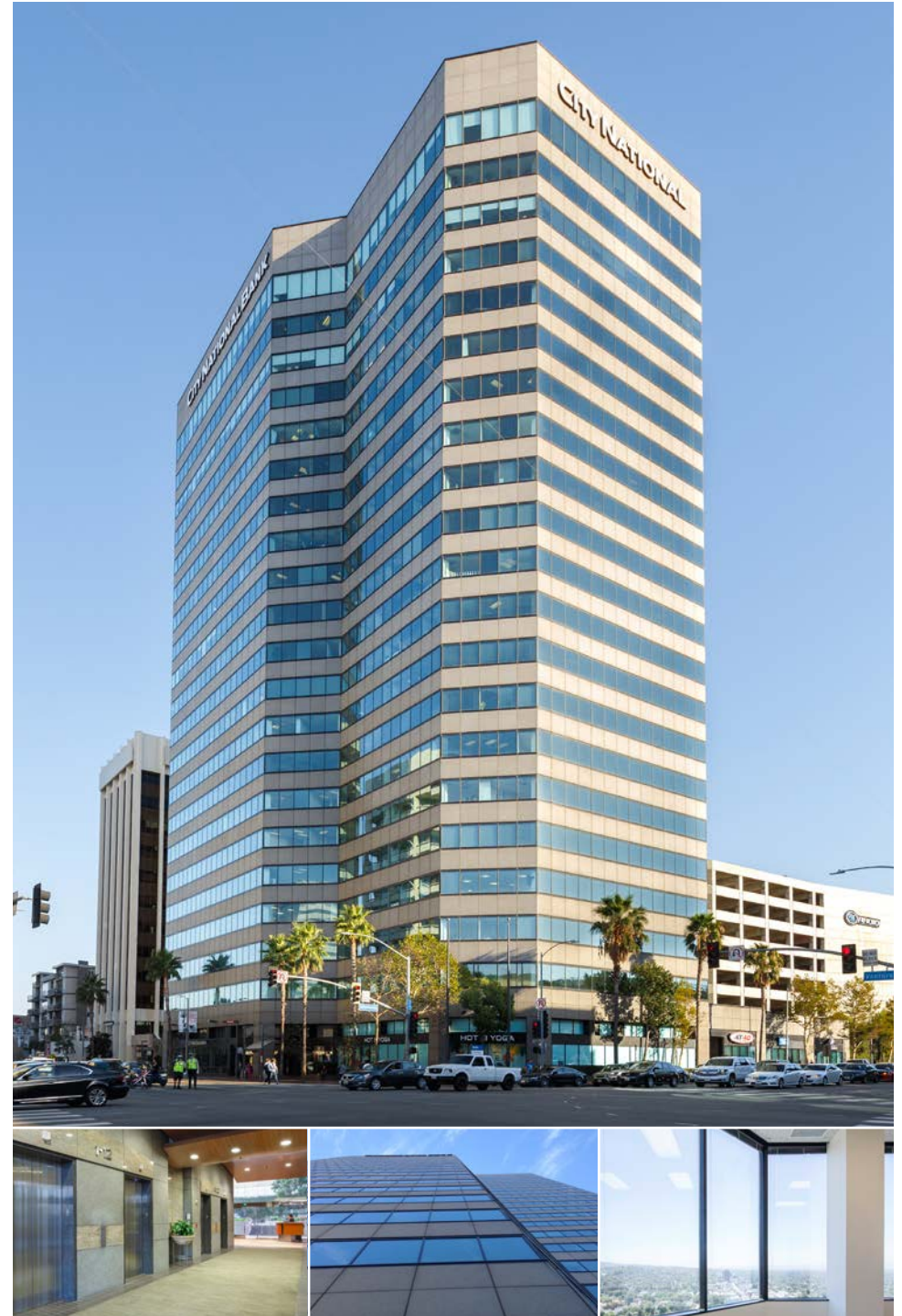
PROPERTY HIGHLIGHTS

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: 390,639
 - No. of Stories: 22
 - Parking Ratio: 2.3/1,000 s.f.
 - Security: 24-Hour
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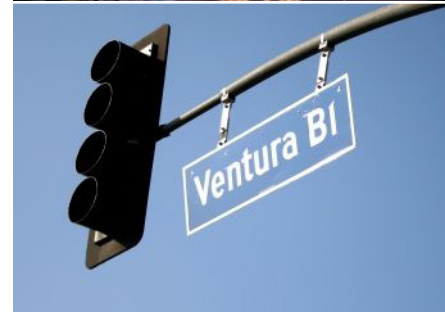


THE LOCATION

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!





10 Mendocino Farms



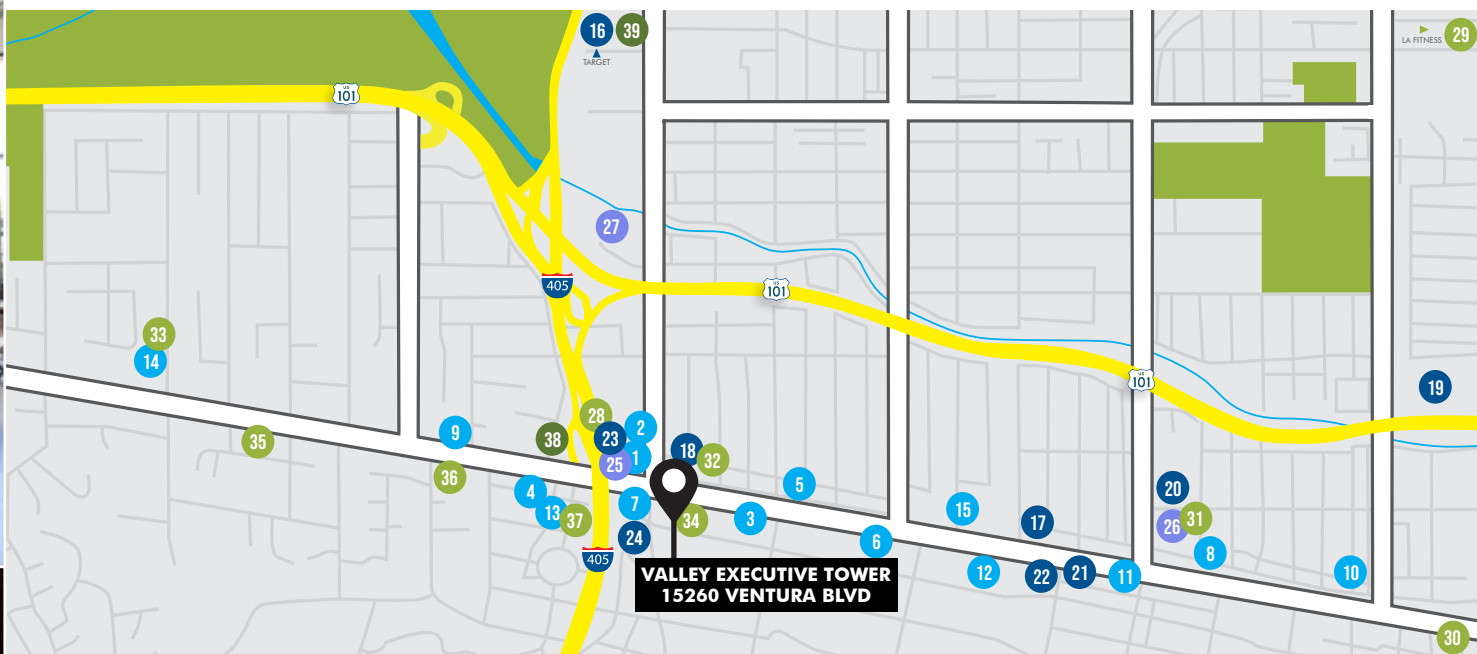
34 Hot 8 Yoga



18 The Cheesecake Factory

AMENITIES MAP

DINING, SHOPPING & MORE



WALKING
SCORE
83

CAFES/RESTAURANTS

- 1 The Cheesecake Factory
- 2 P.F. Chang's
- 3 Mulberry Street Pizzeria
- 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 Anejo 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

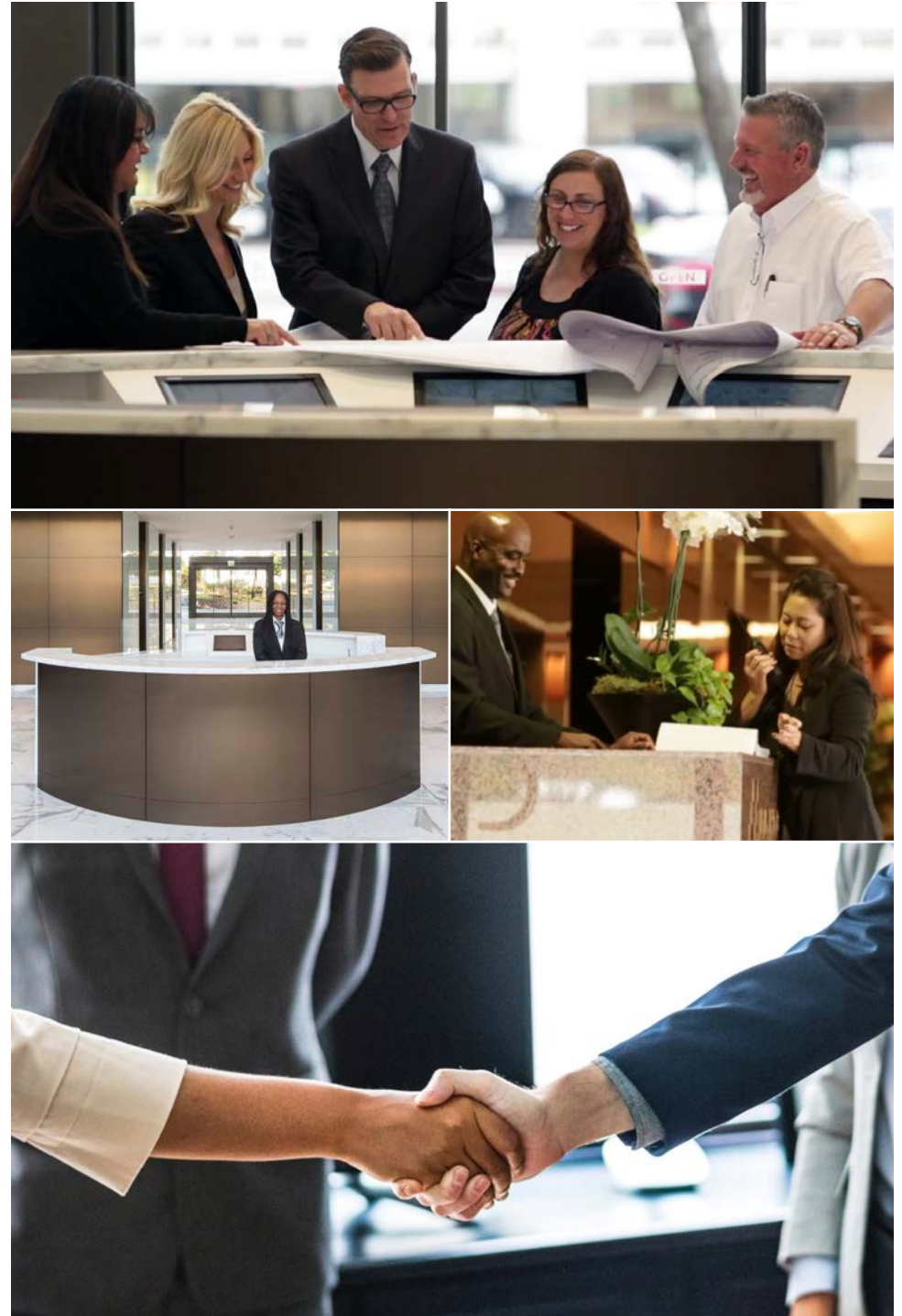
EXCELLENCE IN SERVICE

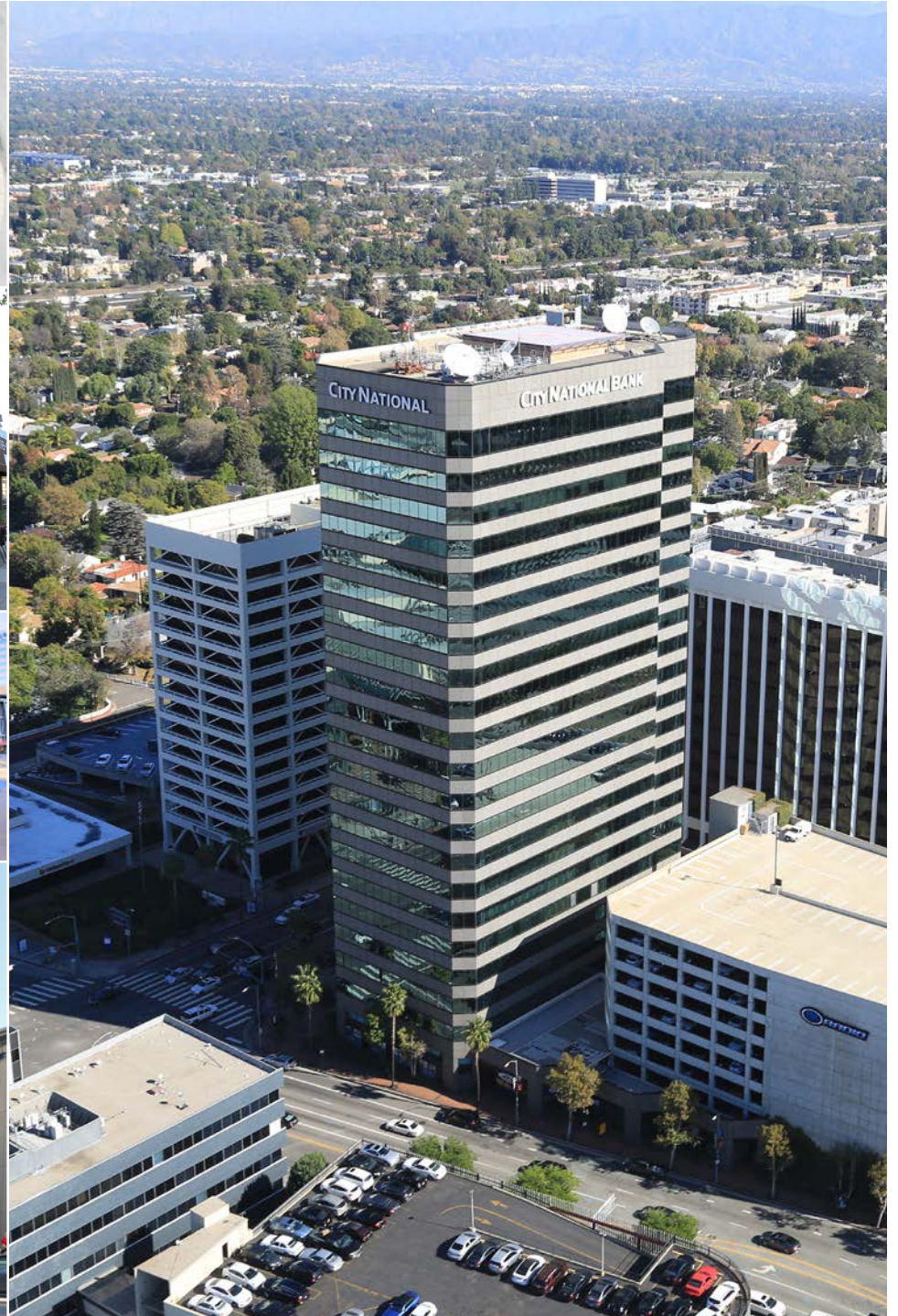
UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

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





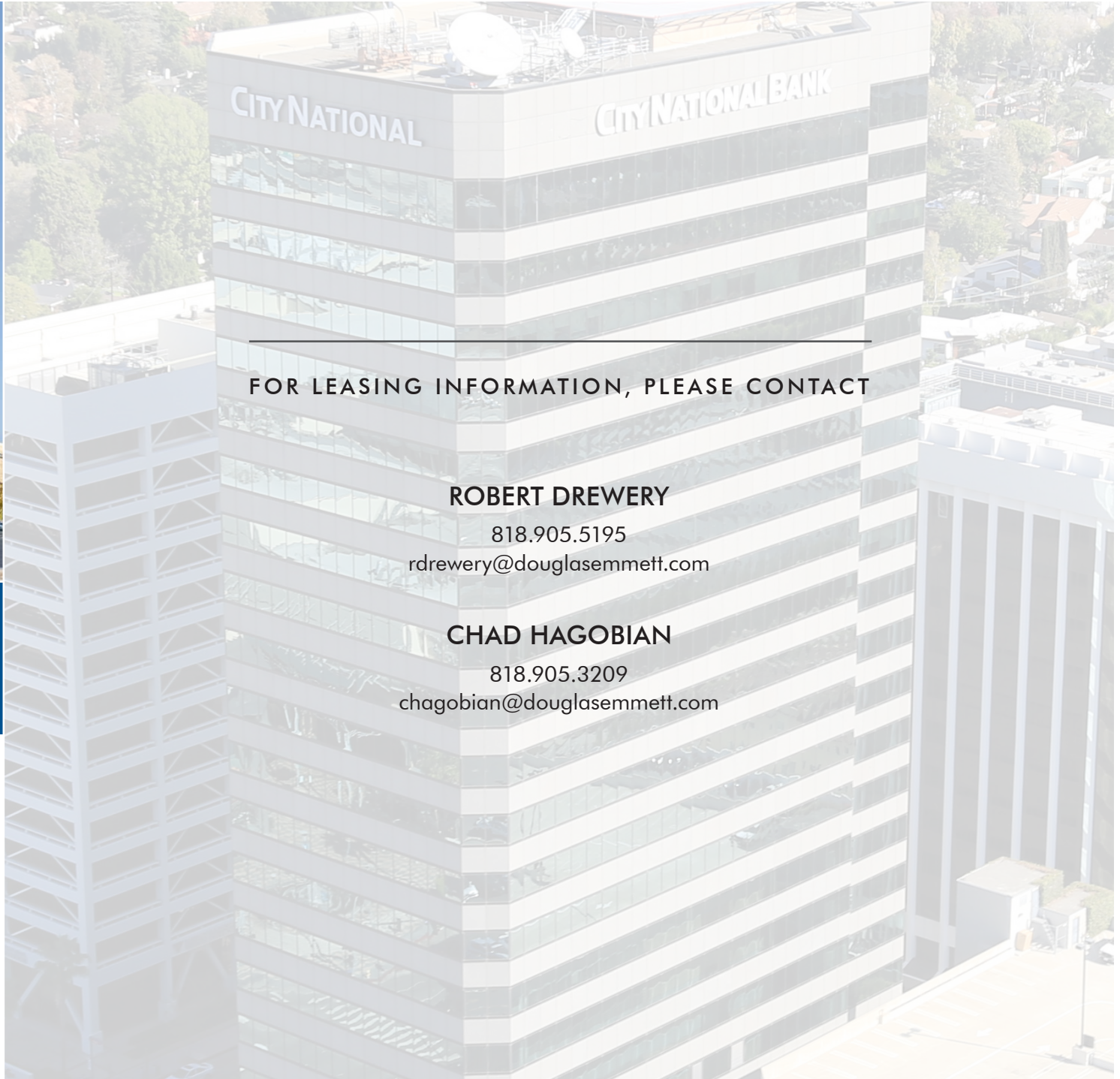


**Douglas
Emmett**

PROFESSIONALLY MANAGED BY:
Douglas Emmett
Property Management Office:
15260 Ventura Blvd., Suite 1100
Sherman Oaks, CA 91403
T: 818.981.1100

Douglas Emmett
Corporate Office:
1299 Ocean Ave., Suite 1000
Santa Monica, CA 90401
T: 310.255.7700

www.douglasemmett.com



FOR LEASING INFORMATION, PLEASE CONTACT

ROBERT DREWERY

818.905.5195
rdrewery@douglasemmett.com

CHAD HAGOBIAN

818.905.3209
chagobian@douglasemmett.com