

22144 Clarendon Street

Woodland Hills | Ca



Premier **Office** Space Available
Building Signage Available



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Colliers

6324 Canoga Avenue

Suite 100

Woodland Hills, CA 91387

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Building Highlights

- Boutique "jewel box" Class "A" office building
- Secured / covered parking - 3 per 1,000 RSF
- Tenant friendly exterior patio and sitting area
- Ample street parking
- Easy ingress/egress
- AT&T/ Time Warner Cable/ Direct TV
- On-site Electric Vehicle Charging Stations
- Available Building Signage Visible from 101 Freeway
- Newly completed renovations to all common areas and courtyard



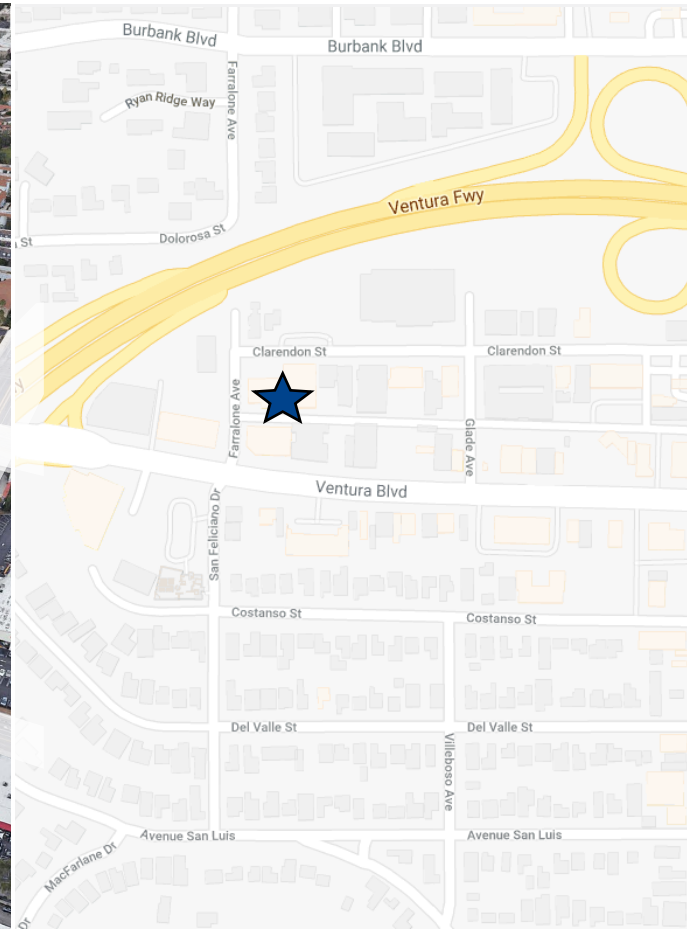
Walk Score
Very Walkable - 79



Transit Score
Good Transit - 50



Average Household Income
\$83,326



Location highlights

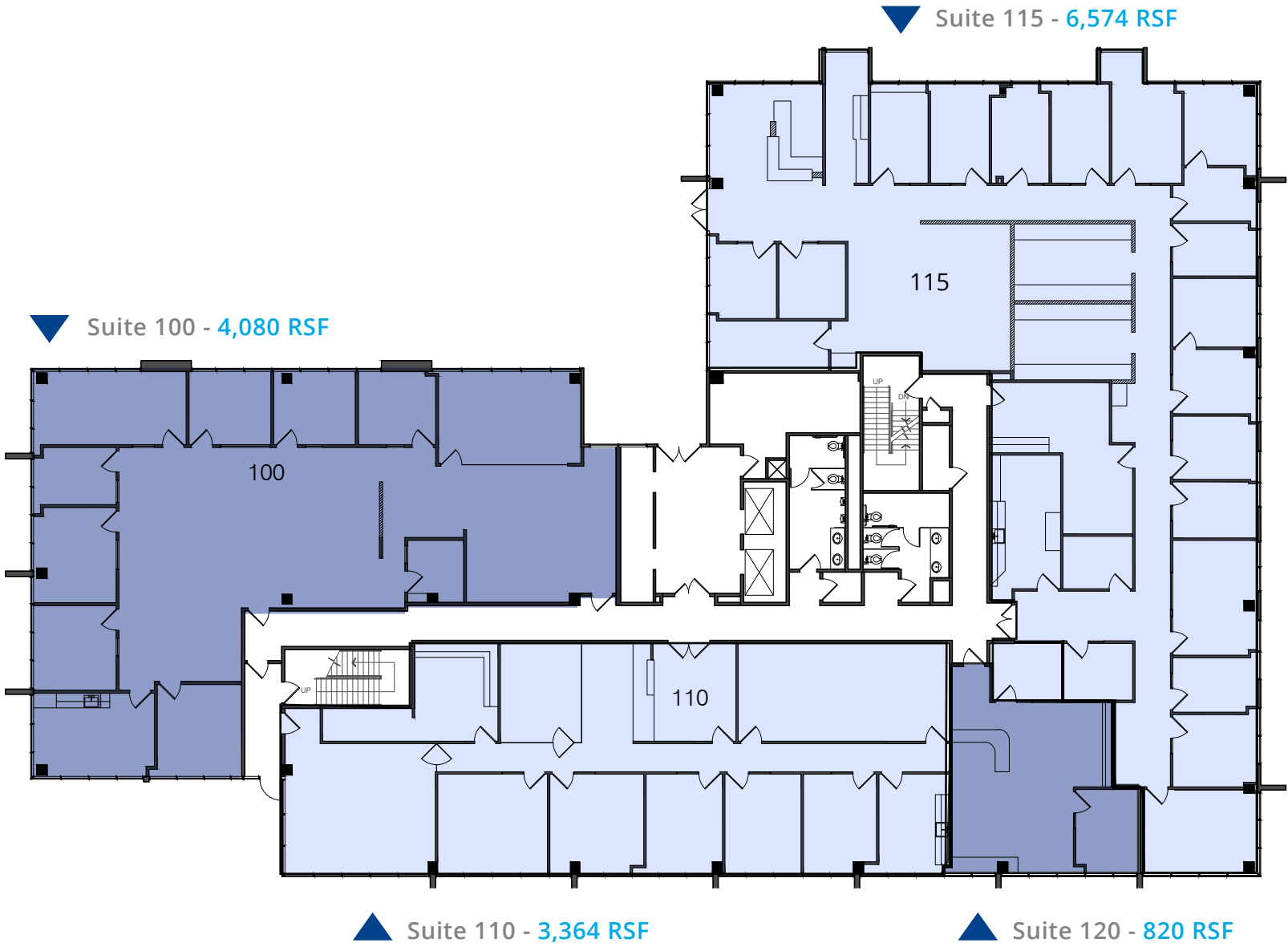
- Centrally located in the west end of the San Fernando Valley, at intersection of Farralone Avenue and Clarendon Street
- Convenient access to the Ventura (101) Freeway
- Walking distance to numerous amenities, restaurants, shops and banks along Ventura Boulevard and Topanga Canyon
- Within minutes of Warner Center, Hidden Hills and Calabasas

Availability

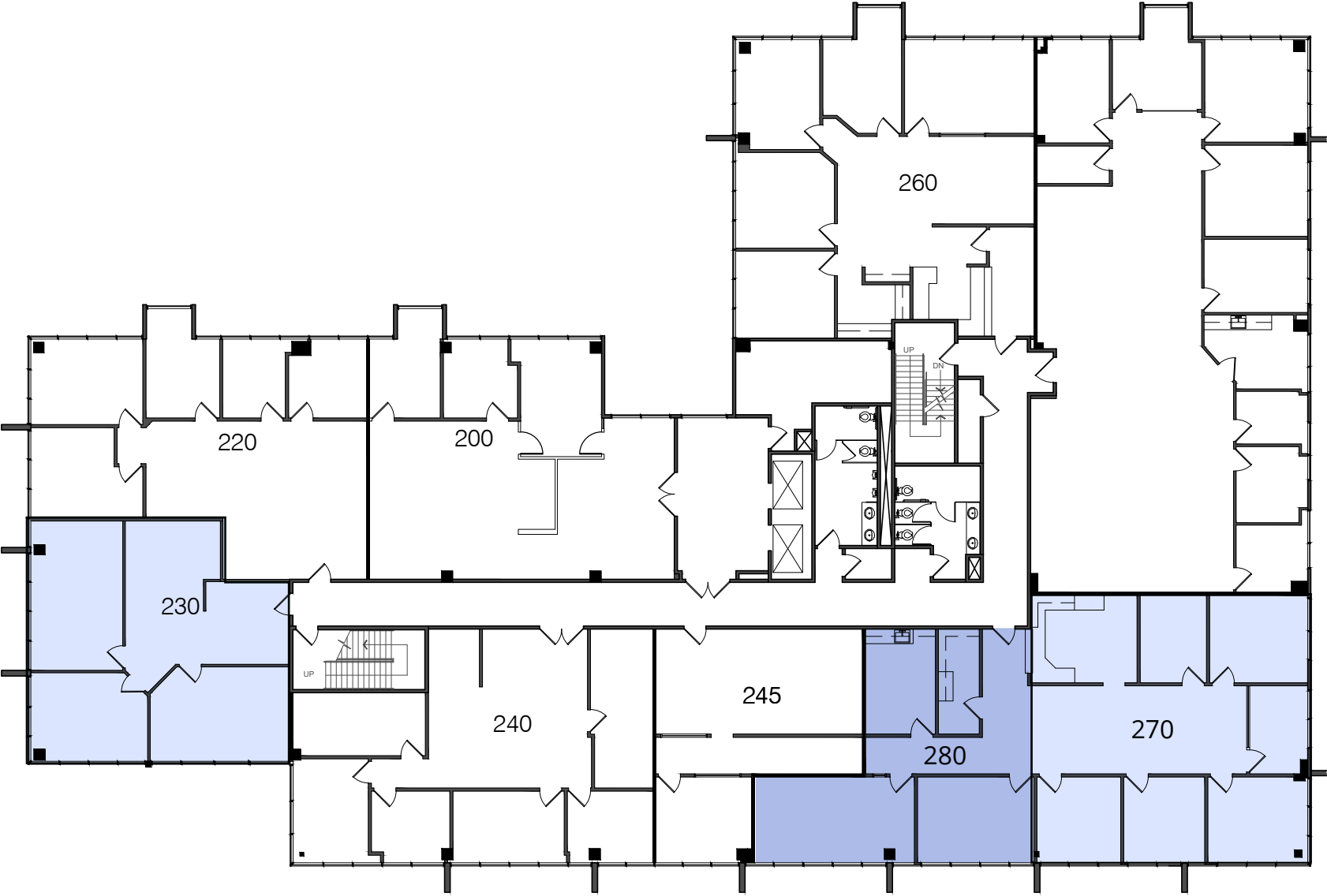
| Suite # | Rsf | Rate/Rsf | Notes |
|---------|-------|------------|--|
| 120 | 820 | \$2.05 FSG | |
| *280 | 1,035 | \$2.05 FSG | Can be combined with Suite 270 for a total of 3,624 SF |
| 230 | 1,304 | \$2.05 FSG | |
| *270 | 2,589 | \$2.05 FSG | Can be combined with Suite 280 for a total of 3,624 SF |
| 110 | 3,364 | \$2.05 FSG | |
| 100 | 4,080 | \$2.05 FSG | Contiguous to 14,838 SF |
| 115 | 6,574 | \$2.05 FSG | |

Note: The entire ground floor can be made available, totaling 14,838 SF





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▲ Suite 280 - 1,035 RSF ▲ Suite 270 - 2,589 RSF



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