

# 22144 Clarendon Street

Woodland Hills | Ca

Colliers

Premier **Office** Space Available  
**Building Signage Available**

Your Name Here



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## Colliers

6324 Canoga Avenue

Suite 100

Woodland Hills, CA 91387

[www.colliers.com](http://www.colliers.com)





## Building Highlights

- Boutique “jewel box” Class “A” office building
- Secured / covered parking - 3 per 1,000 RSF
- Tenant friendly exterior patio and sitting area
- Ample street parking
- Easy ingress/egress
- AT&T/ Time Warner Cable/ Direct TV
- On-site Electric Vehicle Charging Stations
- Available Building Signage Visible from 101 Freeway
- Newly completed renovations to all common areas and courtyard



**Walk Score**  
Very Walkable - 79

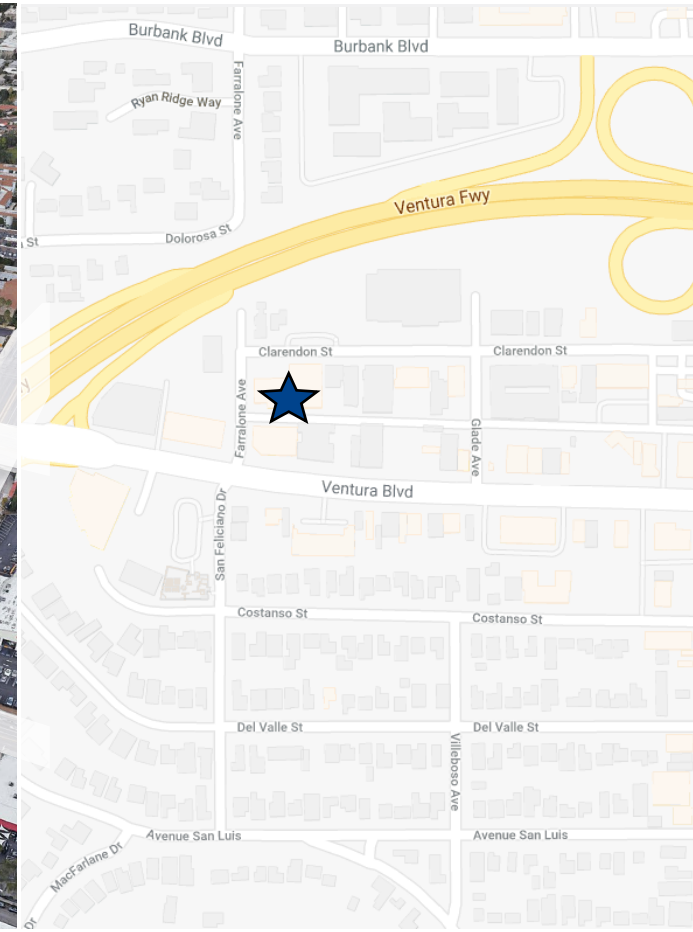


**Transit Score**  
Good Transit - 50



**Average Household Income**  
\$83,326





## Location highlights

- Centrally located in the west end of the San Fernando Valley, at intersection of Farralone Avenue and Clarendon Street
- Convenient access to the Ventura (101) Freeway
- Walking distance to numerous amenities, restaurants, shops and banks along Ventura Boulevard and Topanga Canyon
- Within minutes of Warner Center, Hidden Hills and Calabasas

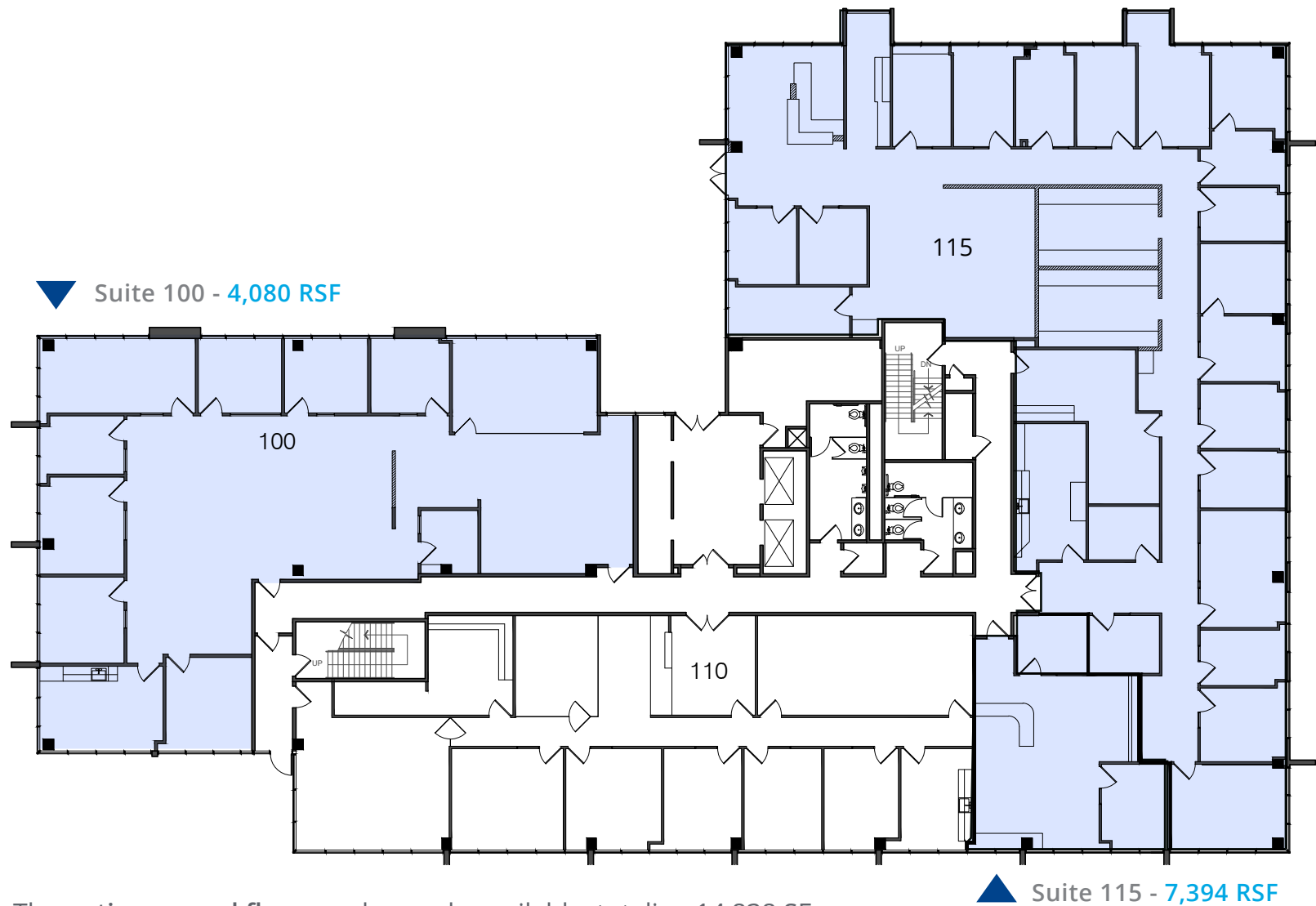


Availability

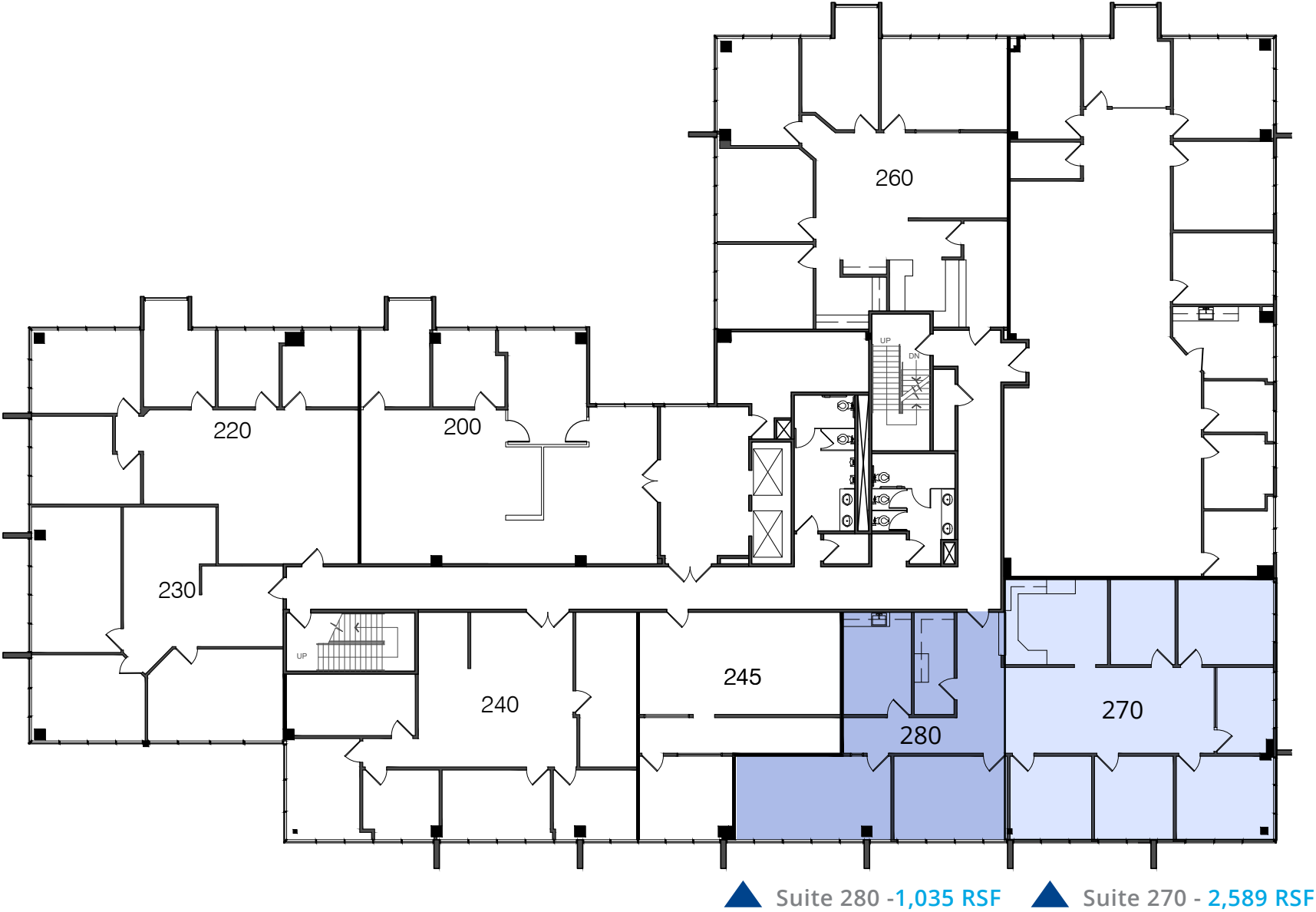
Suite #	Rsf	Rate/Rsf	Notes
*280	1,035	\$2.05 FSG	Can be combined with Suite 270 for a total of 3,624 SF
303	2,570	\$2.05 FSG	
*270	2,589	\$2.05 FSG	Can be combined with Suite 280 for a total of 3,624 SF
100	4,080	\$2.05 FSG	Contiguous to 14,838 SF
115	7,394	\$2.05 FSG	

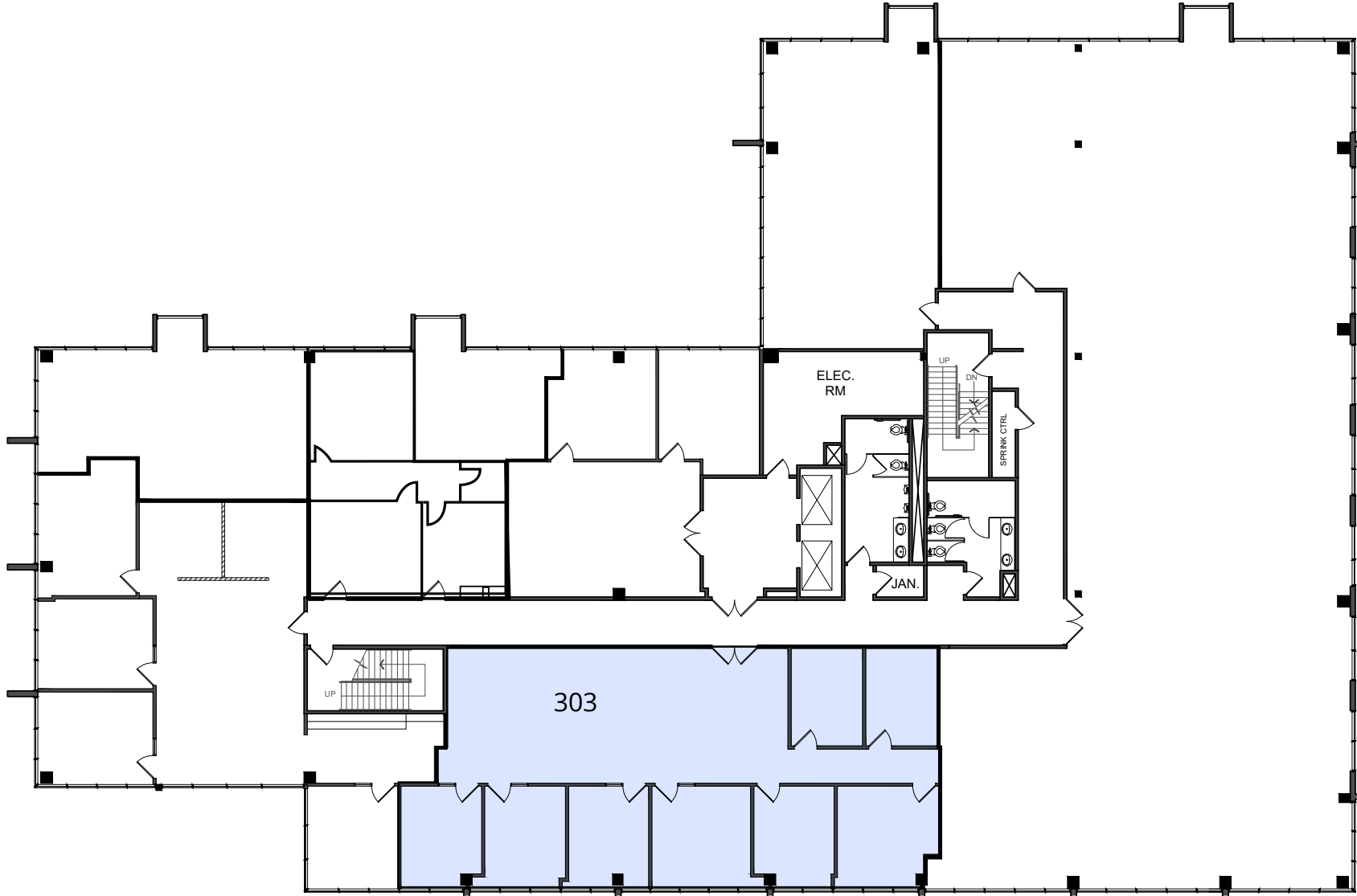
*Note: The entire ground floor can be made available, totaling 14,838 SF*





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▲ Suite 303 - 2,570 RSF



A photograph of a modern, multi-story office building with a light-colored facade and large windows. The building is partially obscured by a large, leafy tree on the left and a manicured hedge in the foreground. A street sign for "Clarendon St" is visible on a pole. In the foreground, there is a "For Lease" sign with contact information for Colliers International and a small sign that reads "CLARENDON CREST".

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