



6303 OWENSMOUTH AVENUE

Class A office building
in Woodland Hills



DYNAMIC. AUTHENTIC. FLEXIBLE.

6303 Owensmouth Avenue is the ideal workspace for today's top talent. Positioned in the well-known Warner Center business hub, the 11-story, 317,723 SF highly amenitized office lifestyle building offers abundant retail, dining, and entertainment options all within short walking distance.

This high-image corporate HQ location has excellent access to the 101 freeway making access easy from all areas of the San Fernando Valley. With over 260,000 SF available, 6303 Owensmouth has a great mix of creative, open work space and traditional office space to fit your needs.



Stunning panoramic views of the Valley



On-site gym



3.67/1,000 parking



6 electric vehicle (EV) charging stations



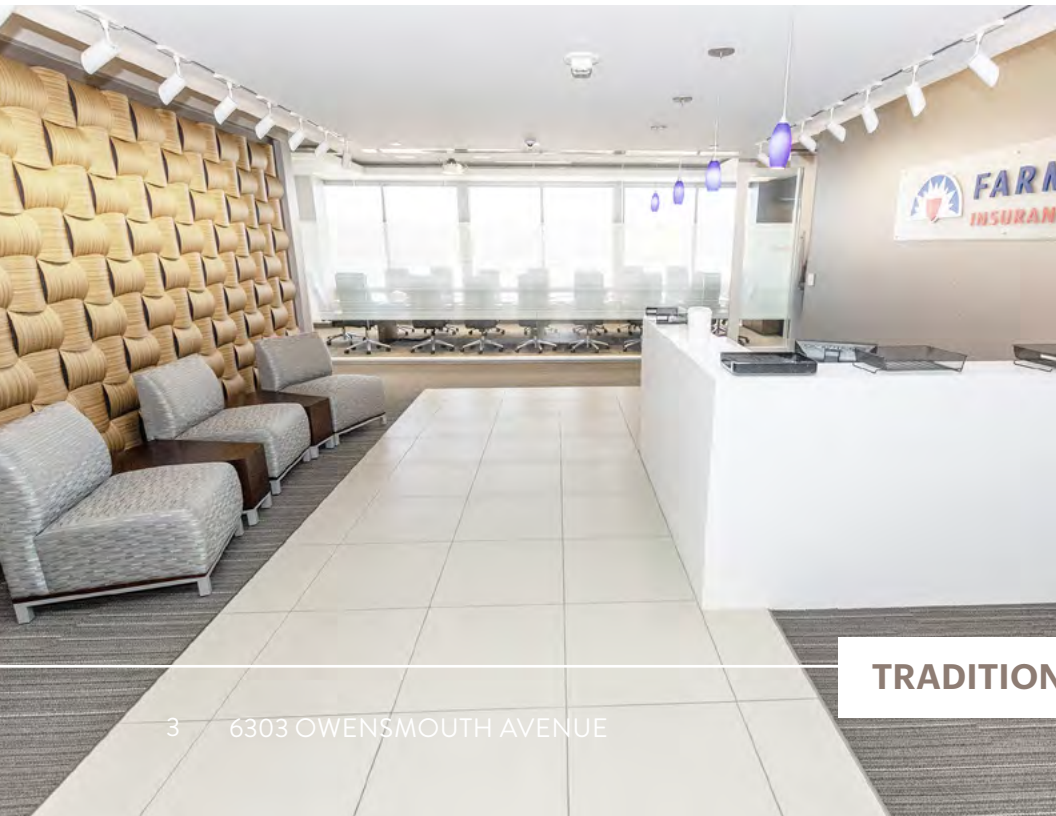
Building top signage available



Convenient access to 101 freeway



CREATIVE OFFICE



TRADITIONAL OFFICE





6303 OWENSMOUTH

OWENSMOUTH AVENUE

WEST VALLEY WAY



TWO BUILDING TOP SPOTS AVAILABLE ON THE NORTH AND WEST FACADE





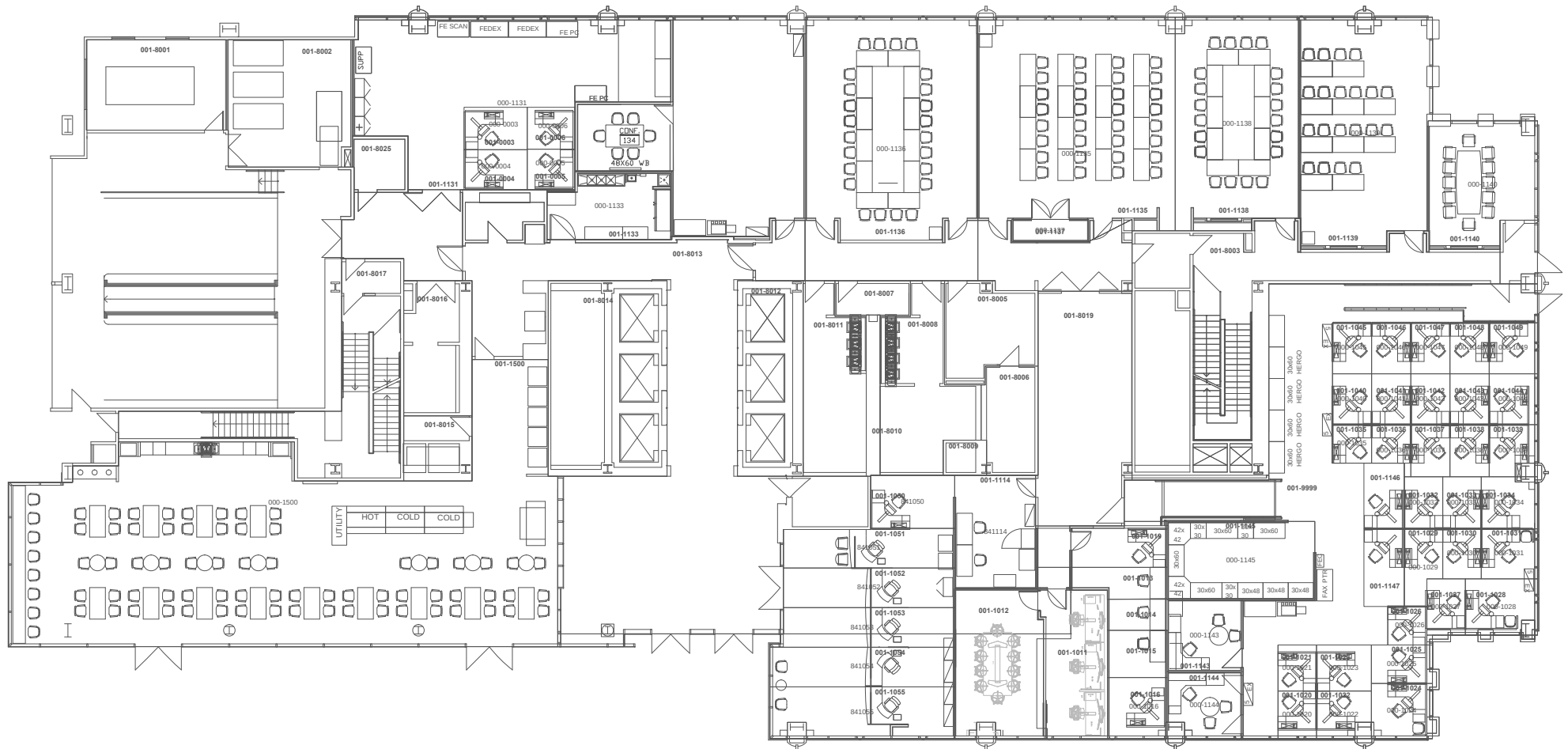
AN ALL ENCOMPASSING SUSTAINABLE CAMPUS IN A MAGNETIC LOCATION

6303 OWENSMOUTH AVENUE IS DESIGNATED
LEED PLATINUM, A FITWEL CERTIFIED HEALTHY
BUILDING AND ENJOYS A 96 ENERGY STAR RATING:

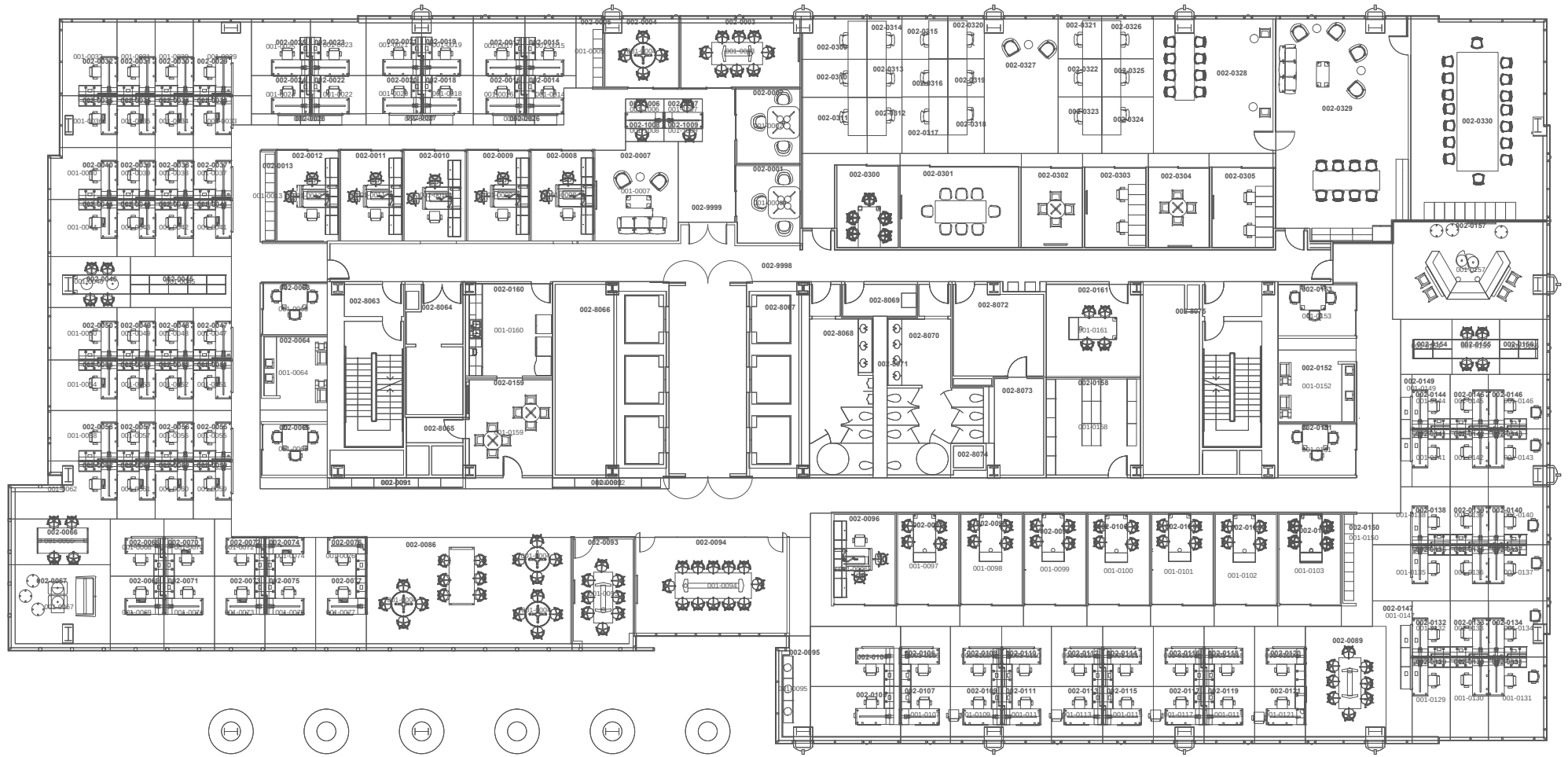


6303
OWENS
MOUTH
AVENUE

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jill.com
License #02109571



2ND FLOOR - 25,339 RSF



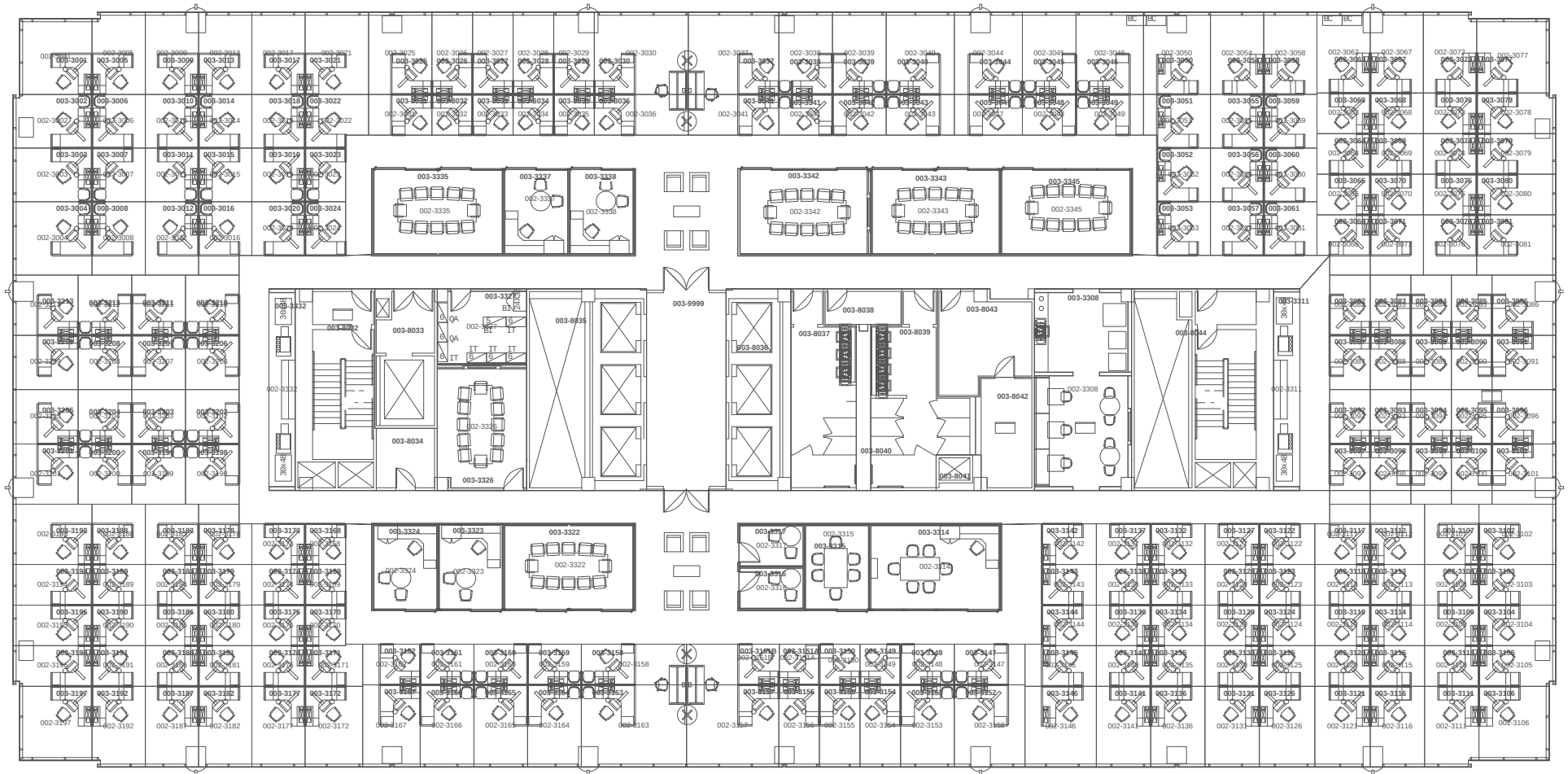
6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jll.com
License #02109571



3RD FLOOR - 27,215 RSF



6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jll.com
License #02109571



6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

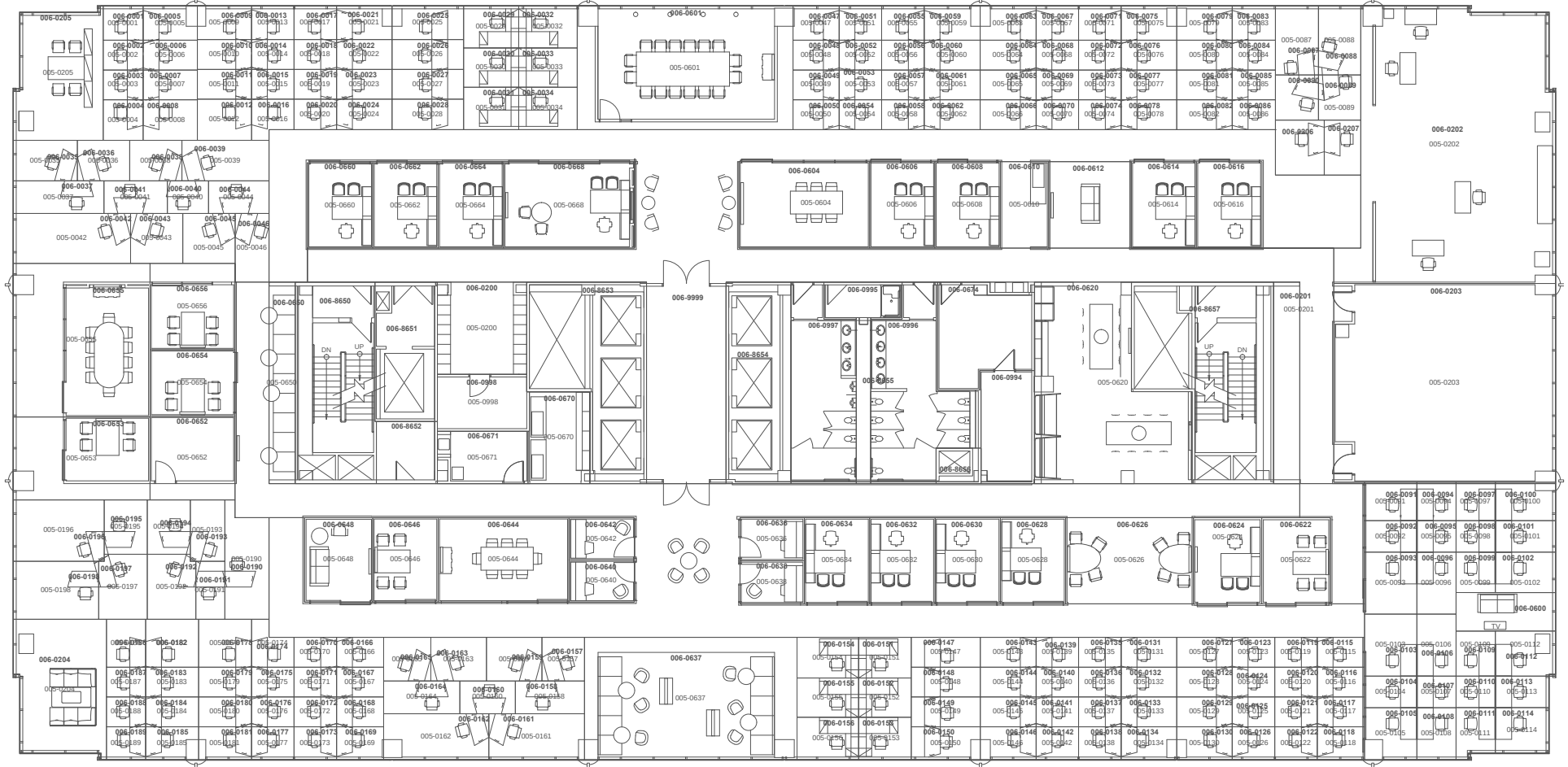
CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jill.com
License #02109571



6303
OWENS
MOUTH
AVENUE

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jill.com
License #02109571





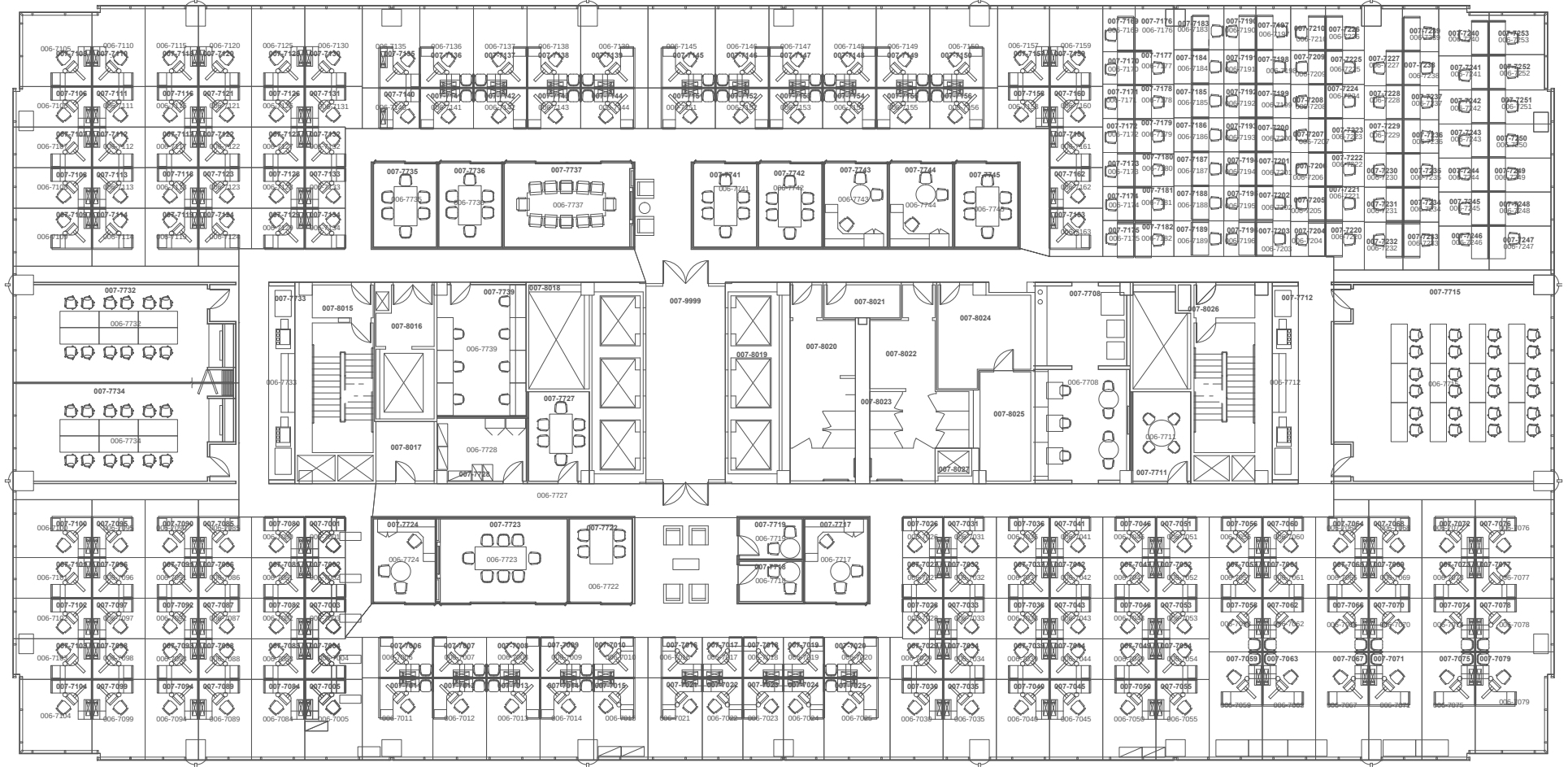
6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jill.com
License #02109571



7TH FLOOR - 27,506 RSF



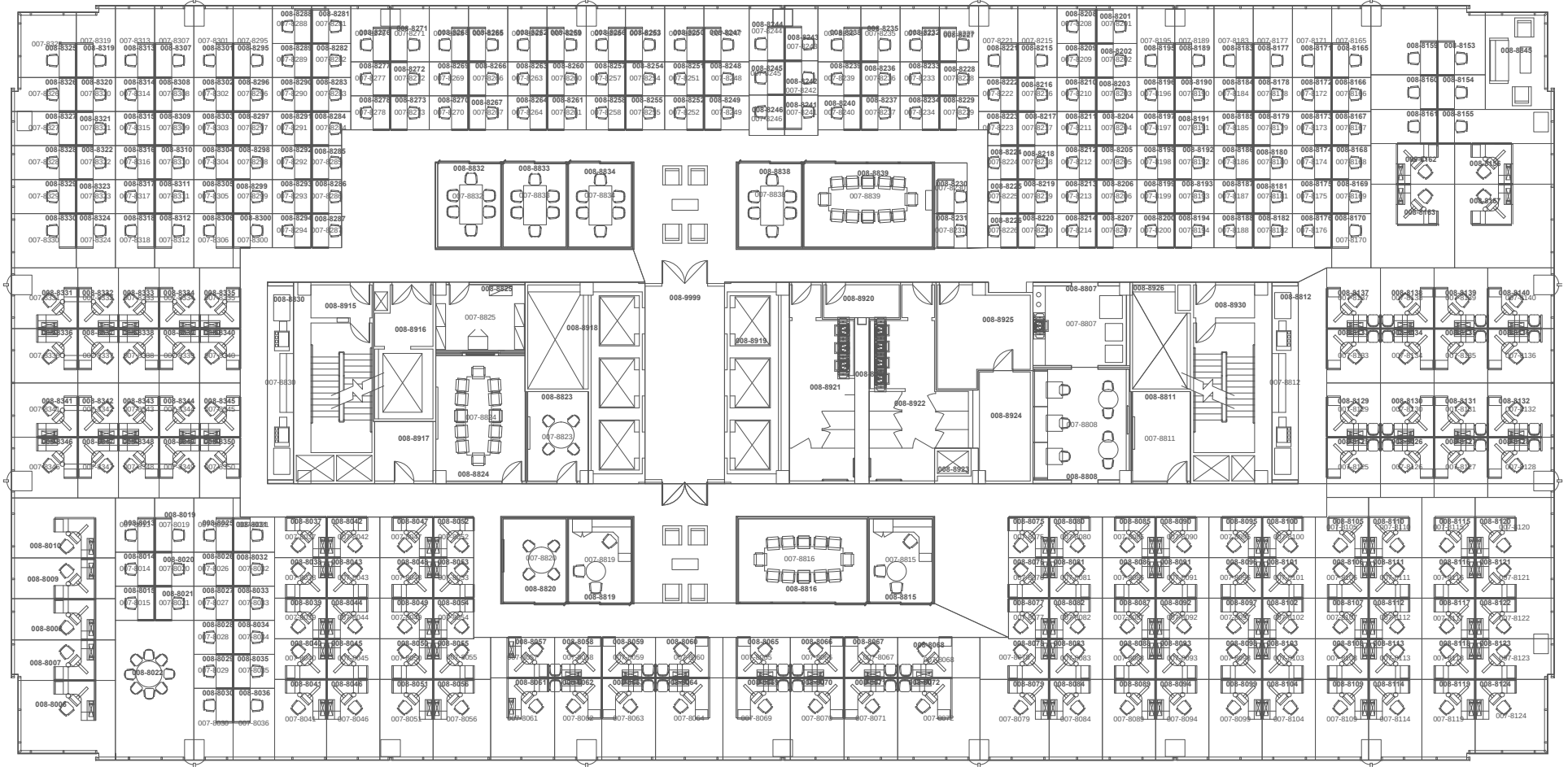
6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jll.com
License #02109571



8TH FLOOR - 27,506 RSF



6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jll.com
License #02109571



9TH FLOOR - 27,587 RSF



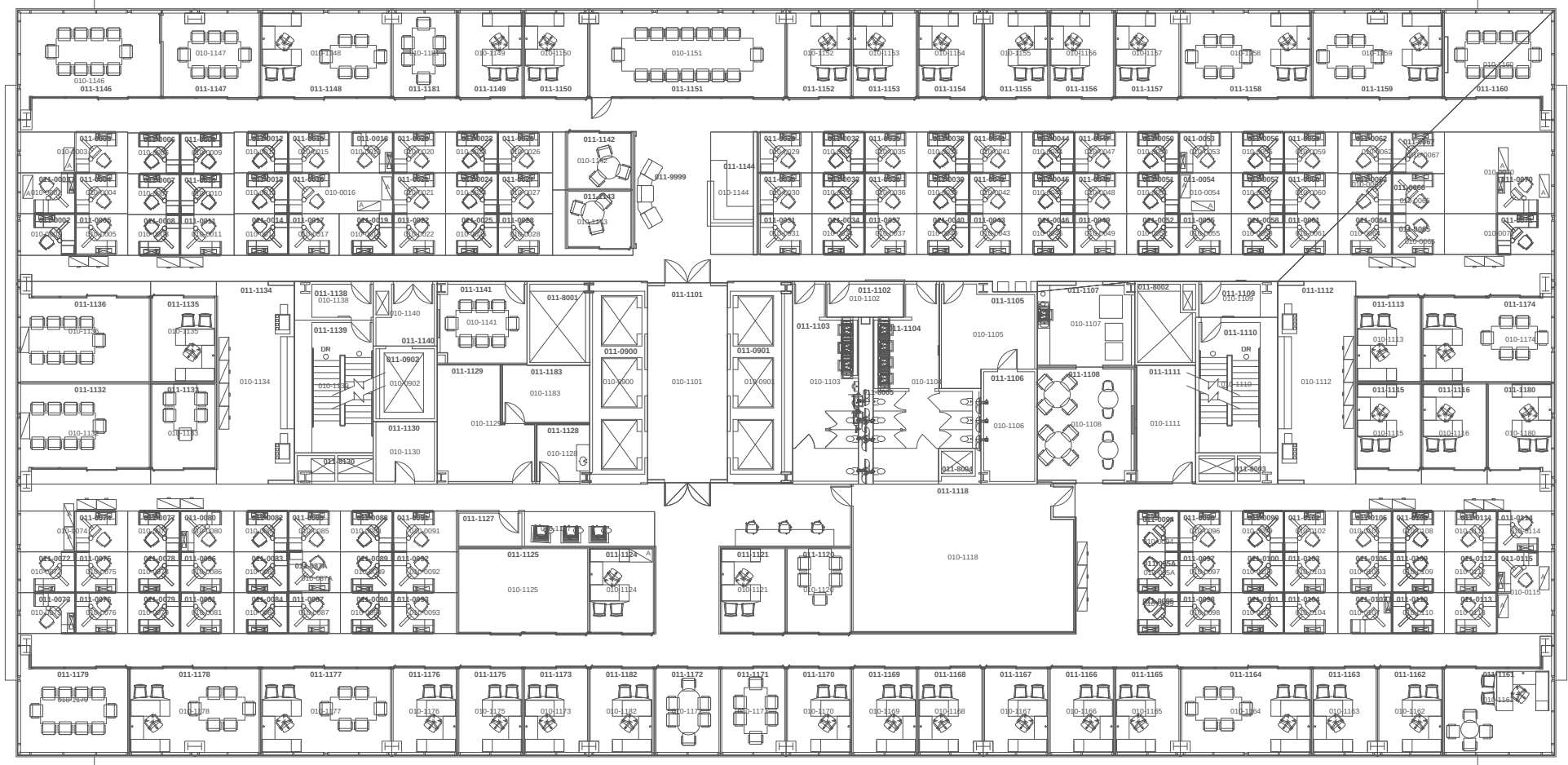
6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jll.com
License #02109571



11TH FLOOR - 26,935 RSF



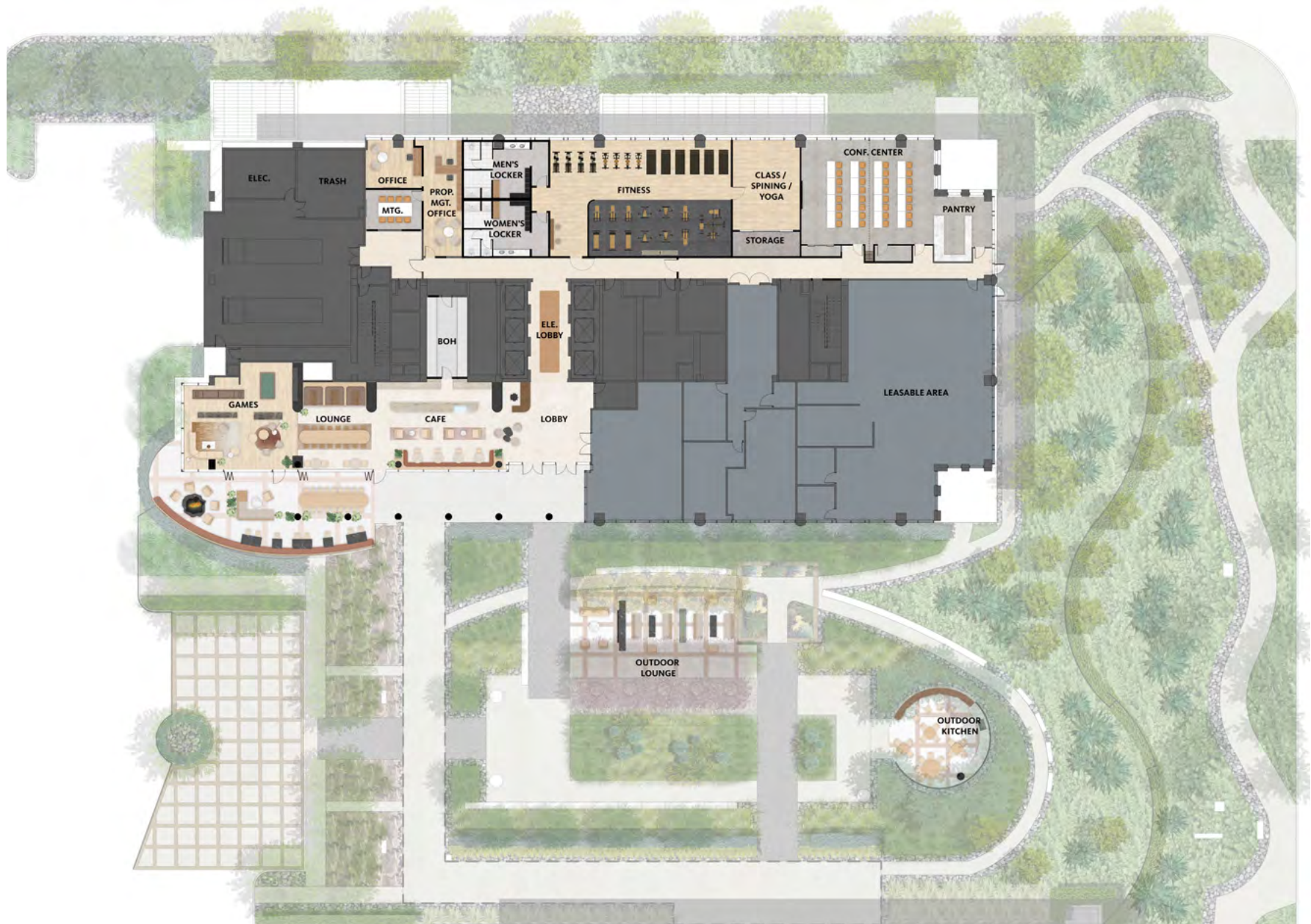
6303
OWENS
MOUTH
AVENUE

JIM LINDVALL
+1 818 618 2671 | jim.lindvall@jll.com
License #01012372

CHLOE SANCHEZ
+1 747 234 3553 | chloe.sanchez@jll.com
License #02109571



GROUND FLOOR AMENITY AND SITE MAP



LITTLE PROGRESS EACH DAY ADDS UP TO BIG RESULTS

YES
YOU
CAN





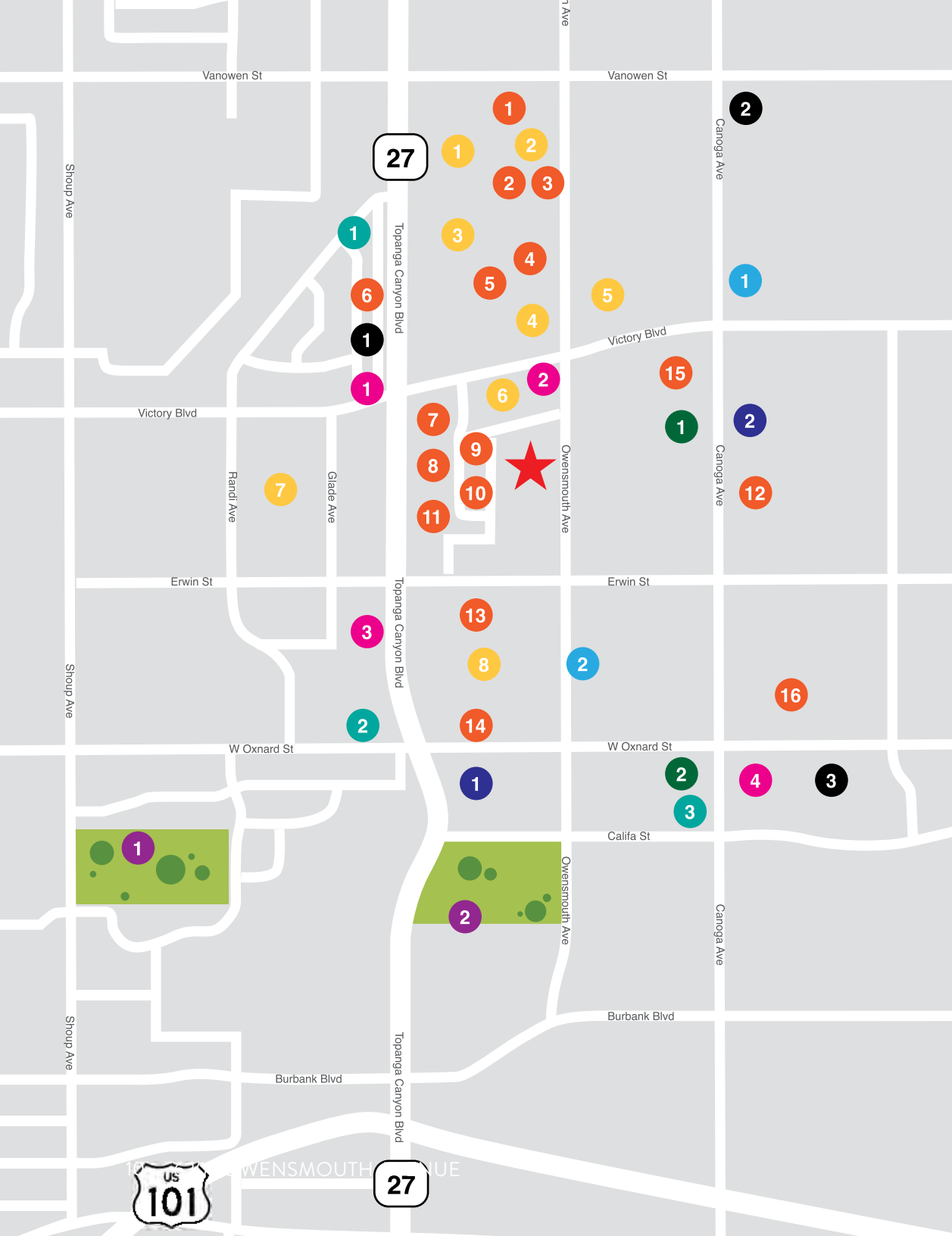
TENANT LOUNGE WITH
INDOOR/OUTDOOR SEATING



CONFERENCE ROOM



GAMING AREA



LOCAL AMENITIES

● Resturants/Coffee

1. Starbucks
2. Cinnabon
3. Gyu-Kaku
4. Blaze Pizza
5. California Pizza Kitchen
6. Shake Shack
7. JOEY Woodland Hills
8. Il Fornaio
9. The Coffee Bean & Tea Leaf
10. Veggie Grill
11. Wokcano
12. Morton's The Steakhouse
13. Maggiano's Little Italy
14. P.F. Chang's
15. Starbucks
16. Tomoya Sushi & Izakaya

● Shopping

1. Macy's
2. Target
3. Westfield Topanga & The Village
4. Nordstrom
5. Best Buy
6. Costco
7. Amazon Fresh
8. Westfield Promenade

● Banks

1. Chase Bank
2. Wells Fargo Bank
3. Bank of America

● Transit

1. Canoga Station
2. Warner Center Station

● Hotels

1. Marriott Warner Center
2. Hilton Woodland Hills

● Parks

1. Woodland Hills Recreation Center
2. Warner Center Park

● Gas Stations

1. Mobil
2. Costco Gas
3. Chevron
4. Chevron

● Postal

1. The UPS Store
2. FedEx
3. USPS

● Fitness

1. LA Fitness
2. Equinox



LEASING TEAM

JIM LINDVALL

+1 818 531 9678

jim.lindvall@jll.com

License #01012372

CHLOE SANCHEZ

+1 747 234 3553

chloe.sanchez@jll.com

License #02109571

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc.
CA License #01856260