

# 5947 | VARIEL AVENUE

WOODLAND HILLS, CA 91367

## FOR LEASE

Newly Remodeled Office Space in the Heart of Warner Center



**RJC**  
REAL ESTATE SERVICES

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5947 VARIEL AVENUE

COSMETICA

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EXECUTIVE SUMMARY

# PROPERTY SUMMARY

**Negotiable**

LEASE RATE

**5,850**

AVAILABLE

PROPERTY TYPE	OFFICE
PARKING RATIO	3.8/1000
PARKING TYPE	OPEN
ZONING	LAWC
CONSTRUCTION	TILT-UP
UNITS	1



**FOR LEASE**







Warner Center  
Corporate Park

## SUBJECT

5947 VARIEL AVE

Vela on Ox  
Apartments

TheZenith

NEW - The Alcove  
301 Affordable Units

CANOGA AVENUE

## LOCATION

Located near an abundance of amenities, including the new LA Rams practice facility, shopping, dining, and fitness centers, this prime location offers the perfect blend of luxury, convenience, and functionality. Don't miss the opportunity to elevate your business in this exceptional Warner Center space.





# Property OVERVIEW

Discover a newly remodeled office space in the heart of Warner Center at 5947 Variel Avenue, Woodland Hills. This tastefully designed office features premium finishes throughout, offering a sophisticated and modern environment for your business. The open floor plan maximizes natural light and flexibility, creating an inviting atmosphere for collaboration. The space includes a stylish coffee bar, ensuring your team has access to refreshment throughout the day. Ensuite restrooms add convenience and privacy. The office is also equipped with multiple private offices, a large conference room perfect for meetings and presentations, and a specialized cosmetic laboratory infrastructure, catering to businesses in the beauty or wellness industries.

## Property Highlights



- Prime location in (Warner Center) Woodland Hills, CA



- Modern and professional office space



- Ample parking for employees and visitors



- Renovated interior with high-quality finishes



- Close proximity to major transportation routes



- Flexible floor plan to accommodate various business needs



- On-site amenities such as conference rooms, 24/7 access







# Interior Gallery

5947 VARIEL AVENUE

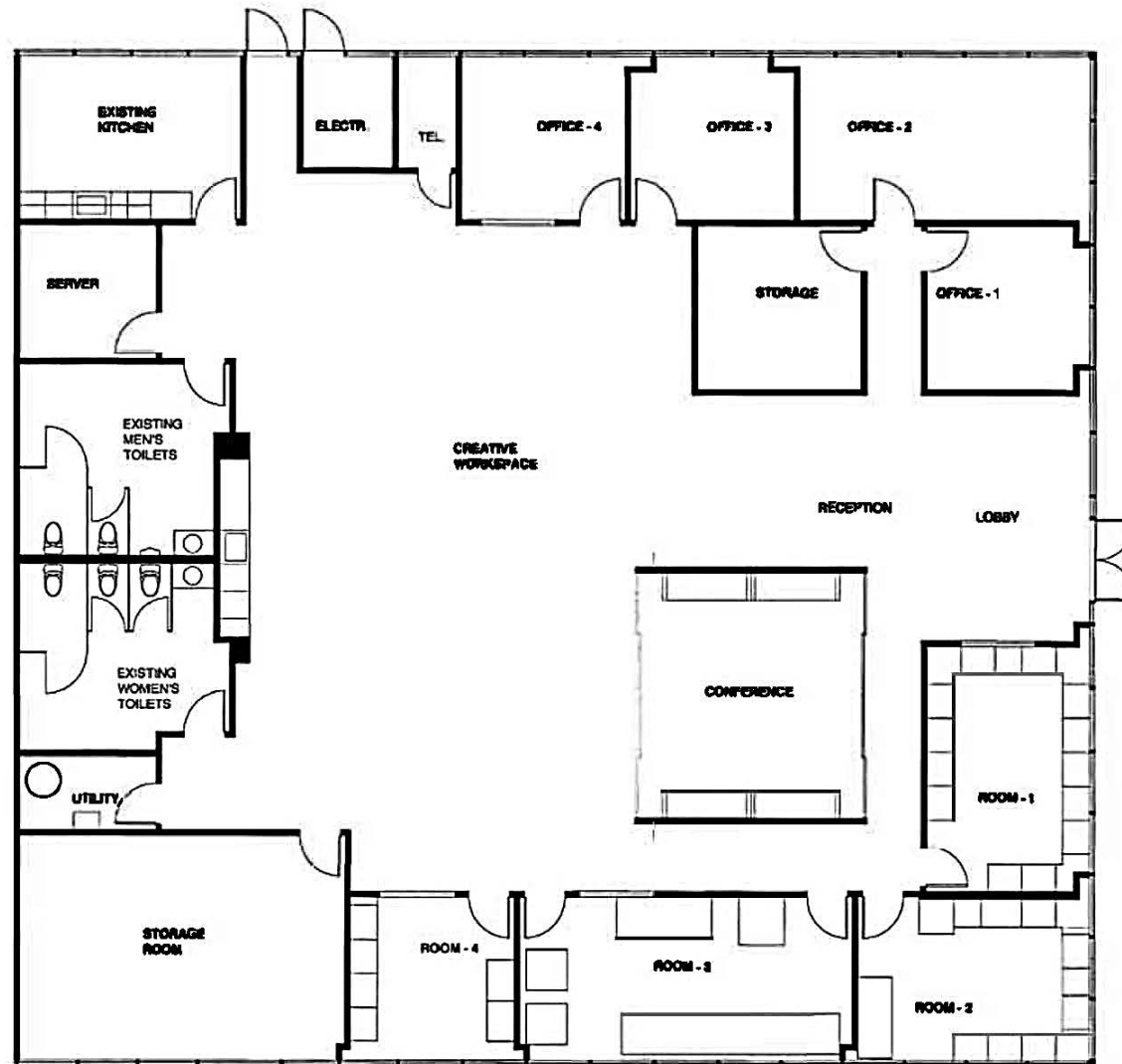


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# Floor Plan









5947 VARIEL AVENUE

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LOCATION OVERVIEW



# Woodland HILLS, CA

Woodland Hills/Warner Center is the premier address in the San Fernando Valley. Located in the western San Fernando Valley, Warner Center is immediately accessed from the Ventura (101) Freeway. With over 17.5 million square feet of commercial space, the Warner Center submarket functions as the CBD of the San Fernando Valley and the communities to the north (Santa Clarita Valley, Lancaster and Palmdale) and to the west (Ventura County). This sub-market is rich in amenities and enjoys one of the most favorable jobs-to-housing balances in Los Angeles

## DEMOGRAPHICS



\$135,493

Median Household Income



34,533

Population



\$1,273,768

Median Home Value

## Landmarks & Employers

### LOCAL LANDMARKS

Westfield Topanga	Topanga State Park
LA Rams Training Facility	Leonis Adobe Museum
The Village at Westfield	Warner Center Park
Pierce College	Las Virgenes Canyon
Woodland Hills Country Club	Motion Picture & TV Country House



**NORTHROP GRUMMAN**



KAISER PERMANENTE®



### EMPLOYERS







# Warner Center

A Vibrant, Energized Urban Environment

Warner Center boasts high-end demographics, dense immediate population, high barriers to entry and strong market fundamentals. Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga.



# Development Boom

The multi-billion-dollar submarket is home to substantial development, including the \$1.5 billion renovation the Westfield Promenade and the \$3.5 billion Uptown at Warner Center. The Westfield Promenade will include retail, Class A office, two hotels, 14,000 residential units, and an entertainment and sports center. Uptown at Warner Center is a one-of-a-kind development consisting of 47 acres creating a state of the art “live/work/play” environment. The walkable community will feature a combination of retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park.

DEVELOPMENTS

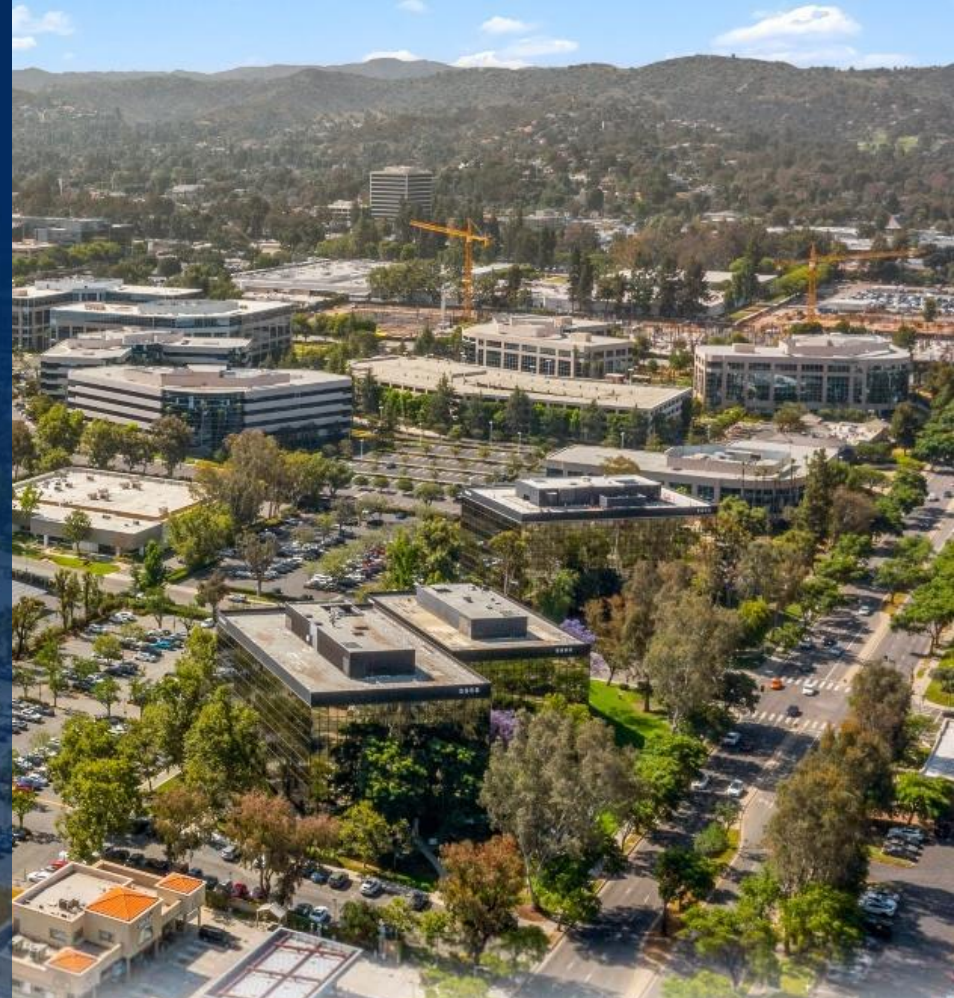
**\$5B**

RESIDENTIAL UNITS

**14,000**

ACRES

**47**



**WESTFIELD'S PROMENADE 2035** Estimated  
\$1.5 billion capital infusion



**UPTOWN AT WARNER CENTER** \$4 billion  
capital infusion



**THE VILLAGE** located between the Westfield  
Topanga and Westfield Promenade







# Rams New Training Facility

The new practice facility, planned to replace a portion of the former Anthem Blue Cross building's parking lot at Canoga Avenue and Erwin Street, will include modular trailers featuring offices, a weight room, lockers, and a media room. Two fields will be used for team practices and training.

The Rams confirmed that following completion of the practice facility, the team will explore a larger development on the surrounding land which would include a permanent headquarters and practice facility, accompanied by residential, commercial and retail uses. Those areas would be interspersed with new green spaces and community amenities.

## THE WARNER CENTER 2035 PLAN

The Warner Center 2035 Plan (WC 2035 Plan) is a development blueprint for Warner Center that emphasizes mixed-use and transit-oriented development, walkability, and sustainability.

**By 2035, the plan anticipates an additional:**

- 14 million square feet of nonresidential building area
- 20,000 residential dwelling units
- 49,000 jobs



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