

**Douglas
Emmett**

WARNER CENTER TOWERS

21500-21800 Oxnard St, Woodland Hills, CA 91367



WARNER CENTER TOWERS

OVERVIEW

Warner Center Towers stands as one of Southern California's largest and most esteemed office complexes, nestled in the heart of the master-planned Warner Center community. Offering nearly 2 million square feet of premier Woodland Hills office space for lease across five high-rise office towers, this expansive campus provides a prestigious environment for businesses. Most tower suites boast panoramic views of the San Fernando Valley and the surrounding mountains, enhancing the workspace experience. The high-rise campus setting is adorned with newly landscaped plazas and stunning water features, creating an inviting outdoor atmosphere for tenants. A wealth of property amenities includes EQUINOX Fitness, banks, sundry shops, and car detailing services, ensuring convenience and comfort for occupants. Indulge in culinary delights at one of three on-site cafes or host events with ease using the banquet and conference room facilities at the adjacent Marriott Hotel. With on-site, fully staffed management and engineering services, as well as 24-hour security, Warner Center Towers provides a secure and professionally managed workspace environment for businesses to thrive.

Building:	RSF:	Floors:
Tower I	372,000	21
Tower II	228,000	11
Tower III	615,000	26
Tower IV	31,000	2
Tower V	224,000	11
Tower VI	473,000	21
Tower VII	11,000	1



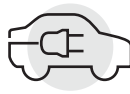
Breathtaking
Views of Santa
Monica
Mountains



Close to
101
Freeway



24 Hour
On-Site
Security



Electric
Vehicle
Charging



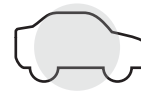
3/1000
Parking
Ratio



Equinox
Fitness
Center



Web-based
Facility
Management



Auto
Detailing
On-site



Multiple
Cafes
On Site







THE LOCATION

WOODLAND HILLS

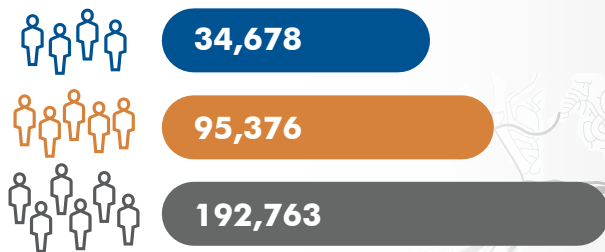
Woodland Hills is a bustling business and residential community that offers a prime location situated close to the 101 freeway. Warner Center is Woodland Hills' center for commerce, featuring startups and satellite offices for world-renowned companies. The area is well known for its upscale shopping centers, dining experiences and outdoor recreational activities.



DEMO GRAPHICS

WOODLAND HILLS

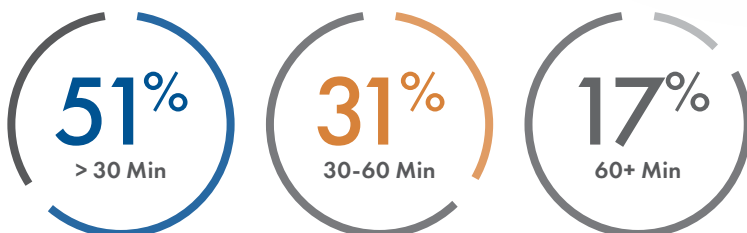
2023 POPULATION PER MILE RADIUS:



AVERAGE HOUSEHOLD INCOME:



AVERAGE COMMUTE TIME (2 MILE RADIUS)



AVERAGE DAILY TRAFFIC COUNT: CANOGA AVE & W OXNARD ST

39,758



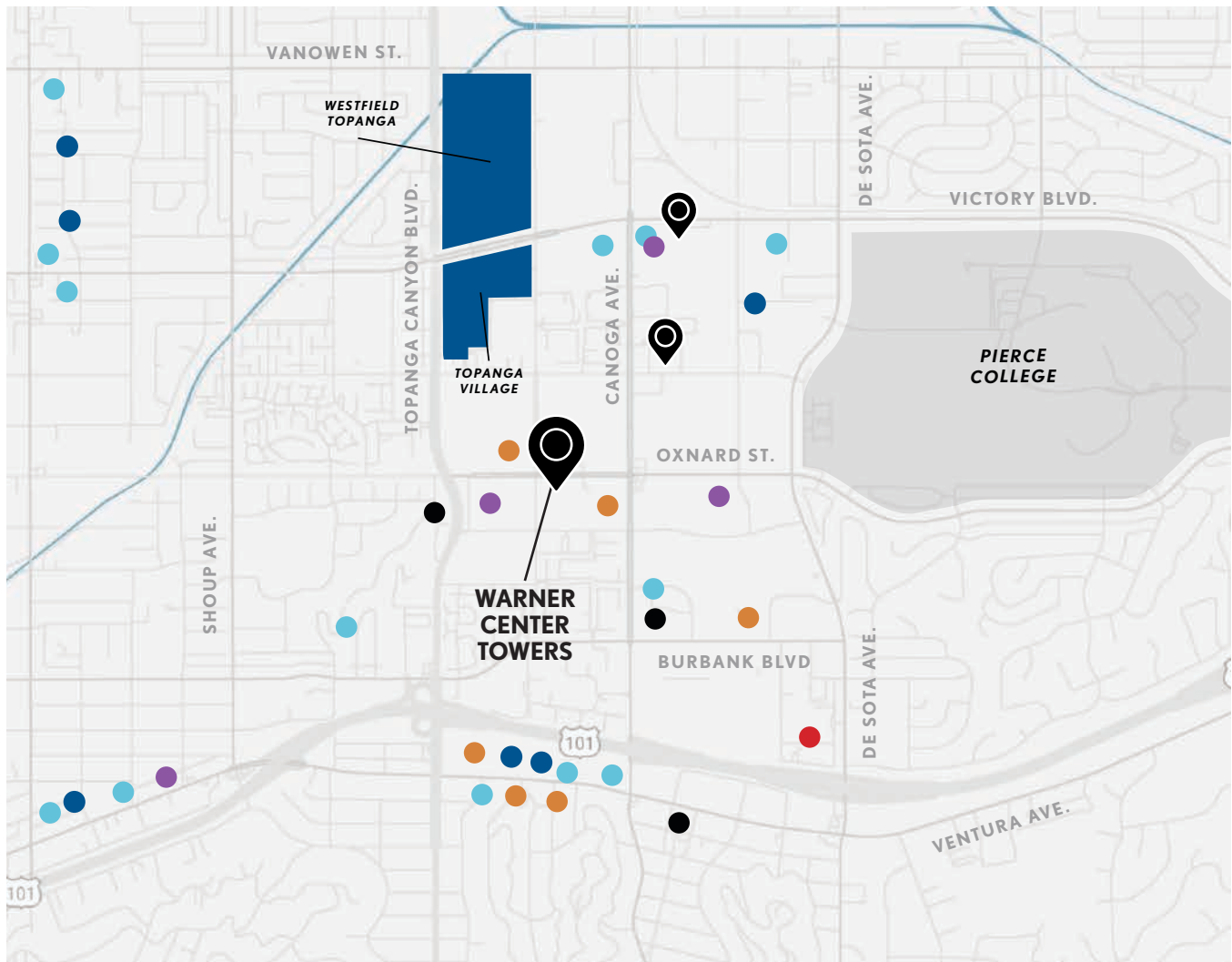
MEDIAN AGE:

40.2

*Demographic Information Source: Costar, Inc. 2023 Demographic Detail Report.

POINTS OF INTEREST

DINING, SHOPPING & MORE...



- DINING
- SHOPPING
- FITNESS
- HOTEL
- BANKING
- PARK
- MEDICAL/HOSPITAL



WESTFIELD TOPANGA FEATURING: • MACYS • NEIMAN MARCUS • CHEESECAKE FACTORY • DOLCE & GABANA • NORDSTROM
TOPANGA VILLAGE FEATURING: • COSTCO • LARSEN'S STEAKHOUSE • BURKE WILLIAMS • DOLCE & GABANA • REI

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310.255.7777
douglasemmett.com



UCLA



TIME



INTUIT



NETFLIX



IN GREAT COMPANY



EQUINOX

P.F. CHANG'S

GUGGENHEIM



REACHLOCAL



worthe

WE ARE HERE FOR OUR TENANTS

The results of our annual Customer Satisfaction Survey speak volumes about our commitment of service.

OVERALL SATISFACTION
4.40 OUT OF **5 STARS**

83% WOULD RECOMMEND
THEIR BUILDING TO
OTHER COMPANIES



The management team responds to any issues, communicates effectively and are a pleasure to work with. We are a high maintenance tenant and they have been outstanding.

- INSURANCE COMPANY



All of your staff members are very friendly. It is such a pleasure to run into building staff who greet us personally and know us.

- NON-PROFIT AGENCY



I'm very happy as a Douglas Emmett tenant for the past 6 years. Management is always friendly, highly responsive and approachable. Grounds and common areas are always impeccable as per the DE standard.

- INVESTMENT BANKING FIRM



All maintenance employees are responsive and courteous. Their friendliness and cheerfulness means that every interaction is a pleasure, even if it is simply seeing a person when stepping off the elevator or taking an item to the mailbox.

- CHARITABLE FOUNDATION



Everyone on the maintenance staff is awesome! I love running into them in the hallways. They're always kind and smiling and happy to help.

- EXECUTIVE SEARCH AGENCY



The Douglas Emmett Engineering and Janitorial staff are excellent. They respond promptly to our requests and are always friendly and courteous.

- PROPERTY MANAGEMENT COMPANY



Everyone is so friendly and helpful and my requests are always taken care of very quickly!

- INVESTMENT BANK



YOUR ONE-STOP SHOP

A FULLY-INTEGRATED VERTICAL IN-HOUSE PLATFORM

Douglas Emmett features best-in-class services for your commercial real estate needs.



LEASING

Our leasing team has one goal in mind: to match our tenant's space needs within our vast portfolio of Class-A office properties. We offer the widest array of premier office space in the most highly desirable submarkets in Los Angeles and Honolulu.



SPACE PLANNING

Our custom-tailored approach to space planning produces design solutions that best suit the unique needs of our tenants. Our talented team works in collaboration with our tenants through the interior design process to create innovative spaces that balance efficiency with functionality.



CONSTRUCTION

Douglas Emmett Builders (DEB) is fully committed to building outstanding workspaces. Our talented team handles everything from facilitating permits to managing the build-out process, ensuring we deliver unparalleled quality with every construction project.



SERVICE

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 provide unsurpassed service to our tenants.

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WORKPLACE SUSTAINABILITY

Douglas Emmett is committed to reducing energy consumption, increasing operational efficiency and diminishing our carbon footprint through our **Green Recognized Office (GRO)** program.



Did you know?



Over 89% of Douglas Emmett's office space qualifies for "ENERGY STAR Certification," which means that we are more energy efficient than 75% of the buildings measured in the United States

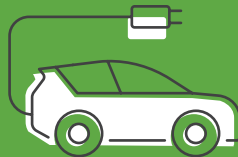


100% of Douglas Emmett properties save energy through automated energy management systems to access real-time energy usage data. We are committed to reducing our indirect consumption from non-renewable sources by at least 10% by 2029.



Since 2021, the U.S. The Department of Energy (DOE) has included Douglas Emmett in its Better Buildings Low Carbon Pilot program to explore low carbon pathways.

Douglas Emmett has implemented various programs, including low-flow water fixtures, new energy management systems, LED lighting retrofits, recycling, and EV charging stations. These implementations have reduced our electricity usage per square foot by over 38% over the past 12 years.





Douglas Emmett

For Leasing Information Please Contact:

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