

Sublease

21900 Burbank Boulevard, Suite 290
Woodland Hills, CA 91367



NOW
\$1.90
Per Sq. Ft./MO.
FSG

ASK ABOUT POSSIBLE PERKS & BROKER BONUS

FOR SUBLEASE

\$1.90/SF/MO – FSG

Experience an exceptional opportunity at this prime Woodland Hills location. Discover class "A" office spaces designed to elevate your business. With high-quality finishes, ample natural light, and state-of-the-art amenities, the property offers a professional and inviting environment for tenants. Benefit from convenient parking, efficient floor plan, and a dedicated management team committed to meeting your needs. Seamless access to major transport routes provides unparalleled connectivity for staff and clients. This coveted property presents a compelling opportunity for businesses looking to establish themselves in a prestigious and accessible location. Elevate your workspace with the unparalleled offerings of this exceptional property.

SUMMARY

Property Type:	Full-Service Gross
Terms:	Negotiable
Available SQ.FT.:	Approx. 3,105
Total Building SQ.FT.:	Approx. 91,109
Zoning:	C4
Year Built:	1984
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Office

Sublessee to verify all information contained on flyer.

FEATURES

- Located in Warner Center
- "L" Shaped Configuration with Window Exposure and Usable Bay Depths
- Both Subterranean and Plaza Level Parking Provided
- Impressive Granite-Accented Two-Story Lobby
- HVAC
- Elevator
- New Security
- On-Site Management



WALK SCORE
85



TRANSIT SCORE
43

FOR MORE DETAILS:

ARTHUR PFEFFERMAN
EXECUTIVE VICE PRESIDENT
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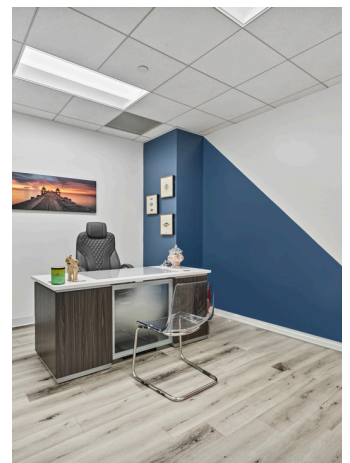
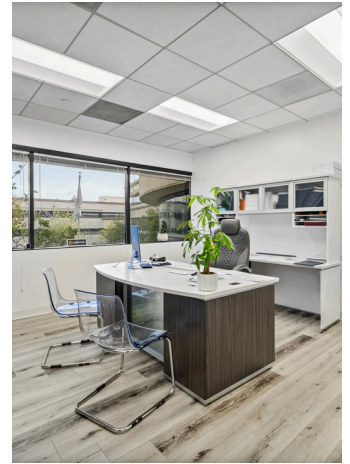
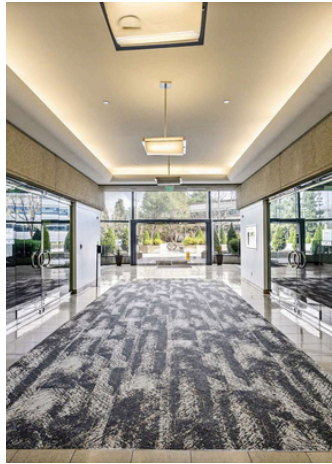


DRE License No: 01527289



Photos

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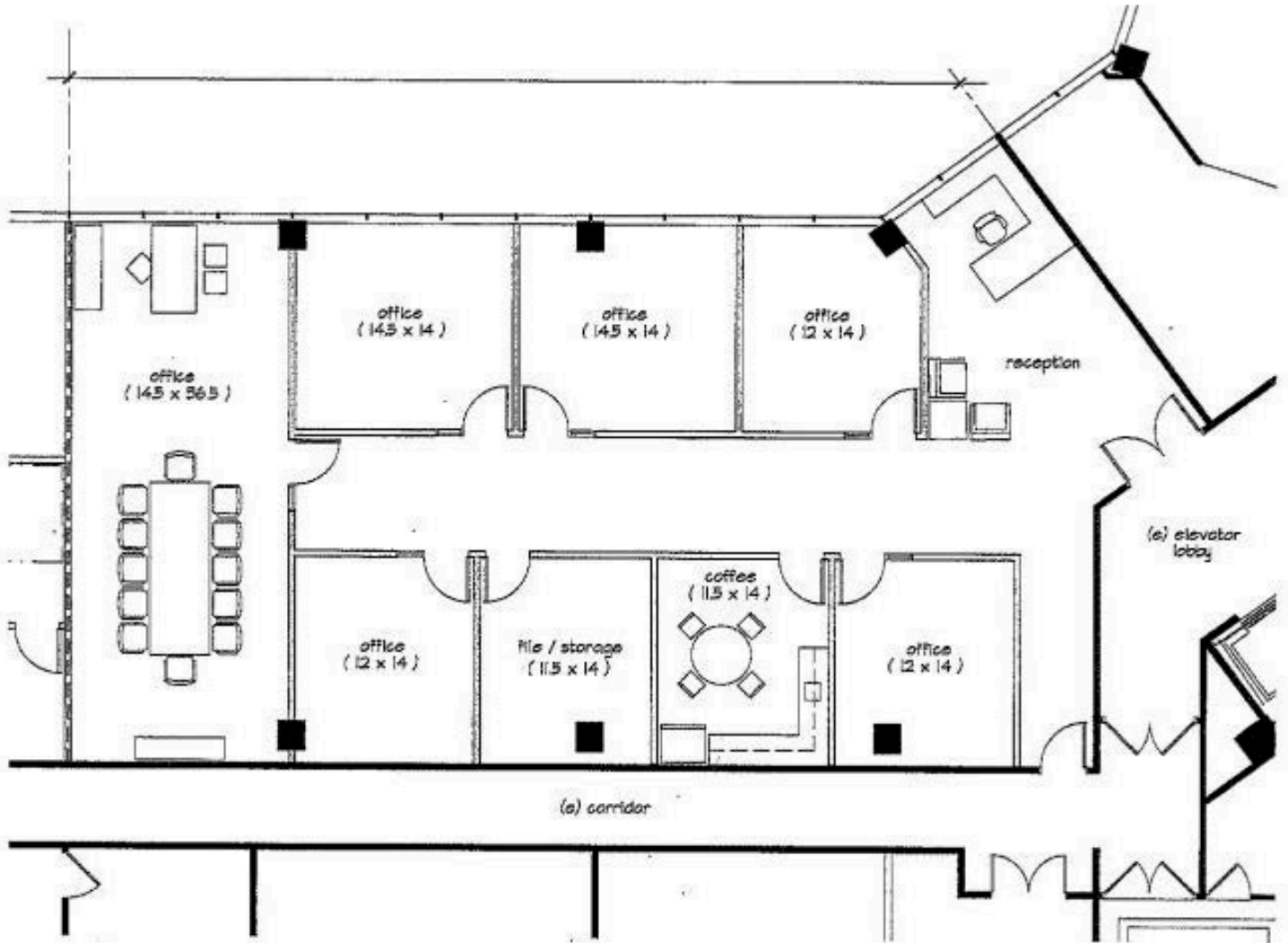
Arthur Pfefferman
(818) 449-5122
CalDRE #01021906



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Floor Plan

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The information herein has been obtained from sources we believe to be reliable.

However, we do not take responsibility for its correctness.

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Retail Map

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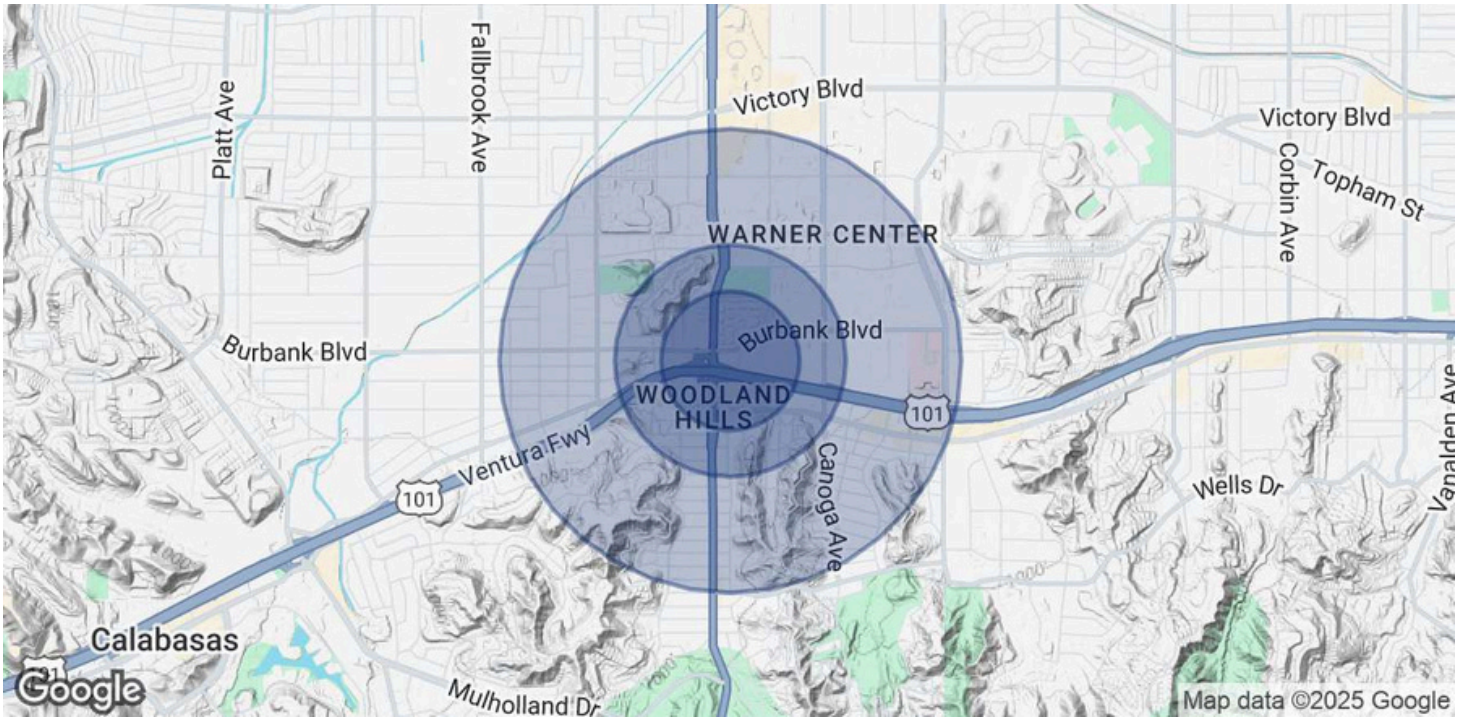
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Demographics

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,651	9,488	24,209
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,225	4,384	10,671
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$120,933	\$130,800	\$148,158
Average House Value	\$910,156	\$962,885	\$963,172

Demographics data derived from AlphaMap

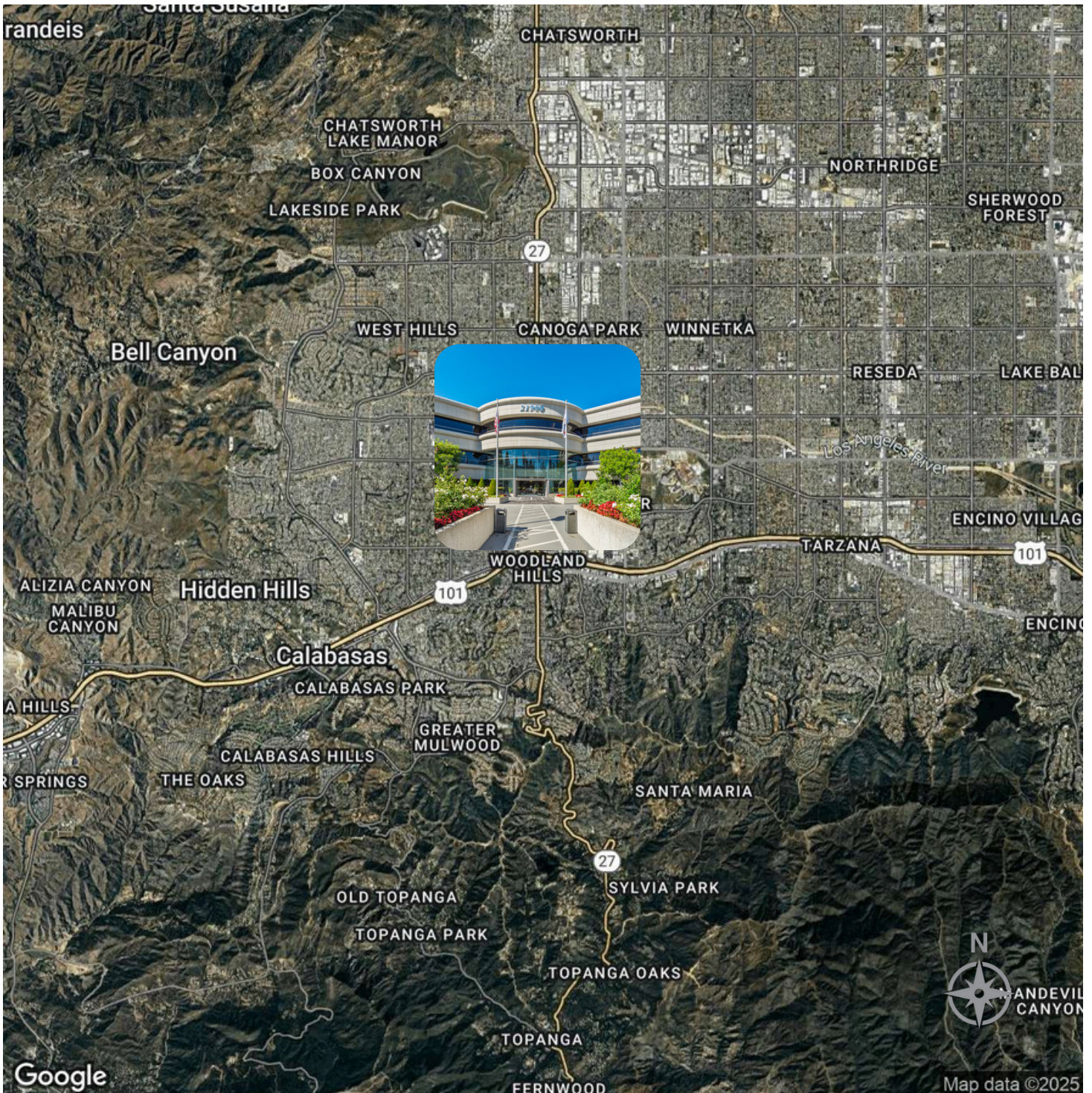
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Aerial

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