

11100-11150 SANTA MONICA BLVD.  
W. LOS ANGELES, CALIFORNIA

# Westwood Gateway





OVERVIEW

## Positioned for *Success*



Build your brand among the best of West LA: three travertine-clad high rises with state-of-the-art amenities, lush landscaping and panoramic views ideally located minutes from Westwood Village and UCLA.

// WESTWOOD GATEWAY

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

### On-Site Dining Fuels Connection

Connect with colleagues over made-to-order coastal California cuisine at Pacific Kitchen or enjoy French-inspired dishes at Chaumont.

### Fresh Air Inspires Fresh Ideas

Spark creativity in WiFi-enabled outdoor spaces equipped for collaboration and connection.

### Exclusive Fitness Amenities

Energize body and mind with a private Kinetic Fitness center with resort-style locker rooms, golf simulator and putting green.



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FEATURES

# Bring Teams Together

A better work week starts here with a thoughtful collection of on-site amenities that energize and inspire.

-  3 towers, 865K SF
-  Flex+ move-in ready workspace
-  Pacific Kitchen, Chaumont x Chaumont Vegan
-  Kinetic Fitness
-  The Commons outdoor workspace
-  2 Venue Meetings & Events

### Certifications



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# Westwood Gateway Area Map

Attract and retain top talent with a dynamic campus connected to major streets and Interstate 405 and surrounded by the area's best shopping, dining and entertainment.



WITHIN A 1-MILE RADIUS

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# Office, *effortlessly*

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



## premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



## move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.

get started at [flexplus.com](https://flexplus.com)



## flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



## personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.



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# We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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