

VALLEY OFFICE PLAZA

15233 Ventura Blvd / Sherman Oaks, CA

**Douglas
Emmett**

PROPERTY HIGHLIGHTS

PREMIERE OFFICE PROPERTY IN SHERMAN OAKS

VALLEY OFFICE PLAZA

Located in the heart of Sherman Oaks at the intersection of Ventura and Sepulveda Boulevards, this property provides excellent access to the 101 and 405 freeways from its easily accessible parking facilities. Most suites have dramatic valley and mountain views through floor-to-ceiling windows, and the lobby features a glass-walled entrance with granite and wood finishes throughout. Valley Office Plaza offers management services and on-site amenities include a bank, Cost Plus World Market and Krav Maga, which offers self – defense and fitness classes.

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- Rentable Square Feet: 199,471
 - No. of Stories: 13
 - Parking Ratio: 2.2/1,000 s.f.
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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 Office Plaza, 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

DINNING, 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

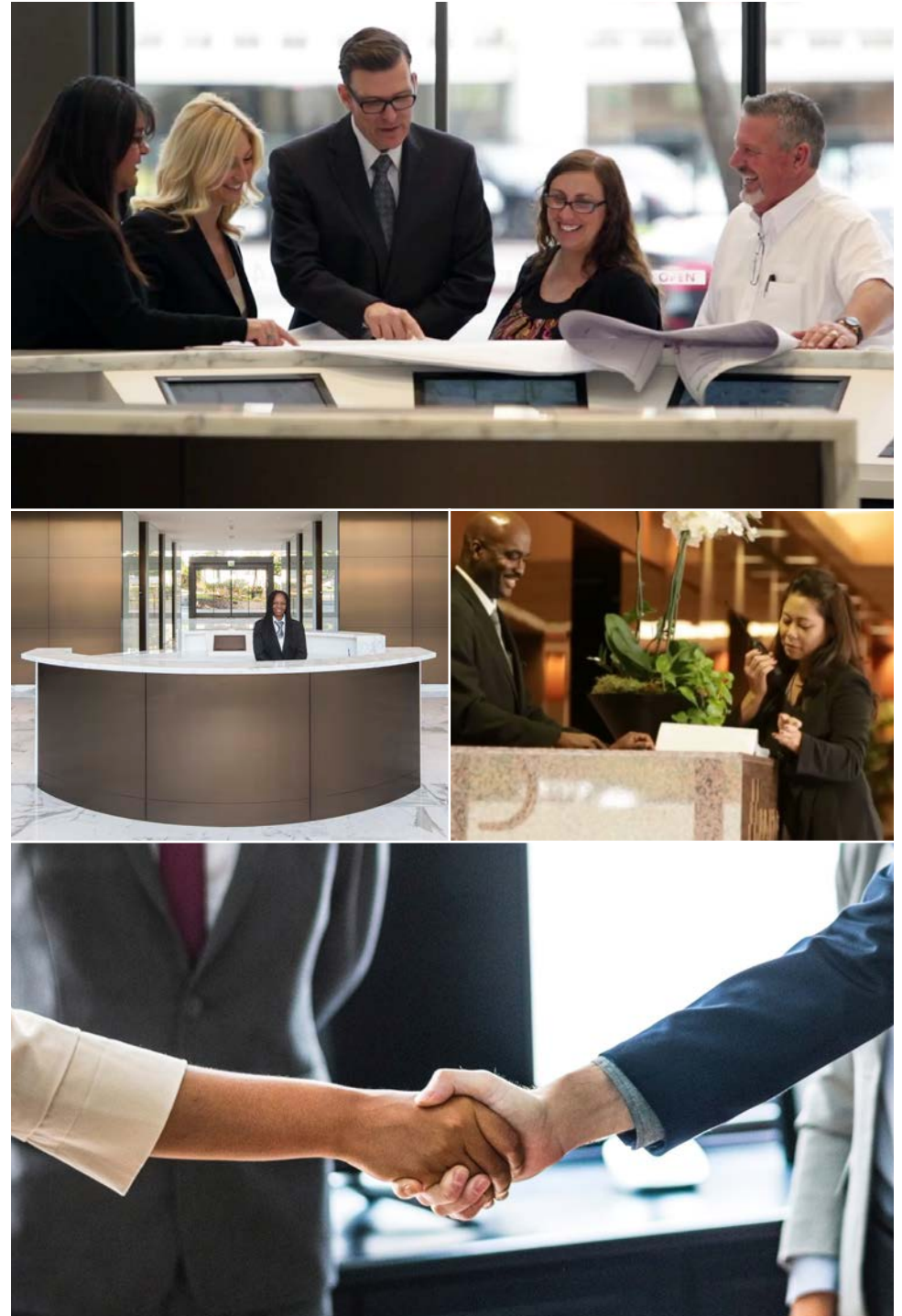
EXCELLENCE IN SERVICE

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**

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