

THE TRILLIUM

6300-6336 Canoga Ave / Woodland Hills, CA



**Douglas
Emmett**

PROPERTY HIGHLIGHTS

WOODLAND HILLS LANDMARK OFFICE PROPERTY

THE TRILLIUM

Distinctive twin high-rise towers featuring spectacular views and timeless architectural style in a campus-like setting make The Trillium a premiere office locale. Enjoy a new private park with lush landscaping, tranquil water features, fire pits and abundant seating. Trillium has management and engineering services on site, is Energy Star Certified by the EPA, and has a fully integrated energy management system for optimal efficiency and comfort. Perfectly situated for 101 freeway, Ventura Boulevard and the Metro Orange Line access, you are also within walking distance of numerous shopping, dining, fitness and entertainment destinations. On-site amenities include a café, restaurant and The Hilton Hotel with Conference Center.



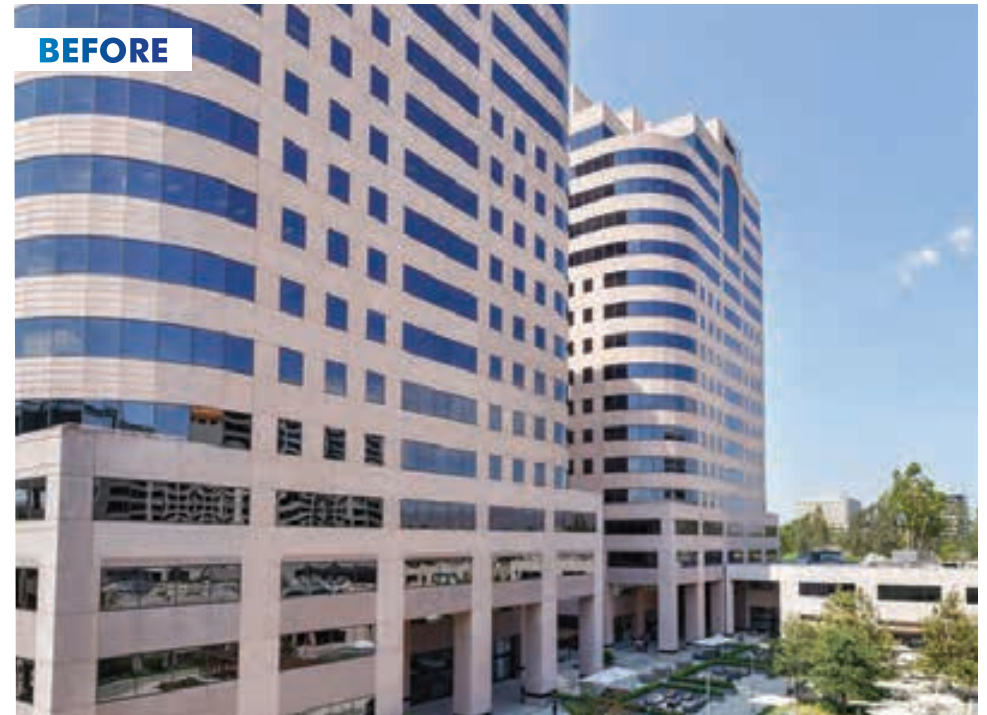
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- Rentable Square Feet:
 - West Tower 310,722
 - East Tower 303,525
 - No. of Stories: 17 per tower
 - Parking Ratio: 3/1000 s.f.
 - Security: 24-Hour
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THE RENOVATION

A NEW CONTEMPORARY LOOK

RENOVATING A WOODLAND HILLS LANDMARK

The transformation of The Trillium radically changed the Woodland Hills skyline. The renovation involved reskinning the exterior facades of both towers and redesigning the ground floor lobbies, basements and elevator cabs with a modern contemporary design to enhance the customer experience.



BEFORE



AFTER



THE TRILLIUM PARK

AN OASIS FOR RELAXATION AND COLLABORATION

A key component of the The Trillium repositioning was the creation of Trillium Park, a private modern promenade offering new options for outdoor collaboration and casual lunches. Trillium Park features lush landscaping, abundant seating with plenty of shade, comfortable furniture groupings positioned around fire pits and a tranquil water feature.



THE LOCATION

WOODLAND HILLS

WHERE YOU LIVE, WORK AND PLAY

Home to Warner Center Towers, The Trillium and Warner Corporate Center, 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.

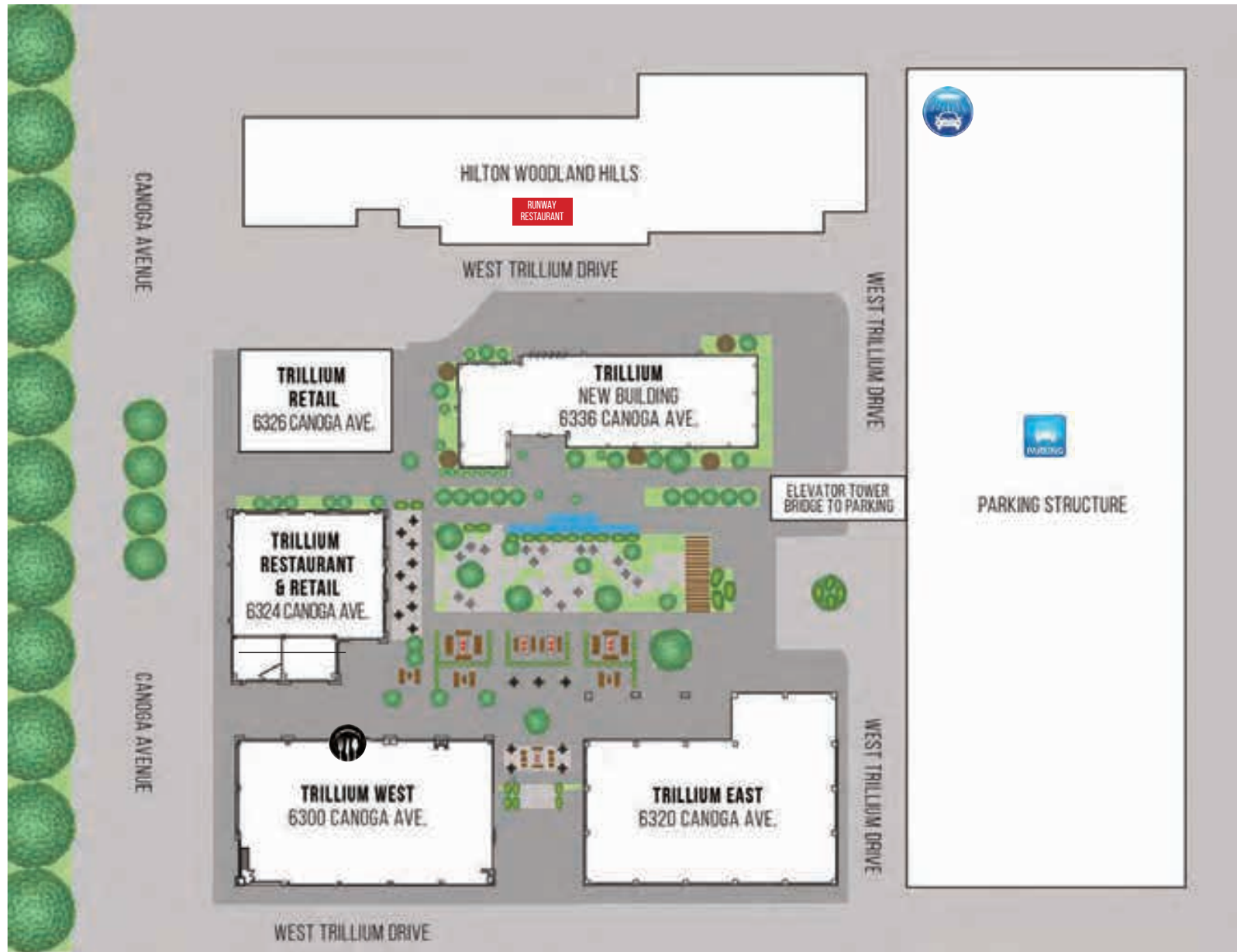
In Woodland Hills you will find world-class shopping, dining and hospitality, including Westfield Topanga & The Village, Westfield Promenade, Warner Center Marriott Woodland Hills, and Hilton Woodland Hills. Enjoy nearby Warner Center Park featuring picnic tables, a children's playground and Valley Cultural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

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, directly across the street from Warner Center Towers.



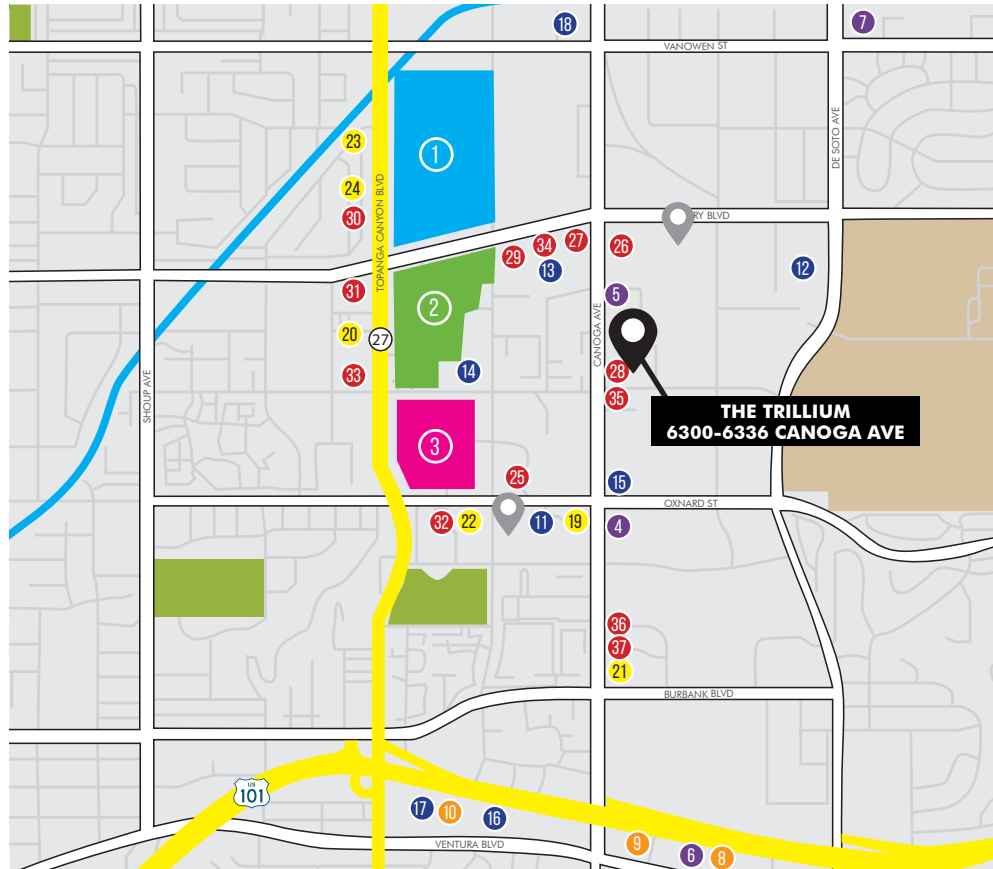
SITE PLAN

THE TRILLIUM



AMENITIES MAP

DINING, SHOPPING & 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 & 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

- Warner Center Marriott
- Hilton Woodland Hills
- Courtyard Woodland Hills
- Canoga Hotel

GROCERY/SUNDRY

- Trader Joe's
- Whole Foods
- Sprouts Farmer's Market

FITNESS CENTERS

- Equinox
- ZOO Culture
- LA Fitness
- Cardio Barre
- Embody through Yoga Studio
- Pilates Plus
- Orangetheory Fitness
- CrossFit Woodland Hills

FINANCIAL INSTITUTIONS

- Bank of America
- Citibank
- Comerica Bank
- City National Bank
- Chase Bank
- US Bank

CAFES/RESTAURANTS

- PF. Chang's
- BJ's Restaurant & Brewhouse
- Chipotle
- El Torito
- Panini Kabob Grill
- Dog Haus
- Fleming's Prime Steakhouse
- Starbucks
- Hook Burger
- Chennai Tiffins Vegetarian Cuisine
- Morton's Steakhouse
- The Stand
- Baja Fresh

EXCELLENCE IN SERVICE

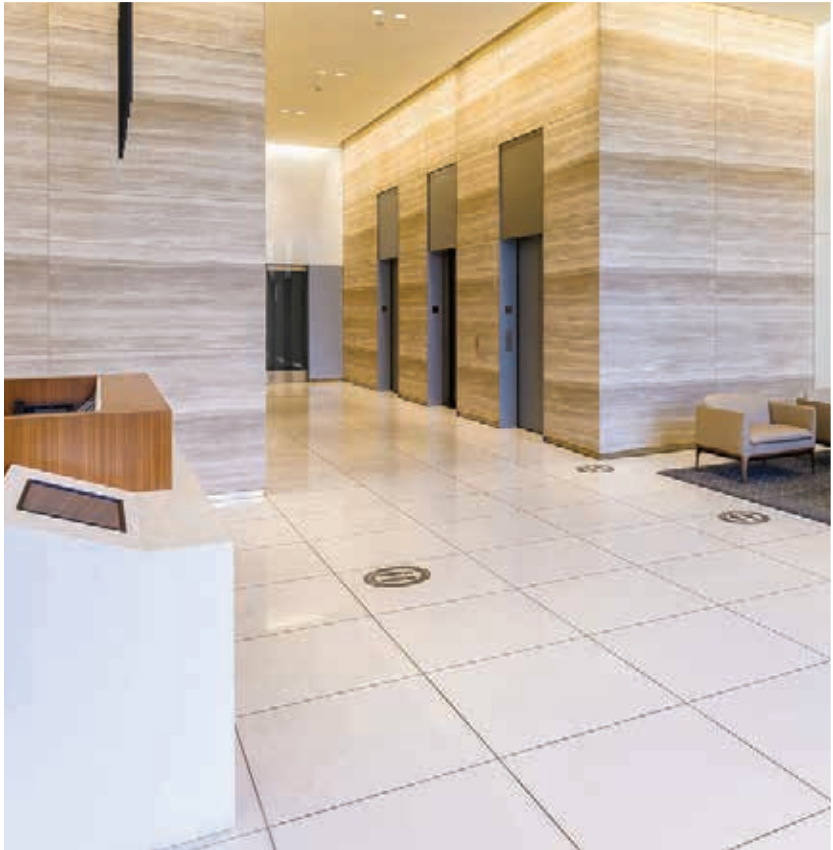
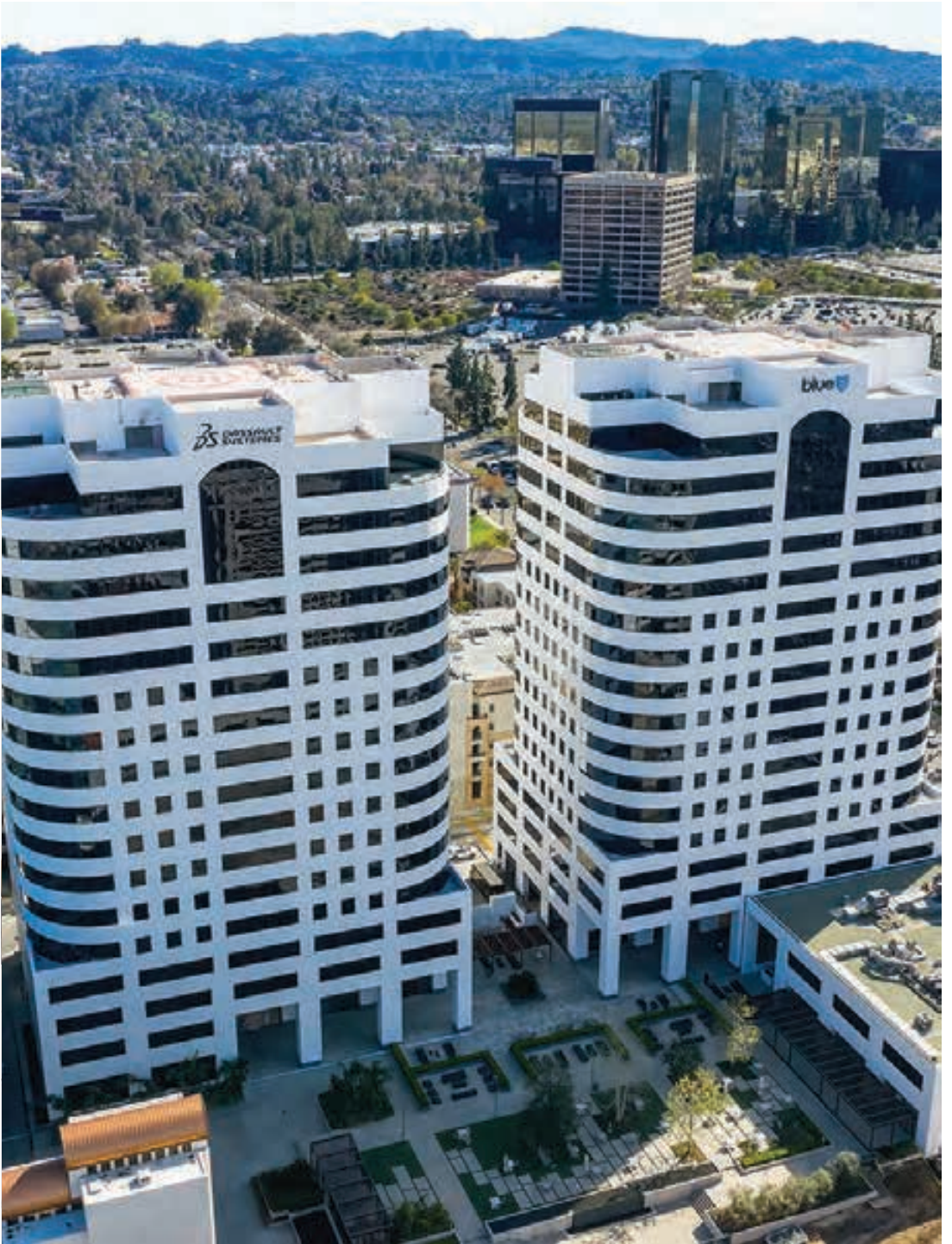
UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

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







**Douglas
Emmett**

PROFESSIONALLY MANAGED BY:

Douglas Emmett

Property Management Office:

6320 Canoga Ave., Suite 290

Woodland Hills, CA 91367

T: 818.716.2010

Douglas Emmett

Corporate Office:

1299 Ocean Ave., Suite 1000

Santa Monica, CA 90401

T: 310.255.7700

www.douglasemmett.com

FOR LEASING INFORMATION, PLEASE CONTACT

SHANNON LEWIS

818.593.6206

slewis@douglasemmett.com

KEVIN HOUSMAN

818.593.6204

khousman@douglasemmett.com

