

For Sublease | Class "A" Office Space

21600 Oxnard Street, Suite 1700 | Woodland Hills | CA 91367



For more information, please contact:

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About

Sublease Terms and Availability:

- Available Space – Suite 1700 – 6,606 RSF
- Availability Date – Immediate
- Sublease Term – Through December 31, 2026
- Parking – 2 Reserved and 24 Unreserved

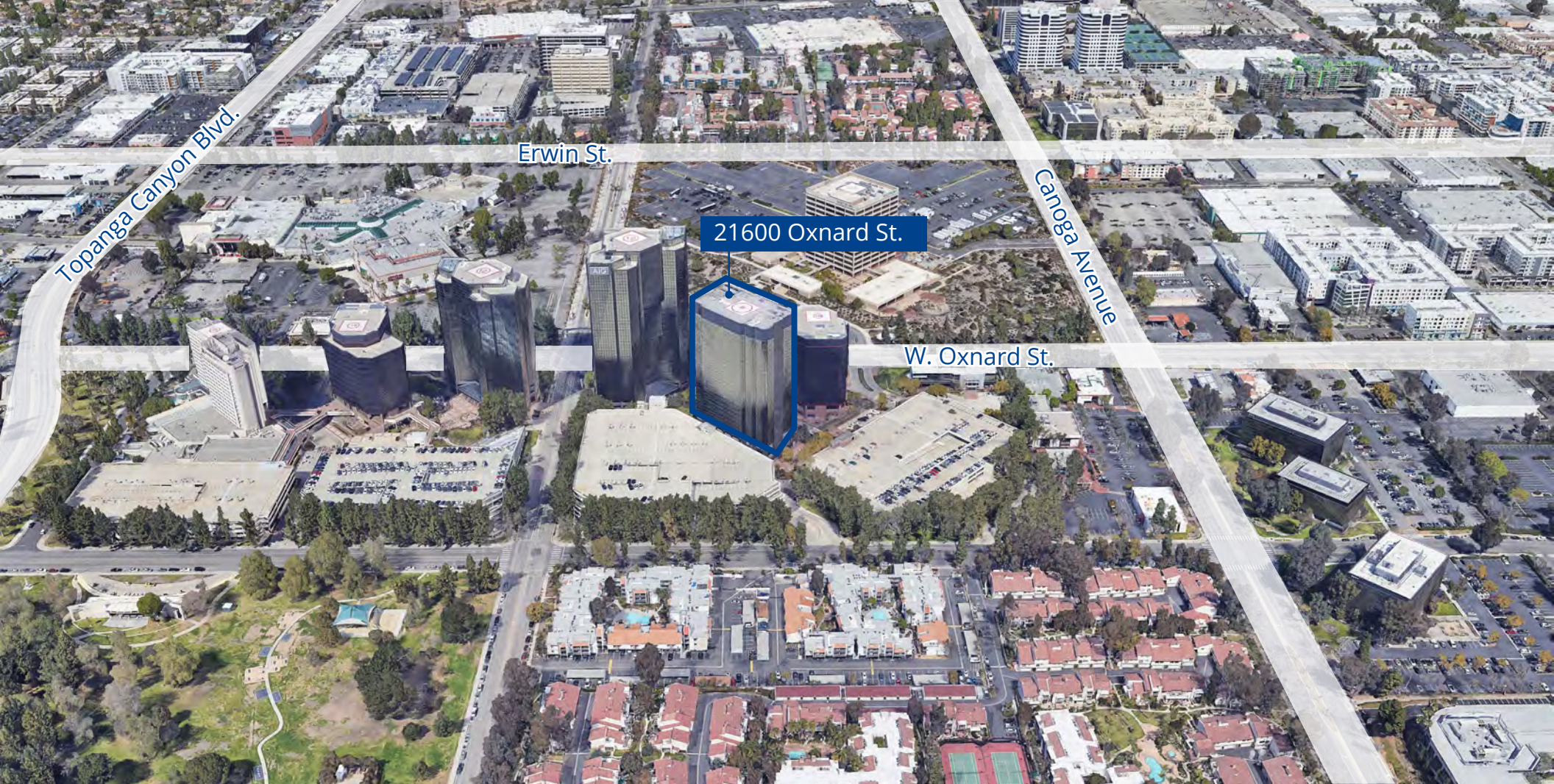
Building Highlights:

- High-Profile Class “A” Office Building
- Recently Renovated Elevators and Main Lobbies
- Professionally Owned & Managed by Douglas Emmett
- On-Site Security
- Convenient On-Site Covered Parking
- Expansive Outdoor Patio Areas

Space Highlights:

- Creative Space with Exposed Ceiling and High-End Finishes
- Plug N’ Play Ready – Furniture & Equipment Available
- Convenient Double-Door Entry off main Elevator Lobby
- High-Floor with Outstanding Northern Views



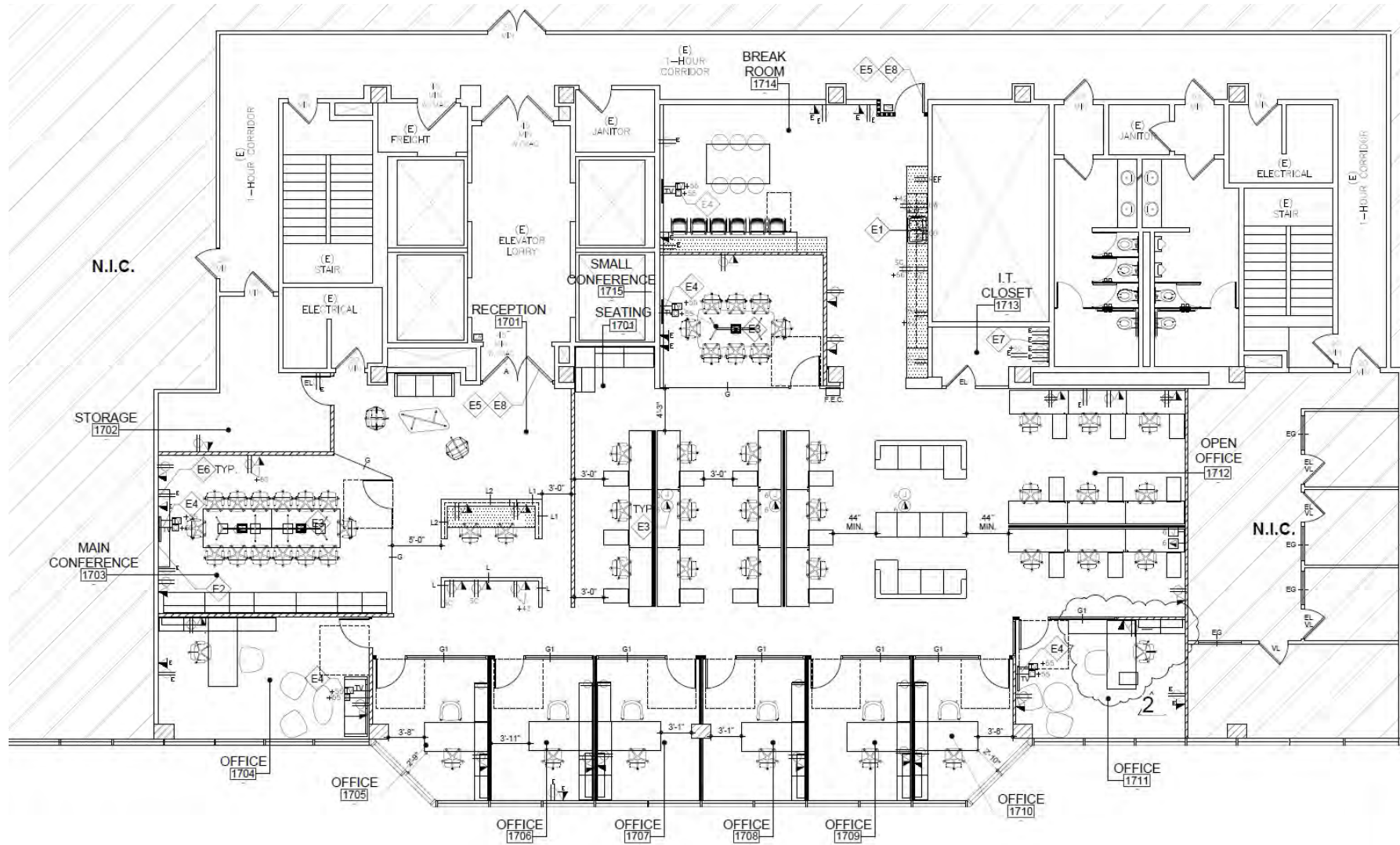


Location Highlights:

- High-Profile & Central Warner Center Location
- Abundant Walkable Amenities (See Map)
- Walk Score – 64 / Transit Score 59 – Per CoStar
- Walking Distance to Metro Orange Line Station
- Walking Distance to Warner Center Marriott and Conference Center
- True Live, Work, Play Location
- Close Proximity to Ventura (101) Freeway
- Neighboring Markets include Calabasas, Hidden Hills & Tarzana



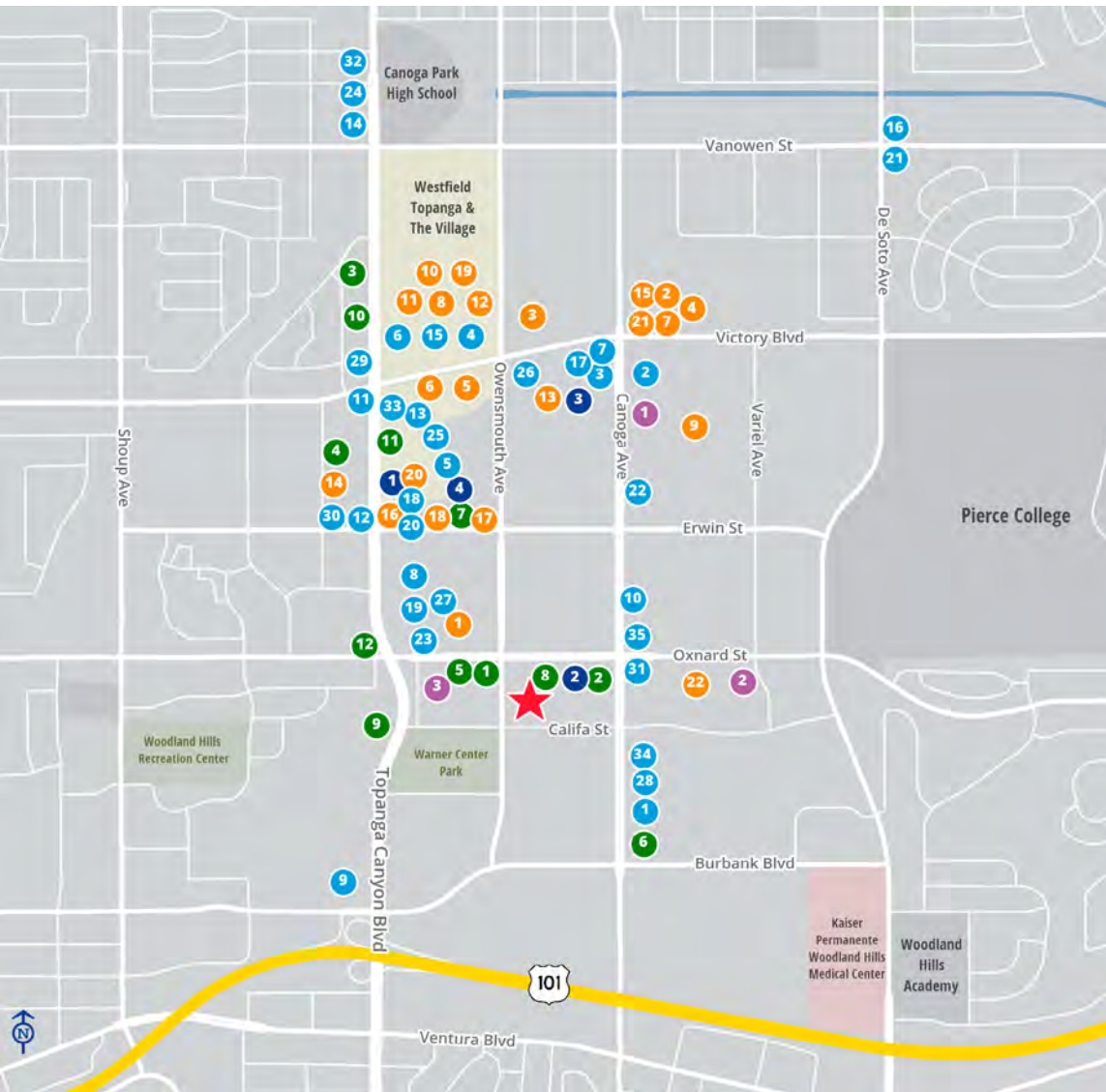
Floor Plan



* Furniture for reference only. Some portions shown have been removed and/or modified.



Amenities Map



Banks

- 1 Banc of California
- 2 Bank of America
- 3 Chase
- 4 Citibank
- 5 City National Bank
- 6 Comerica Bank
- 7 First Bank
- 8 Pacific Western Bank
- 9 Union Bank
- 10 U.S. Bank
- 11 Wells Fargo
- 12 Wells Fargo

Fitness

- 1 24 Hour Fitness
- 2 Equinox
- 3 LA Fitness
- 4 Wing Warriors Fitness

Hotels

- 1 Hilton
- 2 Home2 Suites by Hilton
- 3 Marriott

Shopping

- 1 AMC
- 2 Ashley HomeStore
- 3 Best Buy
- 4 BevMo
- 5 Costco
- 6 Crate and Barrel
- 7 DSW
- 8 H&M
- 9 Home Depot
- 10 Macy's
- 11 Neiman Marcus
- 12 Nordstrom
- 13 Nordstrom Rack
- 14 Office Depot
- 15 PetSmart
- 16 REI
- 17 Scandinavian Designs
- 18 Staples
- 19 Target
- 20 Total Wine
- 21 Ulta Beauty
- 22 US Postal Service

Dining

- 1 Baja Fresh
- 2 BJ's Restaurants
- 3 California Fish Grill
- 4 California Pizza Kitchen
- 5 Cava
- 6 Cheesecake Factory
- 7 Chipotle
- 8 Corner Bakery Cafe
- 9 Denny's
- 10 El Torito
- 11 Flemings Prime Steakhouse
- 12 Hook Burger
- 13 IL Fornaio
- 14 In-N-Out
- 15 Islands Restaurants
- 16 Jack in the Box
- 17 Jamba Juice
- 18 Lucille's Bar-B-Que
- 19 Maggiano's Little Italy
- 20 McDonald's
- 21 McDonald's
- 22 Morton's Steakhouse
- 23 P.F. Chang's
- 24 Panda Express
- 25 Panera Bread
- 26 Panini Kabob Grill
- 27 Ruth's Chris
- 28 Salad Farm
- 29 Shake Shack
- 30 Sharky's
- 31 Starbucks
- 32 Taco Bell
- 33 Tender Greens
- 34 The Stand
- 35 Tomoya Sushi



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