

# OUTSTANDING LEASING OPPORTUNITY | 6351 OWENSMOUTH AVENUE THE OFFICES AT THE VILLAGE WESTFIELD TOPANGA

FOR MORE INFORMATION,  
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**AVISON  
YOUNG**

**BUILDING TO  
UNDERGO RENOVATION**

# FEATURES

**BUILDING:** A 44,752 SF  
Class B Office Building;

**AVAILABLE SPACE:** Suite 100: 5,520 RSF  
Suite 101A: 1,436 RSF  
Suite 101B: 1,352 RSF  
Suite 101D: 1,433 RSF  
Suite 102: 5,685 RSF  
Suite 103: 713 RSF  
Suite 212: 1,662 RSF  
Suite 213: 13,058 RSF  
Suite 219: 1,420 RSF

**LOCATION:**

6351 Owensmouth Avenue, Woodland Hills, CA

The Offices at The Village Westfield Topanga are located in a prestigious Garden/Creative mixed-use project in the heart of Warner Center and steps to the new Village at Westfield Topanga. Adjacent to Westfield Topanga, Promenade, and Village properties, the (3) centers offer a combined 350+ shops, becoming one of the most significant retail destinations in the United States and considered to be the new epicenter of retail.

The Village at Westfield Topanga delivers a new open air central gathering place for shopping, dining, events, entertainment and leisure as part of a destination experience unlike any other in the San Fernando Valley.



**CONVENIENCE:**

The Village is anchored by a brand new Costco, Crate & Barrel and REI alongside several trendy local fashion and lifestyle brands (Varga, Athleta, M. Fredric and Fabletics). Amenities include a full-service gym, spin studio, yoga studio, spa, coffee shops, banks and beauty salons. A complete renovation of The Offices are underway. Abundant parking and building top signage is available to office tenants.

**EXPERIENCE:**

The Village showcases a weekly farmer’s market, children’s play area, lightscaped event spaces hosting entertainment day and night, exhibits by local artists and year-round music performances.

**FLAVOR:**

The Village key restaurants include Il Fornaio, Joey Topanga, Tender Greens, Sushi Katsuya, Le Pain Quotidien, Jimmy’s Famous American Tavern, Veggie Grill, Eureka, Lucille’s BBQ, Pieology Pizza, Wokcano as well as L.A.’s top “happy hour” lounges, EMC Seafood & Raw Bar, and many more.



**Avison Young | 555 S. Flower Street, Suite 3200, Los Angeles, CA 90071 | [www.avisonyoung.com](http://www.avisonyoung.com)**

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# AMENITIES MAP

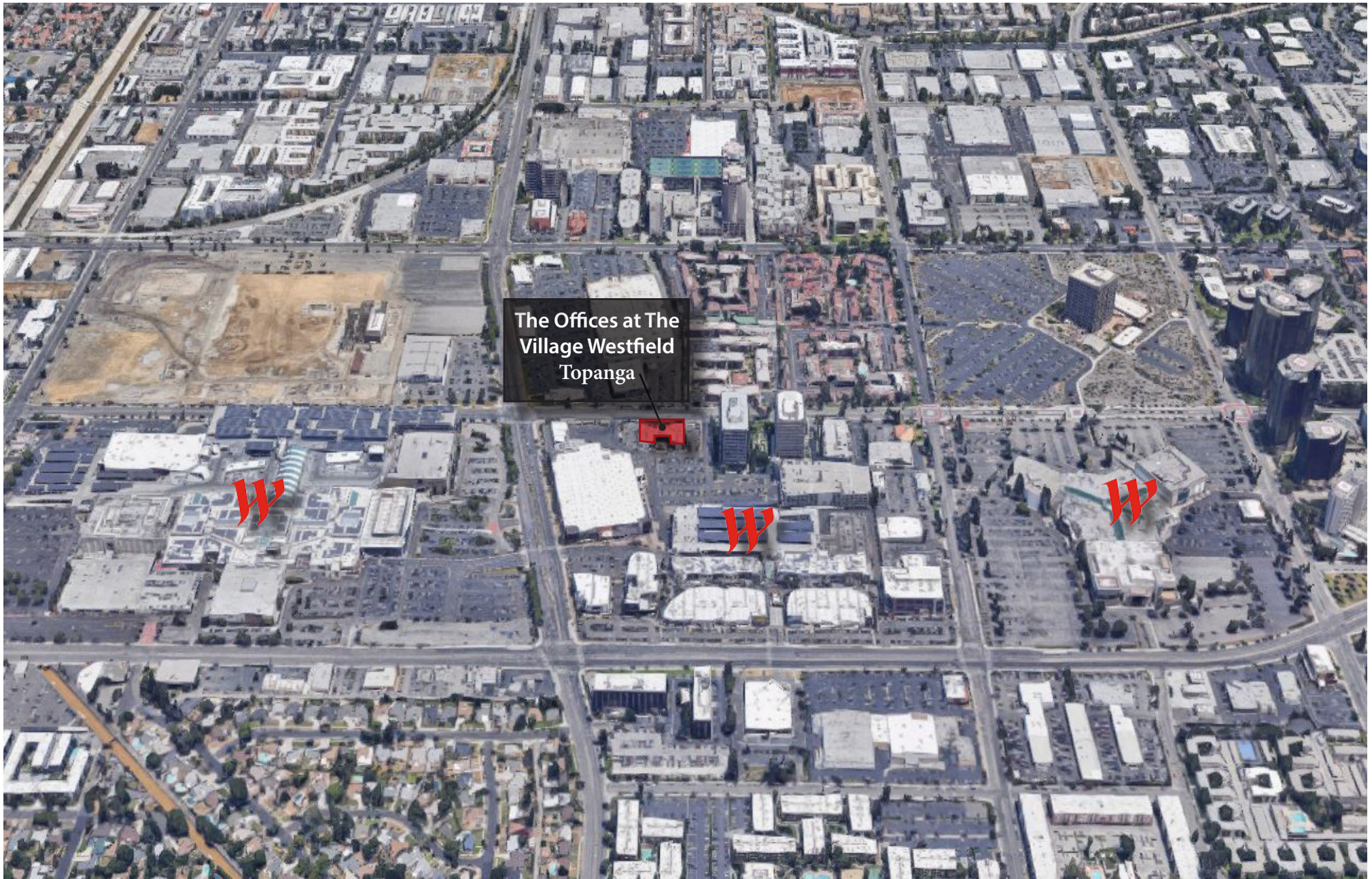
## The Offices at The Village Westfield Topanga



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# AERIAL MAP



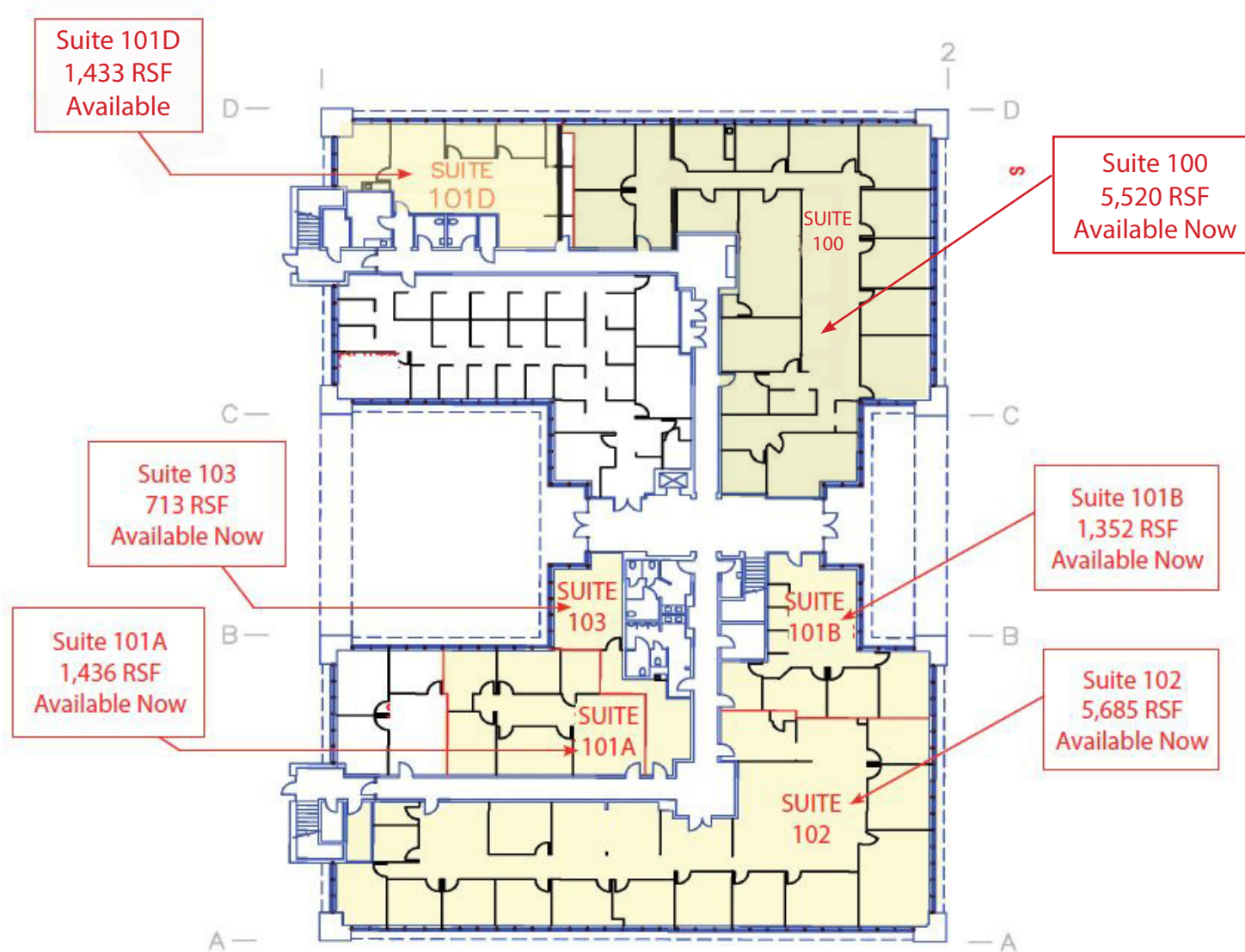
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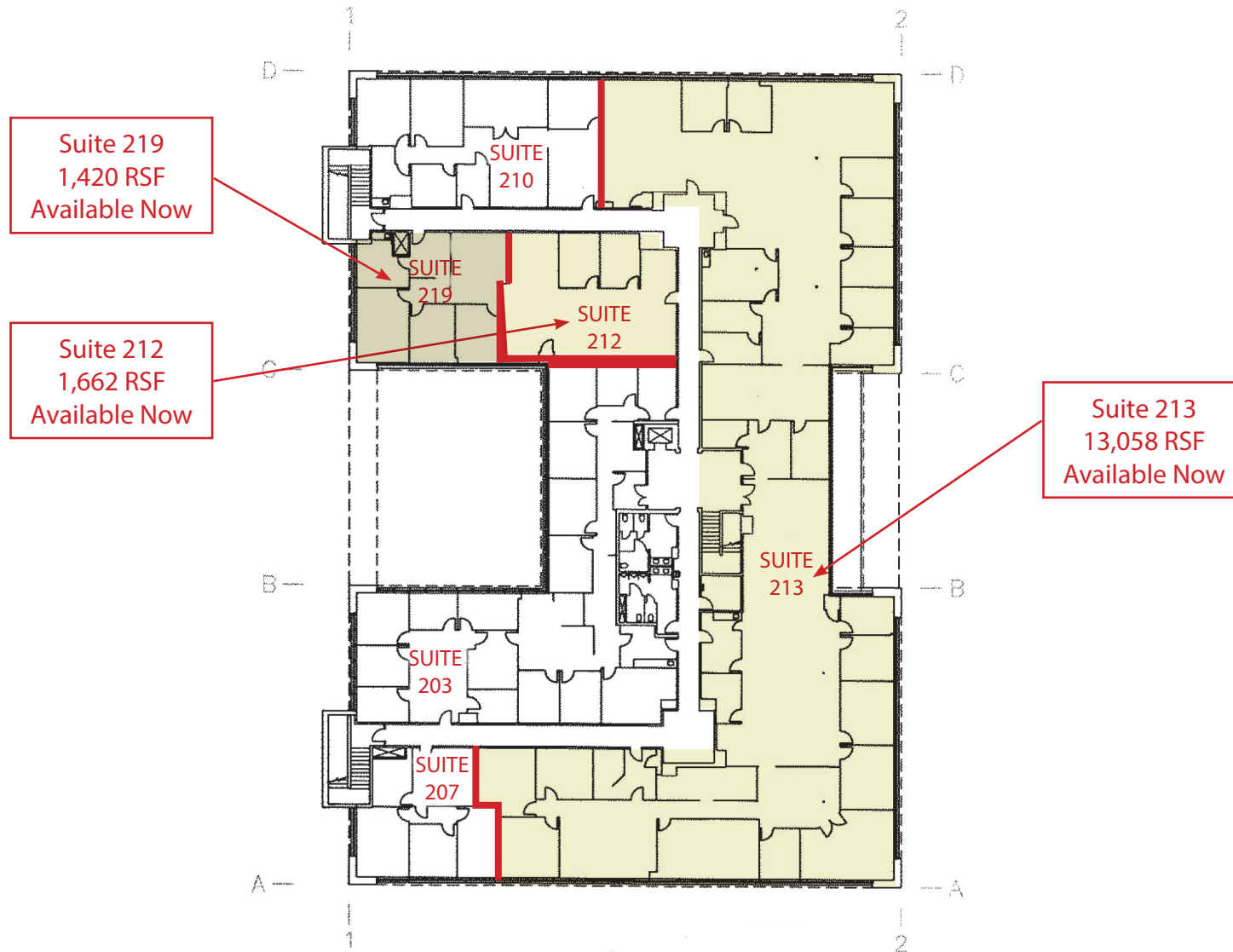
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# FLOOR PLANS - 6351 OWENSMOUTH AVENUE



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