



6303 OWENSMOUTH AVENUE

Class A office building
in Woodland Hills



DYNAMIC. AUTHENTIC. FLEXIBLE.

6303 Owensmouth Avenue is the ideal workspace for today's top talent. Positioned in the well-known Warner Center business hub, the 11-story, 317,723 SF highly amenitized office lifestyle building offers abundant retail, dining, and entertainment options all within short walking distance.

This high-image corporate HQ location has excellent access to the 101 freeway making access easy from all areas of the San Fernando Valley. With over 260,000 SF available, 6303 Owensmouth has a great mix of creative, open work space and traditional office space to fit your needs.



Stunning panoramic views of the Valley



On-site gym



3.67/1,000 parking



6 electric vehicle (EV) charging stations



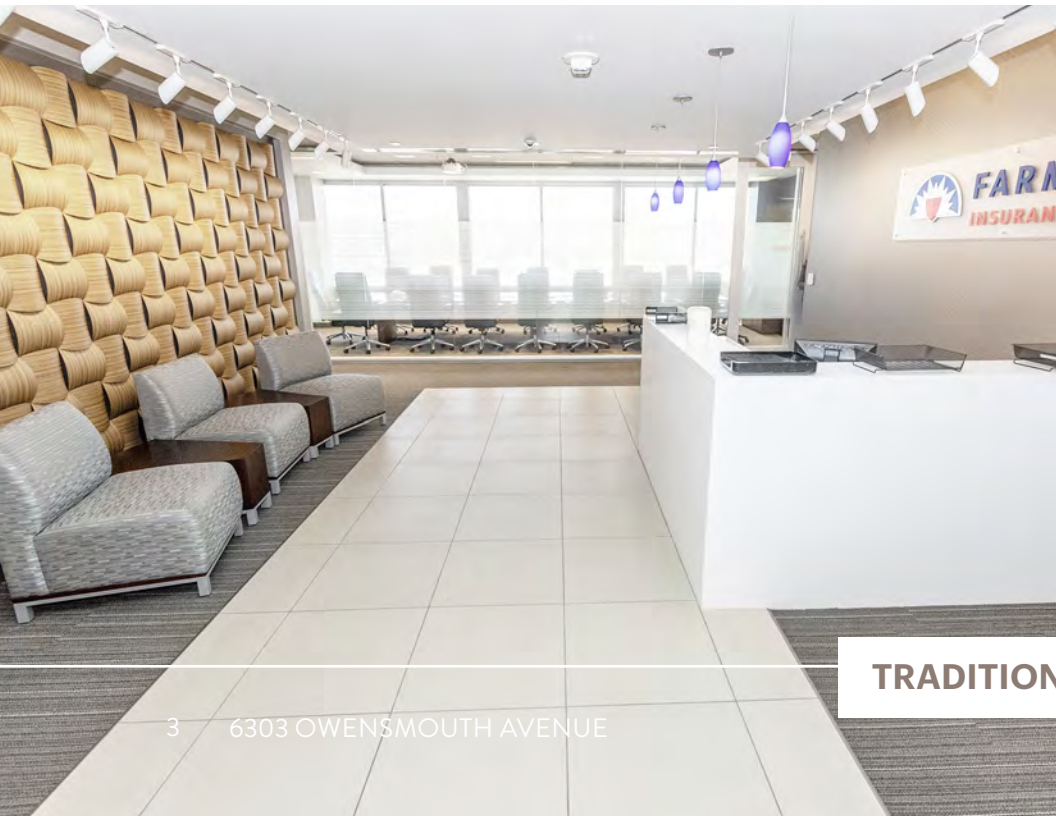
Building top signage available



Convenient access to 101 freeway



CREATIVE OFFICE



TRADITIONAL OFFICE

6303 OWENSMOUTH

OWENSMOUTH AVENUE

WEST VALLEY WAY



TWO BUILDING TOP SPOTS AVAILABLE ON THE NORTH AND WEST FACADE





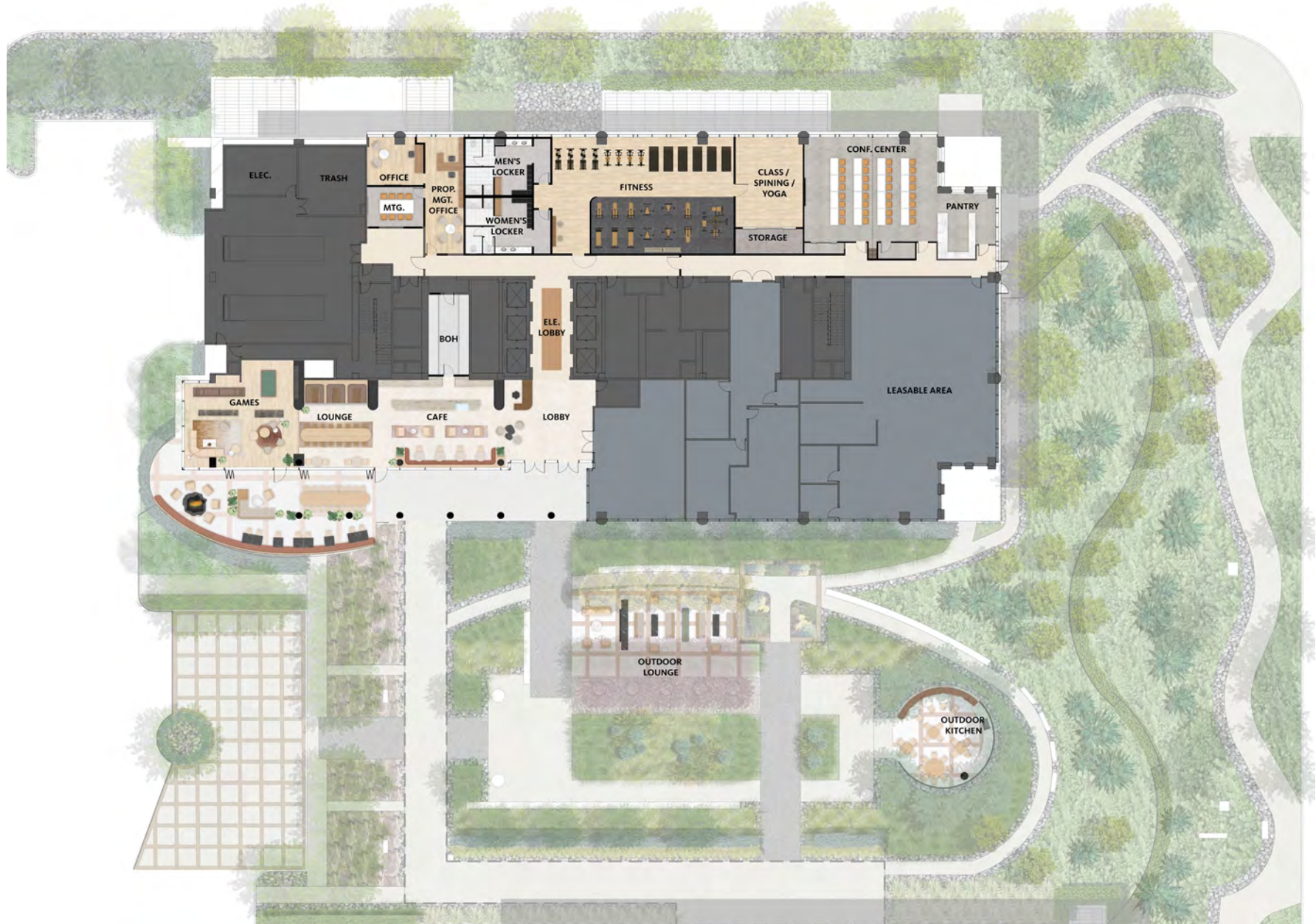
AN ALL ENCOMPASSING SUSTAINABLE CAMPUS IN A MAGNETIC LOCATION

6303 OWENSMOUTH AVENUE IS DESIGNATED
LEED PLATINUM, A FITWEL CERTIFIED HEALTHY
BUILDING AND ENJOYS A 96 ENERGY STAR RATING:



FLOOR PLANS

VIEW FLOOR PLANS



LITTLE PROGRESS EACH DAY ADDS UP TO BIG RESULTS

YES
YOU
CAN





TENANT LOUNGE WITH
INDOOR/OUTDOOR SEATING



CONFERENCE ROOM



GAMING AREA

LOCAL AMENITIES

● Resturants/Coffee

- | | |
|-----------------------------|-------------------------------|
| 1. Starbucks | 9. The Coffee Bean & Tea Leaf |
| 2. Cinnabon | 10. Veggie Grill |
| 3. Gyu-Kaku | 11. Wokcano |
| 4. Blaze Pizza | 12. Morton's The Steakhouse |
| 5. California Pizza Kitchen | 13. Maggiano's Little Italy |
| 6. Shake Shack | 14. P.F. Chang's |
| 7. JOEY Woodland Hills | 15. Starbucks |
| 8. Il Fornaio | 16. Tomoya Sushi & Izakaya |

● Shopping

- Macy's
- Target
- Westfield Topanga & The Village
- Nordstrom
- Best Buy
- Costco
- Amazon Fresh
- Westfield Promenade

● Banks

- Chase Bank
- Wells Fargo Bank
- Bank of America

● Transit

- Canoga Station
- Warner Center Station

● Hotels

- Marriott Warner Center
- Hilton Woodland Hills

● Parks

- Woodland Hills Recreation Center
- Warner Center Park

● Gas Stations

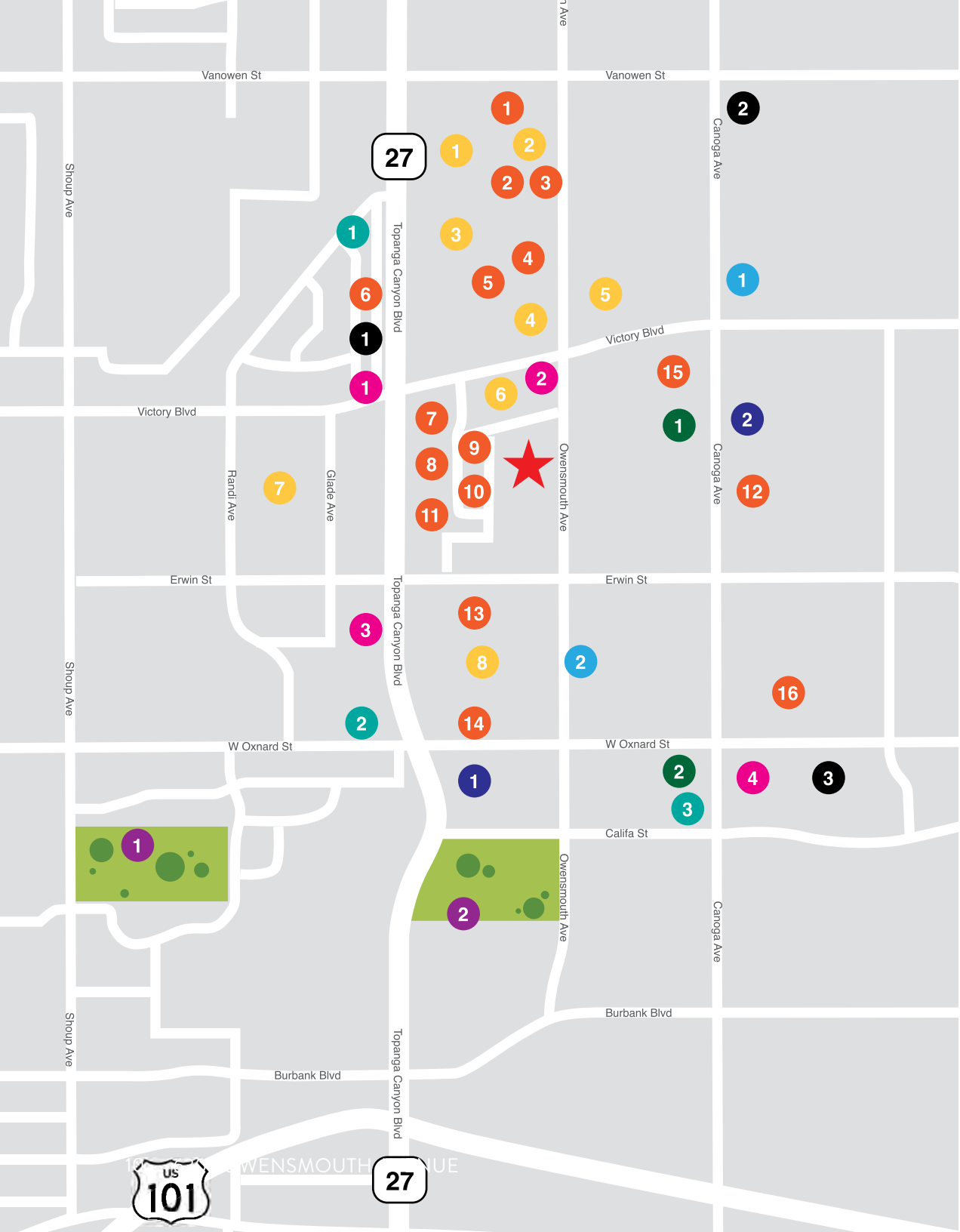
- Mobil
- Costco Gas
- Chevron
- Chevron

● Postal

- The UPS Store
- FedEx
- USPS

● Fitness

- LA Fitness
- Equinox





LEASING TEAM

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