

SHERMAN OAKS GALLERIA

15301-15303 Ventura Blvd / Sherman Oaks, CA



**Douglas
Emmett**

PROPERTY HIGHLIGHTS

CLASS-A OFFICES IN A MIXED-USE ENVIRONMENT

THE ICONIC SHERMAN OAKS GALLERIA

The Sherman Oaks Galleria is a state-of-the-art, open-air lifestyle center that includes 700,000 square feet of beautifully appointed Class-A office, overlooking a 300,000-square-foot-retail and entertainment complex. The Property is located at the interchange of the 101 Ventura and 405/San Diego freeways. Choose among the high-rise Comerica Bank Building or the intimate low-rise Garden, Courtyard or Atrium office buildings. All buildings offer fully staffed management and engineering services on site and have a fully integrated energy management systems for optimal efficiency and comfort.

The Galleria hosts a vibrant business and diverse tenant community during the day and transforms into a lively shopping, dining and entertainment destination during evenings and weekends. In addition to ArcLight Cinemas' state-of-the-art movie theatre complex, the Galleria boasts its own "Restaurant Row" that includes ArcLight Cafe, Buffalo Wild Wings, The Cheesecake Factory, P.F. Chang's China Bistro and Frida Mexican

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PROPERTY HIGHLIGHTS CONTINUED

Cuisine. If you’re seeking more casual dining options there is Pizza 90, Salad Farm, Hana Grill Fresh Japanese, Jersey Mike’s Subs, Starbucks Coffee, Ben & Jerry’s and Robeks Juice. Explore retail shopping options such as DSW Designer Shoe Warehouse, T-Mobile and Tuso Clothing Boutique. The Sherman Oaks Galleria is also a lifestyle and wellness destination featuring 24 Hour Fitness, Burke Williams Day Spa, DENT-ALL by Dr. Z, European Wax Center, Sugar & Co Nail Salon, Adam’s Garden indoor playground and Paul Mitchell the School. You can even treat yourself and your car with VIP service at the on-site Pro Auto Detail shop.

■ Rentable Square Feet:		
Comerica Bank Office Building	304,731	
Garden Office Building	84,106	
Courtyard Office Building	191,890	
Atrium Office Building	155,219	
■ No. of Stories:		
Comerica Bank Office Building	16	
Garden Office Building	5	
Courtyard Office Building	3	
Atrium Office Building	3	
■ Parking Ratio:	5/1,000 s.f.	
■ Security:	24-Hour	

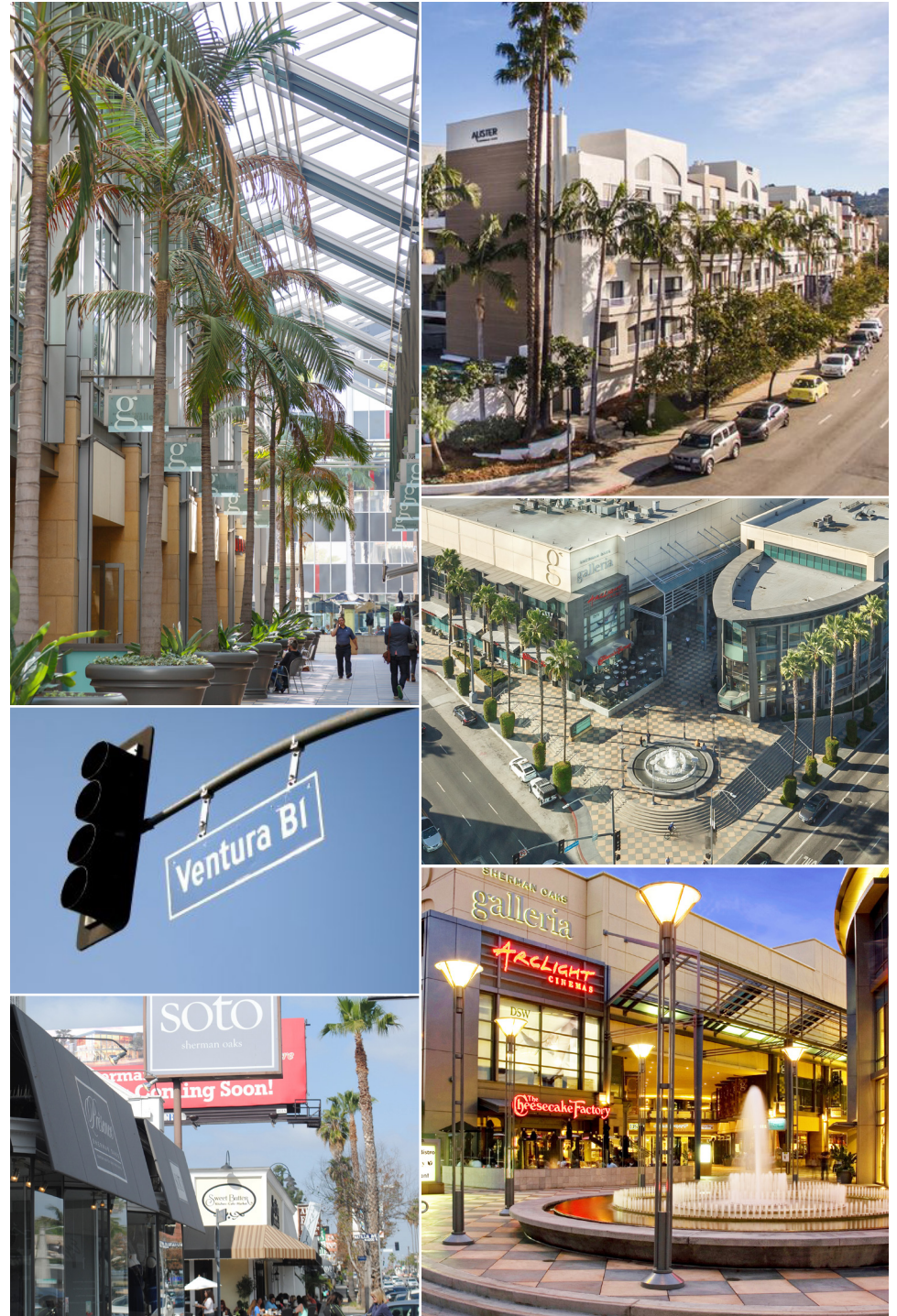


THE LOCATION

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 the famed Sherman Oaks Galleria, you will be right in the heart of it. Whatever you are looking for, you can find it on Ventura Boulevard. 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!

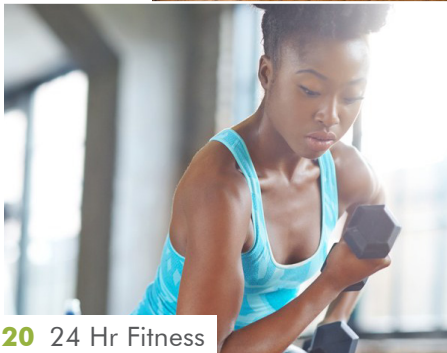




12 DSW



8 Starbucks



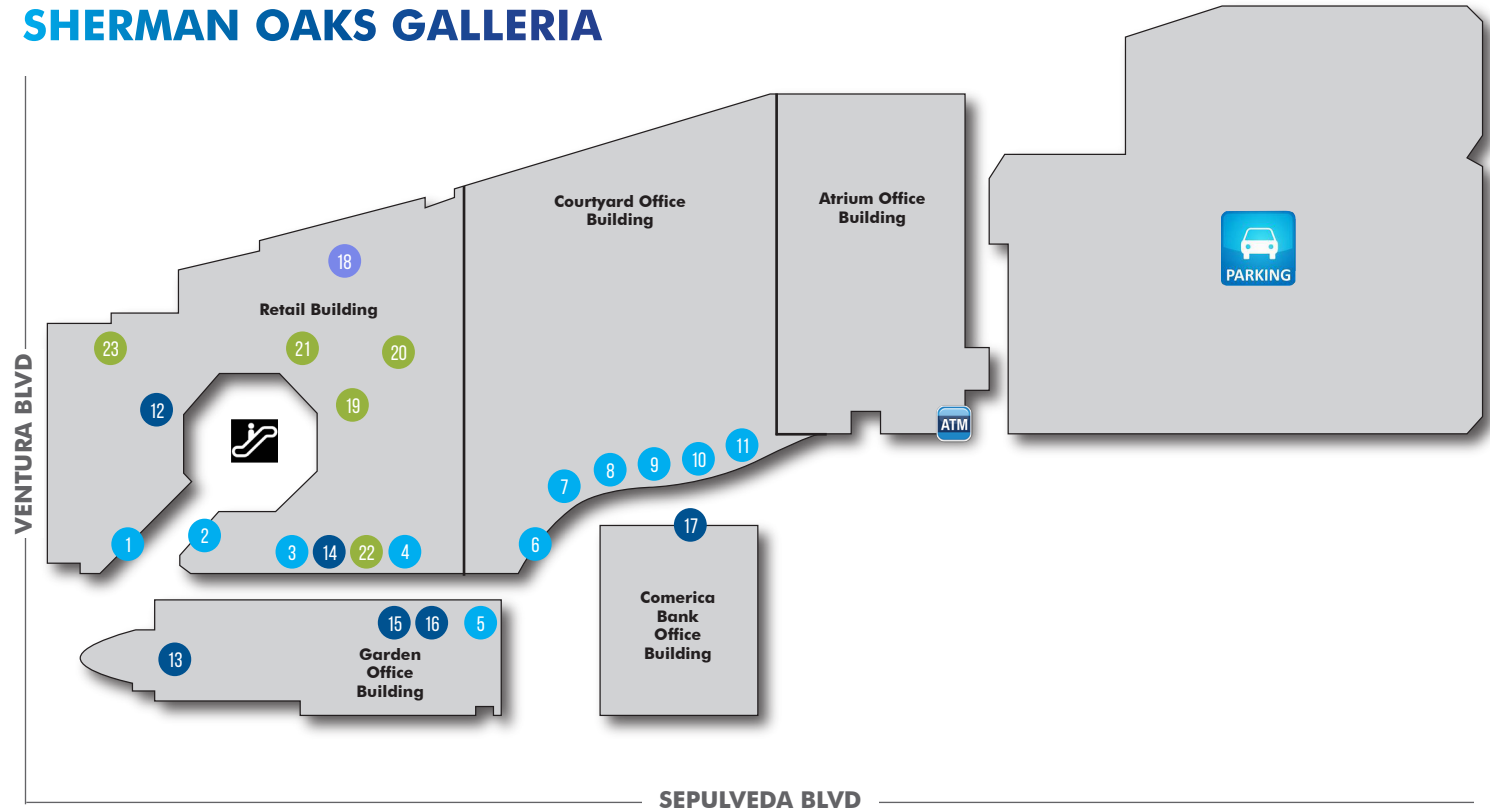
20 24 Hr Fitness



6 Buffalo Wild Wings

SITE PLAN

SHERMAN OAKS GALLERIA



CAFES/RESTAURANTS

- 1 The Cheesecake Factory
- 2 Frida Mexican Cuisine
- 3 Ben & Jerry's
- 4 Jersey Mike's
- 5 P.F. Chang's
- 6 Buffalo Wild Wings
- 7 Pizza:90
- 8 Starbucks
- 9 Salad Farm
- 10 Hana Grill
- 11 Robeks

SHOPPING

- 12 DSW
- 13 Urban Home
- 14 Baly's Clothing Store
- 15 T-Mobile
- 16 Tuso Clothing Boutique
- 17 4 Your Convenience

ARTS/ENTERTAINMENT

- 18 ArcLight Cinemas

FITNESS/BEAUTY/SPAS

- 19 Burke Williams
- 20 24 Hour Fitness
- 21 Sugar & Co.
- 22 European Wax Center
- 23 Paul Mitchell The School



10 Mendocino Farms



34 Hot 8 Yoga



18 The Cheesecake Factory

AMENITIES MAP

DINNING, SHOPPING & MORE



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



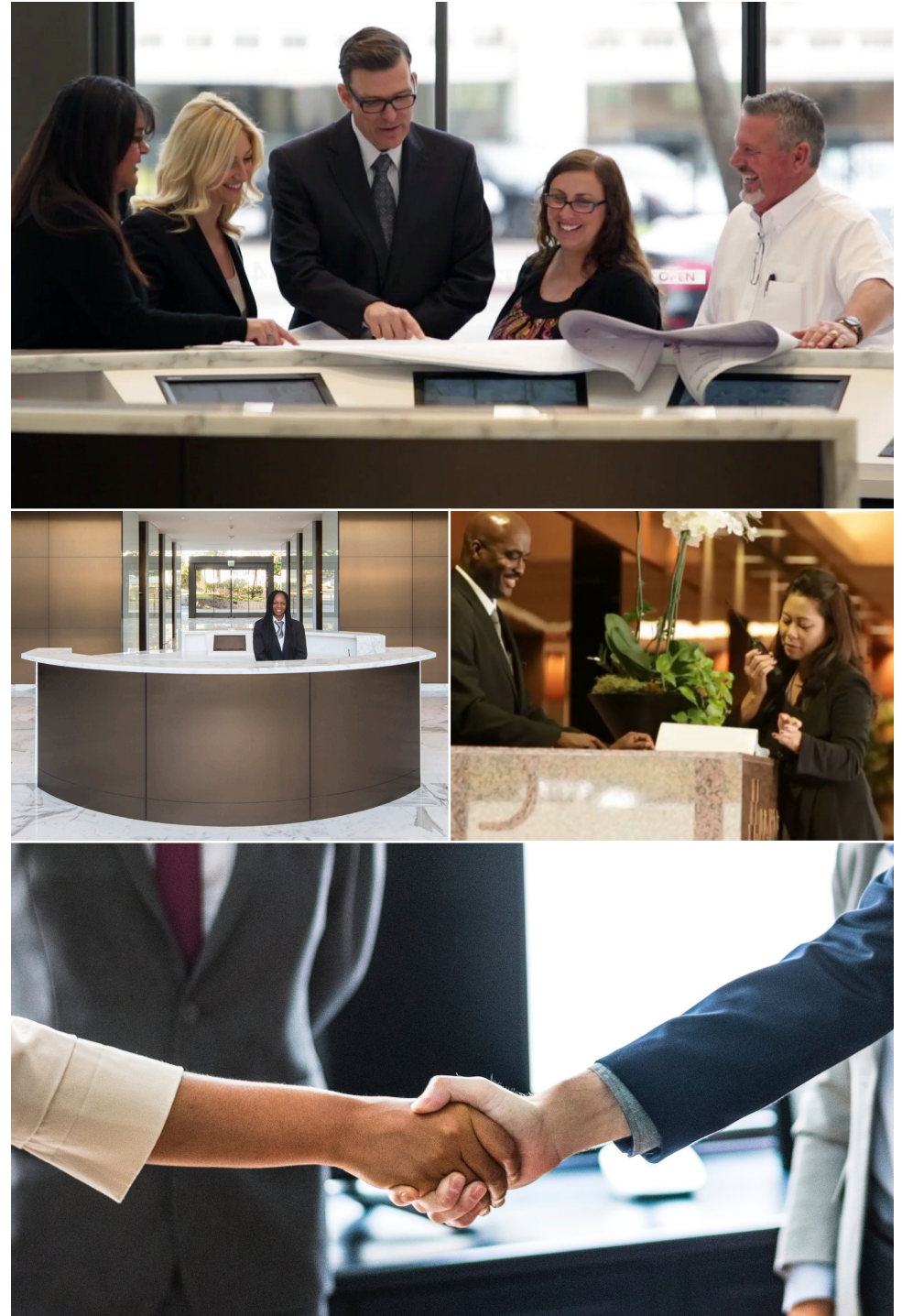
EXCELLENCE IN SERVICE

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
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