

Premier Office Space In Warner Center

5959 Topanga Canyon Boulevard
Woodland Hills, CA



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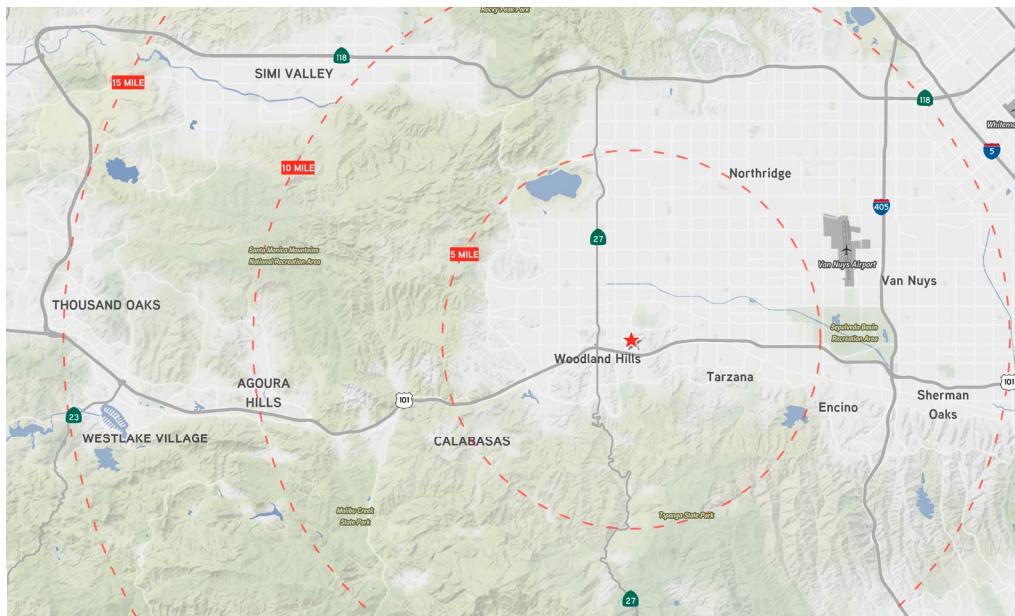


EARNED ENERGY STAR CERTIFICATION
IN 2020 FOR IMPLEMENTING NEW
ENERGY-EFFICIENT PRACTICES TO
LOWER BUILDING EXPENSES & REDUCE
GREENHOUSE GAS EMISSIONS AND
OTHER POLLUTANTS CAUSED BY THE
INEFFICIENT USE OF ENERGY.

About

Building Highlights

- Over \$1.5 million of energy efficient building improvements
 - New LED lighting throughout, HVAC upgrades, EV charging stations, etc
- 3,100 covered parking in subterranean lot
- FREE visitor parking
- Prominent monument signage available



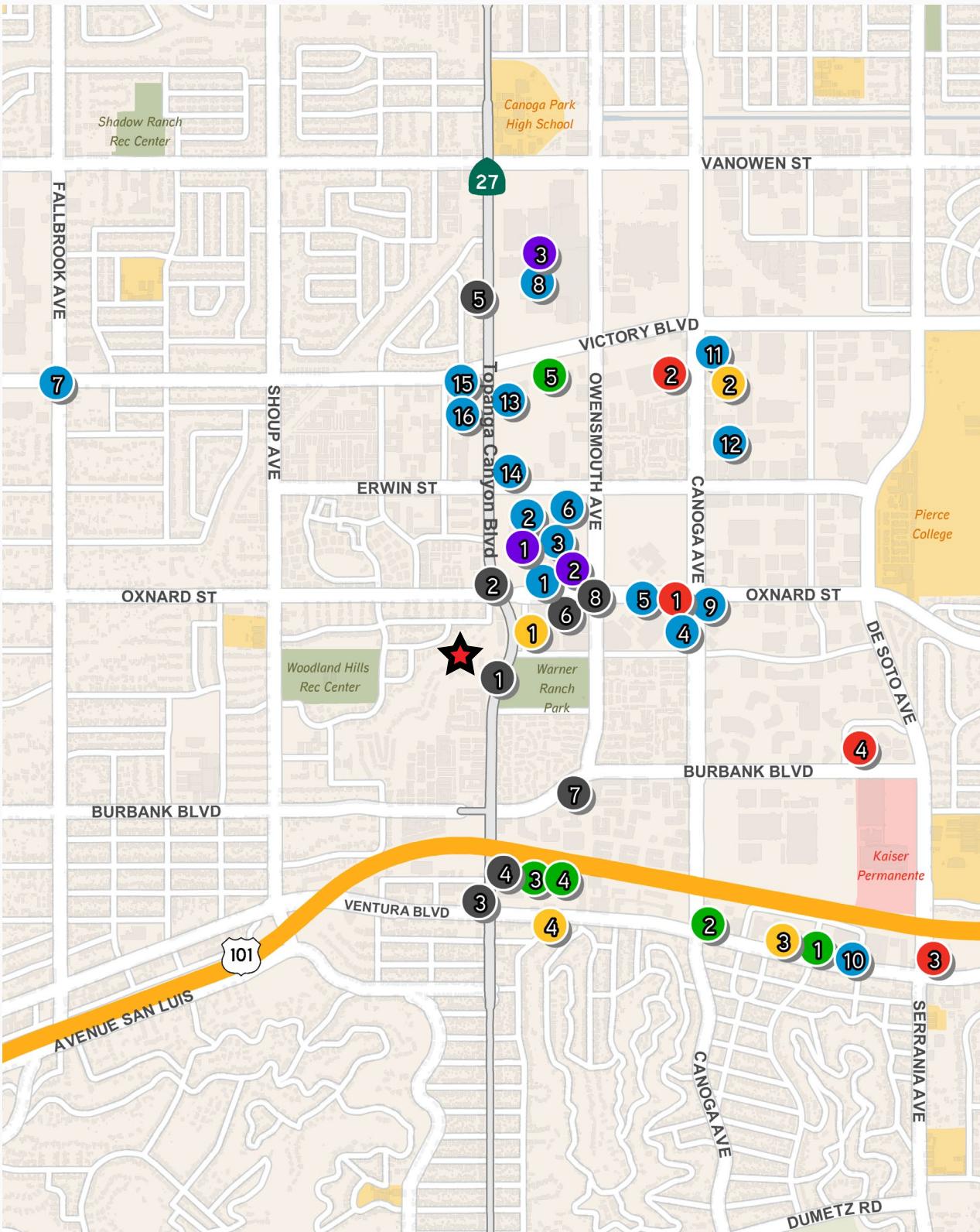
Location Highlights

- Located in the heart of Warner Center
- Direct access to the Ventura (101) Freeway
- Prominent identity & visibility along Topanga Canyon Blvd. (Hwy 27)
- Minutes away from Calabasas, Encino & Sherman Oaks
- Close proximity to numerous amenities including restaurants, retail, public parks, hotels, banks and fitness centers

Availability

Suite #	Sq Ft	Available
115	941	8/1/2025
320	1,460	Immediately





GROCERY STORES

- 1 Trader Joe's
- 2 Whole Foods Market
- 3 Ralphs
- 4 Sprouts Farmers Market
- 5 Costco

HOTELS

- 1 Warner Center Marriott
- 2 Hilton Woodland Hills
- 3 Courtyard Los Angeles
- 4 Best Western Woodland Hills

RESTAURANTS

- 1 P.F. Chang's
- 2 Corner Bakery Café
- 3 Ruth's Chris Steak House
- 4 TGI Fridays

FITNESS / GYMS

- 1 Equinox
- 2 LA Fitness
- 3 Breakthrough Strength & Fitness
- 4 Woodland Hills Athletic Club

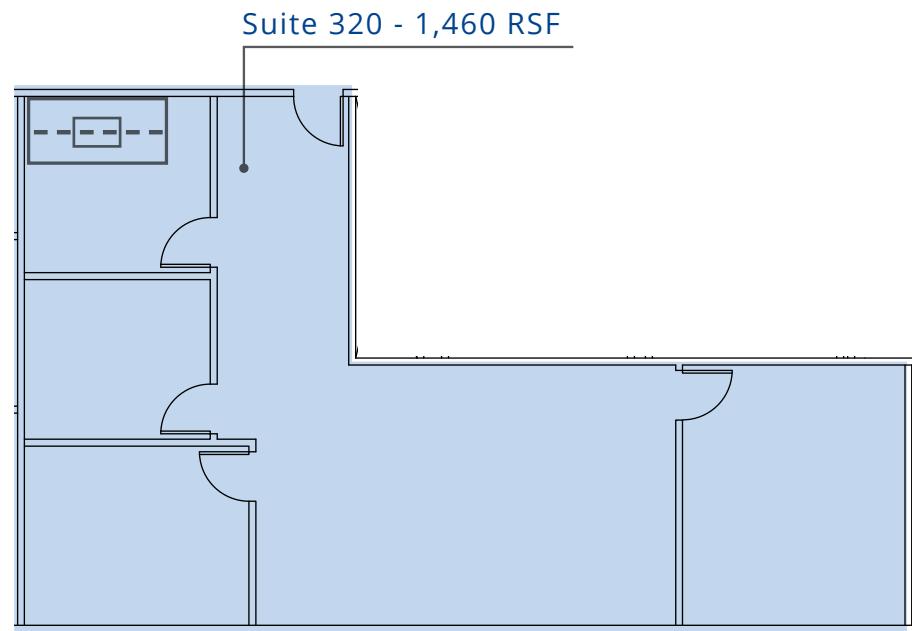
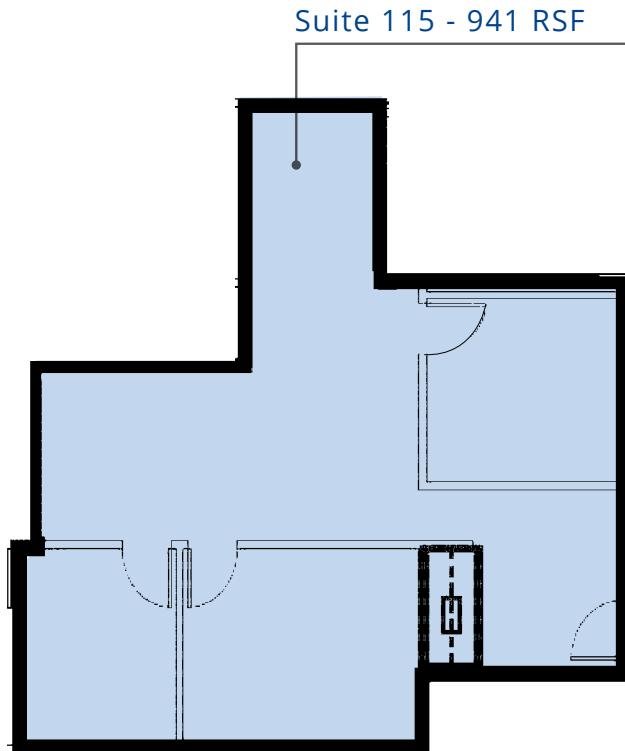
FINANCIAL INSTITUTIONS

- 1 Union Bank
- 2 Wells Fargo Bank
- 3 Chase Bank
- 4 Bank of America
- 5 U.S. Bank
- 6 City National
- 7 California Bank & Trust
- 8 Banc of California

ENTERTAINMENT

- 1 Westfield Promenade
- 2 AMC Promenade 16
- 3 The Village At Westfield Topanga

Floor Plans - 3rd Floor





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