

Office | For Lease

CBRE

Warner Center Business Park

53,420 Square Feet 2-Story Office Building

5955 De Soto Avenue
Woodland Hills, CA 91367
www.cbre.com

10,459 RSF Creative Office Available



Property Overview

Property Highlights

- + 53,420 SF 2-story office building
- + Convenient access to the 101 Freeway
- + 3.0/1,000 Free Parking
- + Amenity rich environment, neighboring Westfield Topanga & The Village, Westfield Promenade, and Warner Center Marriott

| Availability | RSF | Timing |
|--------------|------------|----------------|
| 200* | 2,150 RSF | Now |
| 206 | 1,273 RSF | Now |
| 210* | 3,815 RSF | Now |
| 240 | 3,059 RSF | Now |
| 250 | 10,459 RSF | September 2024 |

* Suite 200 and 210 can be combined for 5,965 RSF.

Asking Rate

\$2.60 FSG/RSF/MO.

Parking

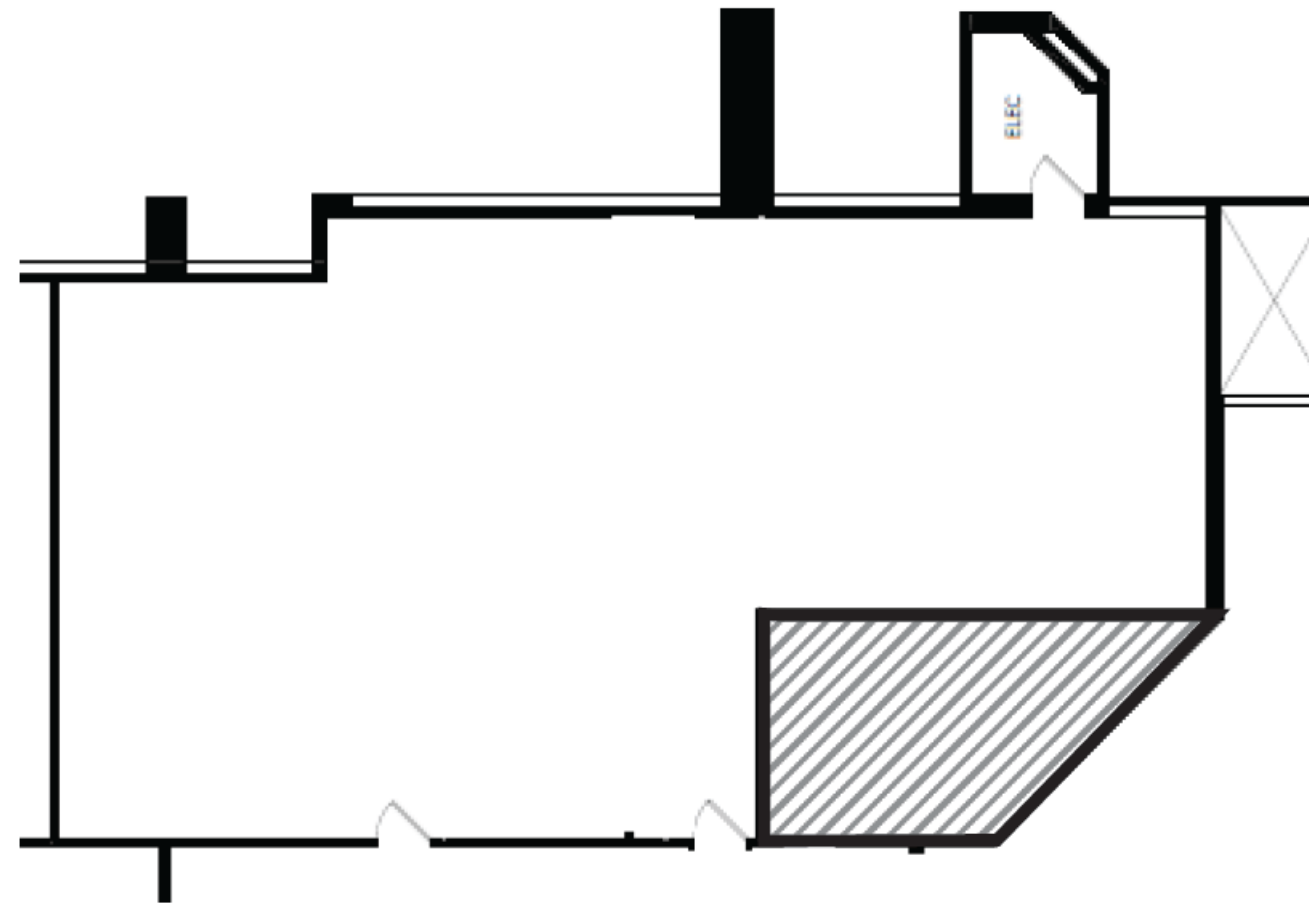
Free - 3.0 / 1,000 RSF Unreserved



Floor Plan

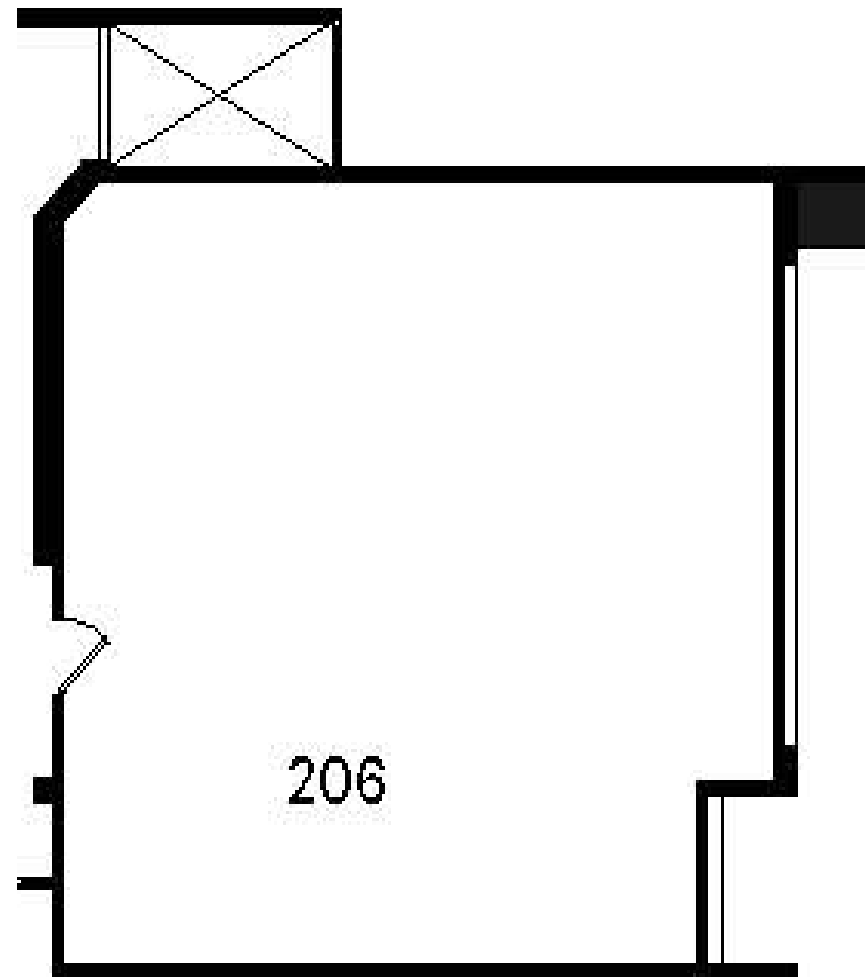
Suite 200 / 2,150 RSF

**Can Be Combined with Suite 210 for 5,965 RSF*



Floor Plan

Suite 206 / 1,273 RSF

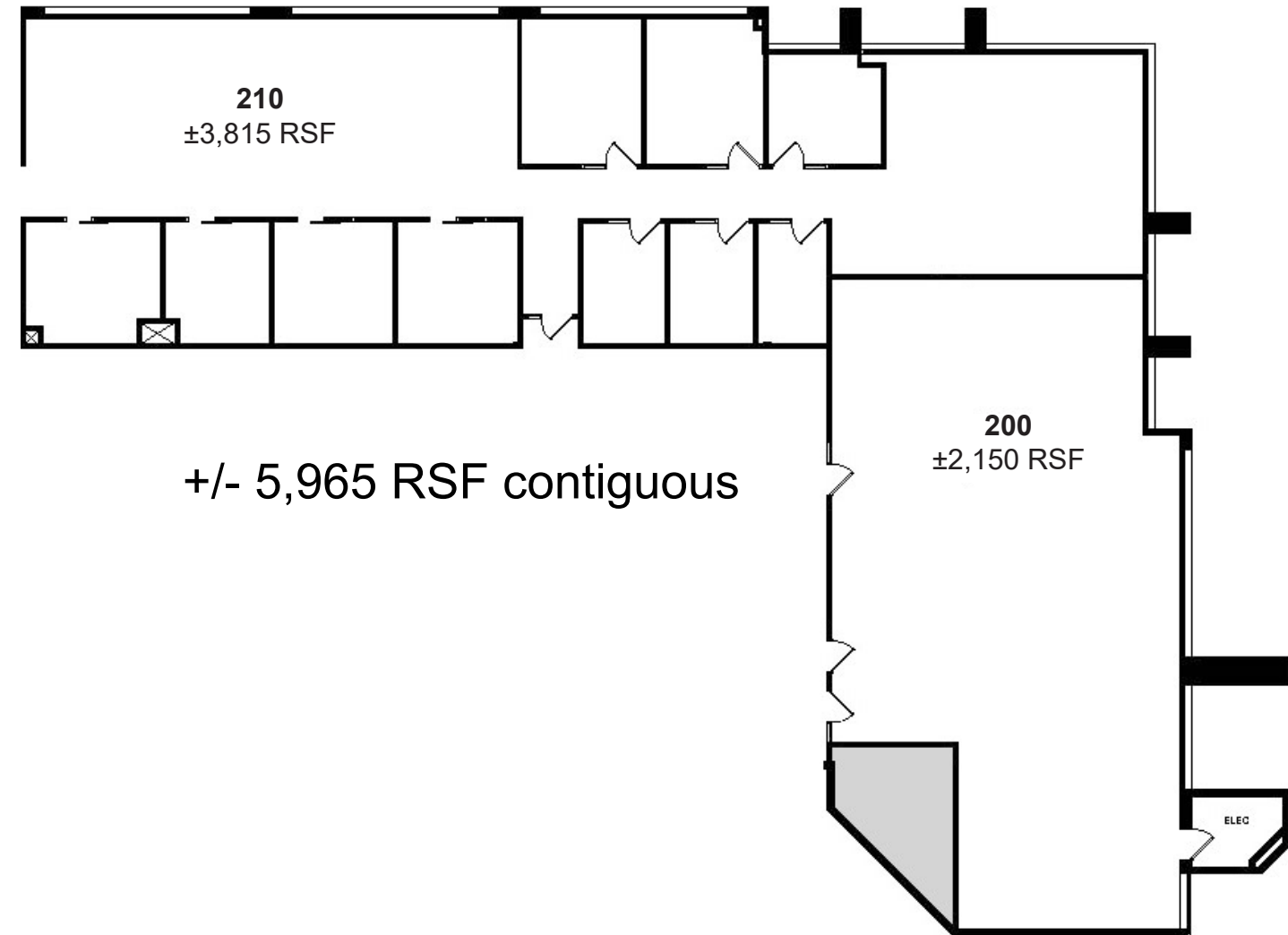


Floor Plan

Suite 210 / ±3,815 RSF

* Can Be Combined with Suite 200 for +/- 5,965 RSF
Available Now

- Exposed Ceiling
- Newly Repainted
- Move-In Ready Flooring
- 10 Private Offices
- Windowed Bullpen Rooms
- Storage & IT

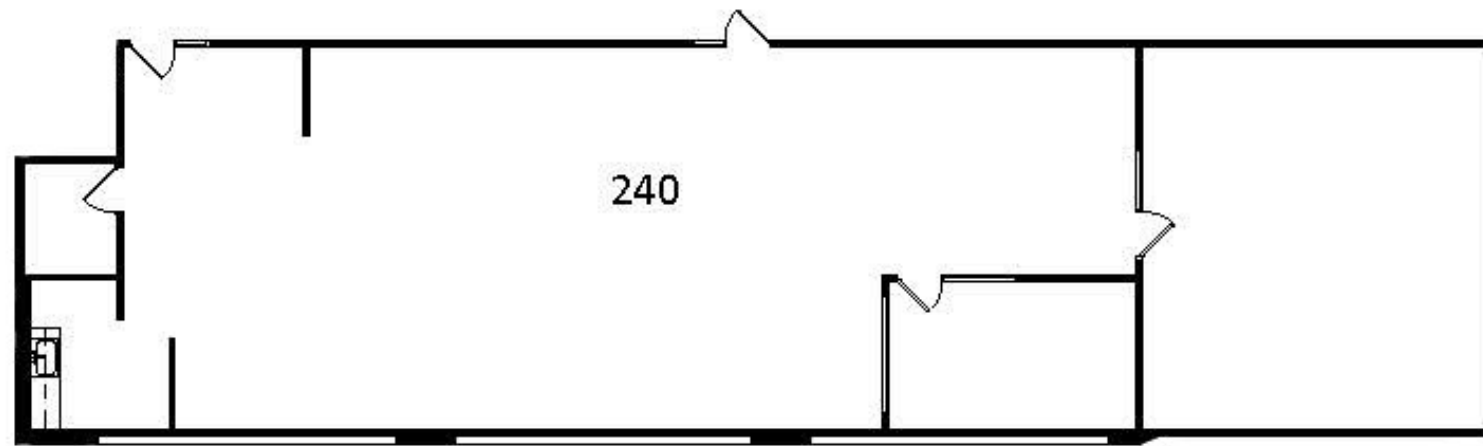


Floor Plan

Suite 240 / 3,059 RSF*

**Suite Can Be Divisible to approx 1,000-1,500 RSF.*

- Great Space Overlooking the Courtyard
- Large Conference Room
- Large Windowed Office
- Kitchen
- Storage/IT
- Large Open Bullpen

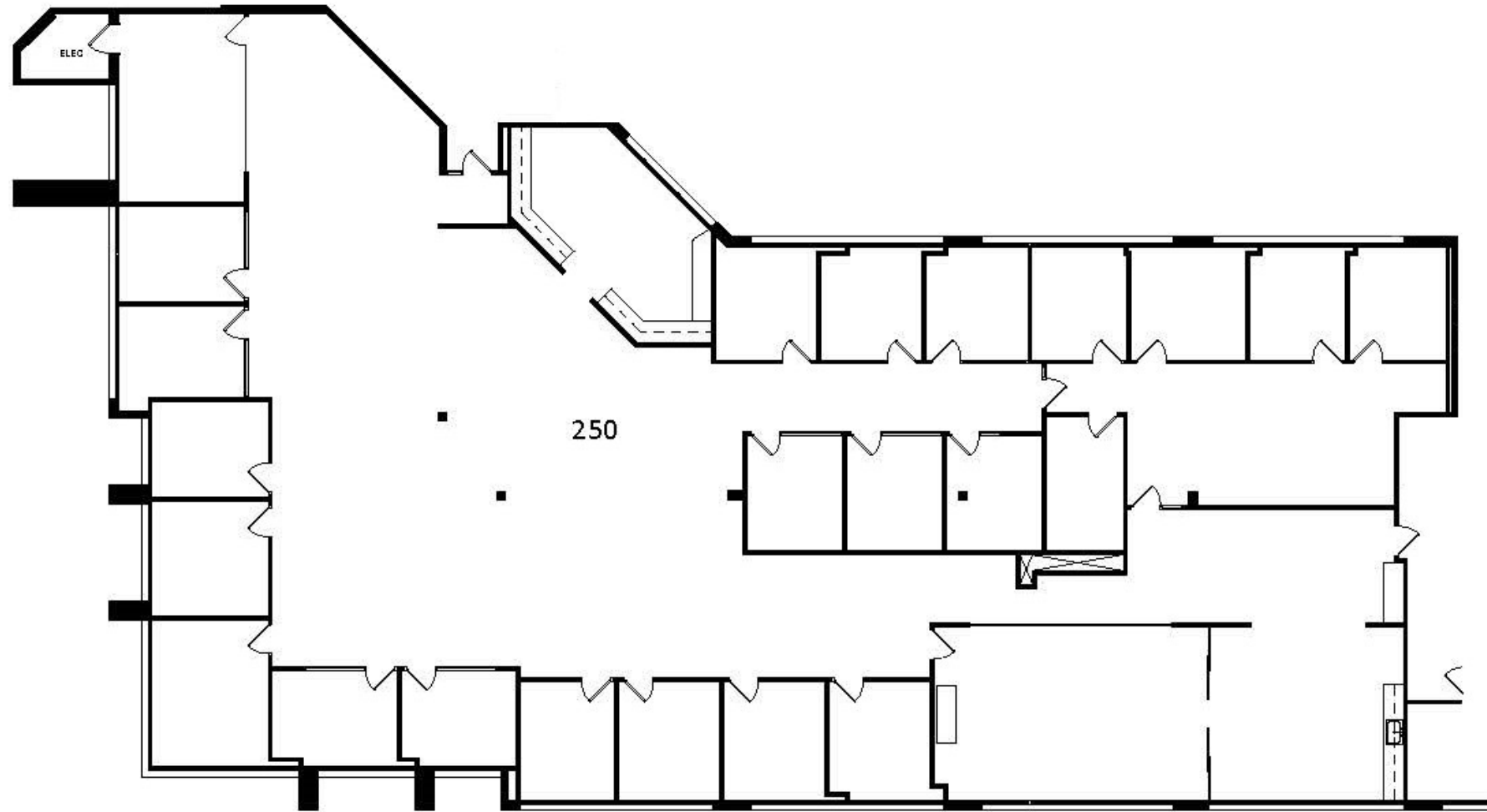


Floor Plan

Suite 250 / 10,459 RSF

Available September 2024

- Entrance Directly Off 2nd Floor Elevator
- Reception Area
- Glass Conference Room Off Reception
- 8 Windowed Offices
- 4 Interior Offices
- Large Kitchen in Back of Suite
- Training Room
- Great Bullpen
- High End Finishes



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