

Douglas
Emmett



Warner Center Towers

OFFICE SPACE
FOR LEASE

21500-21800 OXNARD ST
WOODLAND HILLS, CA

Redefining the
modern workplace
experience

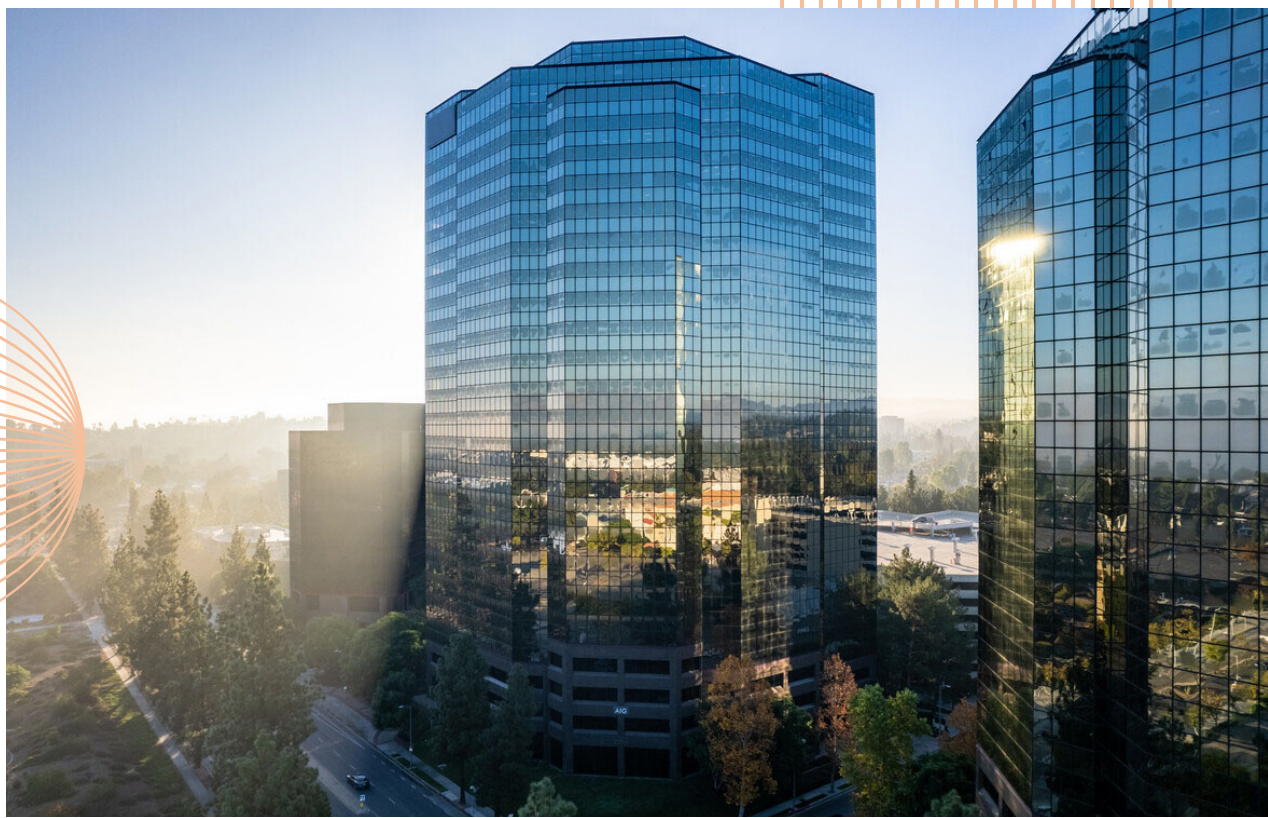
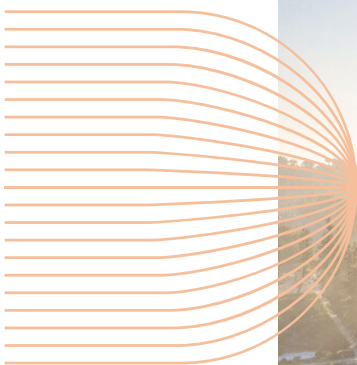
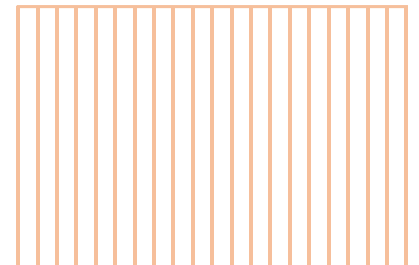


JONES LANG LASALLE BROKERAGE, INC.
REAL ESTATE LICENSE #: 01856260

A Premier Business Destination

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



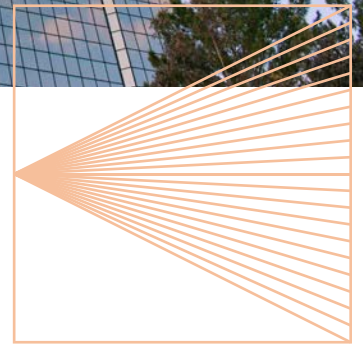
TOWER I 356,636 SF

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.



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

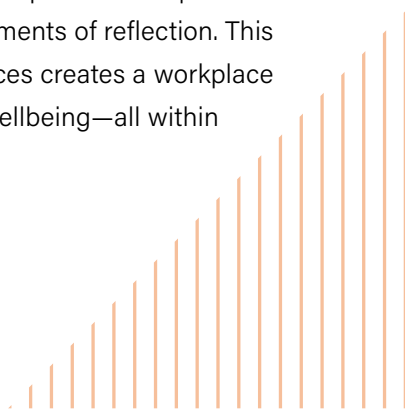
 DRY CLEANING

 CAR DETAILING

 BANKING

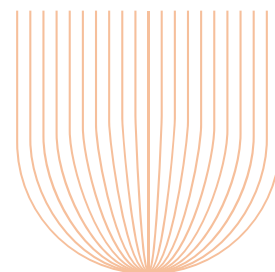
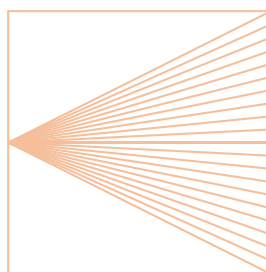
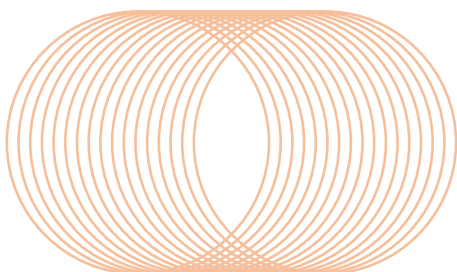
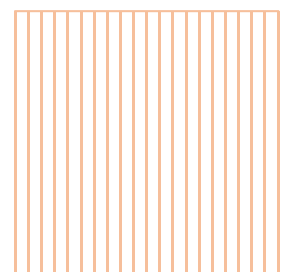
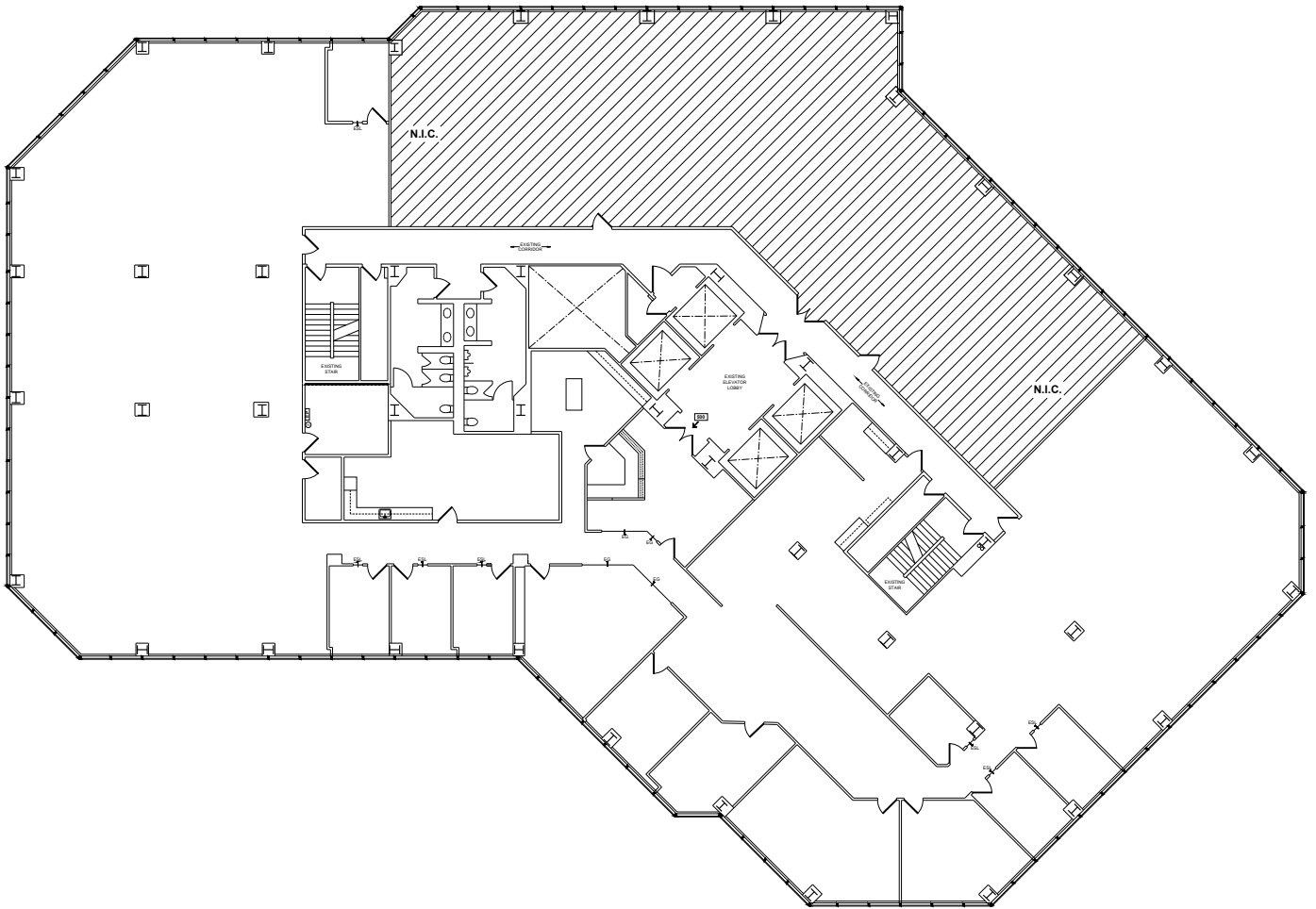
 PARKING RATIO: 3.5/1K SF

 24-HOUR SECURITY



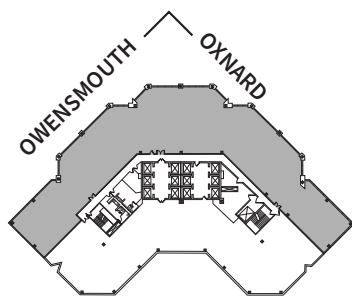
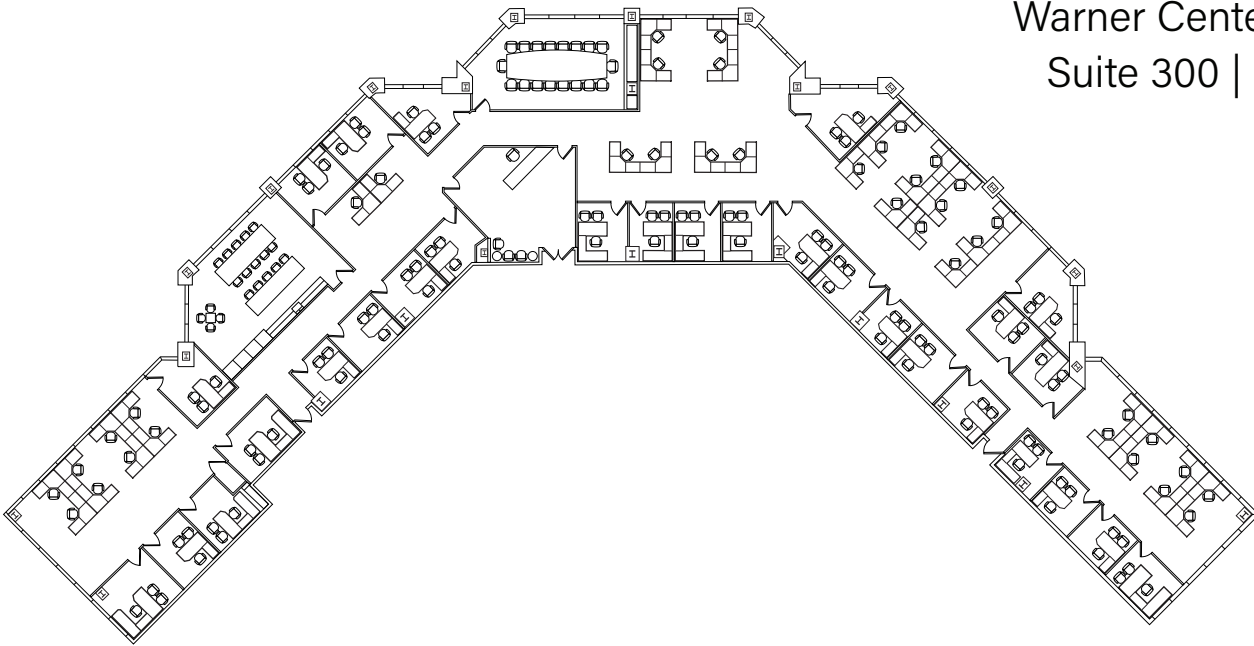
21550 Oxnard ST

Warner Center Tower II
Suite 500 | 16,062 RSF



21650 Oxnard ST

Warner Center Tower III
Suite 300 | 14,241 RSF

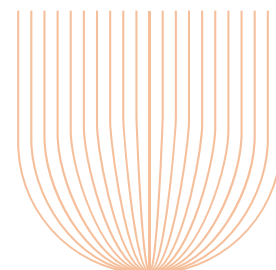
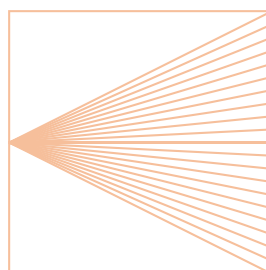
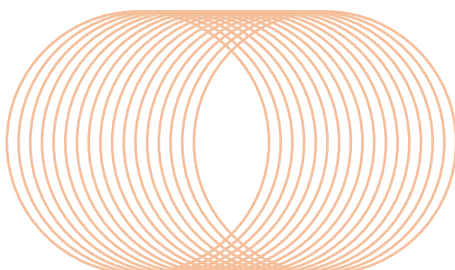
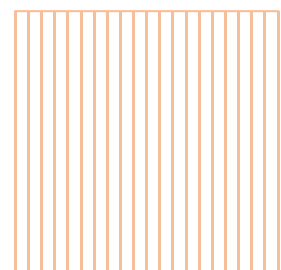


SUITE CONFIGURATION

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

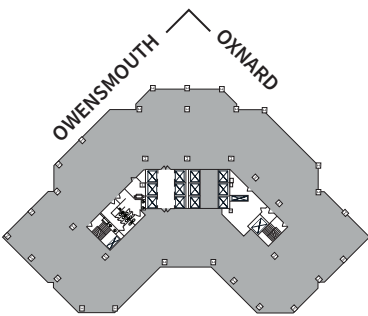
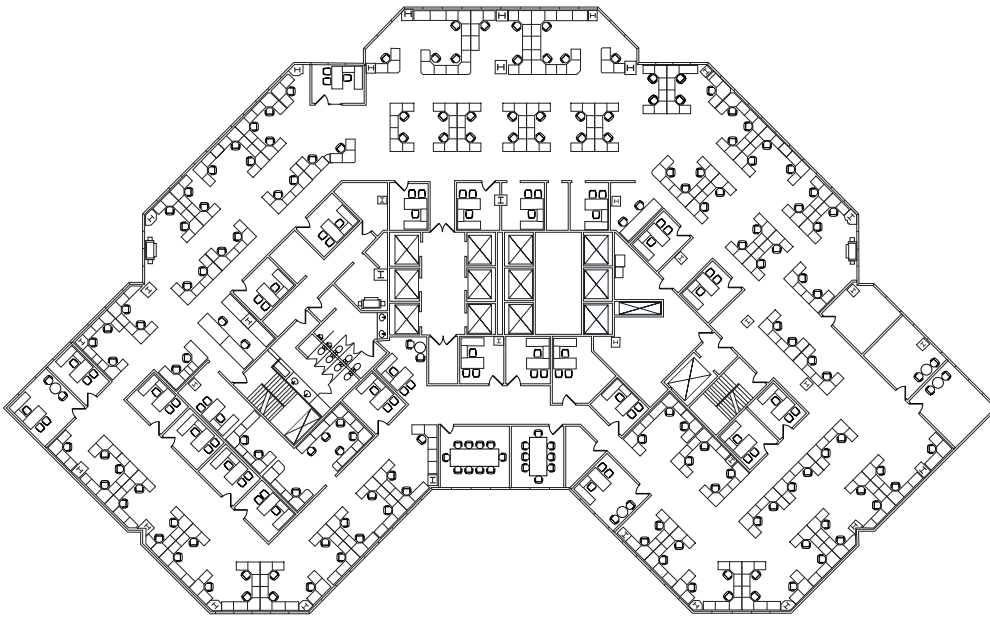
NOT FOR SCALE

FURNITURE NOT INCLUDED



21650 Oxnard ST

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

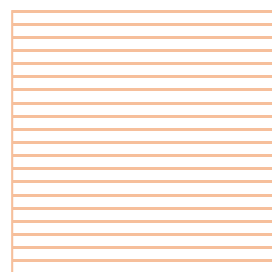
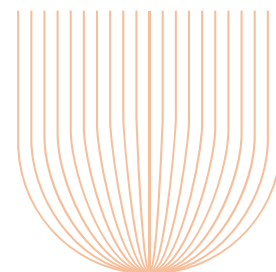
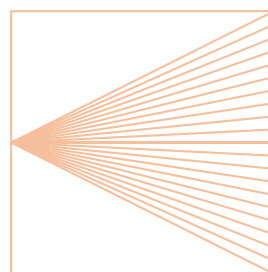
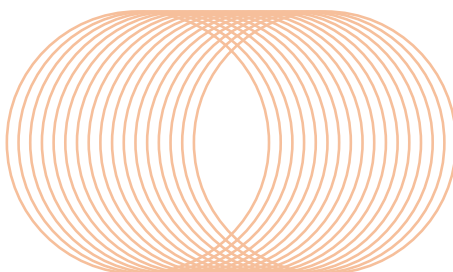
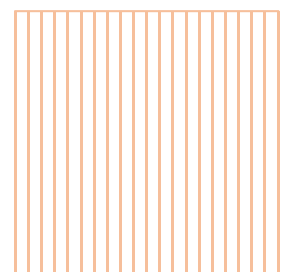


AS-BUILT CONFIGURATION

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

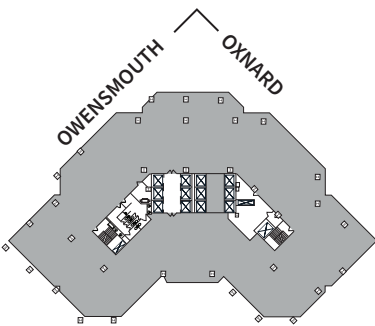
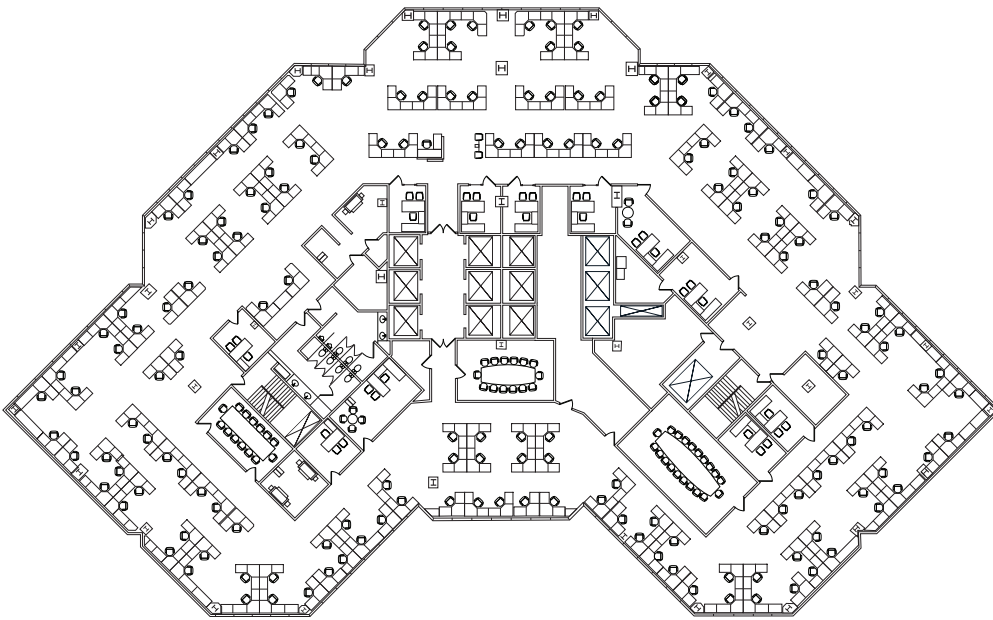
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FURNITURE NOT INCLUDED



21650 Oxnard ST

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

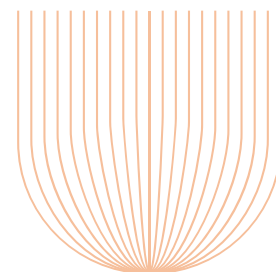
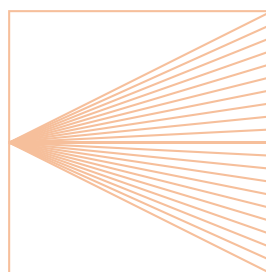
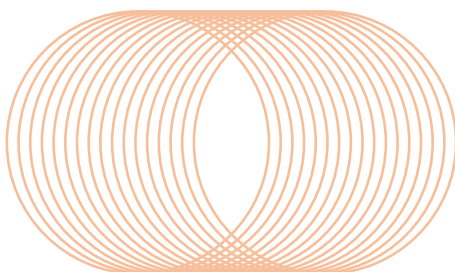
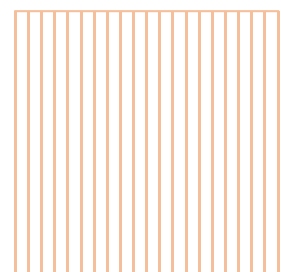


AS-BUILT CONFIGURATION

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

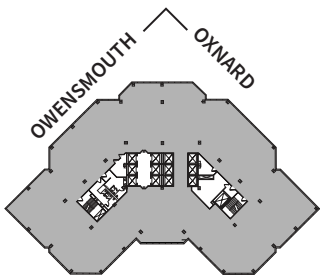
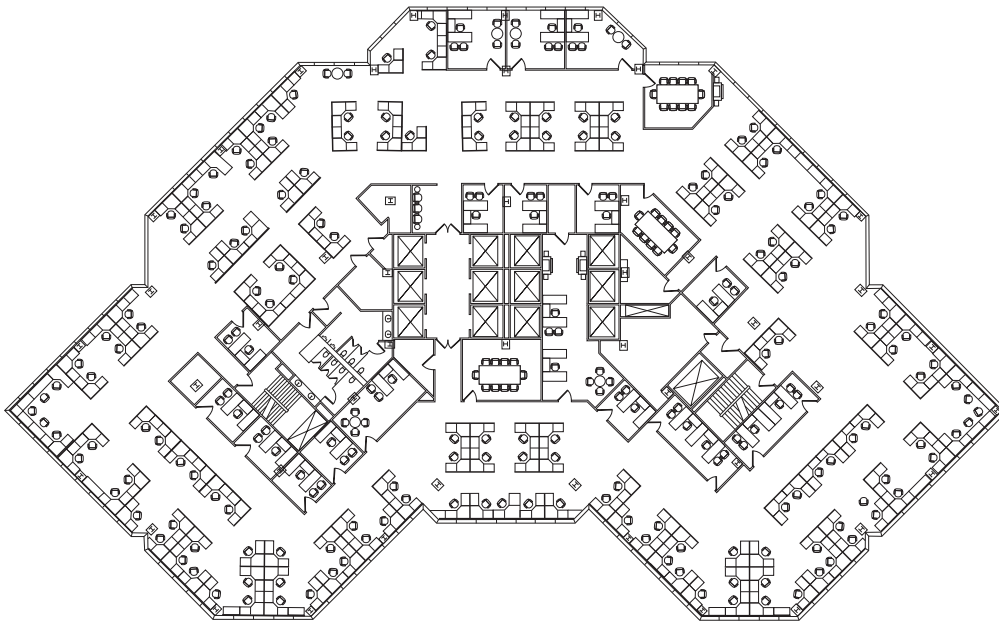
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FURNITURE NOT INCLUDED



21650 Oxnard ST

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

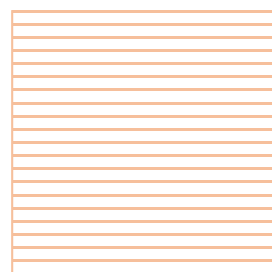
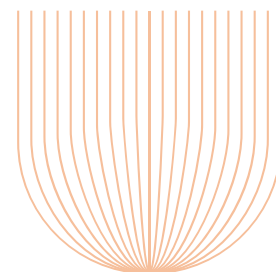
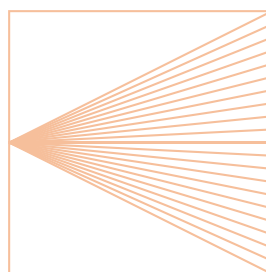
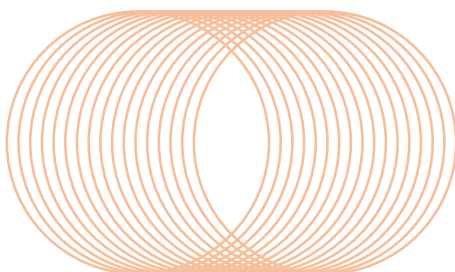
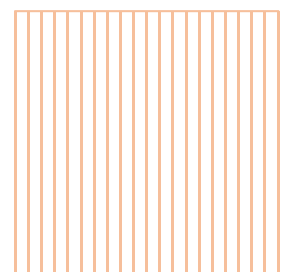


AS-BUILT CONFIGURATION

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

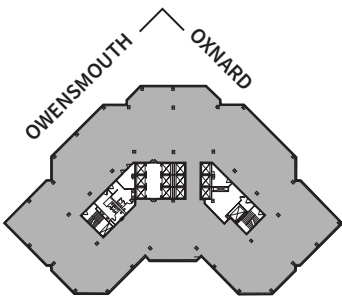
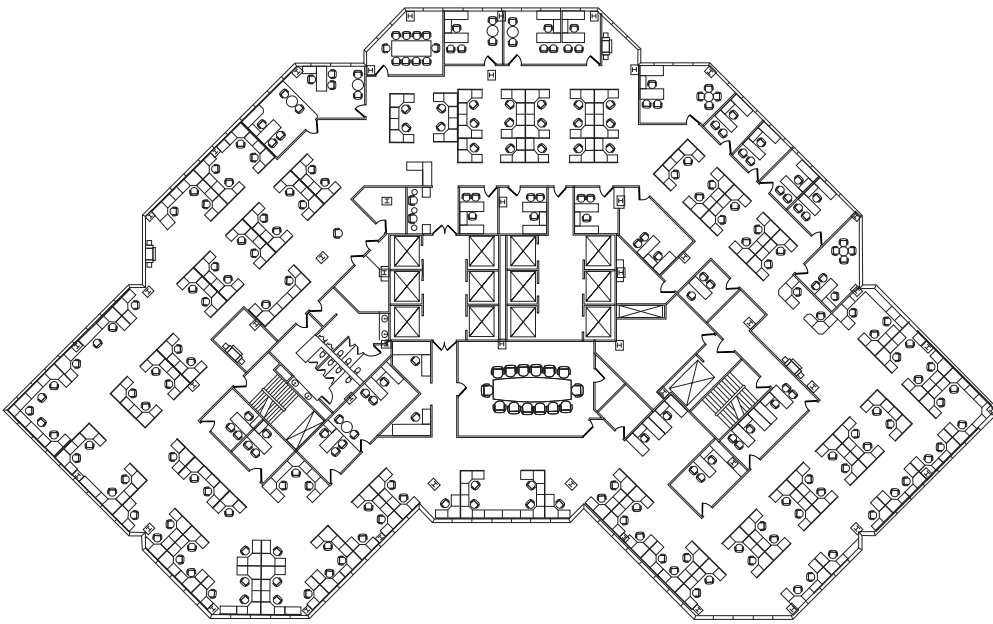
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FURNITURE NOT INCLUDED



21650 Oxnard ST

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

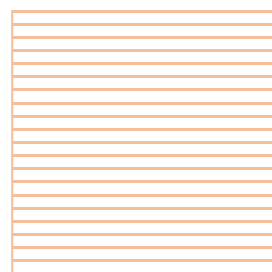
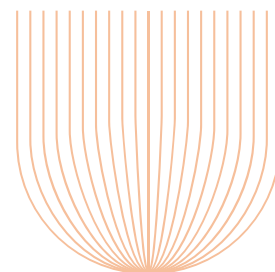
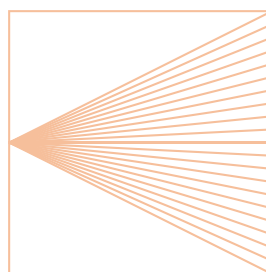
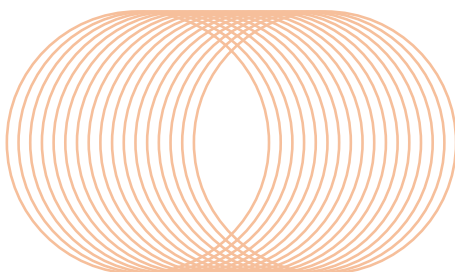
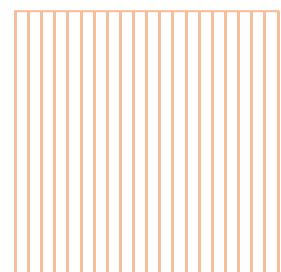


AS-BUILT CONFIGURATION

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

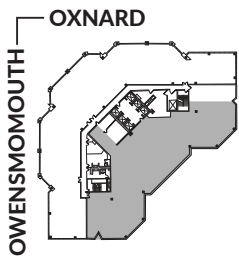
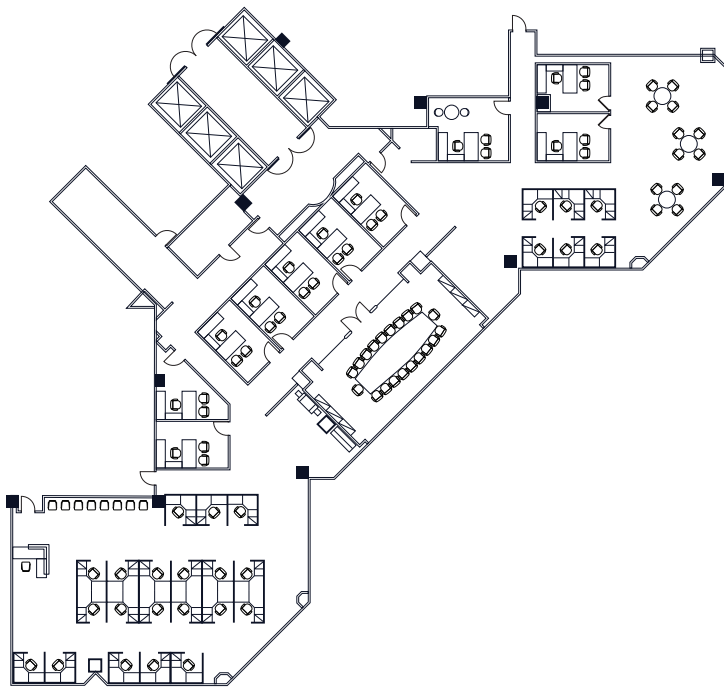
NOT FOR SCALE

FURNITURE NOT INCLUDED



21650 Oxnard ST

Warner Center Tower III
Suite 2450 | 11,792 RSF

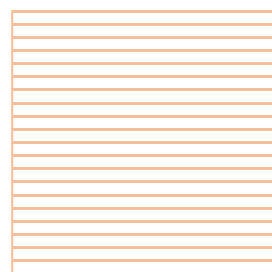
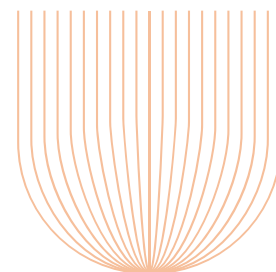
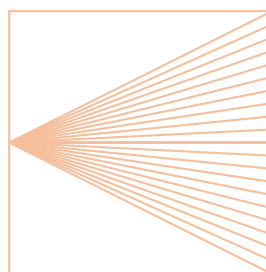
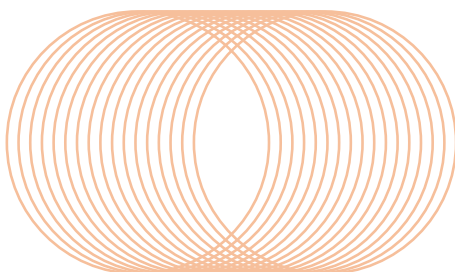
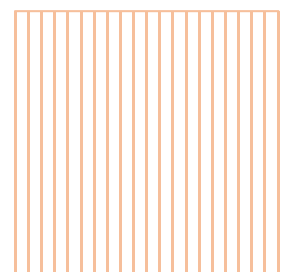


AS-BUILT CONFIGURATION

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

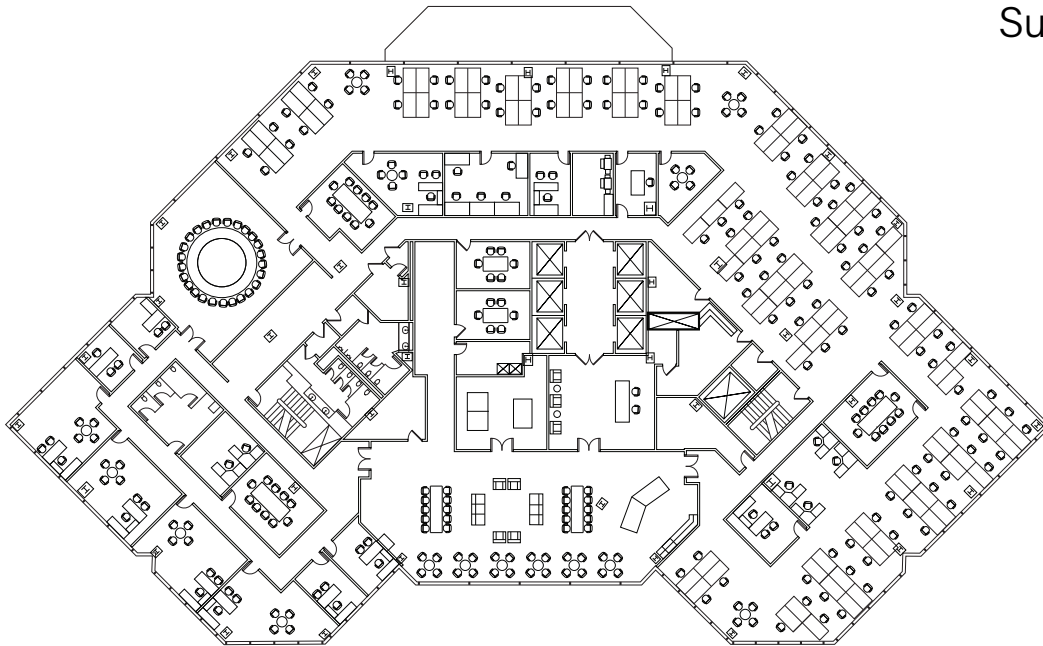
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FURNITURE NOT INCLUDED



21650 Oxnard ST

Warner Center Tower III
Suite 2500 | 25,765 RSF

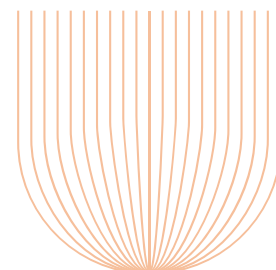
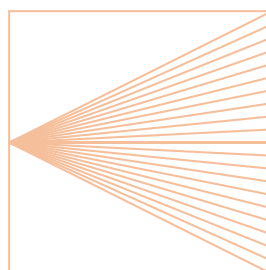
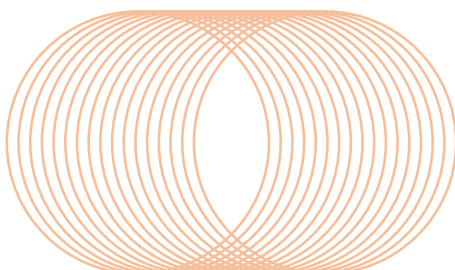
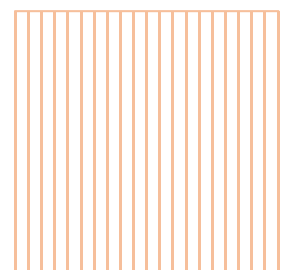
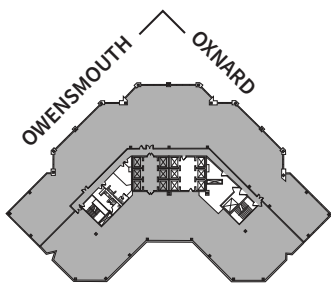


SUITE CONFIGURATION

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

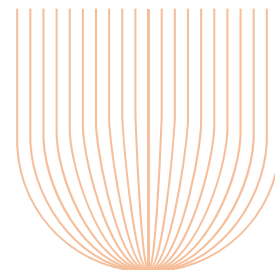
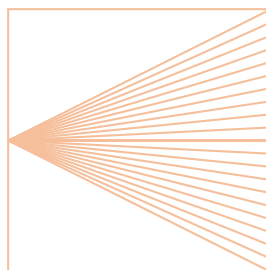
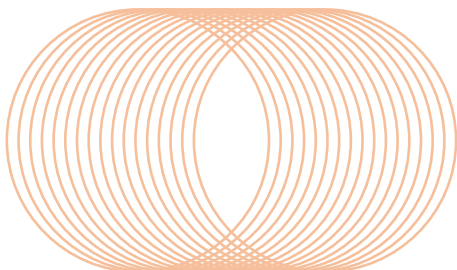
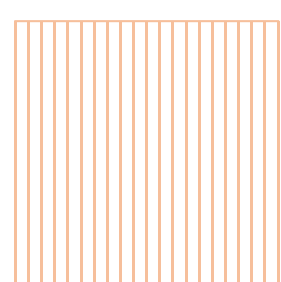
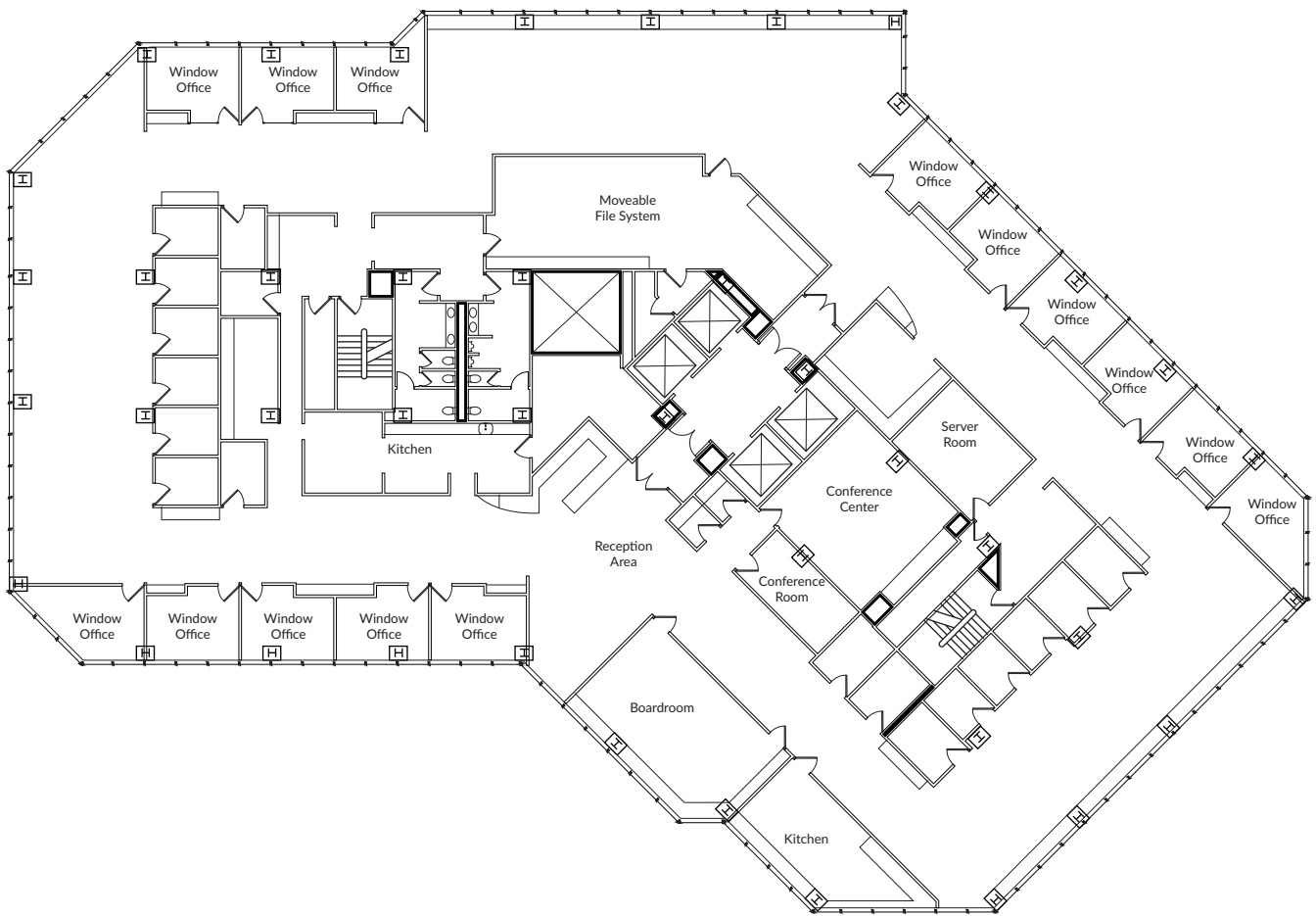
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FURNITURE NOT INCLUDED



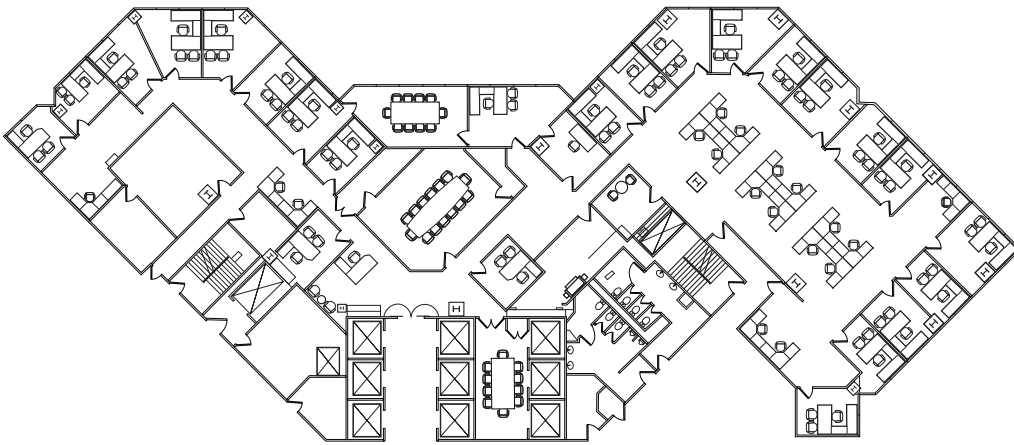
21800 Oxnard ST

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



21700 Oxnard ST

Warner Center Tower VI
Suite 1100 | 13,381 RSF

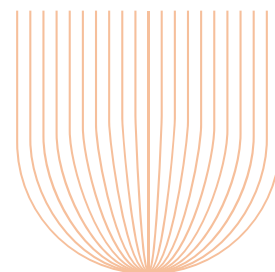
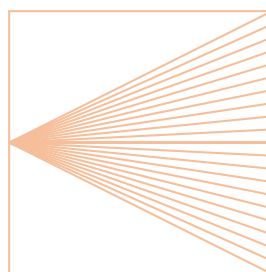
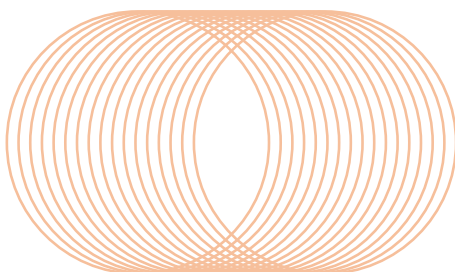
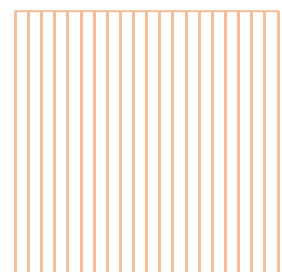
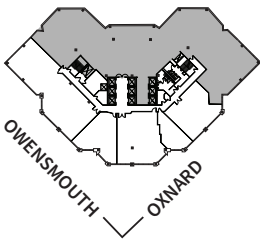


SUITE CONFIGURATION

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

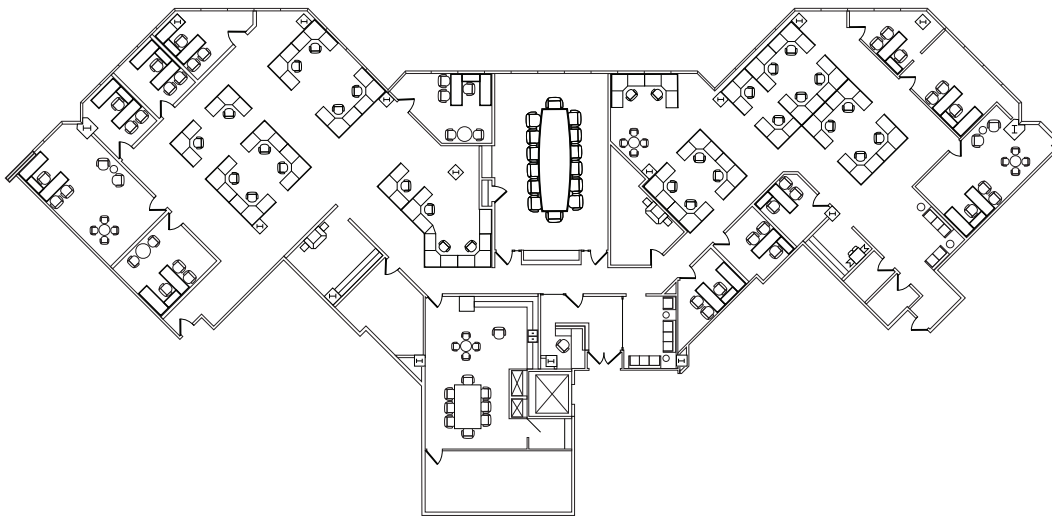
NOT FOR SCALE

FURNITURE NOT INCLUDED



21700 Oxnard ST

Warner Center Tower VI
Suite 1900 | 11,770 RSF

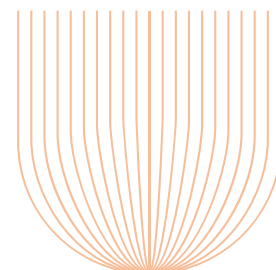
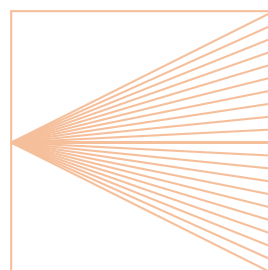
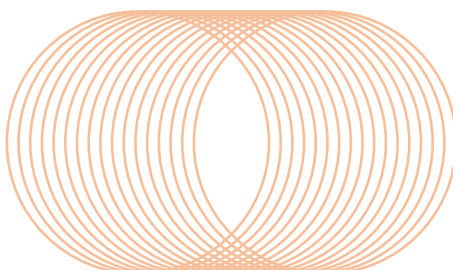
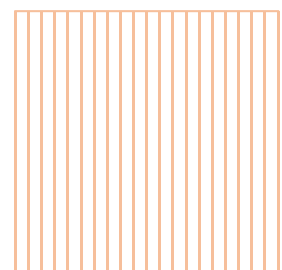
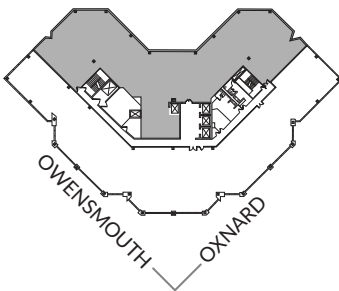


AS-BUILT CONFIGURATION

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

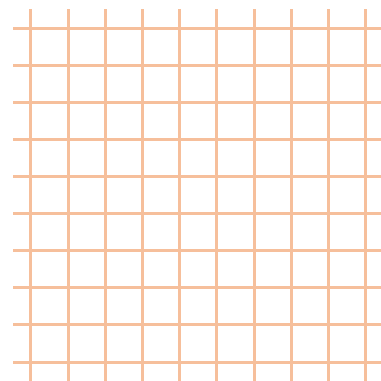


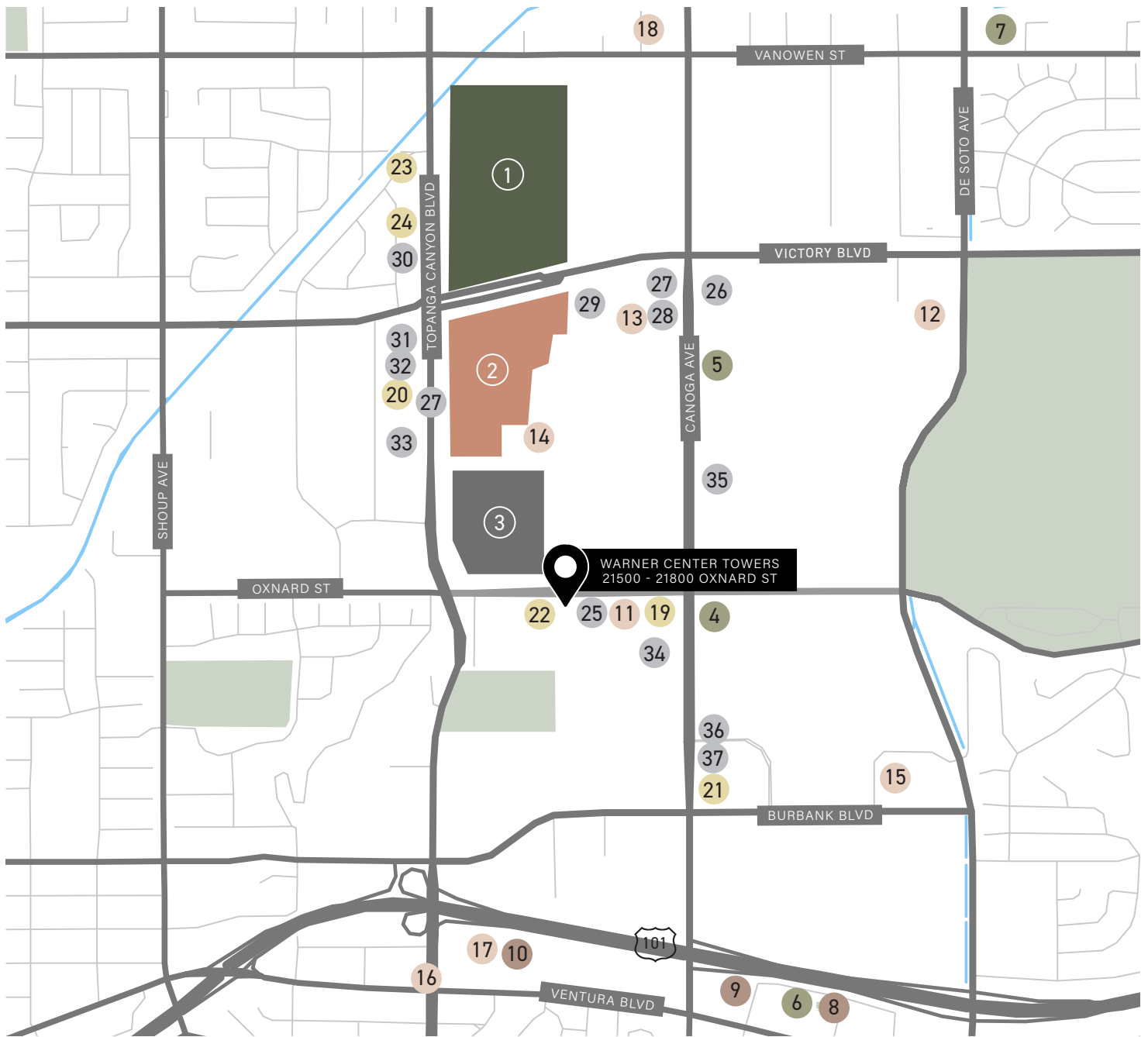


The Center of Everything

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.

Strategic location,
exceptional connectivity





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

2 THE VILLAGE

- Neiman Marcus
- Sephora
- Adidas
- Aldo
- Zara
- LUSH Cosmetics
- Anthropologie
- Michael Kors
- Bath & Body Works
- Il Fornaio
- Cava
- EMC Seafood & Raw Bar
- Eureka!
- Jimmy's Famous American Tavern
- Sushi Katsu-ya
- Larsen's

3 THE PROMENADE

- 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

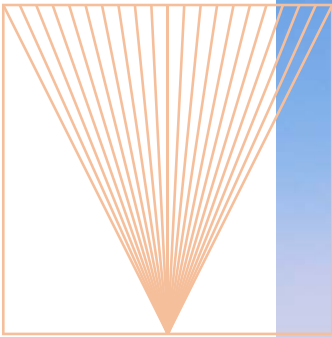
- 19- Bank of America
- 20- Citibank
- 21- Comerica Bank
- 22- City National Bank
- 23- Chase Bank
- 24- US Bank

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

Warner Center Towers

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**FOR MORE
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