

Douglas  
Emmett



# Warner Center Towers

OFFICE SPACE  
FOR LEASE

21500-21800 OXNARD ST  
WOODLAND HILLS, CA

Redefining the  
modern workplace  
experience



JONES LANG LASALLE BROKERAGE, INC.  
REAL ESTATE LICENSE #: 01856260

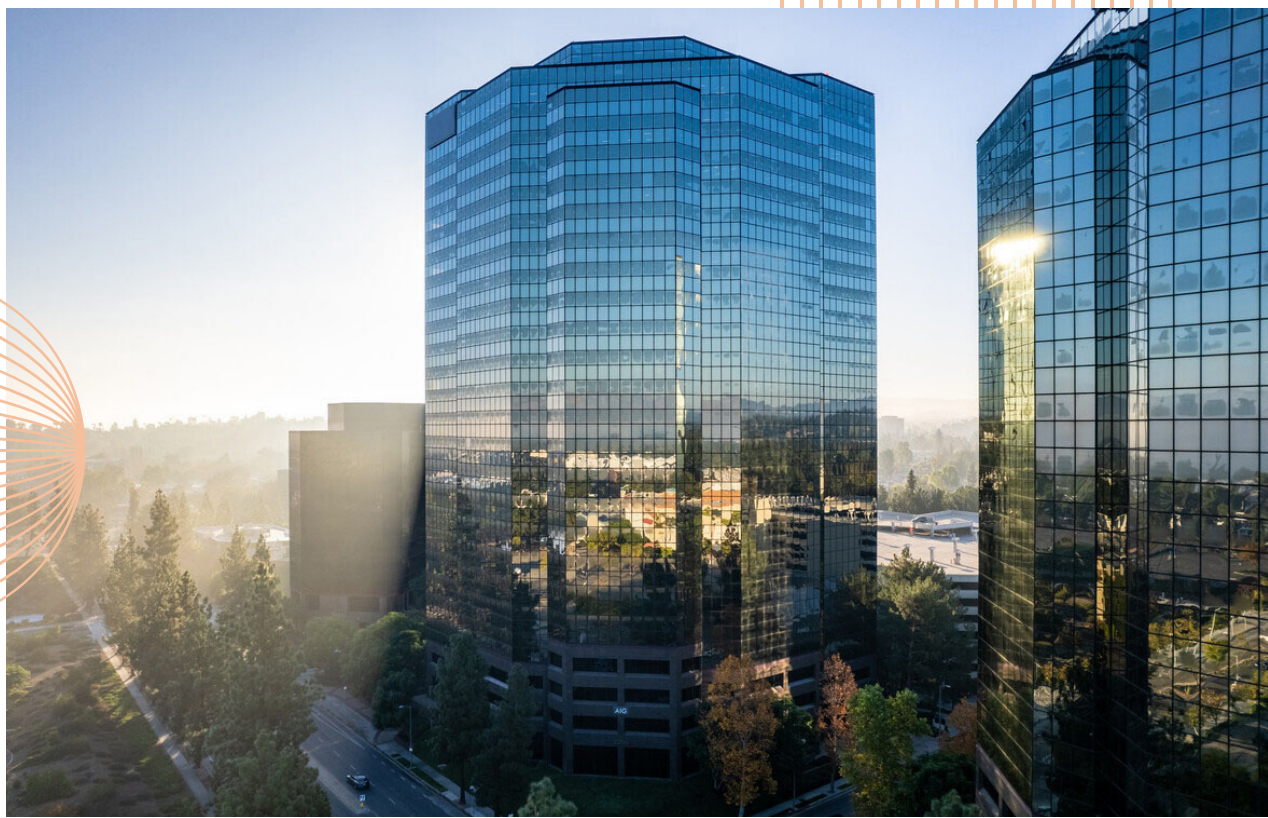
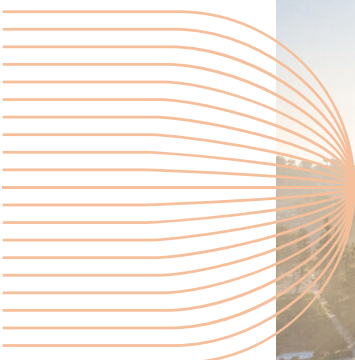
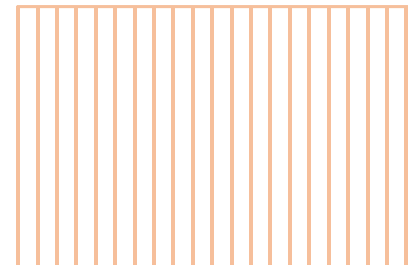


# A Premier Business Destination

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**Warner Center Towers** stands as one of Southern California's most distinguished office destinations, offering nearly 2 million square feet of premium workspace across seven distinctive towers. Situated in the heart of Woodland Hills, these sophisticated towers create an unparalleled setting where panoramic valley views meet thoughtful design. With its striking architecture and strategic location, Warner Center Towers delivers an elevated professional environment for companies seeking to inspire innovation and attract top talent in today's competitive marketplace.

Redefining the  
modern workplace  
experience



**TOWER I** 356,636 SF

**TOWER II** 227,518 SF


**TOWER III** 614,778 SF

**TOWER V** 223,824 SF

**TOWER VI** 472,962 SF



# Architectural Distinction



Designed for  
performance and  
presence

Each of the **Warner Center Towers** presents a unique configuration of contemporary workspace, breathtaking views of the San Fernando Valley and Santa Monica Mountains. Warner Center Towers architecture balances impressive scale with human-centered design, creating environments that foster productivity and wellbeing. Warner Center Towers offers flexible configurations to accommodate businesses of every size and specification, all maintained by on-site management, engineering services, and 24-hour security.

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Conveniences that  
enhance everyday life

# Elevated Workplace Experience

**Warner Center Towers** transcends the traditional office environment by curating amenities that enrich the workday. Warner Center Towers features the prestigious Equinox Fitness Club with its rejuvenating Earth Bar, diverse dining options including three distinctive cafés, plus convenient services such as banking, dry cleaning, and car detailing. Exquisitely landscaped plazas and water features provide tranquil outdoor spaces for impromptu meetings or moments of reflection. This thoughtful integration of services and experiences creates a workplace that supports both productivity and personal wellbeing—all within steps of your office door.

 EQUINOX FITNESS CLUB

 EARTH BAR

 3 DISTINCTIVE CAFES

 EV CHARGING

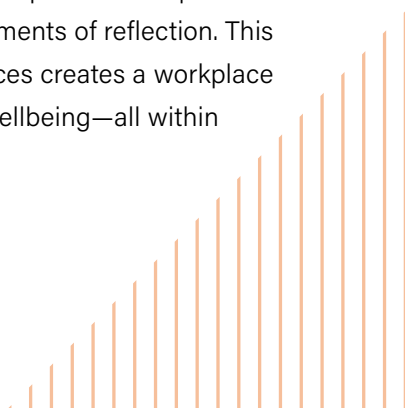
 DRY CLEANING

 CAR DETAILING

 BANKING

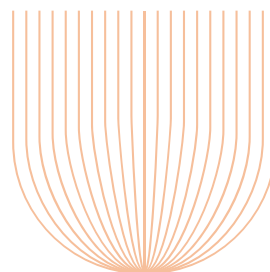
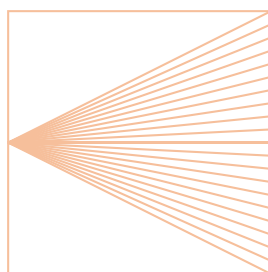
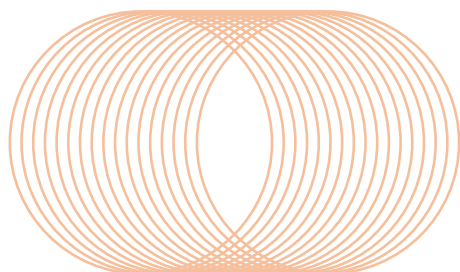
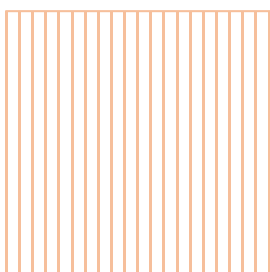
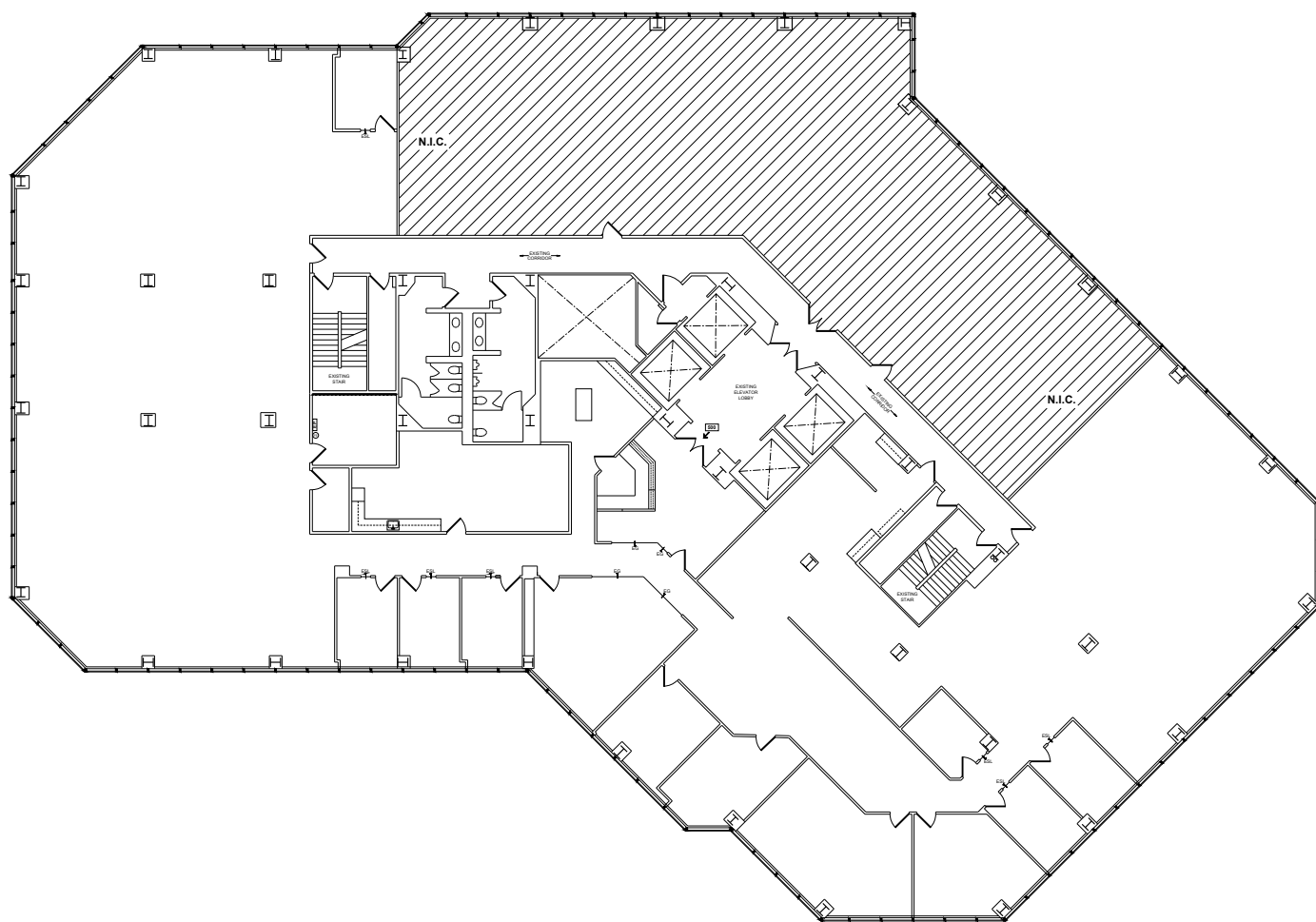
 PARKING RATIO: 3.5/1K SF

 24-HOUR SECURITY



# 21550 Oxnard ST

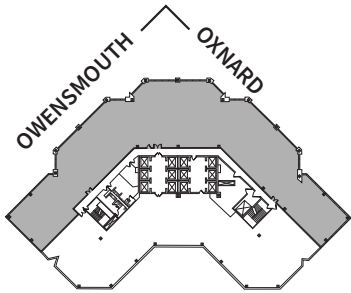
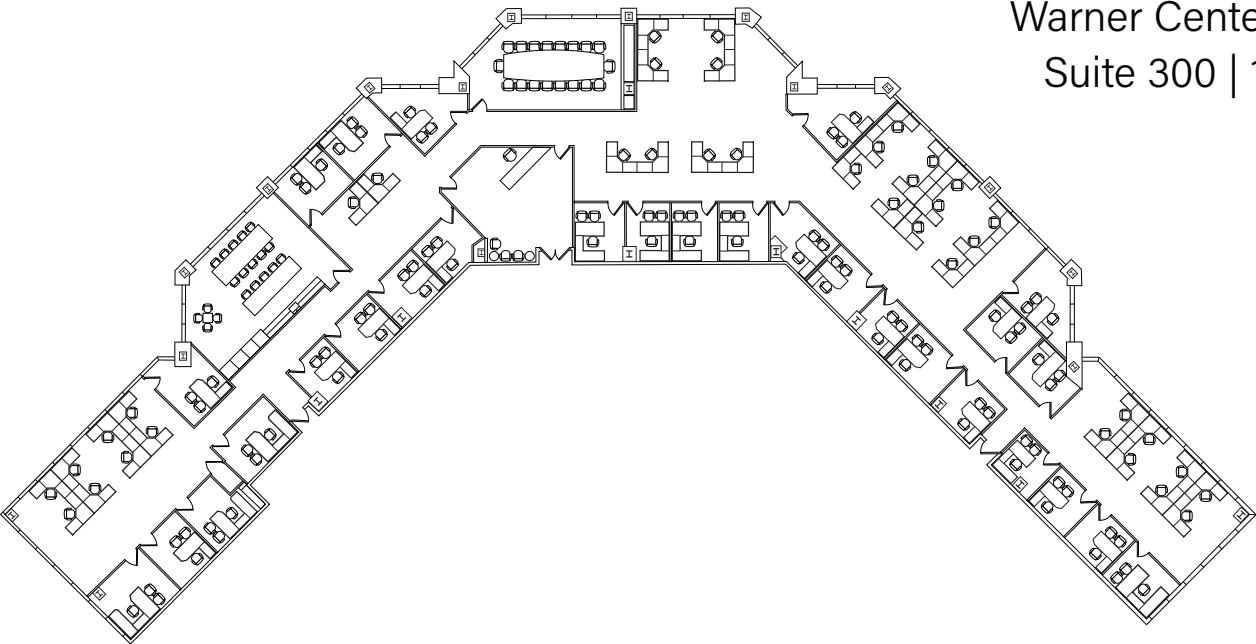
Warner Center Tower II  
Suite 500 | 16,062 RSF





# 21650 Oxnard ST

Warner Center Tower III  
Suite 300 | 14,241 RSF

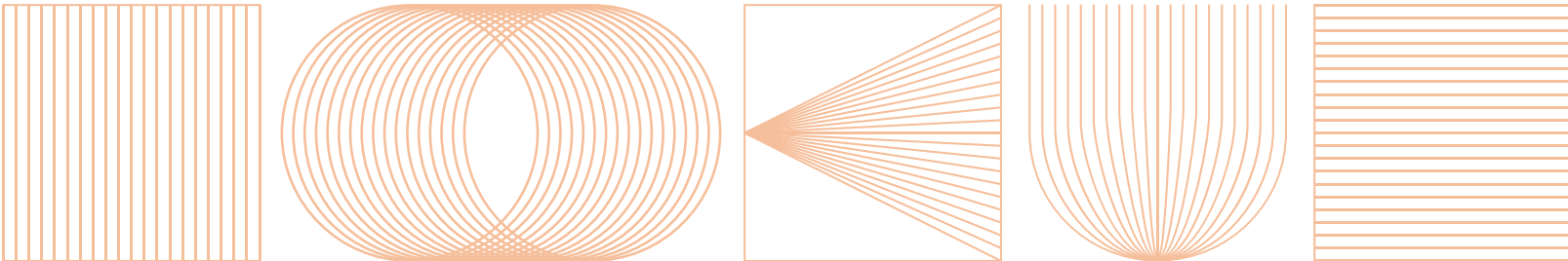


SUITE CONFIGURATION

OFFICES :	29
CONFERENCE ROOM :	1
RECPETION :	1
KITCHEN :	1
IT CLOSET :	1

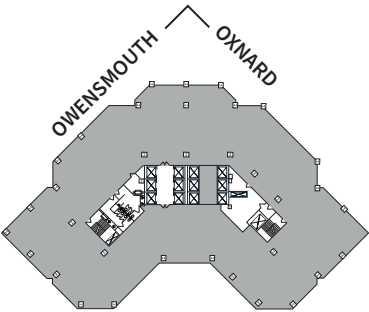
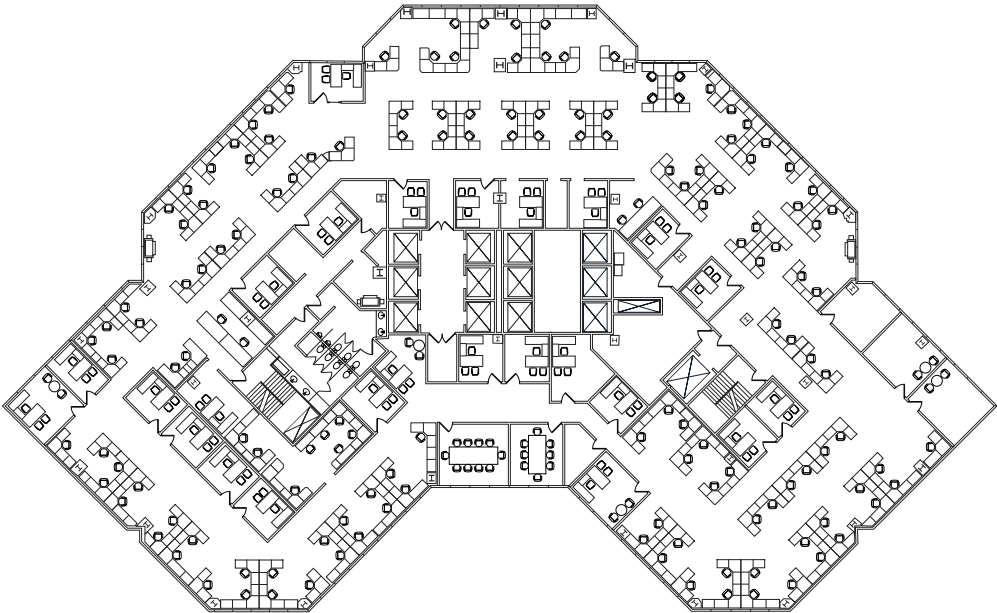
NOT FOR SCALE

FURNITURE NOT INCLUDED



# 21650 Oxnard ST

Warner Center Tower III  
6th Floor | 25,298 RSF

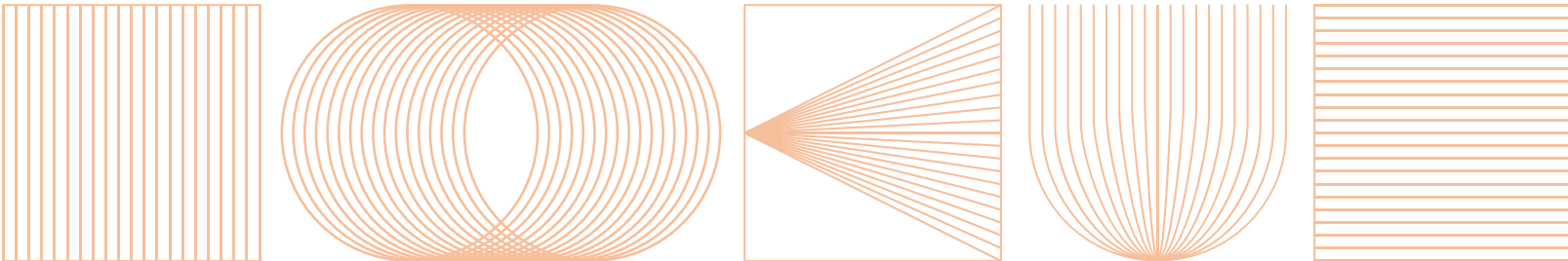


AS-BUILT CONFIGURATION

OFFICES :	29
CONFERENCE ROOM :	2
RECPETION :	1
STORAGE :	3
IT ROOM :	1
FILE ROOM :	1

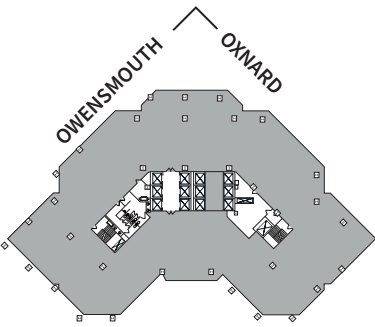
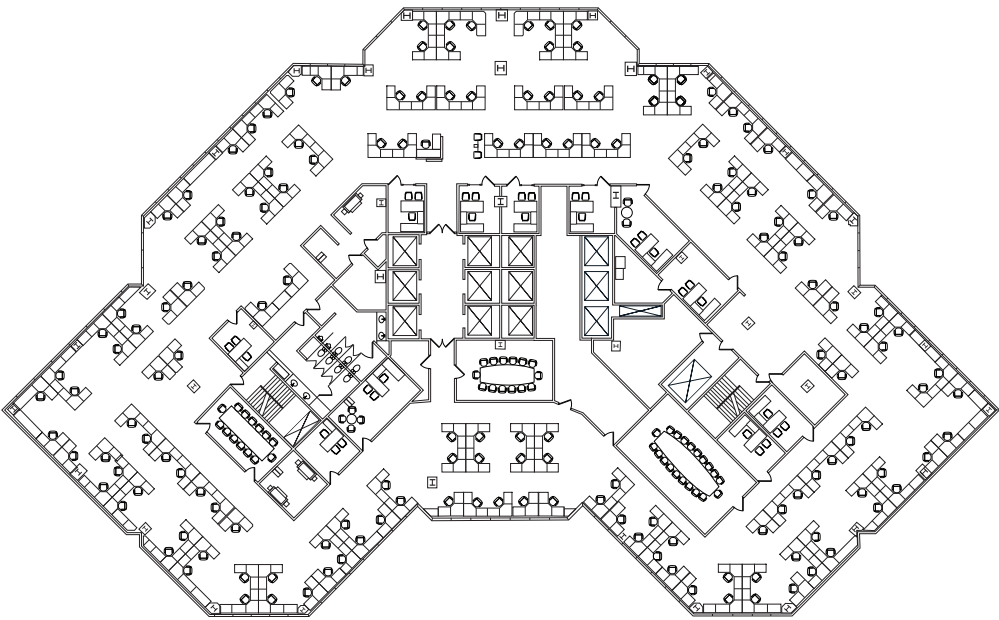
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FURNITURE NOT INCLUDED



# 21650 Oxnard ST

Warner Center Tower III  
8th Floor | 25,586 RSF

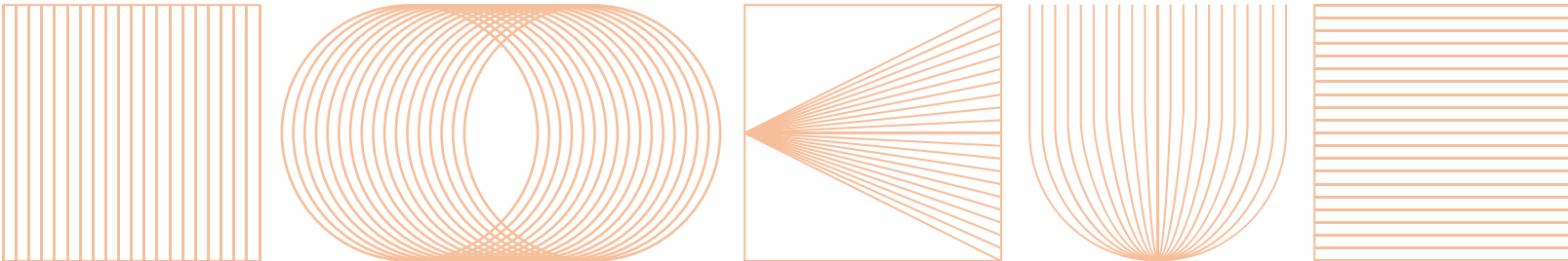


AS-BUILT CONFIGURATION

OFFICES :	11
CONFERENCE ROOM :	3
RECPETION :	1
STORAGE :	3
IT ROOM :	1
FILE ROOM :	1

NOT FOR SCALE

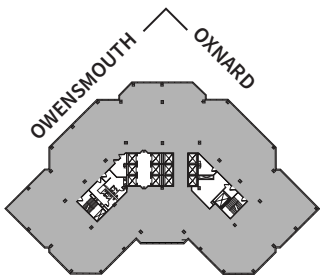
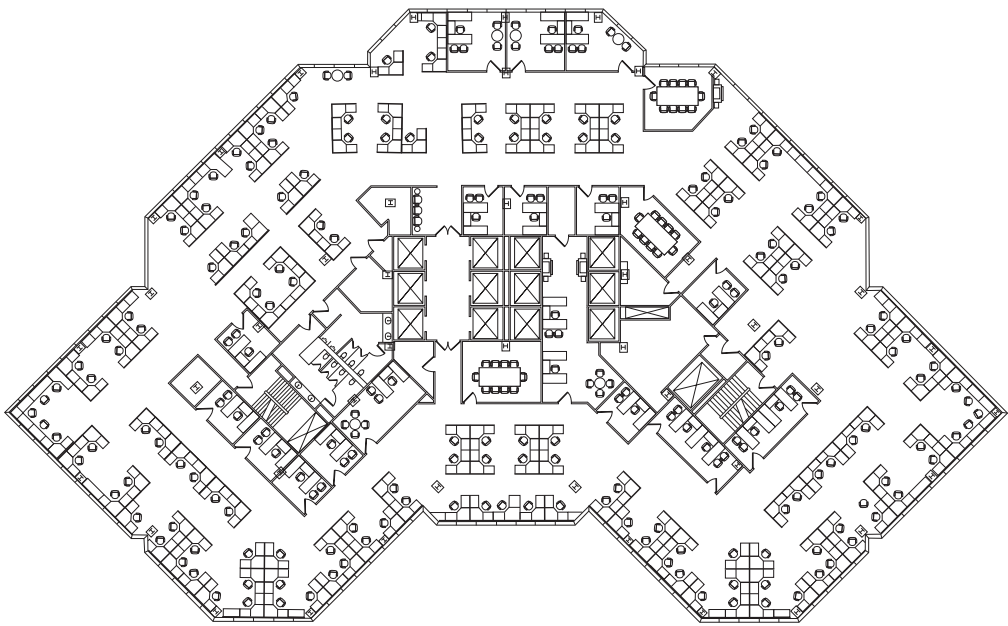
FURNITURE NOT INCLUDED





# 21650 Oxnard ST

Warner Center Tower III  
9th Floor | 25,586 RSF

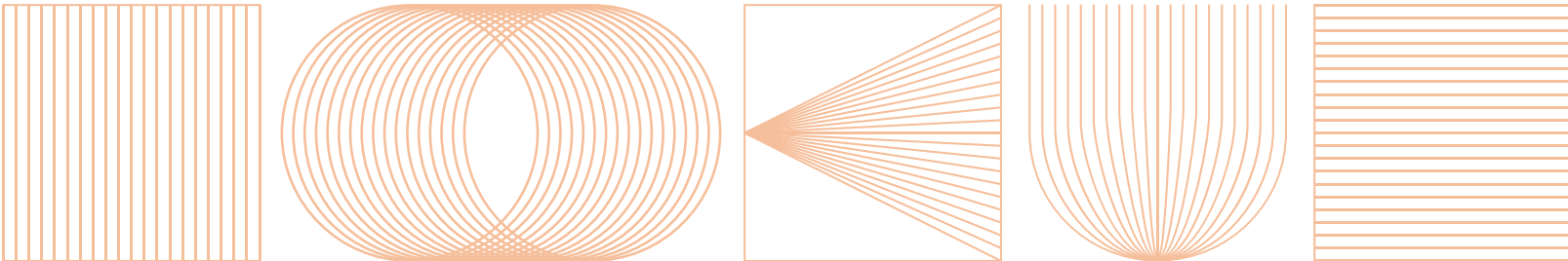


AS-BUILT CONFIGURATION

OFFICES :	19
CONFERENCE ROOM :	3
RECPETION :	1
STORAGE :	3
IT ROOM :	1
FILE ROOM :	1

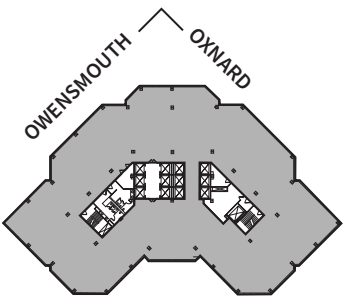
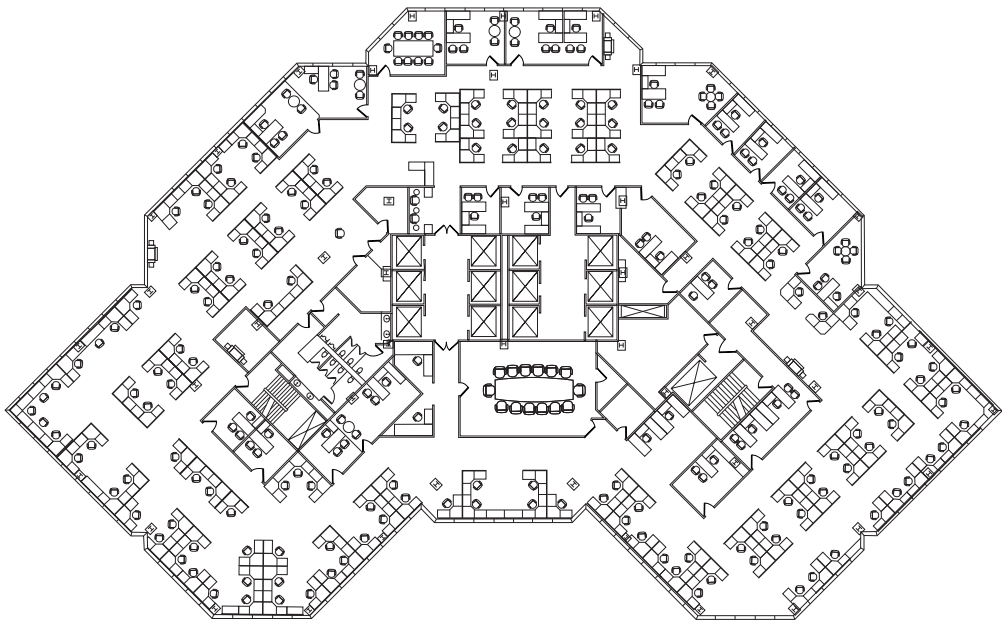
NOT FOR SCALE

FURNITURE NOT INCLUDED



# 21650 Oxnard ST

Warner Center Tower III  
10th Floor | 25,586 RSF

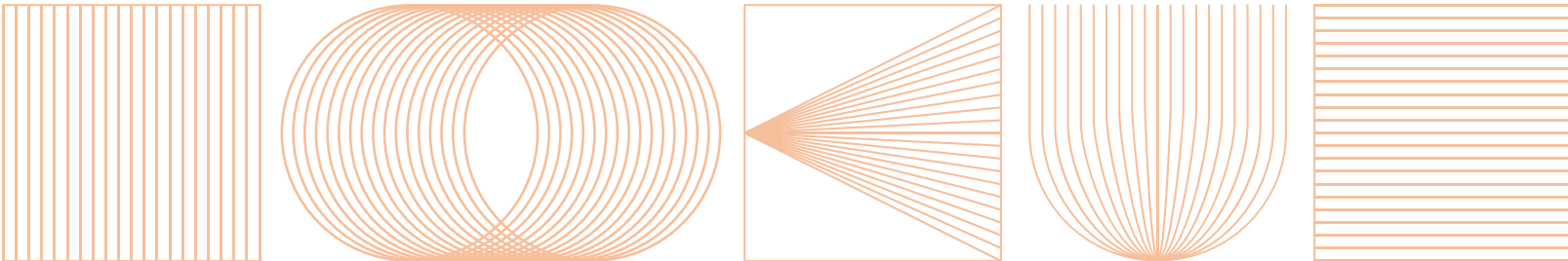


AS-BUILT CONFIGURATION

OFFICES :	23
CONFERENCE ROOM :	2
RECPETION :	1
STORAGE :	4
IT ROOM :	1
FILE ROOM :	1

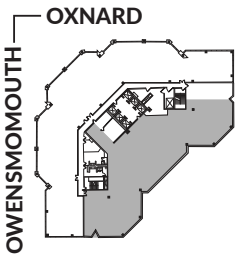
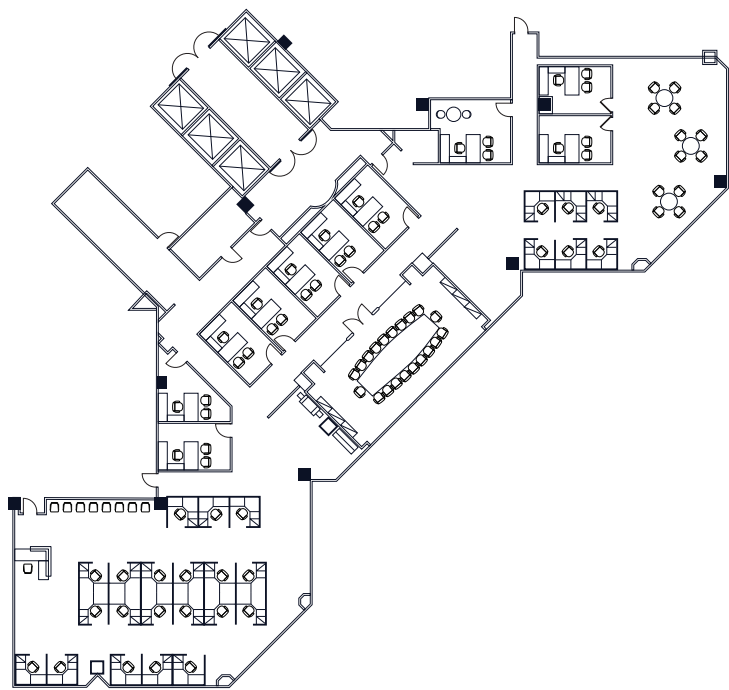
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FURNITURE NOT INCLUDED



# 21650 Oxnard ST

Warner Center Tower III  
Suite 2450 | 11,792 RSF

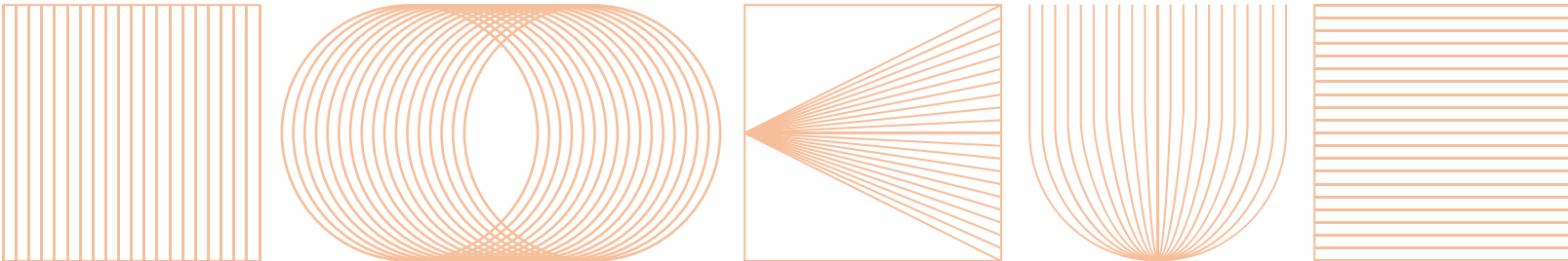


AS-BUILT CONFIGURATION

OFFICES :	10
CONFERENCE ROOM :	1
RECPETION :	1
KITCHEN :	1
SERVER ROOM :	1

NOT FOR SCALE

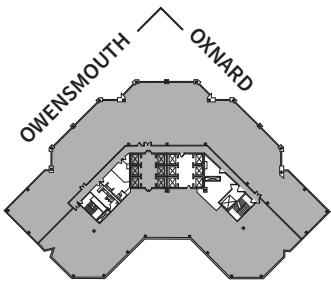
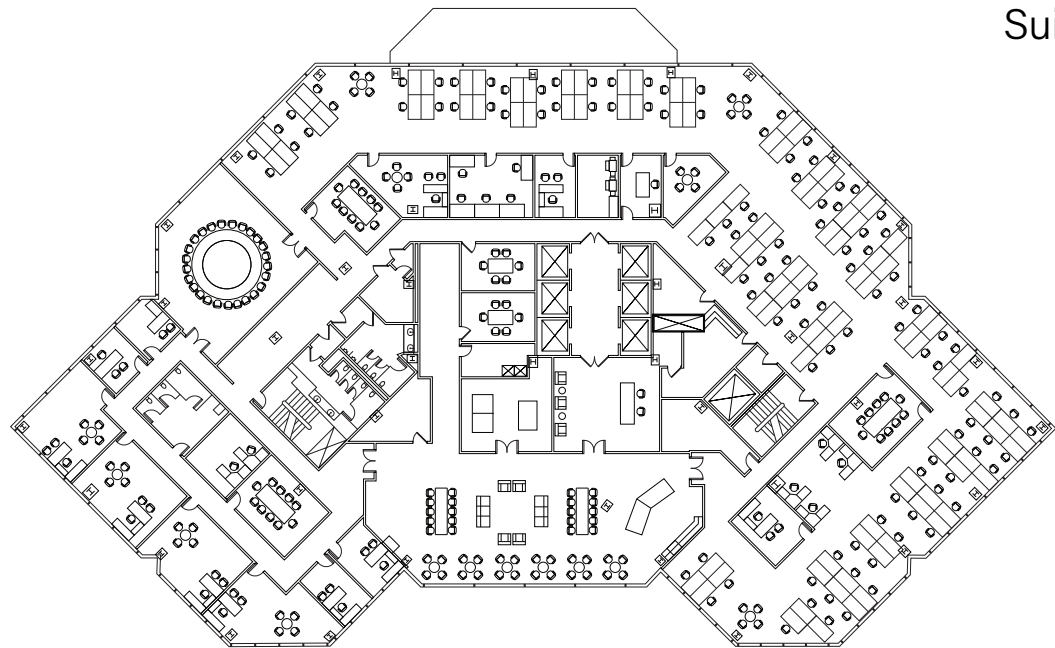
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# 21650 Oxnard ST

Warner Center Tower III  
Suite 2500 | 25,765 RSF

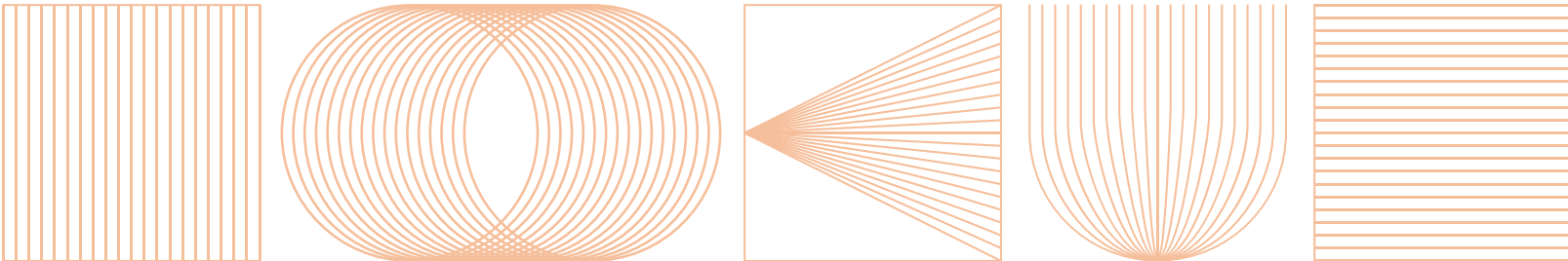


SUITE CONFIGURATION

OFFICES :	13
CONFERENCE ROOM :	7
RECPETION :	1
KITCHEN :	1
IT ROOM :	1
STORAGE :	2
FILE ROOM :	2
RESTROOM :	3

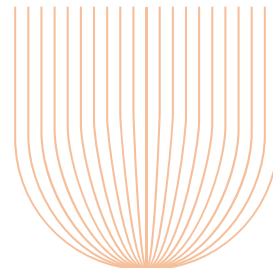
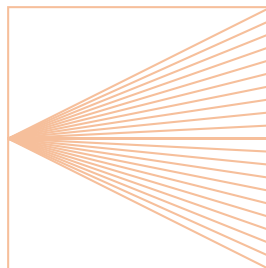
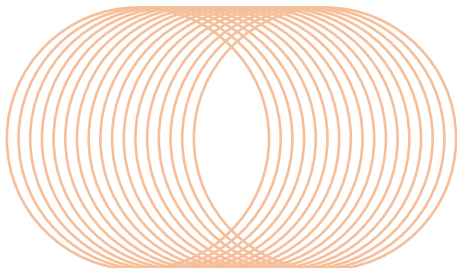
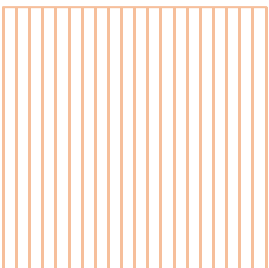
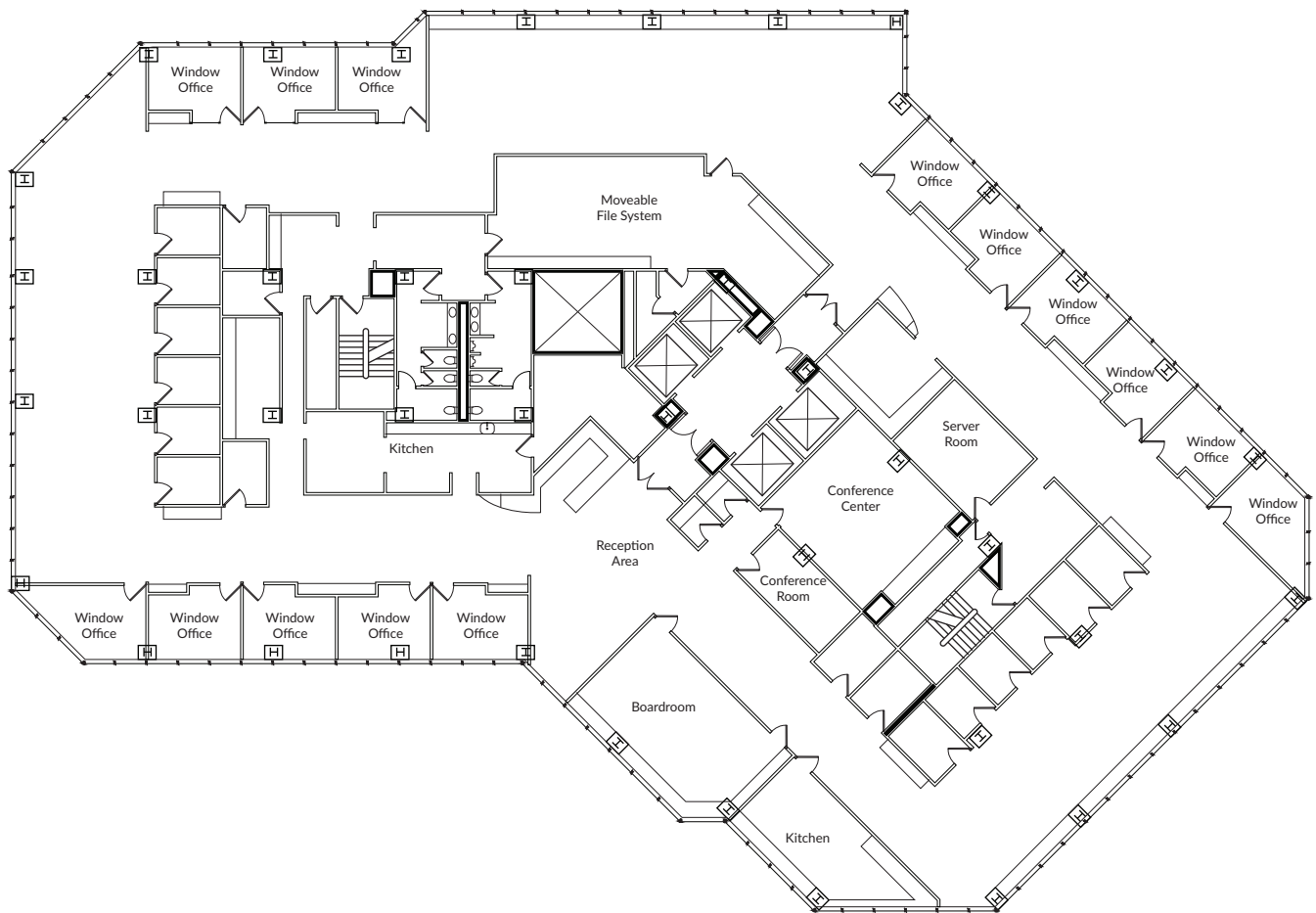
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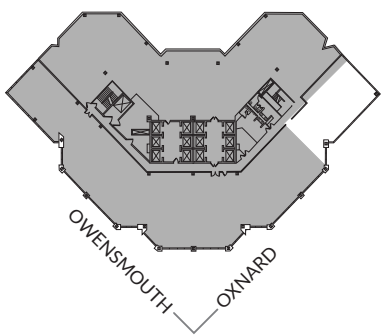
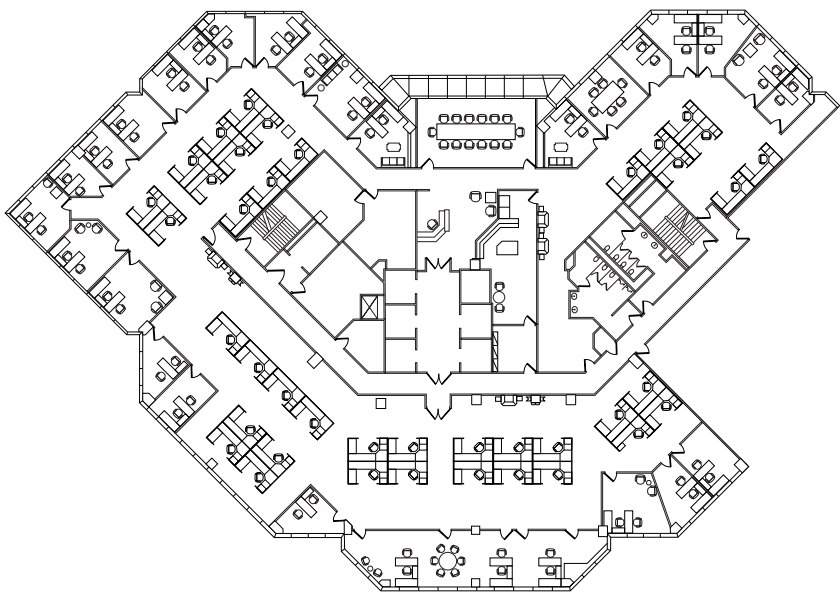
# 21800 Oxnard ST

Warner Center Tower V  
5th Floor | 21,466 RSF



# 21700 Oxnard ST

Warner Center Tower VI  
Suite 700 | 15,543 RSF

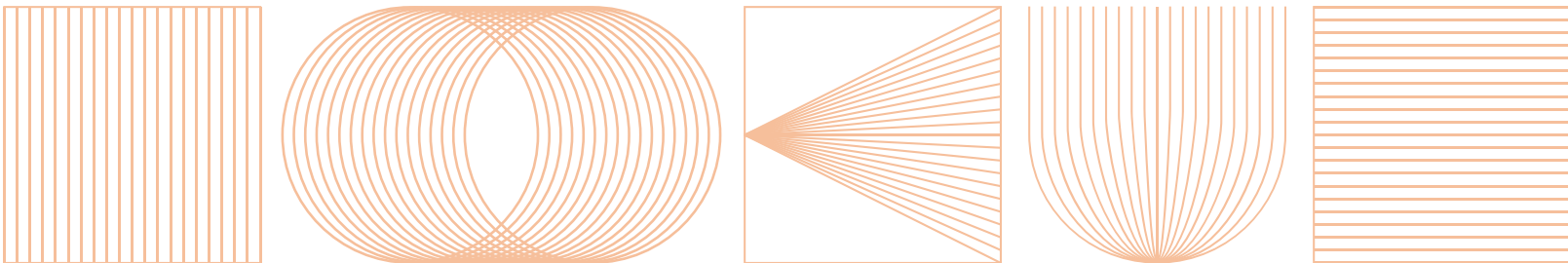


AS-BUILT CONFIGURATION

OFFICES :	29
CONFERENCE ROOM :	3
RECPETION :	1
KITCHEN :	1
STORAGE ROOM :	1
IT ROOM :	1
FILE ROOM :	1

NOT FOR SCALE

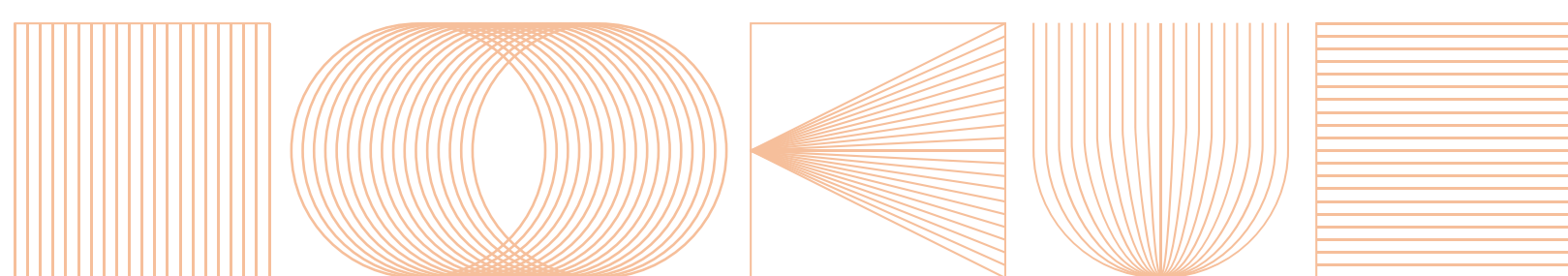
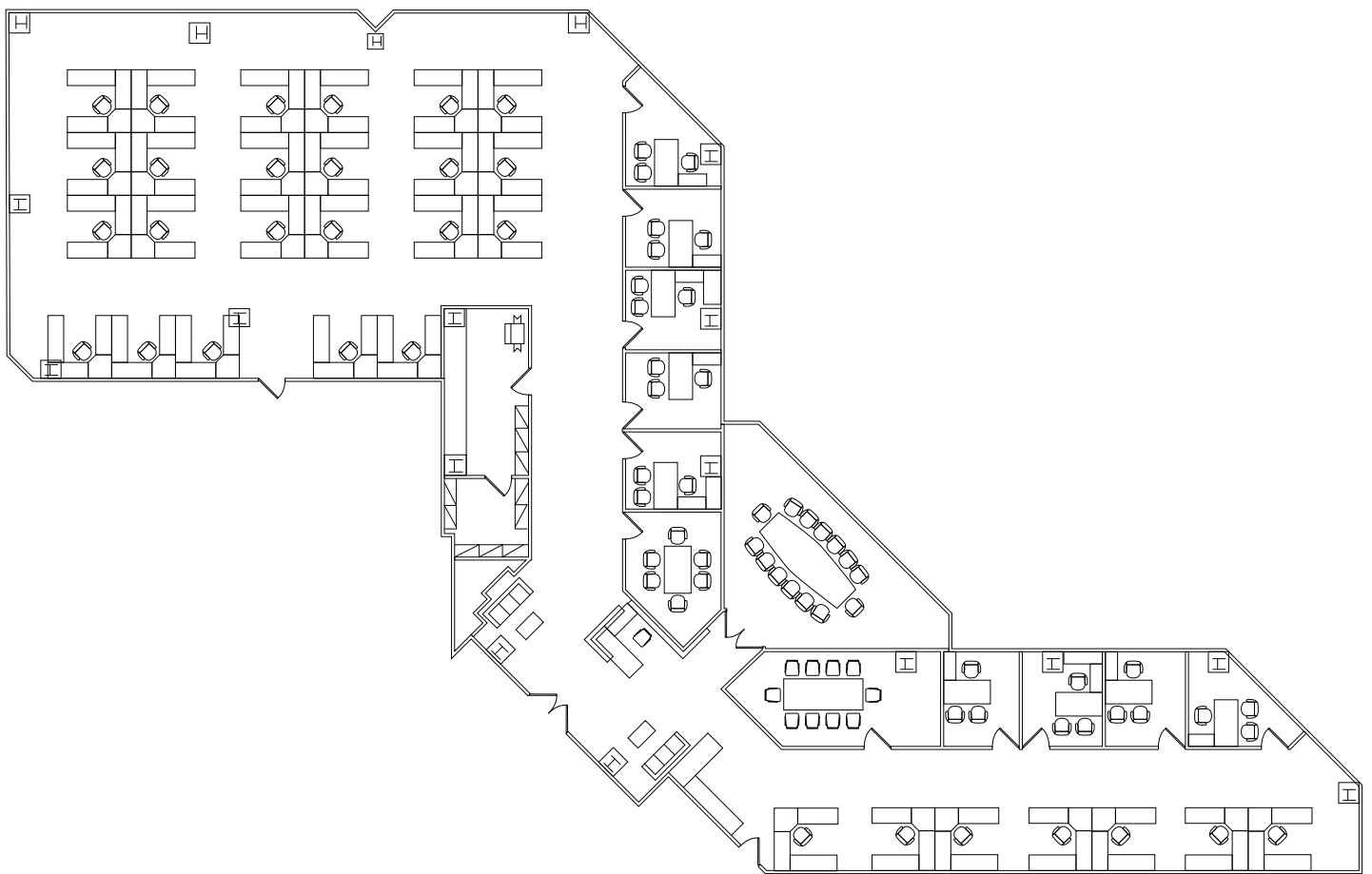
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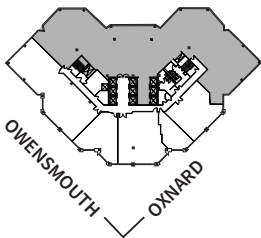
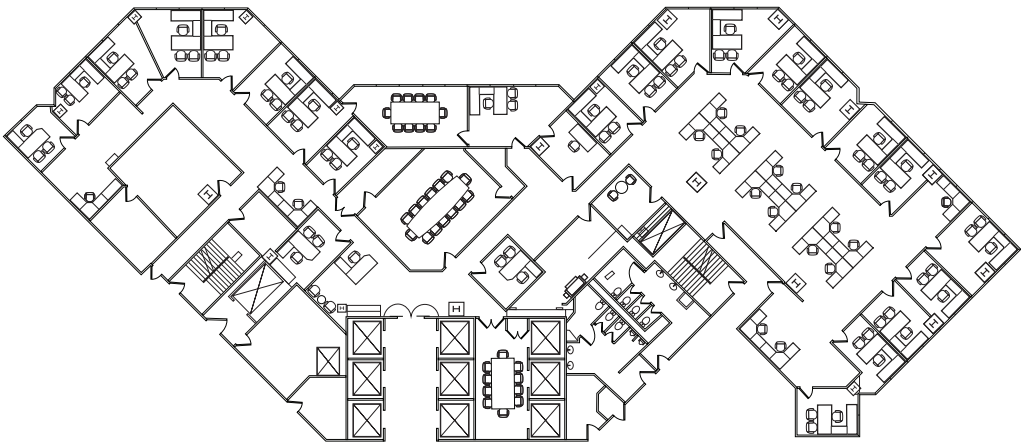
# 21700 Oxnard ST

Warner Center Tower VI  
Suite 900 | 11,407 RSF



# 21700 Oxnard ST

Warner Center Tower VI  
Suite 1100 | 13,381 RSF

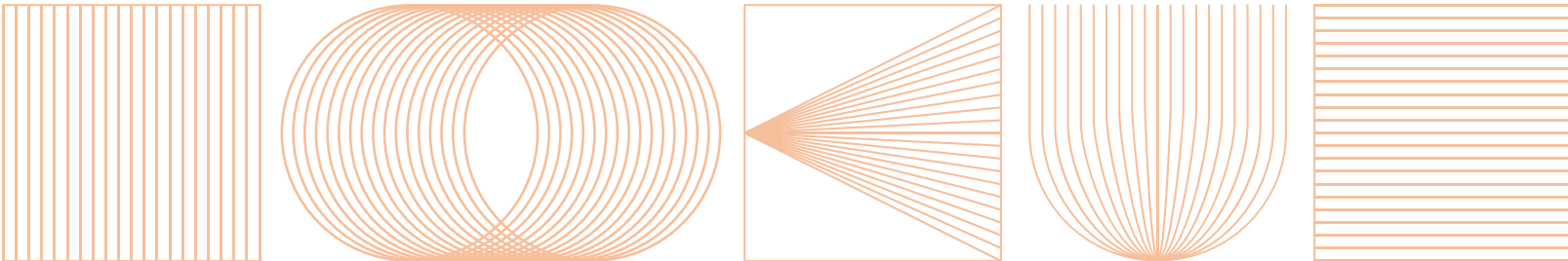


SUITE CONFIGURATION

OFFICES :	25
CONFERENCE ROOM :	3
RECPETION :	1
KITCHEN :	1
STORAGE :	6
MAIL ROOM :	1
COPY ROOM :	1

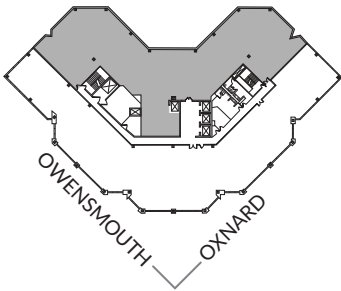
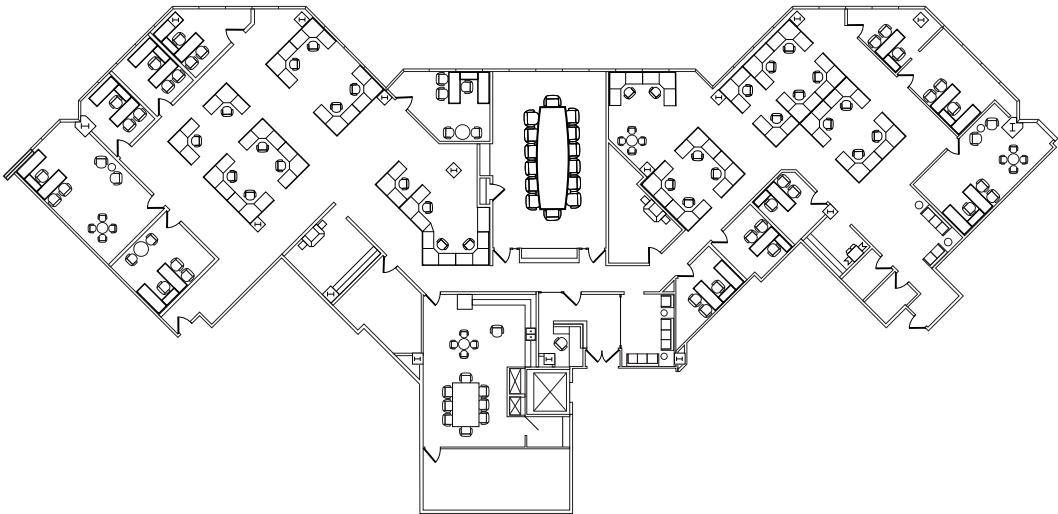
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FURNITURE NOT INCLUDED



# 21700 Oxnard ST

Warner Center Tower VI  
Suite 1900 | 11,770 RSF

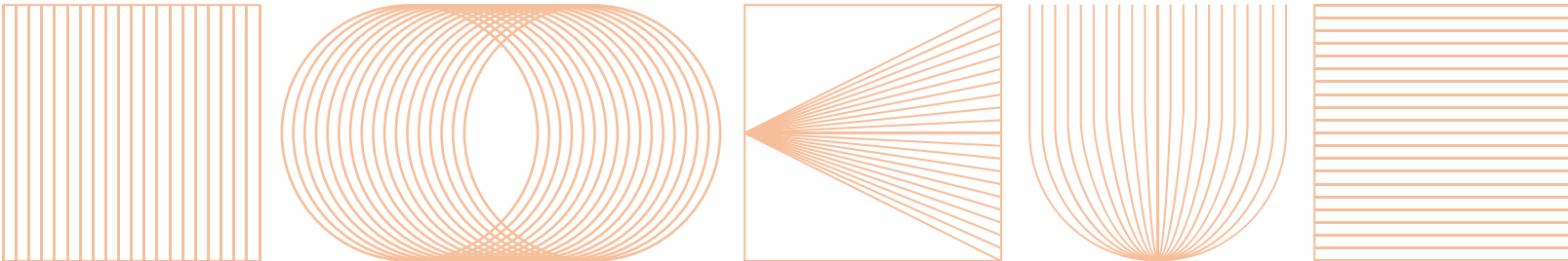


AS-BUILT CONFIGURATION

OFFICES :	12
CONFERENCE ROOM :	1
RECEPTION :	1
KITCHEN :	1
STORAGE ROOM :	4
COPY ROOM :	3
IT / SERVER ROOM :	1

NOT FOR SCALE

FURNITURE NOT INCLUDED



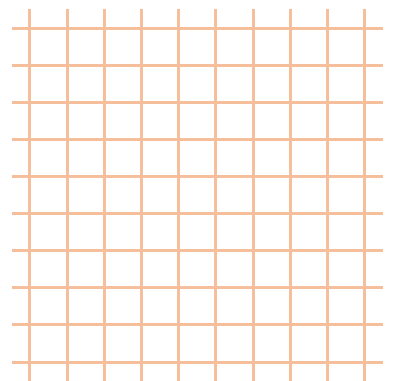


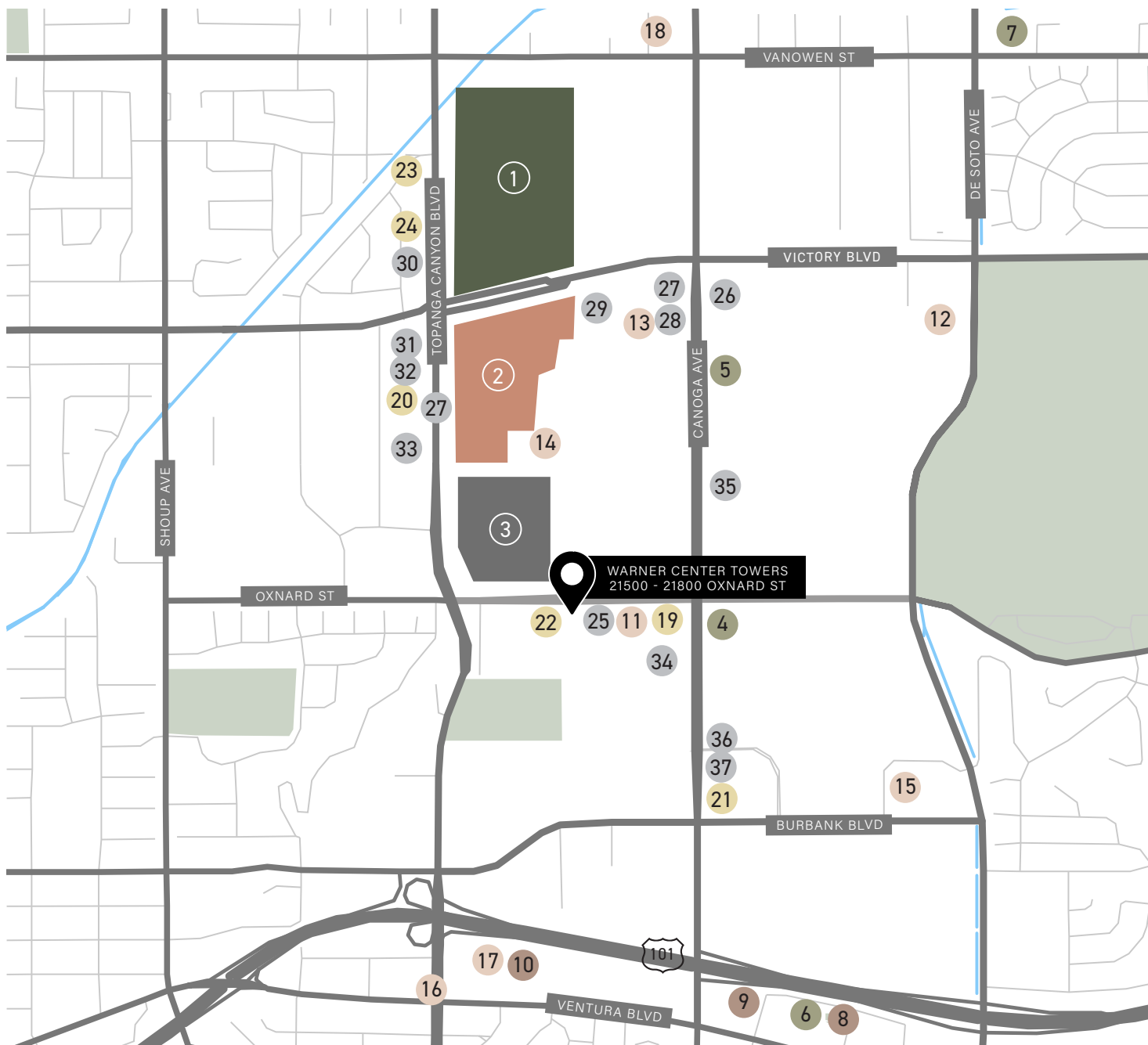


# The Center of Everything

Strategic location,  
exceptional connectivity

**Warner Center Towers** occupies an enviable position at the heart of Los Angeles' most dynamic suburban district. Directly across from the LA Rams Training Facility and mere steps from Westfield Topanga, The Village, and The Promenade, Warner Center Towers provides immediate access to over 300 shopping and dining destinations. Transportation options abound with immediate access to the 101 Freeway and the Warner Center Metro station just across the street. This strategic position offers businesses the dual advantage of suburban comfort with urban connectivity, creating an address that impresses clients and enhances recruitment while providing employees with an exceptional work-life experience.





### 1 WESTFIELD TOPANGA

- Robeks Juice
- Bazille
- Blaze Pizza
- Cheesecake Factory
- California Pizza Kitchen
- Islands Restaurant
- Panda Express
- Coffee Bean & Tea Leaf
- Apple
- Burberry
- Gucci
- GUESS
- Louis Vuitton
- Microsoft
- 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!
- Jimmy's Famous American Tavern
- Sushi Katsu-ya
- Larsen's

- JOEY Woodland Hills
- Panera Bread
- Tender Greens
- REI
- Crate & Barrel
- Sur La Table
- Z-Gallerie
- Jonathan Adler
- Varga
- Athleta
- Burke-Williams Day Spa
- UCLA Health & Wellness Center
- Costco
- 24-Hour Fitness
- Yoga Works
- Wells Fargo
- Charles Schwab

### 3 THE PROMENADE

- PF Chang's
- Ruth's Chris Steak House
- Maggiano's Little Italy
- AMC Theaters

### HOTELS

- 4- Warner Center Marriott
- 5- Hilton Woodland Hills
- 6- Courtyard Woodland Hills
- 7- Canoga Hotel

### GROCERY/SUNDRY

- 8- Trader Joe's
- 9- Whole Foods
- 10- Sprouts Farmer's Market

### FITNESS CENTERS

- 11- Equinox
- 12- ZOO Culture
- 13- LA Fitness
- 14- Cardio Barre
- 15- Woodland Hills Athletic Club
- 16- Topanga Training and Fitness
- 17- Orangetheory Fitness
- 18- CrossFit Woodland Hills

### FINANCIAL INSTITUTIONS

- 19- Bank of America
- 20- Citibank
- 21- Comerica Bank
- 22- City National Bank
- 23- Chase Bank
- 24- US Bank

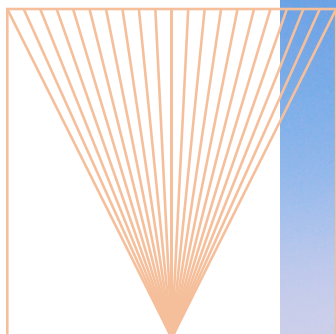
### CAFES/RESTAURANTS

- 25- Trejo's Cantina
- 26- BJ's Restaurant & Brewhouse
- 27- Chipotle
- 28- PizzaRev
- 29- Panini Kabob Grill
- 30- Dog Haus
- 31- Fleming's Prime Steakhouse
- 32- Roy's
- 33- Hook Burger
- 34- TGI Fridays
- 35- El Torito
- 36- The Stand
- 37- Baja Fresh



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WOODLAND HILLS, CA

# Warner Center Towers



**FOR MORE  
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