

TRILLIUM 6336 CANOGA AVE



OUTSTANDING BUILD TO SUIT
OPPORTUNITY IN WOODLAND HILLS

**Douglas
Emmett**



Renderings and floor plans are for illustrative purposes only.

TRILLIUM

PROJECT DETAILS

**Douglas
Emmett**

DOUGLAS EMMETT is pleased to present the development of a brand new creative office building on the Trillium Campus. The project will consist of an approximately 45,000 square foot, three story low-rise building. It is designed with efficient floor plates and boasts an ideal campus environment adjacent to the newly developed Trillium park. With an unrivaled location in Woodland Hills, the business hub of the San Fernando Valley, this is an opportunity not to be missed.




Hilton
HOTELS & RESORTS



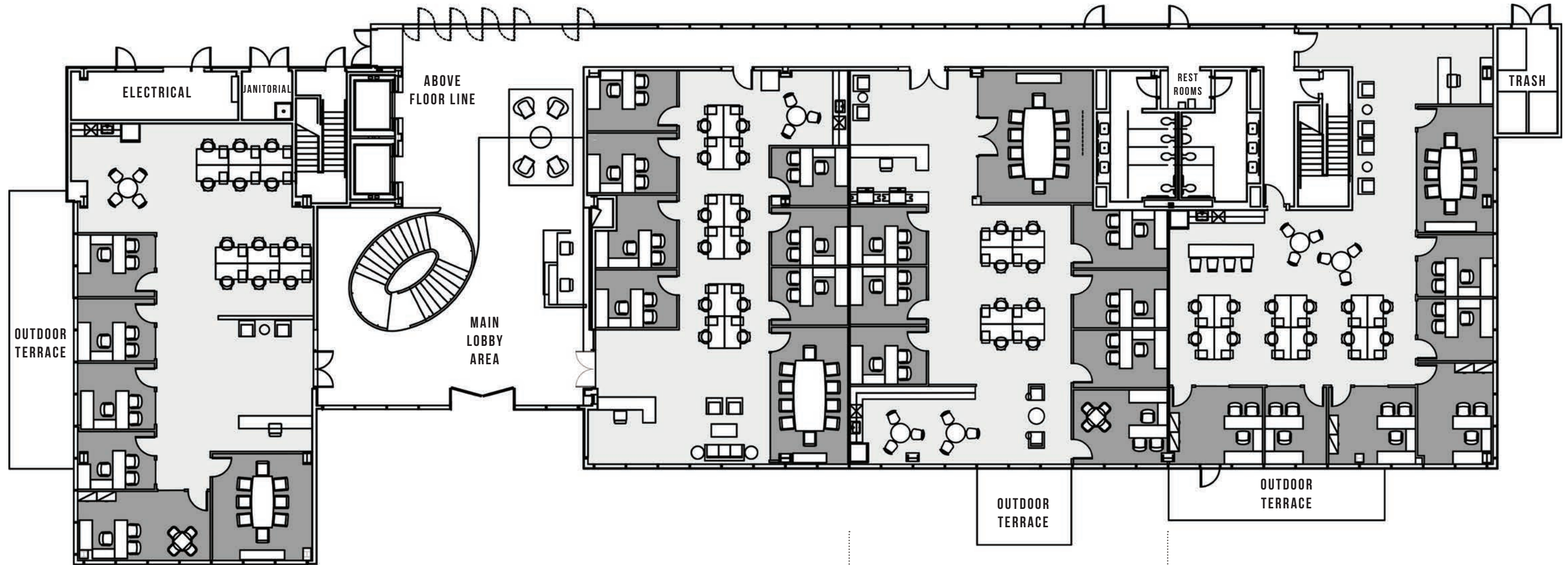






FLOOR 1

— CONCEPTUAL | MULTI TENANT CREATIVE OFFICE LAYOUTS | 10,696 USF



SUITE 101A 2,442 USF	
OFFICES:	5
CONFERENCE ROOMS:	1
WORK STATIONS:	12
OPEN KITCHEN:	1
RECEPTION:	1
OUTDOOR TERRACE:	1

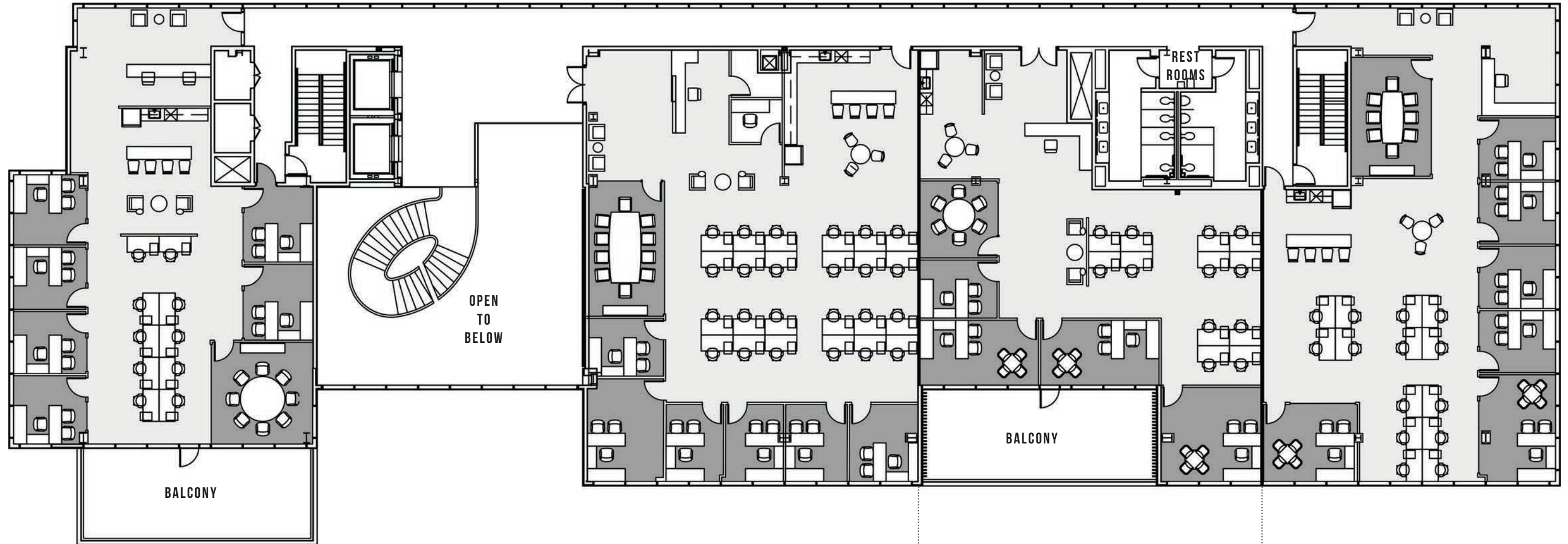
SUITE 101B 2,547 USF	
OFFICES:	7
CONFERENCE ROOMS:	1
WORK STATIONS:	12
OPEN KITCHEN:	1
RECEPTION:	1

SUITE 101C 2,901 USF	
OFFICES:	7
CONFERENCE ROOMS:	1
WORK STATIONS:	8
OPEN KITCHEN:	1
RECEPTION:	1
OUTDOOR TERRACE:	1

SUITE 101D 2,806 USF	
OFFICES:	6
CONFERENCE ROOMS:	1
WORK STATIONS:	12
OPEN KITCHEN:	1
RECEPTION:	1
OUTDOOR TERRACE:	1

FLOOR 2

— CONCEPTUAL | MULTI TENANT CREATIVE OFFICE LAYOUTS | 11,941 USF



SUITE 101A
2,684 USF

OFFICES:	6
CONFERENCE ROOMS:	1
WORK STATIONS:	10
OPEN KITCHEN:	1
RECEPTION:	1
BALCONY:	1

SUITE 201B
3,590 USF

OFFICES:	6
CONFERENCE ROOMS:	1
WORK STATIONS:	24
OPEN KITCHEN:	1
STORAGE:	1
TELEPHONE ROOM:	1
RECEPTION:	1

SUITE 201C
2,501 USF

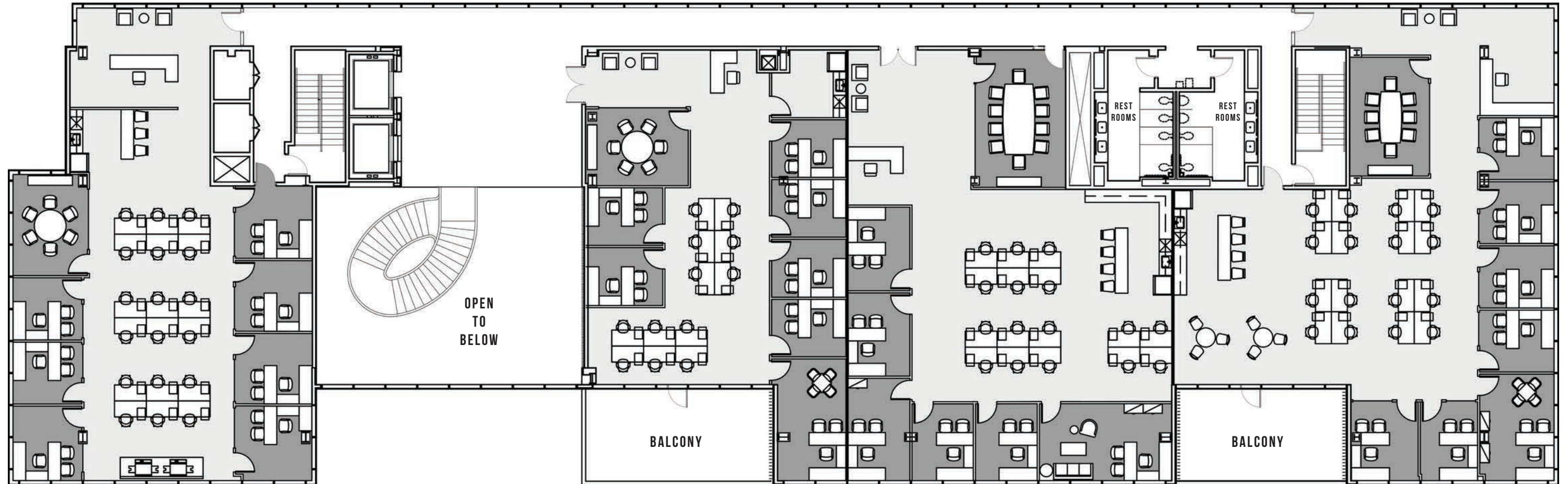
OFFICES:	4
CONFERENCE ROOMS:	1
WORK STATIONS:	12
OPEN KITCHEN:	1
RECEPTION:	1
BALCONY:	1

SUITE 201D
3,166 USF

OFFICES:	6
CONFERENCE ROOMS:	1
WORK STATIONS:	14
OPEN KITCHEN:	1
RECEPTION:	1

FLOOR 3

— CONCEPTUAL | MULTI TENANT CREATIVE OFFICE LAYOUTS | 11,885 USF



SUITE 301A
2,966 USF

OFFICES:	7
CONFERENCE ROOMS:	1
WORK STATIONS:	18
OPEN KITCHEN:	1
RECEPTION:	1

SUITE 301B
2,369 USF

OFFICES:	7
CONFERENCE ROOMS:	1
WORK STATIONS:	12
KITCHEN:	1
RECEPTION:	1
BALCONY:	1

SUITE 301C
3,148 USF

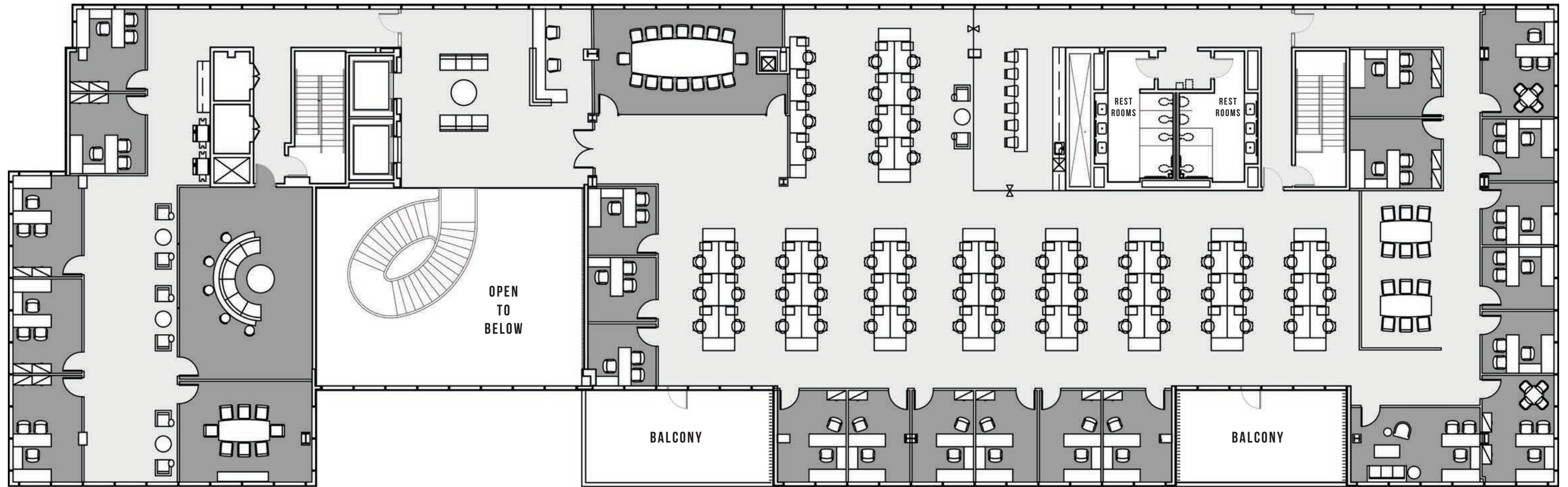
OFFICES:	6
CONFERENCE ROOMS:	1
WORK STATIONS:	16
OPEN KITCHEN:	1
RECEPTION:	1

SUITE 301D
3,402 USF

OFFICES:	7
CONFERENCE ROOMS:	1
WORK STATIONS:	16
OPEN KITCHEN:	1
RECEPTION:	1
BALCONY:	1

FLOOR 3

— CONCEPTUAL | FULL FLOOR CREATIVE OFFICE LAYOUT | 11,885 USF



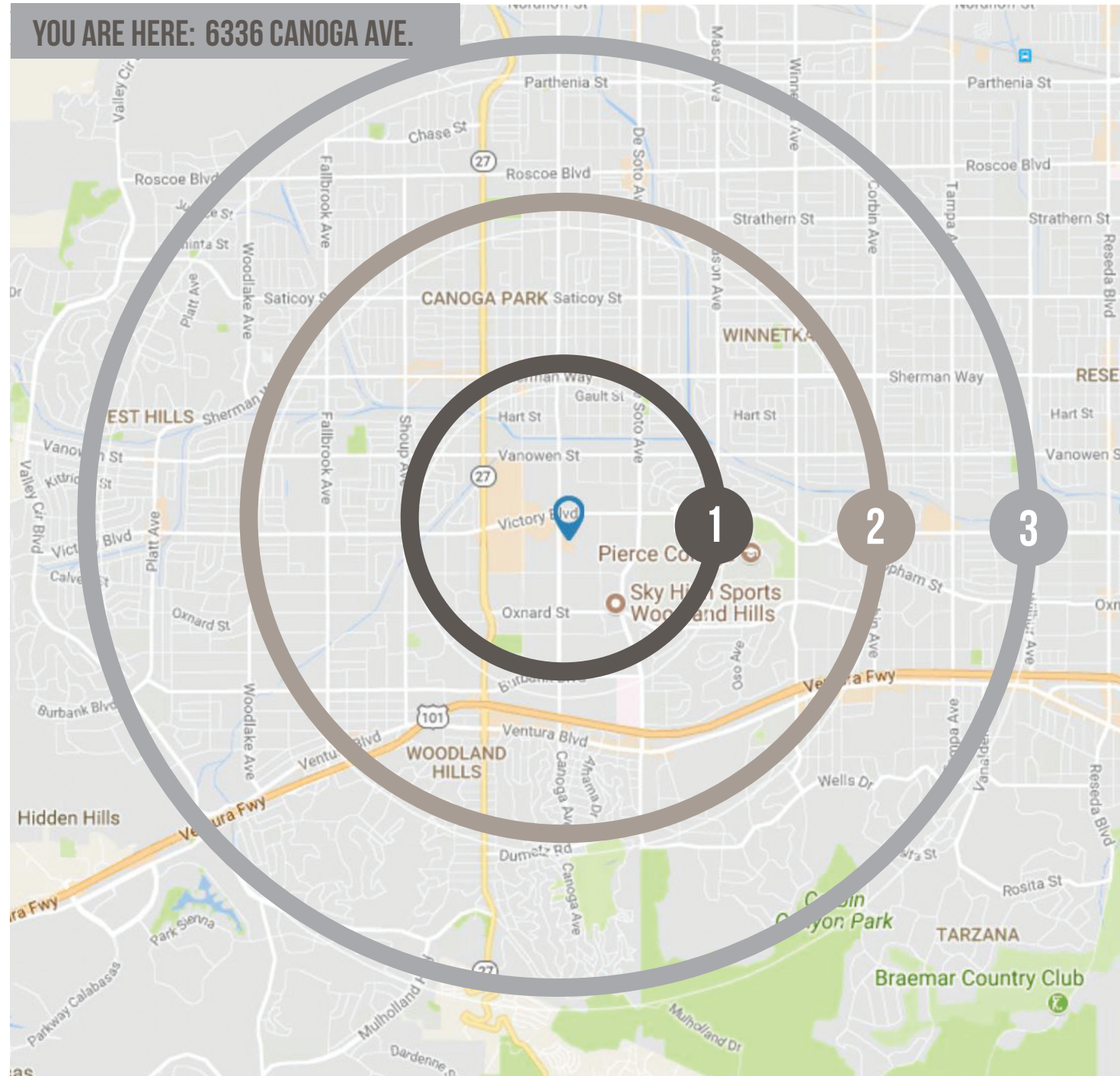
WINDOW OFFICES:	23	RECEPTION:	1	COPY AREA:	1	OPEN KITCHEN & BREAK AREA:	1
WORKSTATIONS:	60	TELEPRESENCE ROOM:	1	RESTROOMS:	2		
CONFERENCE ROOMS:	2	COLLABORATION AREAS:	1	BALCONIES:	2		

TRILLIUM CAMPUS SITE MAP



WOODLAND HILLS

DEMOGRAPHICS



Demographic Information Source: Costar, Inc. 2016 Demographic Detail Report.

- 1 MILE
- 2 MILE
- 3 MILE

AVERAGE AGE
37-38 YEARS OLD

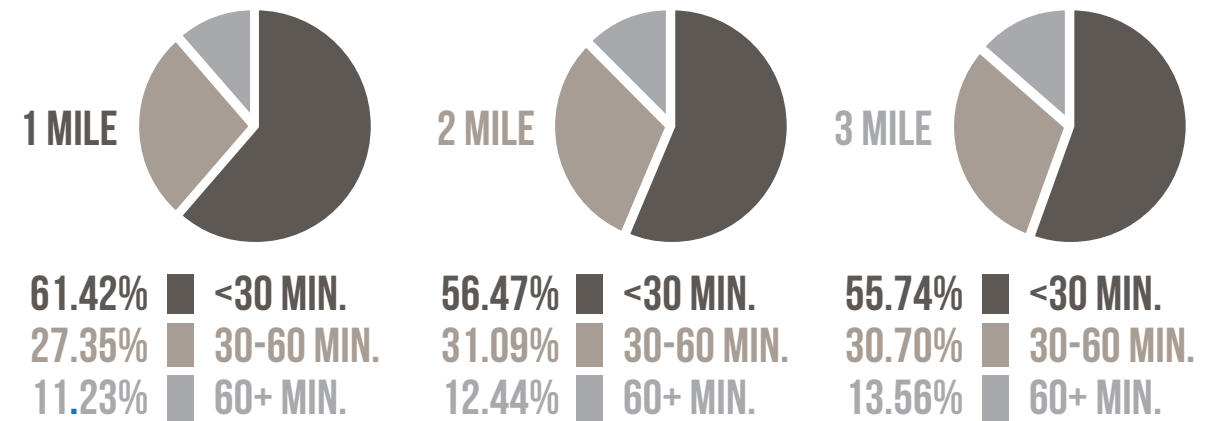
POPULATION

42,126
115,741
223,094

AVERAGE HOUSEHOLD INCOME

1 MILE: \$94,214
2 MILE: \$102,577
3 MILE: \$107,593

AVERAGE COMMUTE



LARGEST EMPLOYERS

- | | | |
|-------------------|---------------|--------------------|
| FARMERS INSURANCE | AIG | INFOCAST |
| HEALTH NET, INC. | INTUIT | ZENITH INSURANCE |
| BLACKLINE | REACH LOCAL | ANTHEM |
| KAISER PERMANENTE | UNITED ONLINE | PROCTER AND GAMBLE |

TRILLIUM

THE LOCATION

WOODLAND HILLS

WHERE YOU LIVE, WORK AND PLAY

Home to the Trillium Campus, Woodland Hills is a diverse suburban community located at the southwest corner of the San Fernando Valley and is the gateway to Calabasas, Hidden Hills and greater Ventura County.

In Woodland Hills you will find world-class shopping, dining and hospitality, including Westfield Topanga & The Village, Westfield Promenade, Warner Center Marriott Woodland Hills, and Hilton Woodland Hills. Enjoy nearby Warner Center Park featuring picnic tables, a children's playground and Valley Cultural Center's Concerts and Movies in the Park. Train and rejuvenate yourself at nearby Equinox Fitness Club at Warner Center Towers or LA Fitness across the street from the Trillium Campus.

You are minutes from the 101 freeway and Ventura Boulevard, and the Metro Orange Line takes you across the Valley to the Warner Center station, a quick walk from the Trillium Campus.



THE HEART OF WOODLAND HILLS



AMENITIES - SHOPPING, DINING AND MORE!



5 Hilton Woodland Hills



1 Westfield Topanga



2 The Village



2 JOEY Woodland Hills



1 WESTFIELD TOPANGA

- Bazille
- Blaze Pizza
- Cheesecake Factory
- California Pizza Kitchen
- Panda Express
- Apple
- Burberry
- Gucci
- GUESS
- Louis Vuitton
- Tiffany & Co.
- Macy's
- Nordstrom
- Neiman Marcus
- Sephora
- Adidas
- Aldo
- Zara
- LUSH Cosmetics
- Anthropologie
- Michael Kors
- Bath & Body Works

2 THE VILLAGE

- Il Fornaio
- Cava
- EMC Seafood & Raw Bar
- Eureka!
- Sushi Katsu-ya
- Larsen's
- JOEY Woodland Hills
- Panera Bread
- Tender Greens
- REI
- Crate & Barrel
- Sur La Table
- Varga
- Athleta
- Burke-Williams Day Spa
- UCLA Health & Wellness Center
- Costco
- 24-Hour Fitness
- Charles Schwab

3 THE PROMENADE

- PF Chang's
- Ruth's Chris Steak House
- Maggiano's Little Italy
- AMC Theaters

HOTELS

- 4 Warner Center Marriott
- 5 Hilton Woodland Hills
- 6 Courtyard Woodland Hills
- 7 Canoga Hotel

GROCERY/SUNDRY

- 8 Trader Joe's
- 9 Whole Foods
- 10 Sprouts Farmer's Market

FITNESS CENTERS

- 11 Equinox
- 12 ZOO Culture
- 13 LA Fitness
- 14 Cardio Barre
- 15 Embody through Yoga Studio
- 16 Pilates Plus
- 17 Orangetheory Fitness
- 18 CrossFit Woodland Hills

FINANCIAL INSTITUTIONS

- 19 Bank of America
- 20 Citibank
- 21 Comerica Bank
- 22 City National Bank
- 23 Chase Bank
- 24 US Bank

CAFES/RESTAURANTS

- 25 P.F. Chang's
- 26 BJ's Restaurant & Brewhouse
- 27 Chipotle
- 28 El Torito
- 29 Panini Kabob Grill
- 30 Dog Haus
- 31 Fleming's Prime Steakhouse
- 32 Starbucks
- 33 Hook Burger
- 34 Chennai Tiffins Vegetarian Cuisine
- 35 Morton's Steakhouse
- 36 The Stand
- 37 Baja Fresh

ALL DOUGLAS EMMETT WOODLAND HILLS PROPERTIES

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



A FULLY-INTEGRATED VERTICAL IN-HOUSE PLATFORM

YOUR ONE STOP SHOP

DOUGLAS EMMETT FEATURES BEST-IN-CLASS SERVICES FOR YOUR COMMERCIAL REAL ESTATE NEEDS



LEASING

Our leasing team has one goal in mind – to match our customer’s space needs with the perfect fit within our vast portfolio of Class-A office properties. We offer the widest array of premier office space in the most highly desirable submarkets in Los Angeles and Honolulu.

SPACE PLANNING

Our custom-tailored approach to space planning produces design solutions that best suit the unique needs of our customers. Our talented team works in collaboration with our customers through the interior design process to create innovative designs that balance efficiency with functionality.

CONSTRUCTION

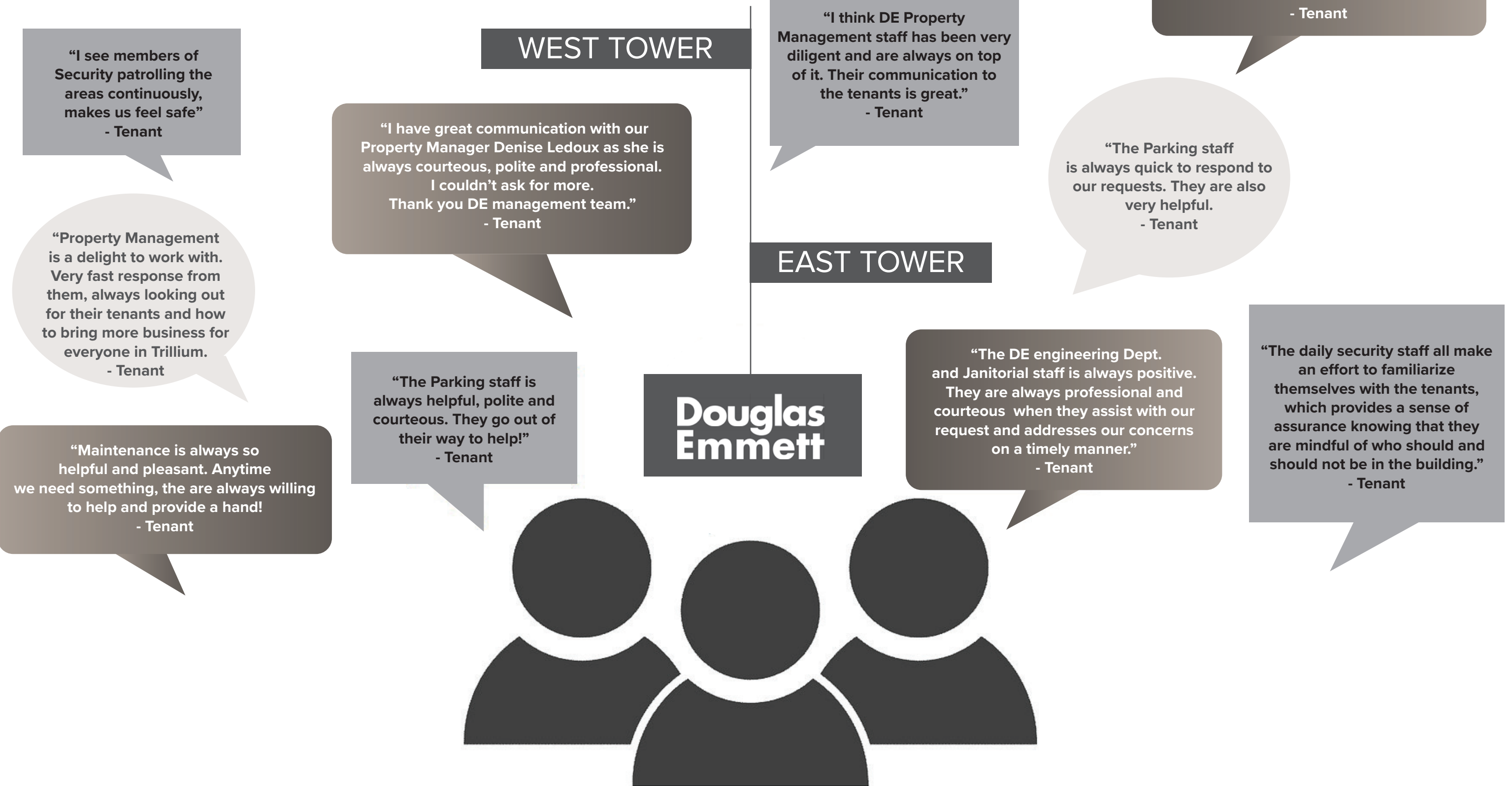
Douglas Emmett Builders is fully committed to building premier workspaces for our customers. Our construction team blends superior materials with excellent craftsmanship, to deliver unparalleled quality with every construction project.

MANAGEMENT

Our knowledgeable and experienced property management team has a genuine commitment to first-class service. We are dedicated to ensuring that our tenants receive the most responsive attention to the smallest detail.

SURVEY SAYS

- TENANT SURVEY COMMENTS



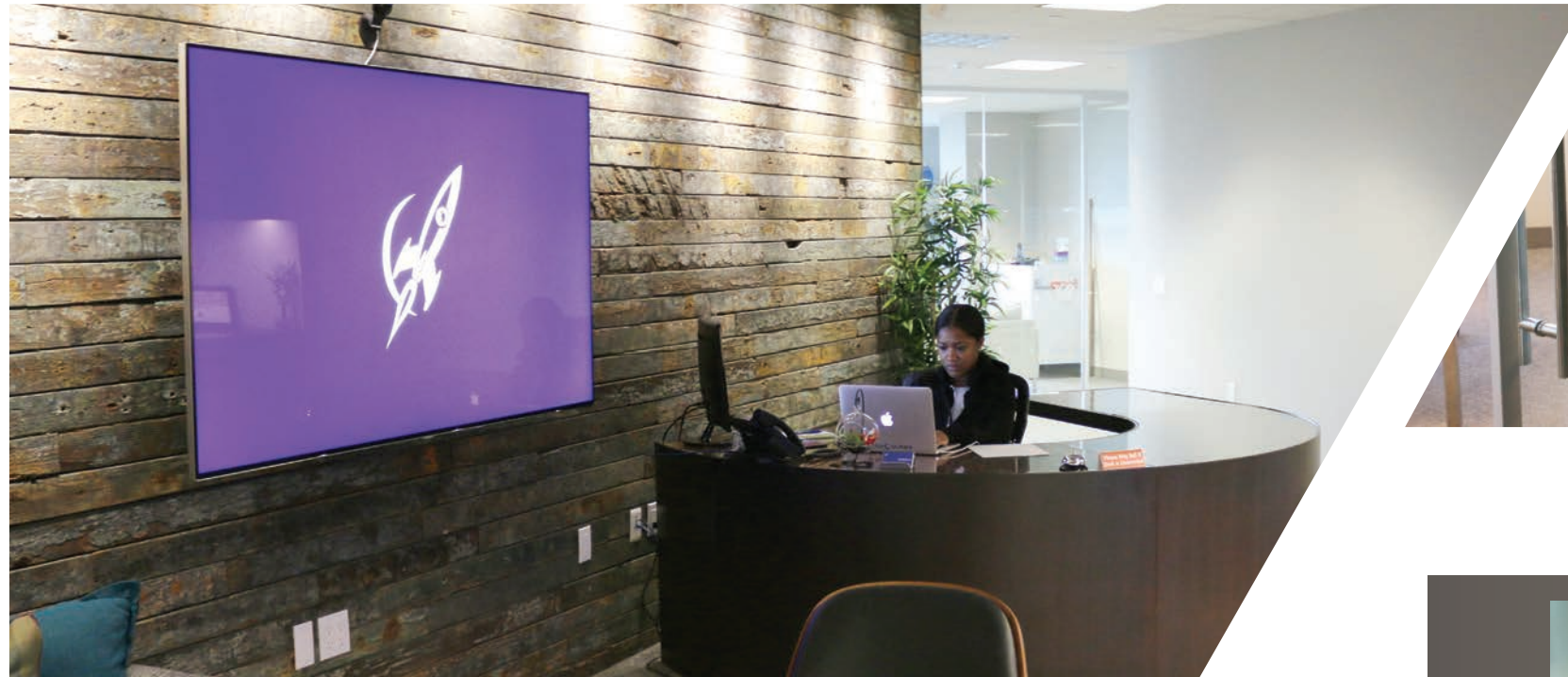
IN GREAT COMPANY

Join a world class array of office clients
in the Douglas Emmett portfolio

ASK THEM

CASE STUDIES THROUGHOUT OUR PORTFOLIO

AdColony 11400 W. OLYMPIC



NIKAO YANG
SVP - AdColony

“It’s been great having a partner like Douglas Emmett who can help us understand what the opportunity is and how we can achieve our overall vision. And more importantly, Douglas Emmett has been a fantastic partner in terms of the entire process in terms of helping us stay on track and driving things home to completion.”

ASK THEM

CASE STUDIES THROUGHOUT OUR PORTFOLIO

RBZ LLP 11766 WILSHIRE



MARK BAUMOHL

Partner

“We think we challenged Douglas Emmett Builders with an interesting project with plenty of nuances. They were very organized, communicative and responsive to our needs and concerns as the project moved forward. The space came out great and we’re very happy with our new home.”

ASK THEM

CASE STUDIES THROUGHOUT OUR PORTFOLIO

THE AGENCY 11777 SAN VICENTE



BILLY ROSE

President

“Working with Douglas Emmett was actually a dream. They were really available to us, they came up with some great ideas, challenged us on certain things and I think the results speak for themselves.”

Douglas Emmett

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