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WELCOME TO 136 EL CAMINO // BEVERLY HILLS

EFFORTLESS WORKPLACE MEETS LUXURY LIFESTYLE



Nestled in the iconic Beverly Hills Triangle location is its most coveted business address.

Step into 136 El Camino - the jewel box in which your vision can shine. Simple on the outside and purely magnificent on the inside.



THE SPACE

WHERE YOUR VISION CAN SHINE

A unique location and building with endless potential:
the perfect foundation to bring your vision to life.

136 EL CAMINO
BEVERLY HILLS

AMENITY HIGHLIGHTS



PREMIUM PARKING STRUCTURE

61 spots, dedicated valet station,
executive parking with separate entrance,
security office, bike storage, and designated
spots for EV charging.



ULTIMATE ACCESS TO BEVERLY HILLS

Footsteps away from Rodeo Drive,
five-star dining, and luxury hotels. This is
the most cache entertainment and
business center in Los Angeles.



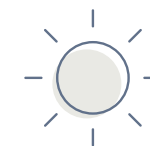
THOUGHTFULLY DESIGNED

Environmentally efficient, LEED certified
building with fully customizable office
and lifestyle space.



PRIVATE PENTHOUSE AMENITY SPACE

Spacious rooftop terrace with
panoramic views of Beverly Hills and
Century City.



LIGHT AND AIRY

29,603 RSF of natural light-filled space
to inspire and uplift employees and
guests alike.



PRIVATE AND SECURE

Paramount security and
discreet location.

WORKING SPACE TO SPARK CREATIVITY AND CONVERSATION



THE HISTORY & ARCHITECTURE

BUILT FOR THE BEST, BY THE BEST



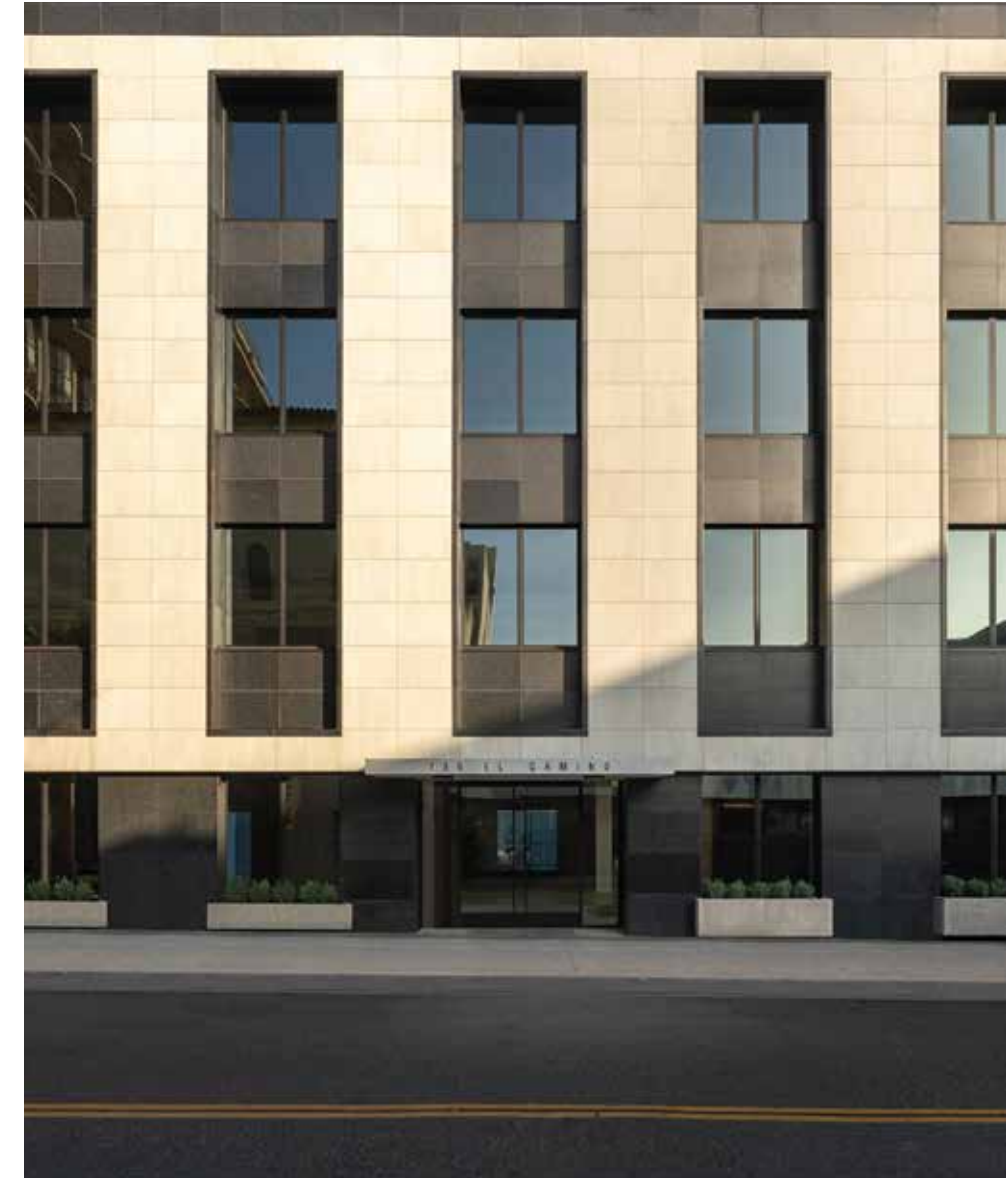
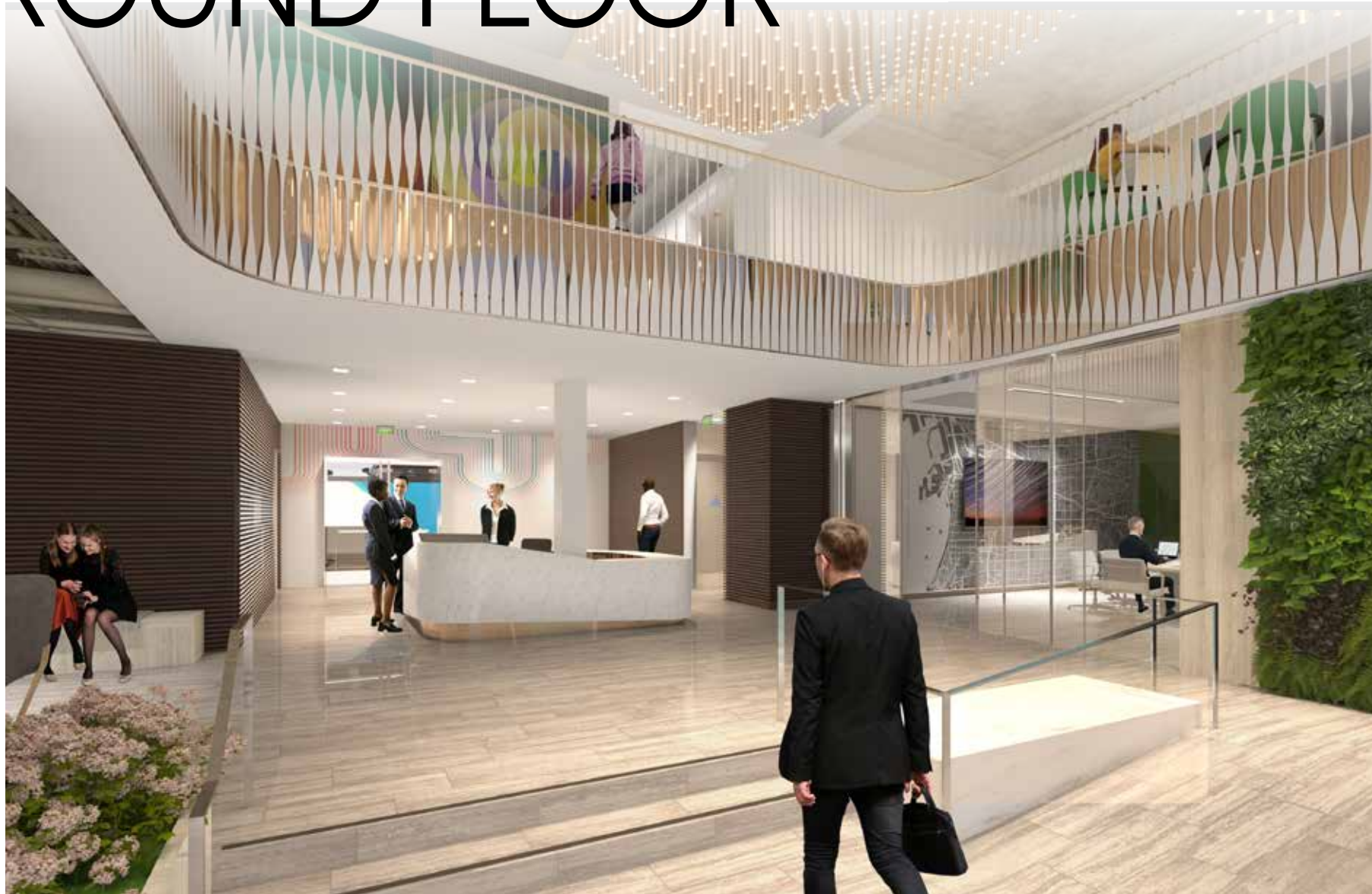
This premier office building was commissioned by the famed Doheny Family and designed by renowned architect William Pereira, the visionary behind San Francisco's Transamerica Tower and the LAX Theme Building. Each detail – from the purposefully simple lines to the elegant frame – exudes rich history and understated charm. Recently renovated, this historical building promises state-of-the-art functionality – including a seismic retrofit to meet anticipated local jurisdiction ordinance.

Founded in 1977, Kennedy Wilson is a global real estate investment company. We own, operate, develop and invest in real estate both on our own and through our investment management platform. Our management team consists of an experienced group of real estate professionals who have been investing in real estate together for many decades. We focus on commercial office and multifamily properties located in the Western U.S., U.K., and Ireland. Conveniently headquartered across the way from 136 El Camino in Beverly Hills, CA, we have 12 global offices located throughout the U.S. and Europe.

For more information, visit
www.kennedywilson.com

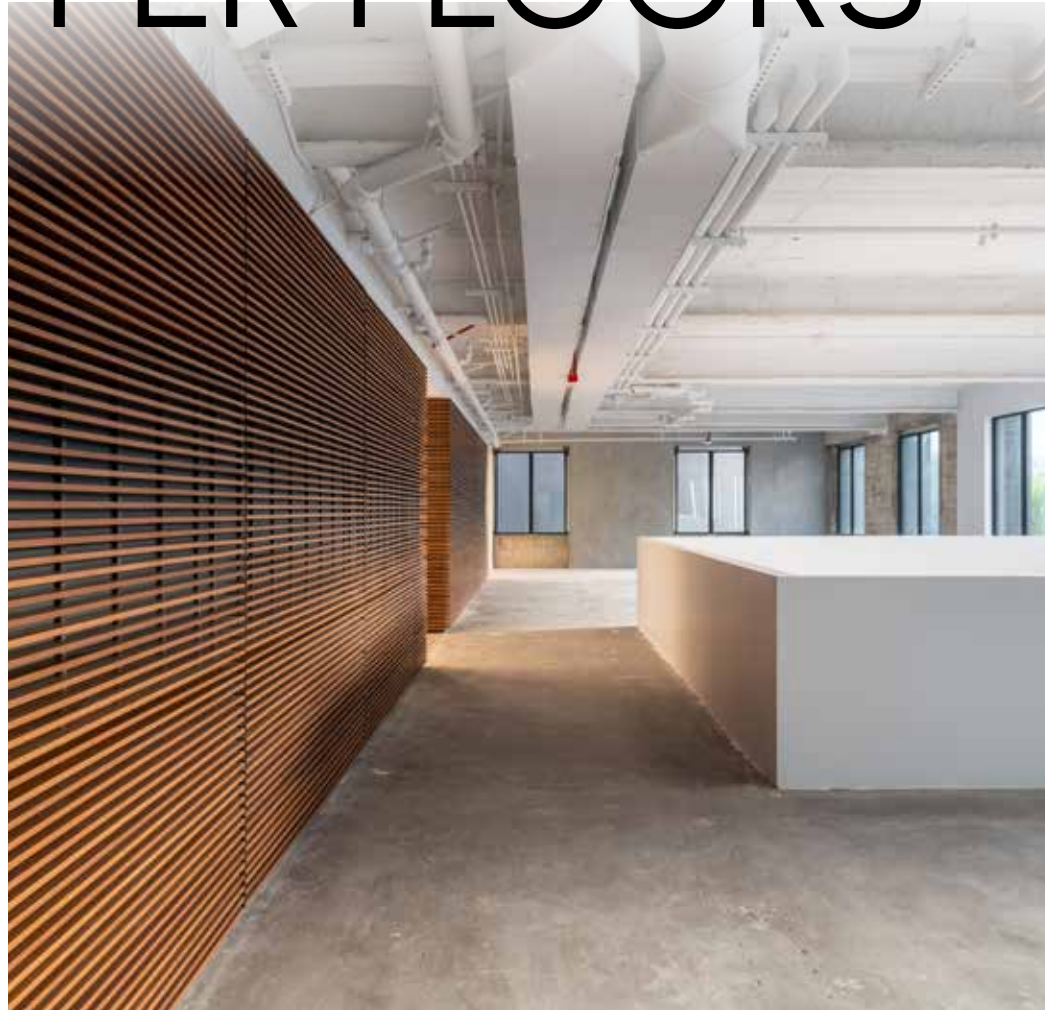
KENNEDY WILSON

GROUND FLOOR



A double volume entry area perfect for welcoming guests, showcasing art, or hosting meetings. From the large format stone tile floors to the monolithic glass entry doors, experience elegance from the moment you enter.

UPPER FLOORS



Endless potential for productivity – whether that means single offices, a collaborative open floor plan, or a hybrid space. Spacious lavatories with floor to ceiling ceramic tile wall finish grace every floor, exuding sleek sophistication and maximizing convenience.



A TRULY
ELEVATED
EXPERIENCE



PENTHOUSE

ROOFTOP TERRACE

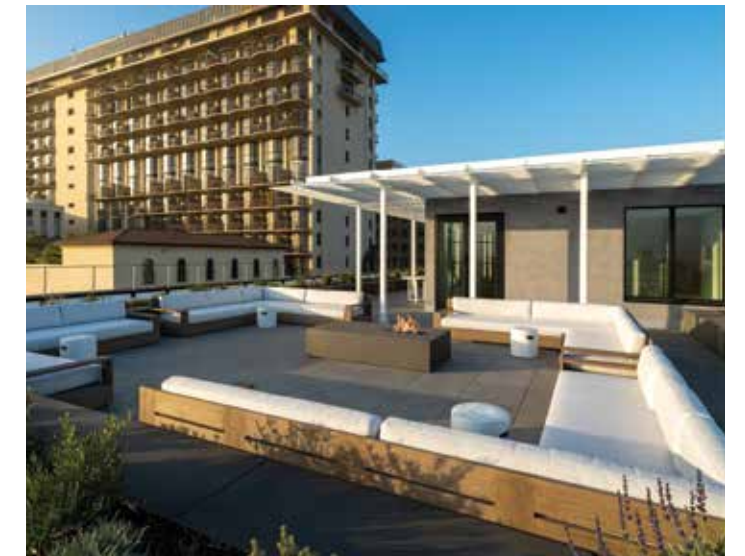
Whether you seek solace or socialization, enjoy an expansive view of Los Angeles. Our rooftop area is fully equipped for catering intimate and large gatherings alike.



INTERIOR



EXTERIOR



BELOW GROUND

SUBTERRANEAN LEVEL

An expansive below-ground floor ripe for transformation into an executive gym, wine bar, speakeasy, or private theater sets the standard for business as a lifestyle.



FITNESS CENTER

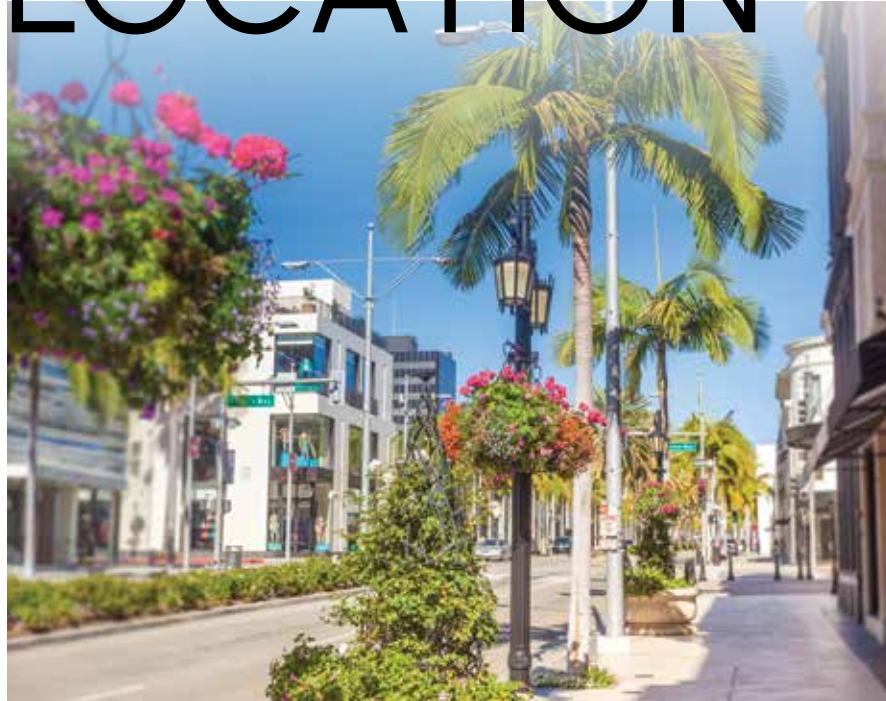


LOUNGE



SPEAKEASY

A close-up photograph of a woman with short dark hair, smiling broadly and laughing. She is wearing a light blue button-down shirt and small hoop earrings. The background is softly blurred, showing what appears to be an indoor setting with large windows. The image is partially obscured by a large, bold, black 'H' at the top, which is part of the word 'TITLE' from the previous block.



The map displays the Wilshire Boulevard Corridor, bounded by Wilshire Blvd to the south and N Rexford Dr to the north. A blue dot on Wilshire Blvd near the intersection with S Santa Monica Blvd marks the starting point. The locations are numbered 1 through 26, with 1-10 along Wilshire Blvd and 11-26 scattered throughout the corridor. A black box with the text 'III VI' is located near location 8.

1. Bijan
2. Gucci
3. Cartier
4. Burberry
5. Chanel

6. William Morris Endeavor
7. Merrill Lynch Wealth Management
8. Live Nation
9. Hillstone Restaurant Group
10. Beverly Hills Chamber of Commerce

11. CUT by Wolfgang Puck
12. Mastro's
13. Sugarfish
14. Spago
15. Maude
16. Il Fornaio
17. Mr. Chow

18. The Maybourne
19. The Avalon
20. Aka
21. The Four Seasons - Beverly Wilshire
22. 60

- 23. Whole Foods
- 24. UPS
- 25. USPS
- 26. Wells Fargo

27. Soul Cycle
28. Equinox
29. Alo Yoga



EXTERNAL FEATURES

EXTERIOR ENVELOPE

Existing board formed cast in place 8” thick concrete walls with exterior Mo-Sai precast panel; front façade with dark granite spandrels within a frame of granite trim; parapet clad in black granite. Historic restoration of façade, including cleaning and repointing existing black granite and terracotta. New fixed framed NFRC rated energy efficient Marvin dual glazed windows and doors throughout. New TPO “cool” roof membrane with R-30 rigid insulation. Building upgraded to meet all requirements of latest edition California Energy Code.

EXTERNAL AREAS

Roof deck amenity with new parapet railings, raised stone pavers surface, architectural trellis, new mechanical enclosure, improvements to the existing penthouse structure, decorative planters, fire pit, and outdoor lounge furniture. Roof terrace is for exclusive use of building tenant and will be used as outdoor lounge/employee relaxation area. New amenity space between parking structure and office building.

INTERNAL FEATURES

PENTHOUSE

Newly renovated penthouse structure to be used as a lounge space with a full open kitchen featuring Calacatta Gold Marble counters, backsplash, and Sub-Zero/Wolf appliances.

LOBBY

Renovated 2-story lobby with Pelle Grigio vein cut honed marble lobby floor tile, built-in planters, Venetian plaster walls, and Bianco Alanur marble plinth featuring an impressive art piece, the “Fin”, by Alex Israel.

FLEXIBLE LAYOUT

Open floor plans with restrooms on every floor, and a fully transformable subterranean level to fit any need.

STRUCTURAL DETAIL

STRUCTURE

Exterior reinforced concrete walls, floors, and roof with interior steel columns and beams. Voluntary seismic retrofit with shotcrete shear walls and moment frames to meet anticipated local jurisdiction ordinance. Garage is a reinforced concrete parking garage with Sika Vehicular Traffic Deck Coating accessed by two openings on El Camino Drive and an additional exit point off the back alley.

BUILDING HEIGHT | POPULATION

47’2” + Penthouse

1 Person/100SF

STAIRS

Access via two staircases, including a new five-story exterior epoxy coated steel stair structure connecting the existing office building and parking structure. Card access on each floor.

LIFTS

New ADA lift at parking structure. New machine room less traction elevator with gurney access by Kone. Voluntary upgrade to 350 FPM.

EXTERNAL LIGHTING AND SECURITY

CCTV system monitors parking structure and all building entrances.

LIGHTING

Energy efficient LED lighting throughout with automatic daylight lighting controls (automatic dimming), occupancy sensors, manual dimming, multi-level lighting controls, and photocell controls.

FIXTURE SPEC

Low-flow toilets, urinals, and lavatories to meet stringent California Green Building Code requirements.

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

Latest generation Niagara building automation system using open communication protocols. Full automation capability with scheduling, alarming, historical data collection, data sharing, energy management, totalization, etc. Web-based graphical user interface with remote access capabilities.

MECHANICAL SERVICES DESIGN

Space heating and cooling provided by a Variable Refrigerant Volume (VRV) ultra-high efficiency HVAC system. System was able to achieve a 43% energy improvement over similar buildings.

HEATING AND COOLING

Heating and cooling are provided by distributed fan coil units with localized temperature control connected to rooftop heat pump condensing units.

SPECIFICATIONS

- First floor and Penthouse kitchen cabinets with Sub-Zero/Wolf appliances
- Calacatta Marble counters and backsplash in the Penthouse
- Kone Elevator, 2,500 lb, 6 stop. MonoSpace 500 gearless traction elevator

FIT-OUT OPTIONS

OPTION 1 - Creative & Collaborative floor plan with open offices

OPTION 2 - Private Offices with large windows and interior common space

IRRIGATION

Native drought tolerant vegetation with water-efficient drip irrigation system.

VENTILATION

Rooftop outdoor supply fan provides filtered air (MERV 13) to occupied spaces at a rate 30% above ASHRAE 62.1 standards while achieving a LEED credit for Enhanced Indoor Air Quality Strategies credit. A rooftop relief fan and various exhaust fans maintain a slightly positive building pressurization to keep out outdoor contaminants.

ENERGY RECOVERY

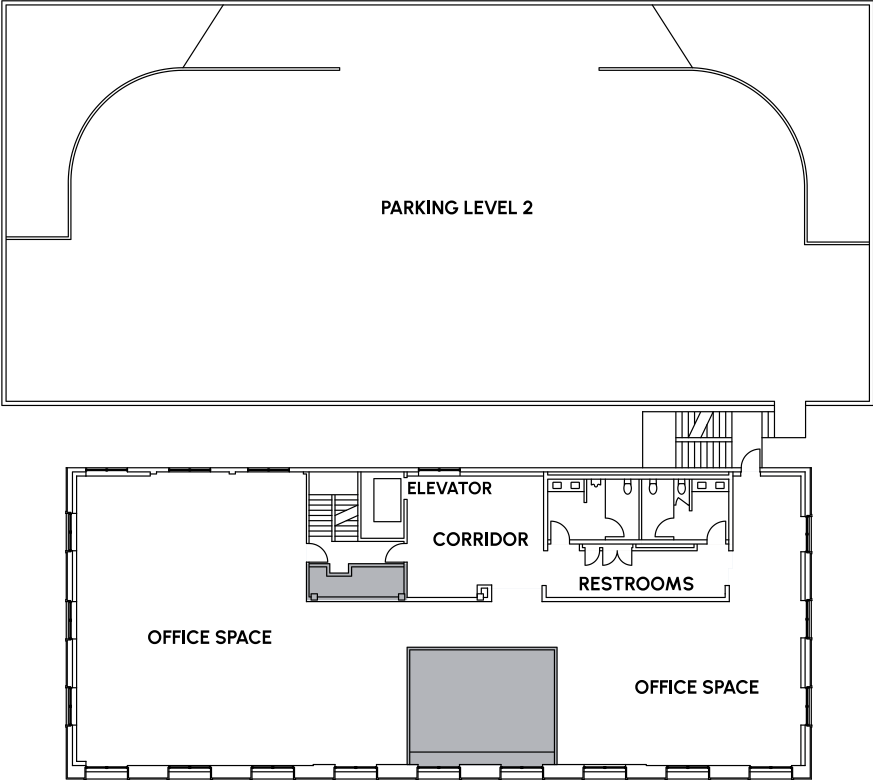
The VRV system utilizes heat recovery technology to transfer heat from places where cooling is required to places where heating is required (virtually free heating). The technology adapts to building dynamics allowing the system to optimize energy performance.

- Lobby Floor Tile: Pelle Grigio Vein Cut Honed Marble
- Lobby Plinth: Bianco Alanur Marble Stone Slab
- HVAC: LG VRF & DOAS system
- 8 EnelX Charging stations

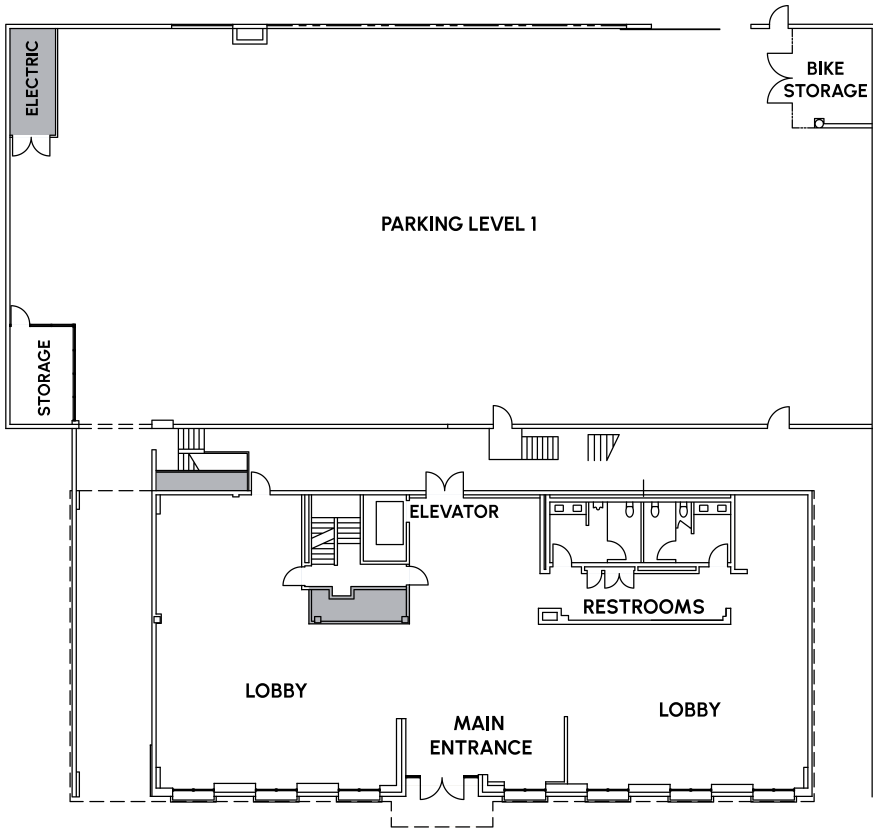
MISCELLANEOUS

TYPE II-A CONSTRUCTION
LOT AREA - 17,498 SF

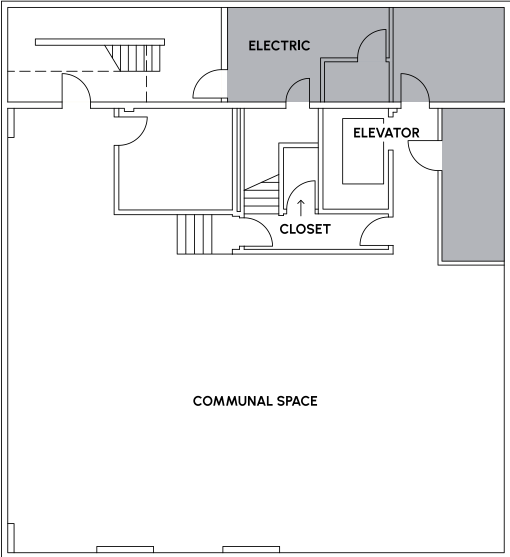
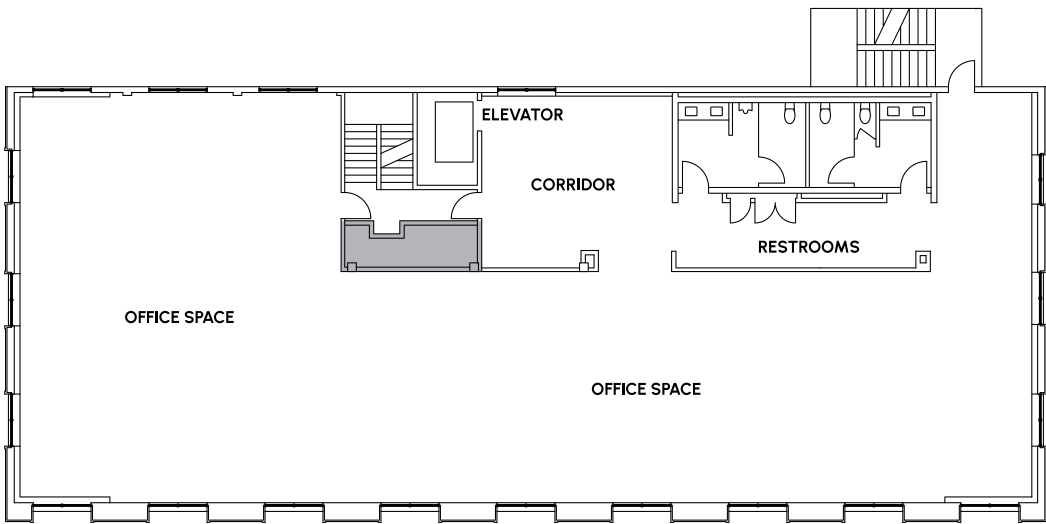
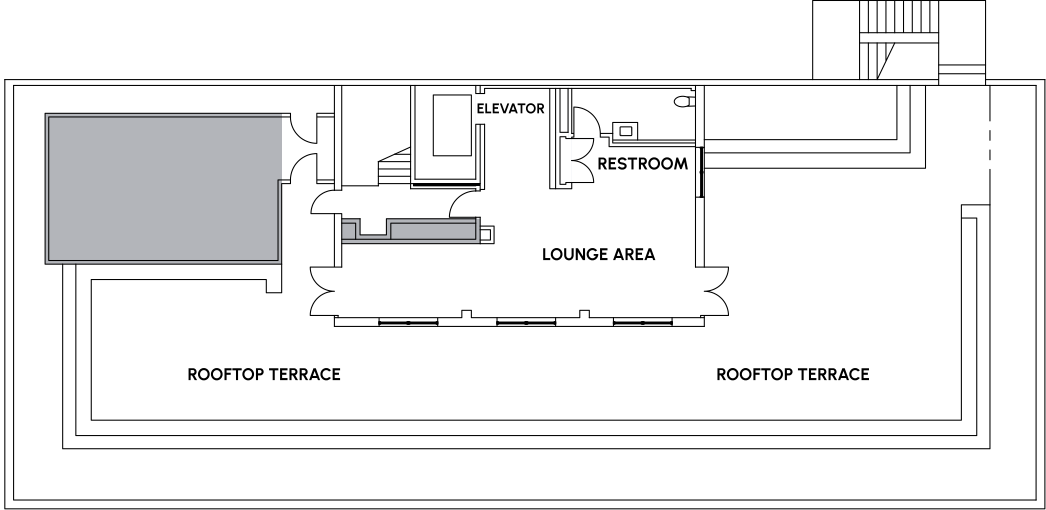
FLOOR 2
RSF – 5,435



FLOOR 1
RSF – 5,731



FLOOR PLANS



BELOW GROUND
RSF – 2,928

PENTHOUSE
RSF – 3,707

FLOORS 3-4
RSF – 5,901 (each)

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