

FOR SUBLEASE | CLASS "A" OFFICE SPACE

6300 Canoga Avenue, Suite 1150 | Woodland Hills | CA 91367



360° VIRTUAL TOUR ▶

FOR MORE INFORMATION, PLEASE CONTACT:

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ABOUT

SUBLEASE TERMS & AVAILABILITY:

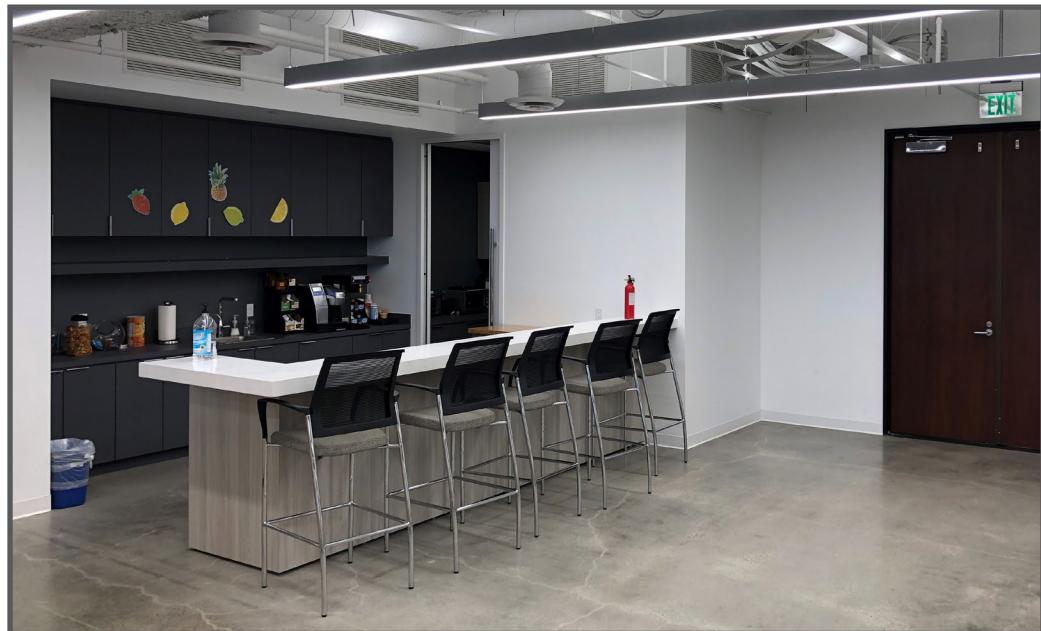
- › Available Space – Suite 1150 – 8,300 RSF
- › Availability Date – 60 Days
- › Sublease Term – Through 7/31/2024
- › Rental Rate - \$2.35 per RSF, Full Service Gross
- › Parking – 33 unreserved stalls

BUILDING HIGHLIGHTS:

- › High-Profile Class "A" Office Building
- › Recently Renovated Elevators and Main Lobbies
- › Professionally Owned & Managed by Douglas Emmett
- › On-Site Security
- › Convenient On-Site Covered Parking
- › Expansive Outdoor Patio Areas

SPACE HIGHLIGHTS:

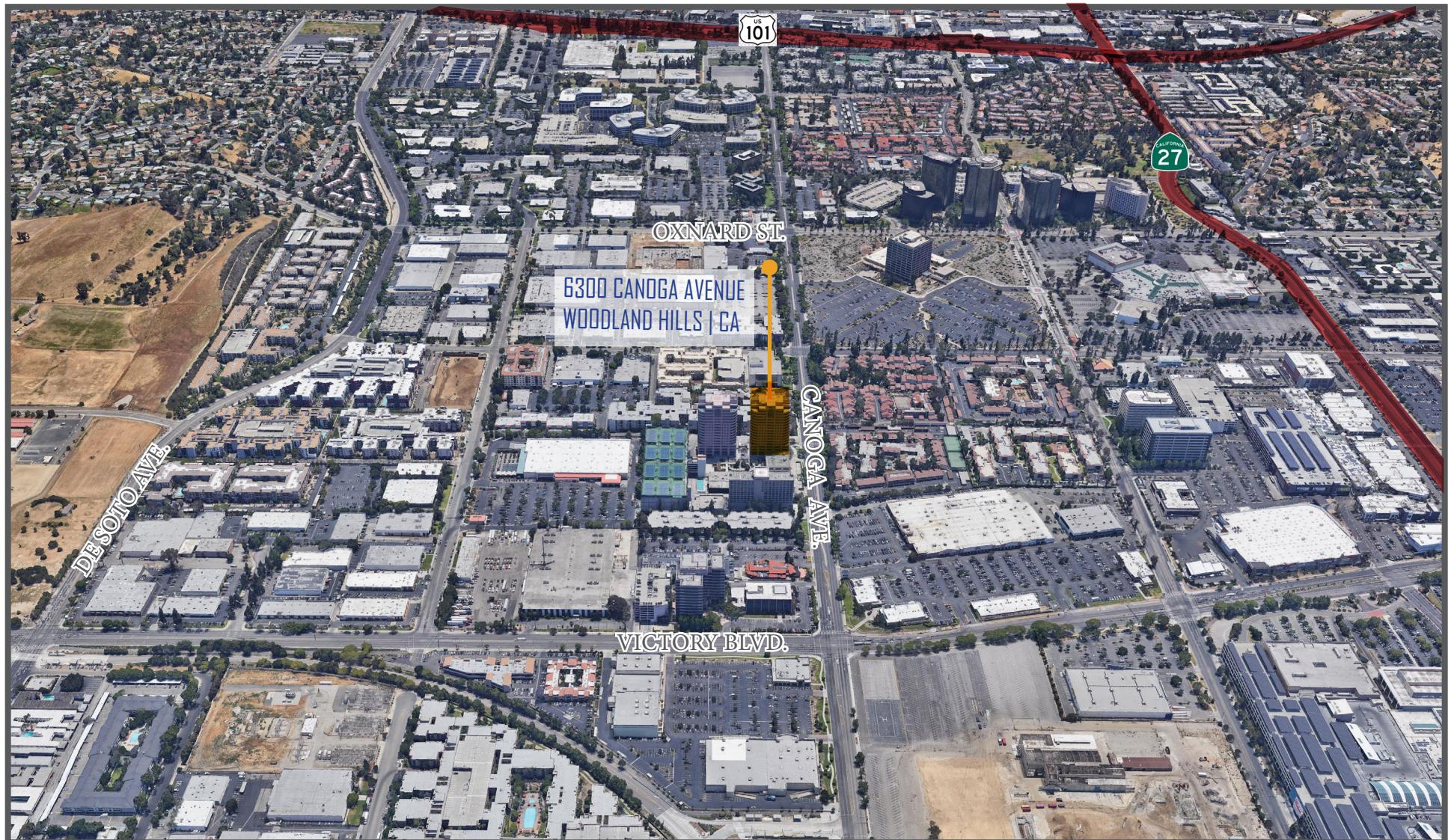
- › Creative Space with Exposed Ceiling and Polished Concrete Floors
- › Plug N' Play Ready – Furniture & Equipment Available
- › Convenient Double-Door Entry off main Elevator Lobby
- › High-Floor with Outstanding Northern Views
- › Space Designed to Provide Abundant Interior Natural Light



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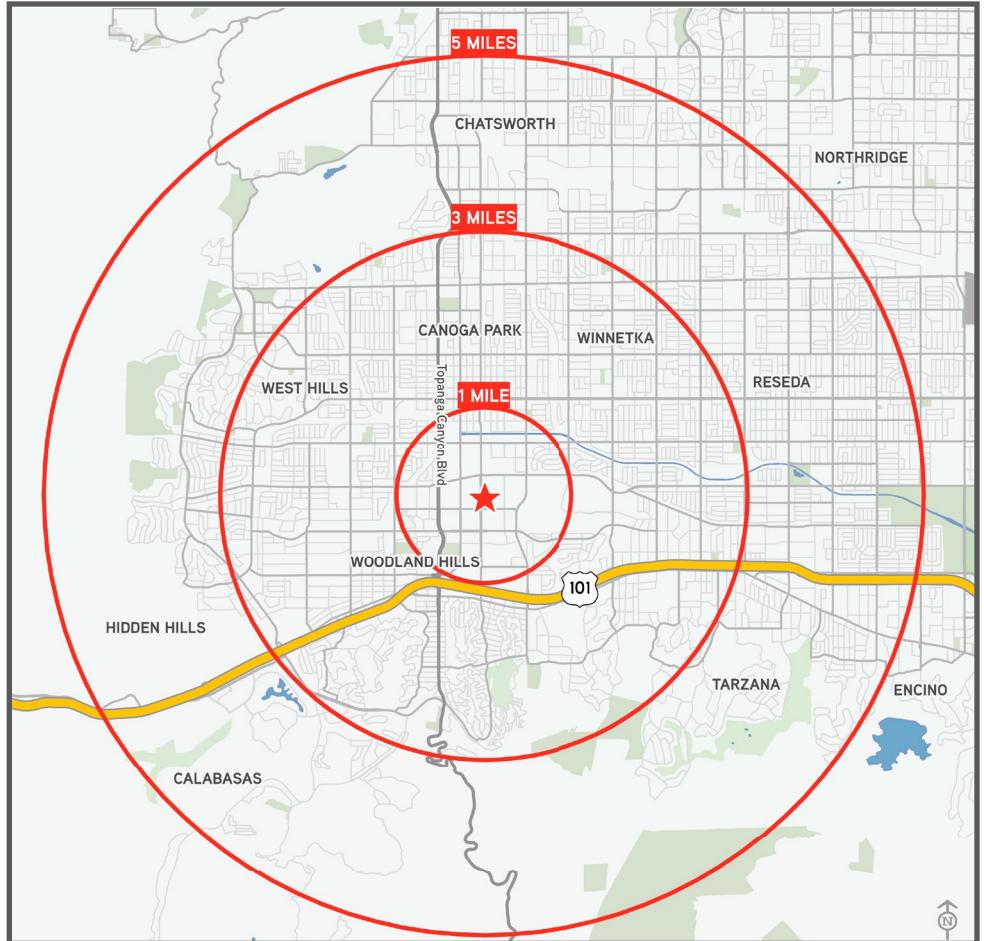
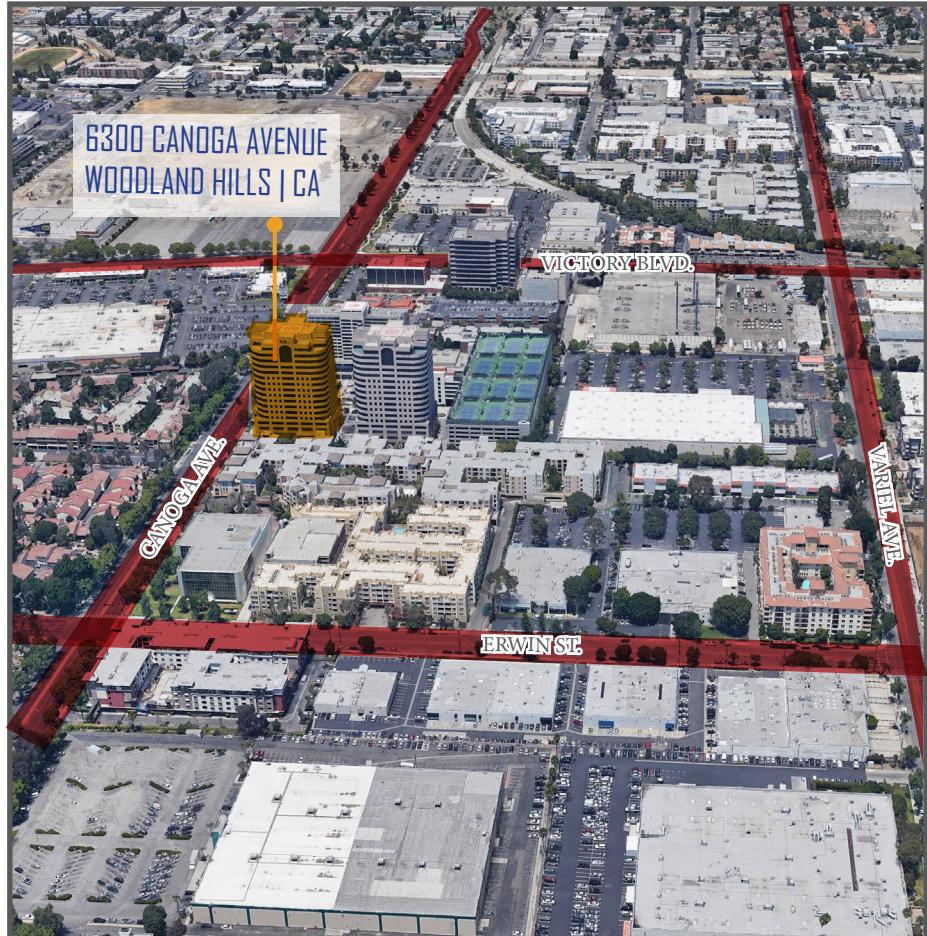
LOCATION



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LOCATION



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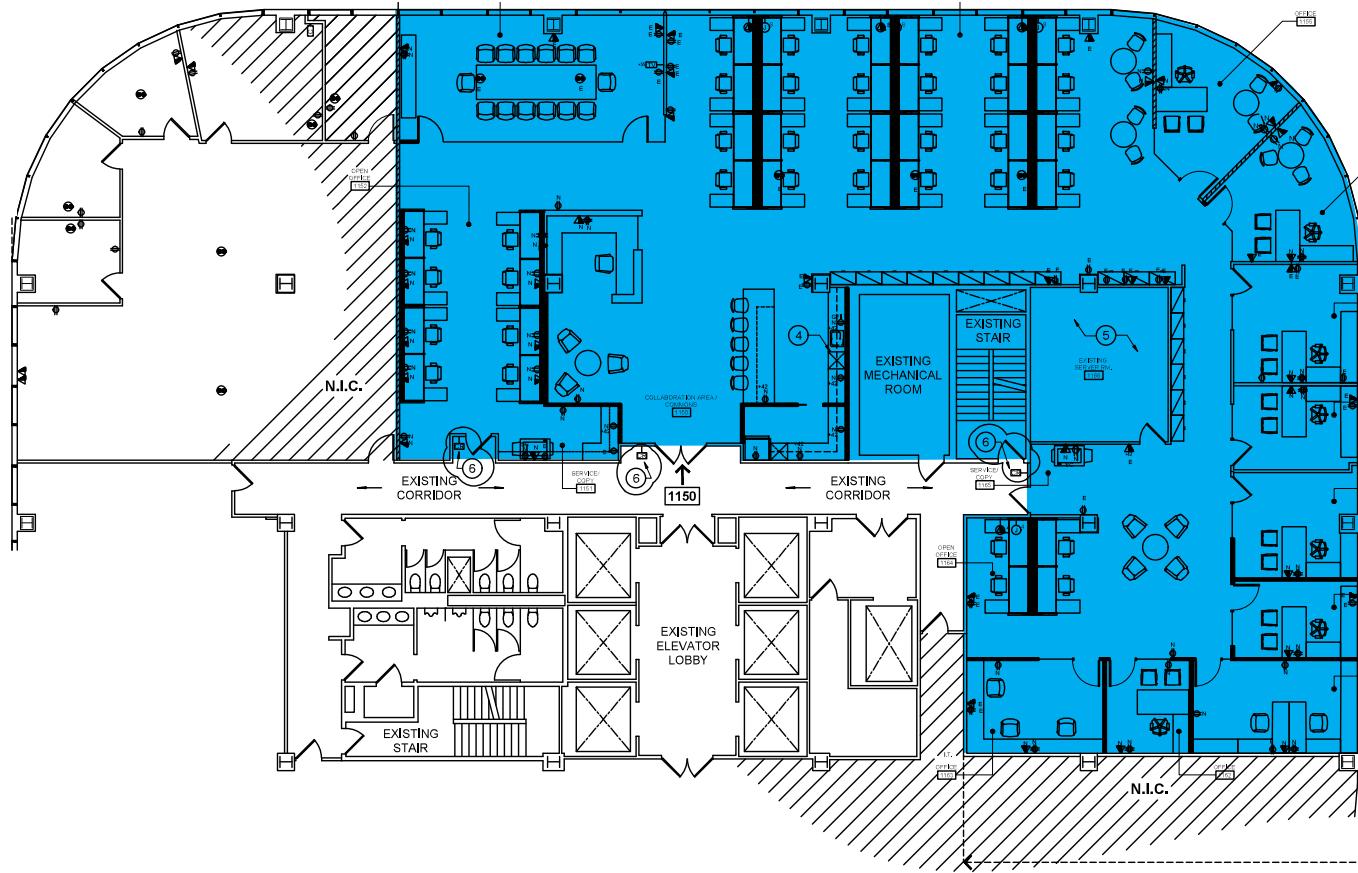
- › High-Profile & Central Warner Center Location
- › Abundant Walkable Amenities (See Map)
- › Walk Score – 64 / Transit Score 59 – Per CoStar
- › Walking Distance to Metro Orange Line Station
- › Immediately adjacent to The Hilton Hotel and Conference Center
- › True Live, Work, Play Location
- › Close Proximity to Ventura (101) Freeway
- › Neighboring Markets include Calabasas, Hidden Hills & Tarzana



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FLOOR PLAN



* Furniture for reference only. Some portions shown have been removed and/or modified.

AMENITIES



Banks

- 1 Banc of California
- 2 Bank of America
- 3 California Bank & Trust
- 4 Chase
- 5 Citibank
- 6 City National Bank
- 7 Comerica Bank
- 8 First Bank
- 9 Pacific Western Bank
- 10 U.S. Bank
- 11 Wells Fargo
- 12 Wells Fargo

Shopping

- 1 AMC
- 2 Ashley HomeStore
- 3 Best Buy
- 4 BevMo
- 5 Costco
- 6 Crate and Barrel
- 7 DSW
- 8 Fry's Electronics
- 9 H&M
- 10 Home Depot
- 11 Macy's
- 12 Neiman Marcus
- 13 Nordstrom
- 14 Nordstrom Rack
- 15 Office Depot
- 16 PetSmart
- 17 REI
- 18 Scandinavian Designs
- 19 Staples
- 20 Target
- 21 Total Wine
- 22 US Postal Service

Fitness

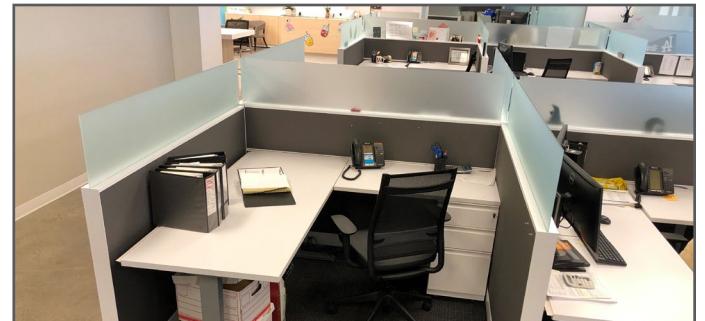
- 1 24 Hour Fitness
- 2 Equinox
- 3 LA Fitness
- 4 YogaWorks

Hotels

- 1 Hilton
- 2 Marriott

PHOTO GALLERY

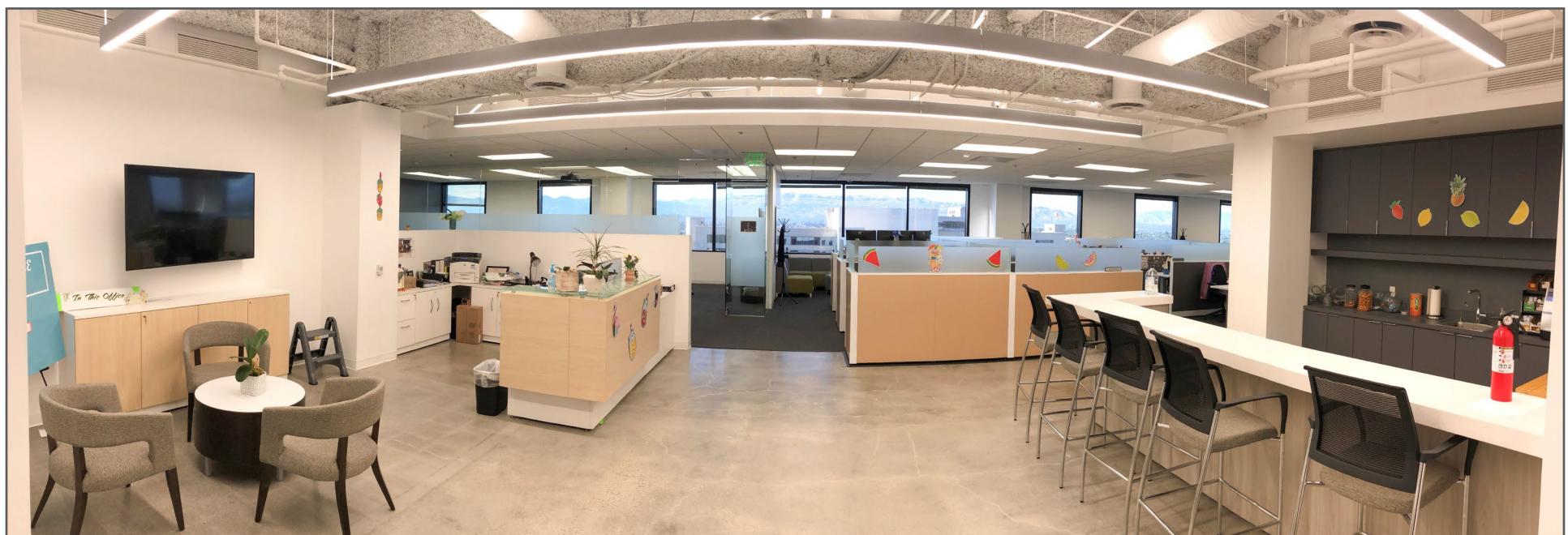
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