

Class A Office with Unrivalled Walkability



21021 & 21031
Ventura Boulevard

FOR LEASE | PREMIER OFFICE SPACE IN WOODLAND HILLS



FOR MORE INFORMATION, PLEASE CONTACT:

KEVIN FENENBOCK
SENIOR EXECUTIVE VICE PRESIDENT
LIC. 01165115
818.325.4118
kevin.fenenbock@colliers.com

JACOB MUMPER
SENIOR VICE PRESIDENT
LIC. 01908862
818.325.4119
jacob.mumper@colliers.com

COLLIERS
6324 Canoga Ave.,
Suite 100
Woodland Hills, CA 91367
www.colliers.com



ABOUT

BUILDING HIGHLIGHTS

- › Class “A” Office - Professionally Owned by The Somerset Group
- › Recently Renovated – New Exterior, Outdoor Common Area, Interior Corridors, Restrooms and Elevators
- › On-Site 24/7 Security Guard Service
- › Floor-to-Ceiling Glass-Line Provides Abundant Natural Light
- › Convenient Monthly and Visitor Parking Located Immediately Adjacent to Building
- › Satellite TV and Fiber Optic Services Available
- › Outstanding Unobstructed Views
- › Excellent Metered Street Parking



LOCATION



LOCATION HIGHLIGHTS

- › Convenient Access to the Ventura (101) Freeway
- › Excellent Freeway Identity & Visibility
- › Minutes away from Warner Center, Calabasas, Encino & Sherman Oaks
- › Walking Distance to Numerous Amenities including Restaurants, Hotels, Banks, Fitness Centers and Shopping



AMENITIES MAP





AVAILABILITIES

21021

VENTURA BOULEVARD

SUITE #	SF
310	2,170
210	4,756
250	2,241

21031

VENTURA BOULEVARD

SUITE #	SF	
415	493	
314	1,003	
325	1,794	
501	1,894	
**519	1,904	Move-In-Ready Spec Suite
1160	2,111	
**500	2,212	Move-In-Ready Spec Suite
320	2,698	
420	3,103	
409	3,589	
700	8,809	Available 2/1/2027

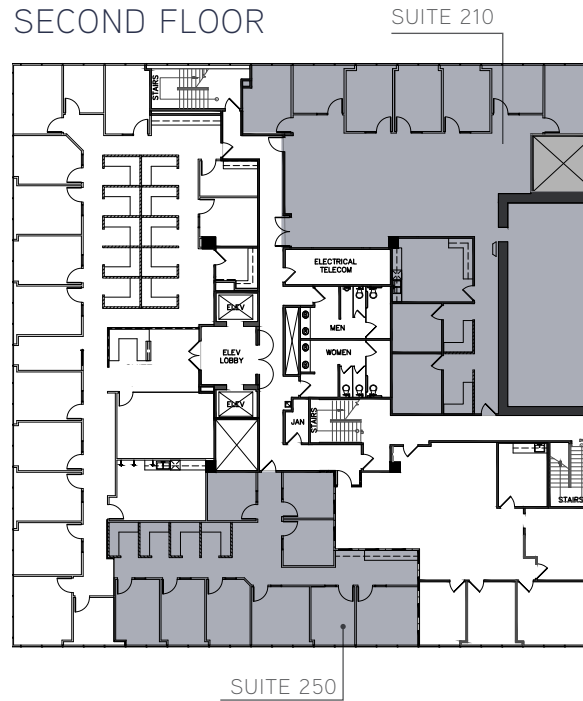
**SUITES 500, 519 COMBINE TO TOTAL 4,116 SF



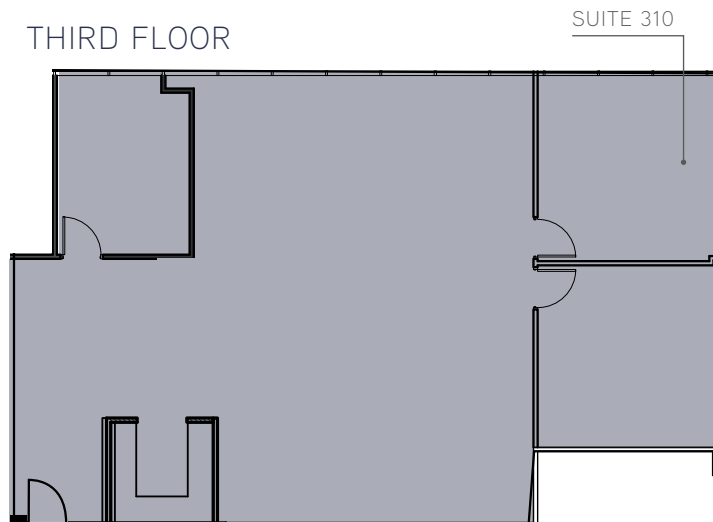
FLOOR PLANS

21021 VENTURA BOULEVARD

SECOND FLOOR



THIRD FLOOR

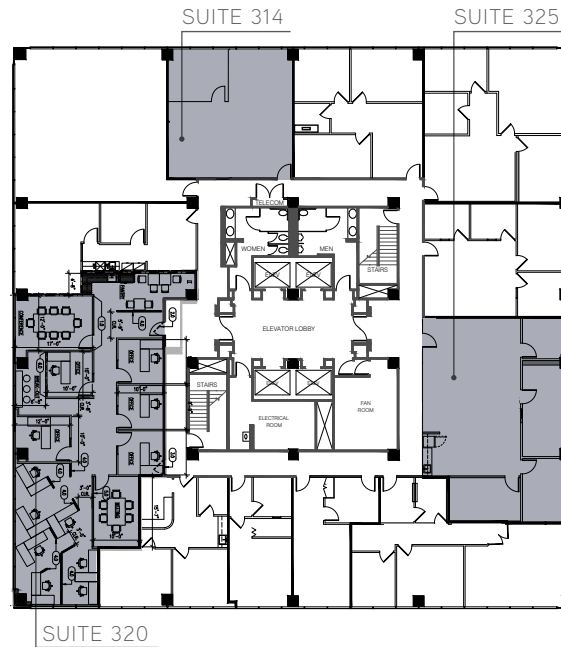




FLOOR PLANS

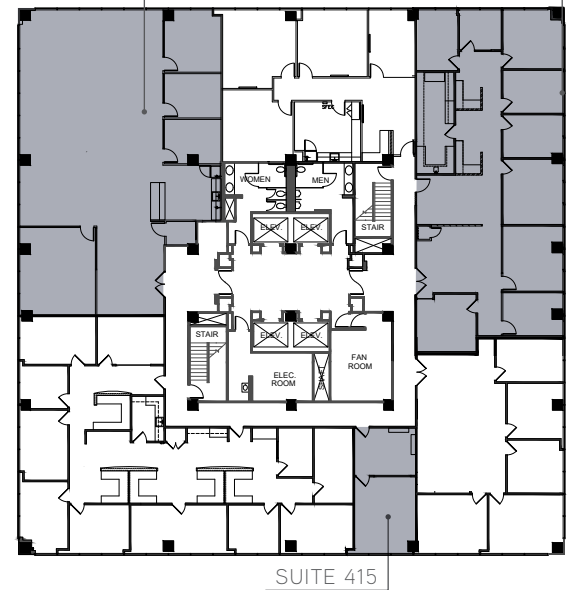
21031 VENTURA BOULEVARD

THIRD FLOOR



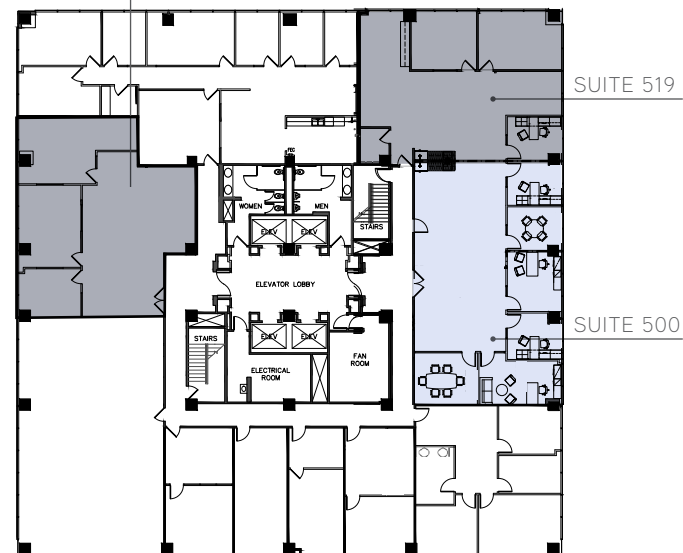
NOTE: SUITES 420 AND 419 COMBINE TO TOTAL 5,048 SF

SUITE 409 FOURTH FLOOR SUITE 420



SUITE 501

FIFTH FLOOR



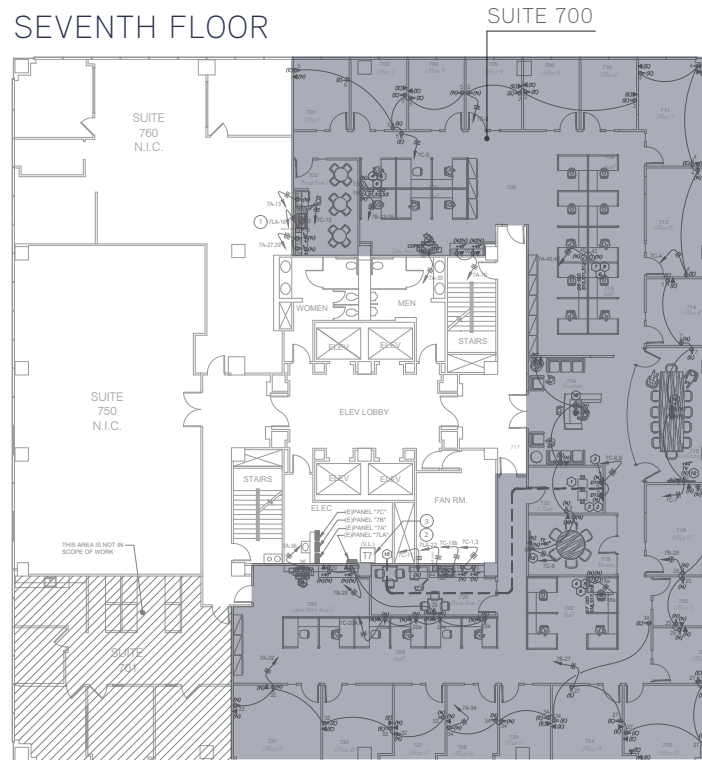
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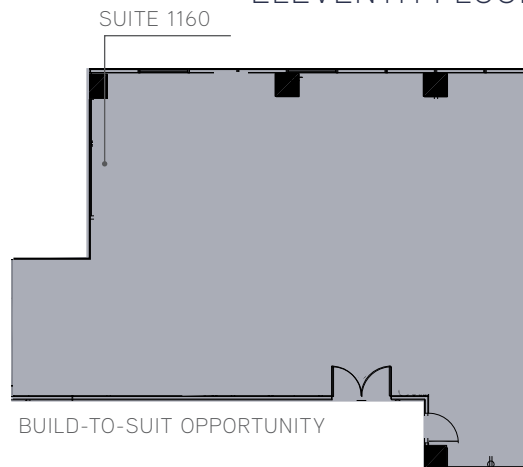
FLOOR PLANS

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SEVENTH FLOOR



ELEVENTH FLOOR



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Colliers
6324 Canoga Ave., Suite 100
Woodland Hills, CA 91367 | United States
colliers.com/greaterlosangeles

