

COLUMBUS CENTER

15165 Ventura Blvd / Sherman Oaks, CA



**Douglas
Emmett**

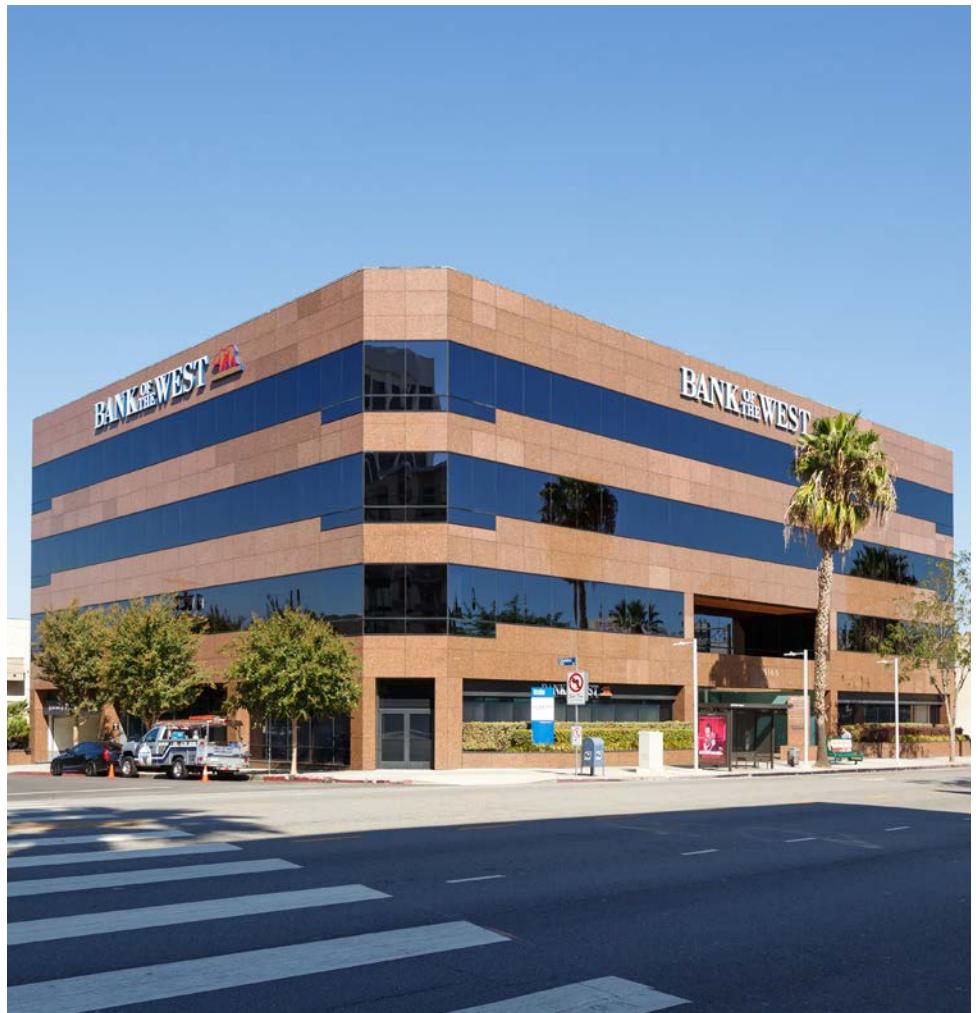
PROPERTY HIGHLIGHTS

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.



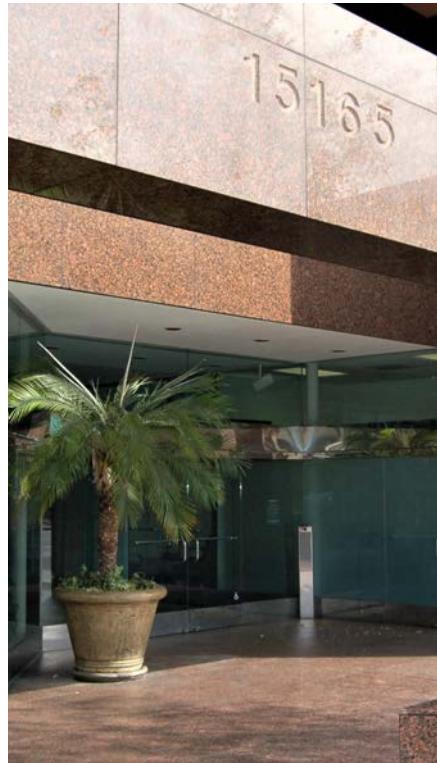
THE LOCATION

SHERMAN OAKS

PERFECT LOCATION FOR YOUR NEXT OFFICE

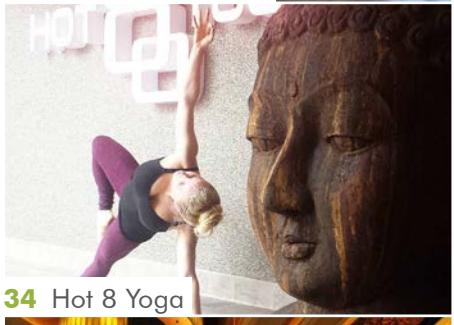
The Ventura Boulevard corridor is where the action is for office space, dining and shopping, and at Columbus Center, you will be right in the heart of it. Whatever you are looking for, you can find it on Ventura Boulevard.

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!

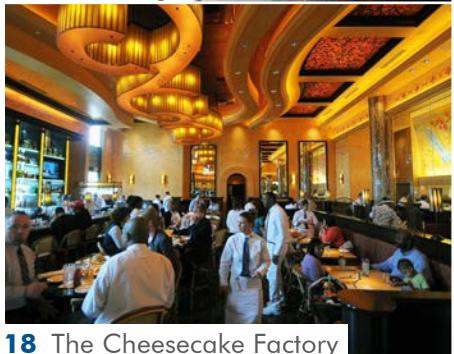




10 Mendocino Farms



34 Hot 8 Yoga

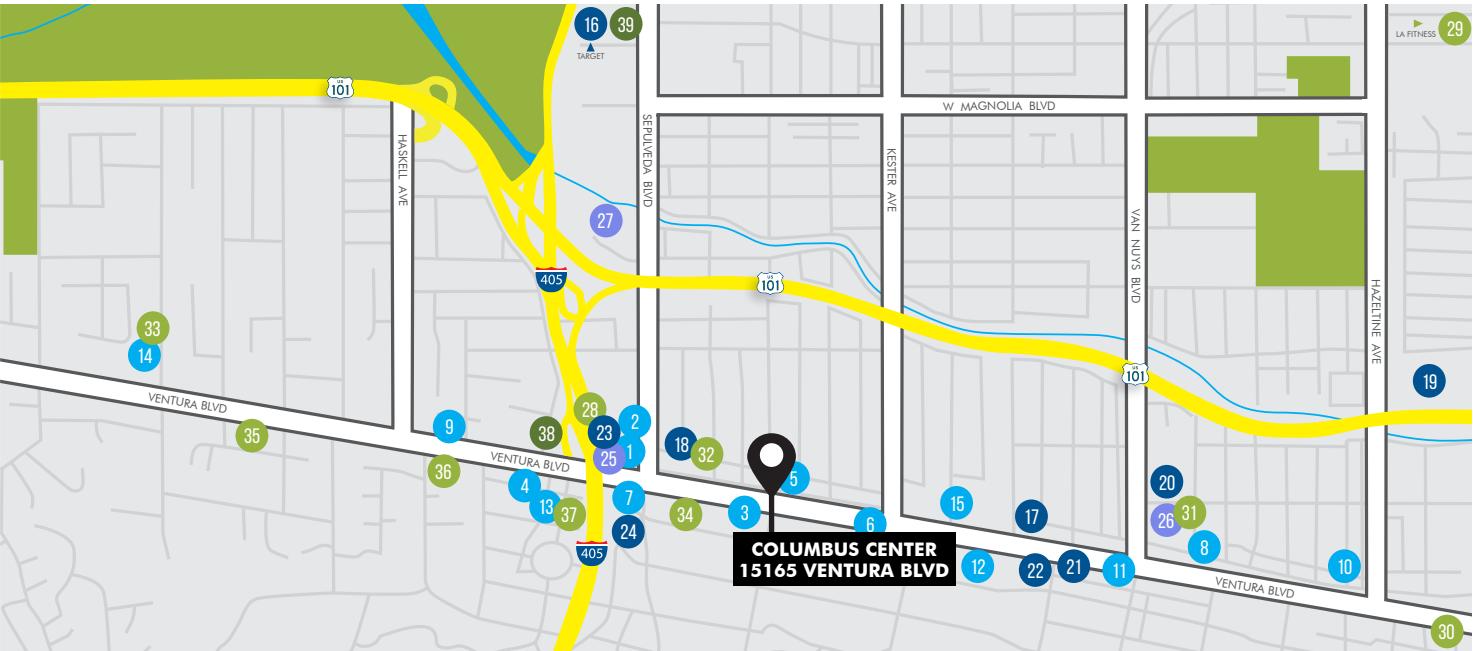


18 The Cheesecake Factory

AMENITIES MAP

WALKING
SCORE
83

DINNING, 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 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

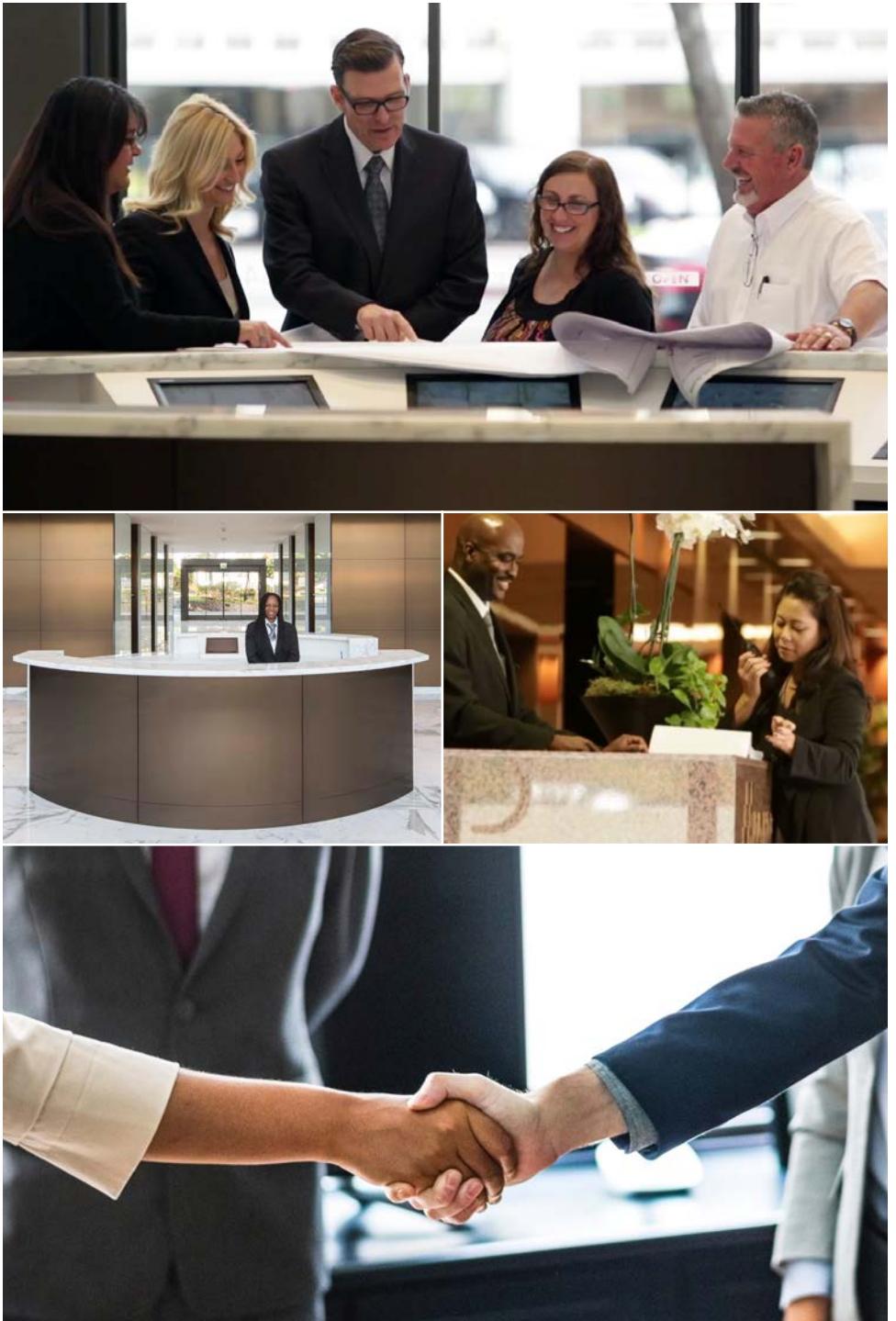
EXCELLENCE IN SERVICE

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 \ F: 818.981.3803

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

STELLA CARTOZIAN

818.905.6028

scartozian@douglasemmett.com

SHANNON LEWIS

818.905.5195

slewis@douglasemmett.com

CHAD HAGOBIAN

818.905.3209

chagobian@douglasemmett.com