

T E N T H O U S A N D

A CRESCENT HEIGHTS® RESIDENCE

OVERVIEW

Ten Thousand is a 40-story luxury residential tower created by Crescent Heights® and designed by Handel Architects to uniquely fit Los Angeles' modernist architectural history and its contemporary lifestyle. Located at the intersection of Beverly Hills and Century City, Ten Thousand is destined to become one of the city's iconic architectural landmarks, distinguished by an unprecedented array of luxury amenities and exclusive hospitality-style services, as well as a private art collection.

Handel Architects' design for Ten Thousand was inspired by the work of 20th-century modernists whose residential architecture celebrate the quintessential Los Angeles lifestyle – one where indoor and outdoor are seamlessly, elegantly intertwined. Lobby and amenity spaces with vast window walls have been created by Shamir Shah Design to reflect warmth, elegance and sophistication. In the residences above, floor-to-ceiling windows, combined with the building's unobstructed site lines, result in panoramic views spanning from downtown Los Angeles and the Hollywood Hills to the Pacific Ocean. The property offers one-, two-, three-, and four-bedroom residences as well as 75,000 square feet of indoor and outdoor amenities and an extensive service program. Designed to offer a sustainable living environment, the residential tower is LEED Gold certified by the U.S. Green Building Council.

Now leasing by appointment only.

BUILDING DESIGN

Handel Architects designed Ten Thousand as a modern all-glass structure composed of four crystalline quadrants crowned with a distinctively angled roof. The architectural silhouette evolved from the process of creating a dynamic shape that would contrast with the area's surrounding flattop architecture, defining its position in the Los Angeles skyline. The exterior glass creates a luminous and transparent façade with distinct angles and terrace enclaves that accentuate its dramatic silhouette. Each portion of the façade is composed of multiple panes of glass, each slightly angled away from the other to refract sunlight during the day and transform into an illuminated beacon at night.

INTERIOR DESIGN

Warm, refined amenity spaces by Shamir Shah Design blur the boundaries between interiors and exteriors. Natural finishes such as titanium travertine from Italy, statuary marble, limestone, grained walnut, and cerused oak create a rich, yet understated atmosphere. Light that enters through soaring window walls accentuates a collection of postmodern and contemporary works by artists including Jacob Hashimoto, Aaron Wexler, Adam Katseff, Suzan Etkins, and Jeffrey Milstein. Furnishings by Christian Liagre, Poltrona Frau, Herman Miller, and Bassam Fellows, among others, offer the perfect balance of classic and contemporary.

LANDSCAPE DESIGN

Celebrating Southern California's estate garden tradition, Ten Thousand features a variety of local climate-adapted plants, all selected to complement the building's upscale contemporary aesthetic. A south-facing one-acre private park is an exclusive full-service outdoor living space that includes a great lawn, a sunning pool and spa, a tennis court, strolling gardens that shape intimate and open spaces, a chef's kitchen, a theater with an 84-foot screen and fire pit, and a dedicated dog run lawn. To create a seamless transition between the residents' indoor lounge and the great lawn, Ten Thousand's landscape design incorporates various fire and water features constructed out of solid granite that can be observed from the elevated indoor fitness center. Ten Thousand's grand entrance offers an

enclave of privacy and serenity with contrasting visual textures. Twelve-foot Ice Blue Yellow-Wood hedges along Santa Monica Boulevard, lower-growing evergreen shrubs, and native blooms all create a living tapestry with vibrant color throughout every season.

LOCATION

Situated at the gateway entrance of Beverly Hills and across from the Los Angeles Country Club, Ten Thousand enjoys a prominent location at the heart of fashion and entertainment in Los Angeles. The property is walking distance to Beverly Hills' shops and restaurants, as well as Century City office buildings and the Westfield Century City mall, currently debuting an \$800 million reimagining including Armani, Nordstrom, and California's first Eatly. Ten Thousand's collection of luxury house cars is available to chauffeur residents to local destinations upon request.

LOBBY

Arrival at Ten Thousand unfolds over a long, broad driveway that is screened for privacy by an impressive evergreen hedge and is accessible from both Santa Monica Boulevard and Moreno Drive. The driveway culminates at a porte cochère with a heated canopy, which opens to the two-story lobby featuring a commissioned installation by artist Jacob Hashimoto. Lobby flooring is a sumptuous black titanium travertine from Italy, and the concierge desk is crafted from puro white Concetto stone. Dramatic five-foot-tall, hand-blown glass chandeliers illuminate the lobby seating area. An inviting grand staircase with travertine treads and curved bronze-clad rails leads to the second floor.

RESIDENCES

Ten Thousand's spacious two- and three-bedroom residences with flowing floor plans enjoy extraordinary natural light and panoramic views through floor-to-ceiling windows. Many also feature private balconies, and all corner residences have been designed with a unique three-façade exposure. Residences are accessed via wide residential corridors that are designed with elegant Phillip Jeffries and Wolf-Gordon natural textured wall coverings and provide natural light through windows overlooking the city.

SIGNATURE RESIDENCES

- One-Bedroom offer one en-suite bathrooms and a powder room
- Two-bedroom residences offer two en-suite bathrooms and a powder room
- Three-bedroom residences offer three en-suite bathrooms and a powder room
- Select residences feature private balconies accessible via double sliding glass doors (option for partial enclosures to shelter against wind)
- 10-foot-high ceilings
- Hardwood six-inch-wide plank floors
- Kitchens with custom Italian cabinetry, quartz countertops and mirrored backsplashes are equipped with a Bosch four-burner gas range, a Bosch electric wall oven, a Bosch microwave, a Bosch dishwasher with an integrated cabinet front and a 36-inch Thermador refrigerator with an integrated cabinet front
- Select kitchens feature a central prep island
- Master bathrooms are designed with a dual vanity with orient white polished marble countertops and backsplashes, Hansgrohe fixtures, bianco marble floors, a freestanding oversize soaking tub with a floor-mounted spout and hand shower and a separate walk-in shower
- Powder rooms are designed with quartz countertops and Hansgrohe fixtures
- Master bedroom suites feature a custom Italian built-in walk-in closet

- Quiet motorized window shades by MechoSystems
- Front-loading LG washer and dryer
- Gigabit high-speed internet with wireless access and wireless multiroom satellite television
- Ecobee3 smart WiFi thermostat with hands-free temperature control via digital device
- Oversize residential entry door set in recessed niche with decorative sconces

ESTATE RESIDENCES

- Three- and four-bedroom residences with powder rooms, all located on the highest floors of Ten Thousand
- 16-foot-high ceilings in many living rooms, 10-foot-high ceilings in other rooms
- Hardwood six-inch-wide plank floors
- Select residences feature private balconies accessible via double sliding glass doors (option for partial enclosures to shelter against wind)
- Kitchens with custom Italian cabinetry, a central prep island, quartz countertops and mirrored backsplashes are equipped with a Bosch four-burner gas range, a Bosch electric wall oven, a Bosch microwave, a U-Line 48-bottle-capacity wine refrigerator, a Bosch dishwasher with an integrated cabinet front and a 42-inch Thermador refrigerator with an integrated cabinet front
- Select kitchens are enclosed for formal entertainment
- Master bathrooms are designed with a dual vanity with Oriental white polished marble countertops and backsplashes, Hansgrohe fixtures, bianco marble floors, a freestanding oversize soaking tub with a floor-mounted spout and hand shower and a separate walk-in shower
- Powder rooms are designed with quartz countertops and fixtures
- All bedrooms feature an en-suite bathroom and a custom Italian built-in walk-in closet
- Quiet motorized window shades by MechoSystems
- Laundry room with large-capacity front-loading washer and dryer
- Gigabit high-speed internet with wireless access and wireless multiroom satellite television
- Ecobee3 smart WiFi thermostat with hands-free temperature control via digital device
- In-residence Sentry safe for protection of valuables
- Oversize residential entry door set in recessed niche with decorative sconces

AMENITIES

Residents of Ten Thousand enjoy a spectacular 75,000-square-foot collection of lifestyle-enhancing amenities and personalized services reminiscent of those found in a five-star resort.

INDOOR WELLNESS

- Indoor 75-foot lap pool with underwater speakers and Total Aquatic Purification System
- Poolside sauna and steam rooms
- Massage and spa treatment room
- Leading-edge fitness center featuring a unique cantilevered, glass-enclosed space overlooking Beverly Hills and downtown Los Angeles
- Advanced training equipment in fitness center includes Woodway treadmills and Peloton spin bikes
- Three exercise studios, including private training rooms
- Fitness, spin, and yoga classes by industry-leading instructors
- Dedicated Reformer Pilates room

- Fully stocked men's and women's locker rooms
- Wellness Suite offering an exam table and on-call appointments
- Fresh towel service

CULTURE & ENTERTAINMENT

- Curated art collection on all amenity floors, including commissioned art installation in the main lobby by Jacob Hashimoto and works by noted Los Angeles-native photographer Jeffrey Milstein
- Resident lounge inspired by the former Jimmy's restaurant with full-service bar, separate private dining room, and catering kitchen
- Private screening room featuring sophisticated projection equipment
- Game room with gaming console, Ultra HD television with Apple TV, and four-screen video wall capable of displaying multiple sporting events at once
- Two fully equipped, glass-enclosed boardrooms with video conferencing, stone conference tables, TV monitors for presentations, and views of the Los Angeles Country Club
- Kid's Studio with concept by HGTV design family Robert and Cortney Novogratz, inspired by the California studio of Charles and Ray Eames.

OUTDOOR LIVING

- South-facing one-acre private park with 12-foot-high privacy hedges along Santa Monica Boulevard and a private drive leading to a heated, canopied porte cochère
- Heated pool with Total Aquatic Purification System
- Spa with Total Aquatic Purification System
- Private cabanas and poolside chaise lounges with umbrellas
- Heated residents' lounge dining terrace
- Outdoor chef's kitchen with large Viking grills and warming drawers
- Fire pits with outdoor screen for movies in the park
- Terrace with landscaped gardens, canopy tree shading, and designated walking trails for both entertaining and relaxing
- Lighted tennis court with private instruction available
- Tennis court is prepped to accommodate a 7,000-square-foot tent with capacity for up to 400 guests for private events
- Private enclosed 2,000-square-foot dog run

ADDITIONAL FEATURES

- On-site garage with discreet private entrance to the building
- Bicycle room, bicycle repair station, and bicycle valet
- Storage room offering extra-large personal storage lockers*
- Designated laundry room on the second floor to accommodate additional heavy loads, convenient for personal staff
- Pet "Spaw" with dog wash machine and grooming tools
- Package room with cold storage for perishable deliveries

PERSONALIZED SERVICE

In addition to its comprehensive amenities package, Ten Thousand prides itself on achieving resident satisfaction through a meticulously curated collection of personalized services. A house staff of 80 are professionally trained and personally committed to delivering on the highest standards for Predictive Service®.

TECHNOLOGY

- App-based resident management portal offering call-ahead vehicle retrieval, up-to-date current events and class schedules, and platform enabling residents to reserve amenity spaces and book service appointments
- CHARLEY butler robot available to deliver mini-bar items directly to each residence
- Interactive touch-screen technology on 55-inch displays outside elevator lobbies with services designed to simplify everyday life, from enabling event RSVPs to showcasing neighborhood eateries
- Elevators using Schindler PORT Technology with RFID sensor for controlled access to individual floors saves residents 20 hours/year waiting for elevators
- Secure cutting-edge entry system requiring electronic access to all residences and amenities
- Wi-Fi-encrypted amenity spaces throughout offering Wi-Fi calling

HOUSE STAFF OF 80

- 24-hour white-glove doormen, valet attendants, and butler services
- On-site experiential Lifestyle Concierge
- Wellness and Performance Concierge, coaches, and specialists
- Private drivers*
- On-site Technology Concierge
- Wait staff for amenity space food and beverage service

SERVICE

- Complimentary daily continental breakfast
- Dining service and a full beverage menu in the lounge
- Catering*
- Luxury house cars with on-call private drivers offering local pickups and drop-offs, including airport transportation*
- On-demand car refueling*
- On-site electric vehicle charging
- On-site personal trainers*
- Dog walking*
- Full-service pet grooming*
- Access to massage therapists, nutritionists, and acupuncturists*
- In-residence salon services*
- Laundry services and dry cleaning*
- Personal shopping*
- Housekeeping services*
- Child care*
- In-garage car wash and detailing*
- Interior design consultants*

- Access to personal stylists*
- In-unit package delivery

* Based upon availability. Additional fees may apply.

DEVELOPER

Crescent Heights is a leading real estate brand that develops transformative projects in America's greatest cities. Crescent Heights projects are crafted to fit within the cities and neighborhoods in which they are built, and include innovative spaces and services. The company's vision has created uniquely authentic properties that are perennial award winners for their design and execution. Crescent Heights manages all aspects of its properties and prides itself on creating a feeling of community with a variety of events and an obsessive approach to service. With a commitment to technology and focus on making living in its buildings an extraordinarily modern and convenient experience, the company's premier properties are located in all of the nation's most important urban markets stretching from New York to Los Angeles, from Honolulu to Chicago. <http://www.crescentheights.com>

ARCHITECT

Glenn Rescalvo, managing partner of Handel Architects' San Francisco office, is the principal designer of Ten Thousand and of several previous award-winning Crescent Heights projects. Handel Architects is an international architecture, interior design, and planning firm that works on real estate projects globally from its offices in New York City, San Francisco, and Hong Kong. Internationally recognized projects by Handel include NEMA in San Francisco, the Four Seasons Residences in San Francisco, the Dream Hotel in New York City, and The Ritz-Carlton Georgetown in Washington, D.C. <http://www.handelarchitects.com>

INTERIOR DESIGNER

Based in New York, Shamir Shah Design is an architectural and interior design studio focusing on private residential and large-scale development projects throughout the United States and abroad. Shamir Shah has worked on numerous Crescent Heights projects and has brought his unique style, rooted in the traditions of functional modernism, to Ten Thousand's interior spaces. His work is distinguished by attention to detail, a restrained yet elegant aesthetic, and the skill of artfully layering materials. Featured in numerous international publications from Elle Decor to Architectural Digest to the U.K.'s Homes & Gardens, Shamir Shah Design has received "Best of the Year" Awards for both project and product design by Interior Design magazine. <http://www.shamirshahdesign.com>

LANDSCAPE ARCHITECT

Meléndrez is a Los Angeles-based landscape architecture, planning, and urban design firm. Founded nearly three decades ago, the firm remains engaged in projects throughout Los Angeles and around the globe, placing key emphasis on artful, site-specific, and well-crafted spaces that transform the urban environment and improve quality of life. Designing master plans and visions at a neighborhood and regional scale, including community facilities, public streetscapes, mixed-use urban infill projects, parks, and open spaces, Meléndrez relies on its knowledge of native flora and fauna to ensure that each design is appropriate to its particular neighborhood, city, and region. <http://www.melendrez.com>

ART CURATOR

MARKT is an art advisory firm specializing in postmodern and contemporary art. Principal Meredith Keay has over 20 years of experience working as an art dealer and advisor. With extensive curatorial experience in her combined roles, Meredith has worked closely with prominent artists, galleries, and collectors placing works in numerous public and private collections including the Museum of Arts and Design, The Art Institute of Chicago, the New York City Ballet, and many others. <http://www.marktadvisory.com>

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