

# WARNER CENTER CAMPUS

21500-21800 Oxnard St / Woodland Hills, CA



**Douglas  
Emmett**

# PROPERTY HIGHLIGHTS

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## THE PREMIERE OFFICE CAMPUS IN WARNER CENTER

### WARNER CENTER TOWERS

Warner Center Towers is one of Southern California's largest and most prestigious office complexes. Located a few minutes from the 101 Freeway, in the heart of the master-planned Warner Center community in Woodland Hills, Warner Center Towers offers nearly 2 million square feet of premiere office space in five shimmering high-rise office towers.

Spectacular panoramic views of the San Fernando Valley and surrounding mountains are seen from most suites. The high-rise campus-like setting features exquisitely landscaped plazas and stunning water features. Enjoy the surroundings while you have lunch at either a sit-down restaurant or casual dining choices located onsite. The buildings offer on-site fully staffed management and engineering services, a fully integrated energy management system for optimal efficiency and comfort, and 24-hour monitored and manned security.

The property's other amenities include banks, sundry shops, dry cleaning and car detailing services. Join the

[CONTINUED ON NEXT PAGE](#)



PROPERTY HIGHLIGHTS CONTINUED

luxurious Equinox Fitness Club where at Earth Bar you can enjoy a juice or snack, or dine at Trejo's Cantina or one of three cafes on site, including Trimana Grill. Banquet and conference room facilities are available at the adjacent Marriott Hotel, and located just across the street is the Westfield Topanga and Village Shopping Center for countless other dining and entertainment choices. Warner Center Towers is everything you could ask for in a work environment.

■ Approximate Rentable Square Feet:

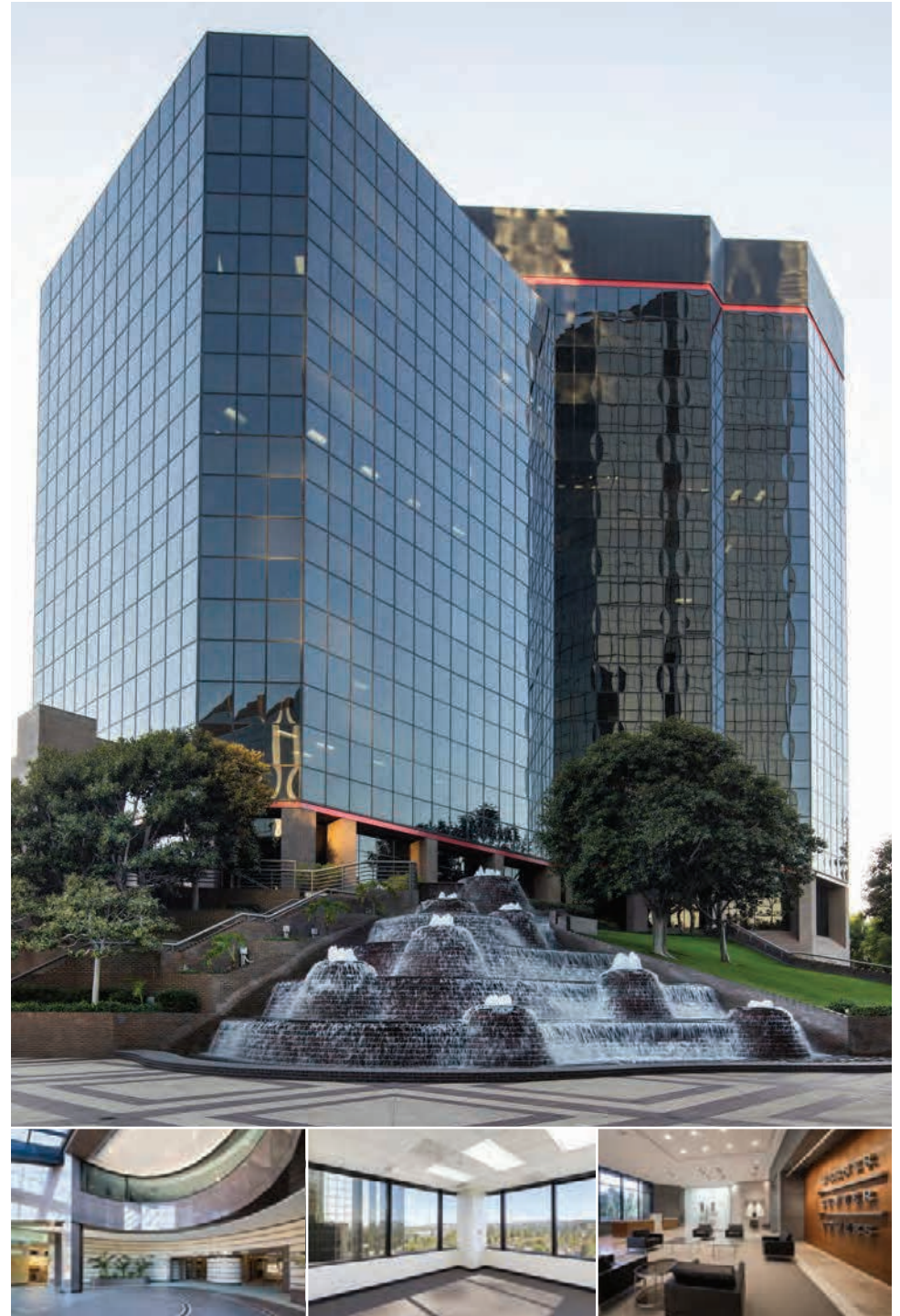
Warner Center Tower I	372,000
Warner Center Tower II	228,000
Warner Center Tower III	615,000
Warner Center Tower IV	31,000
Warner Center Tower V	224,000
Warner Center Tower VI	473,000
Warner Center Tower VII	11,000

■ No. of Stories:

Warner Center Tower I	21
Warner Center Tower II	11
Warner Center Tower III	26
Warner Center Tower IV	2
Warner Center Tower V	11
Warner Center Tower VI	21
Warner Center Tower VII	1

■ Parking Ratio: 3.5/1,000 s.f.

■ Security: 24-Hour





CBRE

# THE LOCATION

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## WOODLAND HILLS

### WHERE YOU LIVE, WORK AND PLAY

Home to Warner Center Towers, The Trillium and Warner Corporate Center, Woodland Hills is a diverse suburban community located at the southwest corner of the San Fernando Valley and is the gateway to Calabasas, Hidden Hills and greater Ventura County.

In Woodland Hills you will find world-class shopping, dining and hospitality, including Westfield Topanga & The Village, Westfield Promenade, Warner Center Marriott Woodland Hills, and Hilton Woodland Hills. Enjoy nearby Warner Center Park featuring picnic tables, a children's playground and Valley Cultural Center's Concerts and Movies in the Park. Train and rejuvenate yourself at Equinox Fitness Club at Warner Center Towers, and LA Fitness across the street from Trillium and Warner Corporate Center.

You are minutes from the 101 freeway and Ventura Boulevard, and the Metro Orange Line takes you across the Valley to the Warner Center station, directly across the street from Warner Center Towers.



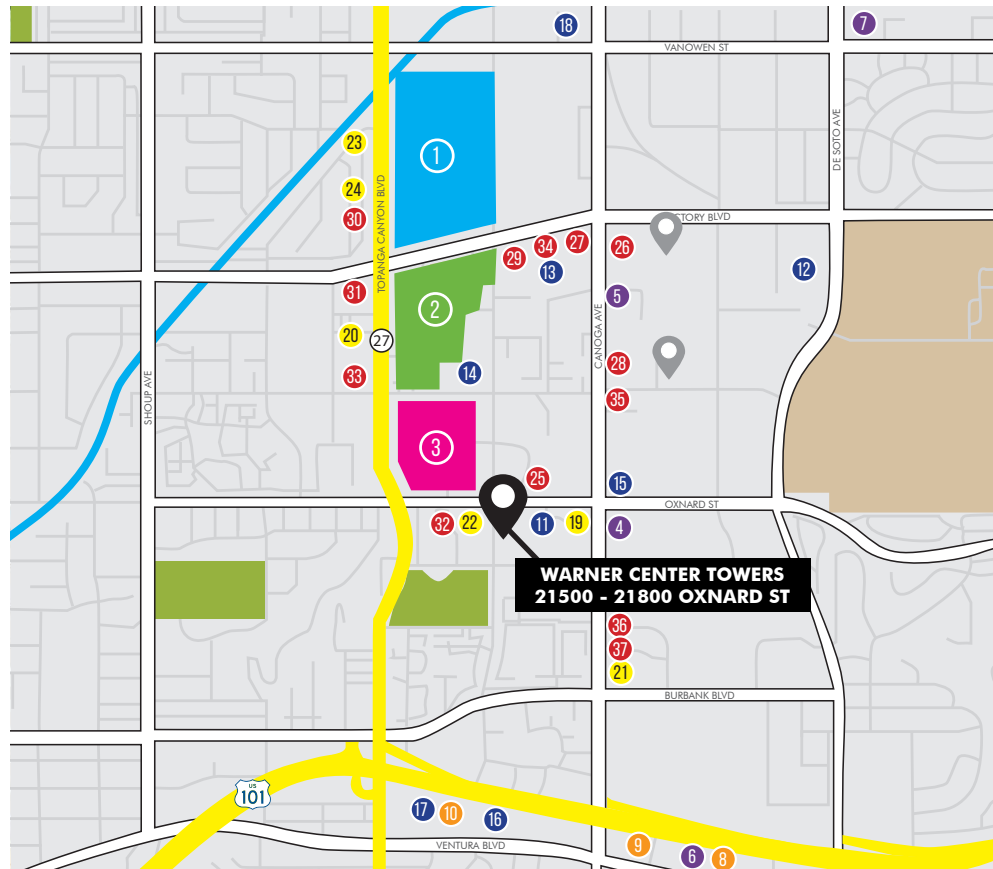
# SITE PLAN

## WARNER CENTER TOWERS CAMPUS



# AMENITIES MAP

## DINING, SHOPPING & MORE



3 P.F. Chang's



1 Westfield Topanga



2 The Village



2 JOEY Woodland Hills

### 1 WESTFIELD TOPANGA

- Bazille
- Blaze Pizza
- Cheesecake Factory
- California Pizza Kitchen
- Panda Express
- Apple
- Burberry
- Gucci
- GUESS
- Louis Vuitton
- Tiffany & Co.
- Macy's
- Nordstrom
- Neiman Marcus
- Sephora
- Adidas
- Aldo
- Zara
- LUSH Cosmetics
- Anthropologie
- Michael Kors
- Bath & Body Works

### 2 THE VILLAGE

- Il Fornaio
- Cava
- EMC Seafood & Raw Bar
- Eureka!
- Sushi Katsu-ya
- Larsen's
- JOEY Woodland Hills
- Panera Bread
- Tender Greens
- REI
- Crate & Barrel
- Sur La Table
- Varga
- Athleta
- Burke-Williams Day Spa & Wellness Center
- Costco
- 24-Hour Fitness
- Charles Schwab

### 3 THE PROMENADE

- PF Chang's
- Ruth's Chris Steak House
- Maggiano's Little Italy
- AMC Theaters

### HOTELS

- Warner Center Marriott
- Hilton Woodland Hills
- Courtyard Woodland Hills
- Canoga Hotel

### GROCERY/SUNDRY

- Trader Joe's
- Whole Foods
- Sprouts Farmer's Market

### FITNESS CENTERS

- Equinox
- ZOO Culture
- LA Fitness
- Cardio Barre
- Embody through Yoga Studio
- Pilates Plus
- Orangetheory Fitness
- CrossFit Woodland Hills

### FINANCIAL INSTITUTIONS

- Bank of America
- Citibank
- Comerica Bank
- City National Bank
- Chase Bank
- US Bank

### CAFES/RESTAURANTS

- P.F. Chang's
- BJ's Restaurant & Brewhouse
- Chipotle
- El Torito
- Panini Kabob Grill
- Dog Haus
- Fleming's Prime Steakhouse
- Starbucks
- Hook Burger
- Chennai Tiffins Vegetarian Cuisine
- Morton's Steakhouse
- The Stand
- Baja Fresh



ALL DOUGLAS EMMETT  
WOODLAND HILLS PROPERTIES

# EXCELLENCE IN SERVICE

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## UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

### DID YOU KNOW?

Douglas Emmett prides itself on customer service. From our on-site security providing a welcoming smile to our helpful and friendly property management staff, we are ready to provide unsurpassed service to our quality customers.

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- In-house leasing
- Proactive asset and property management
- Internal design and construction services
- On-site security and maintenance
- Online tenant services
- Move-in and annual customer satisfaction surveys









**Douglas  
Emmett**

PROFESSIONALLY MANAGED BY:

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FOR LEASING INFORMATION, PLEASE CONTACT

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