

Prepared Exclusively For:

Available Properties

PRESENTED BY:

OFFICE PROPERTIES
WOODLAND HILLS, CA | APRIL 2013



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Woodland Hills, CA

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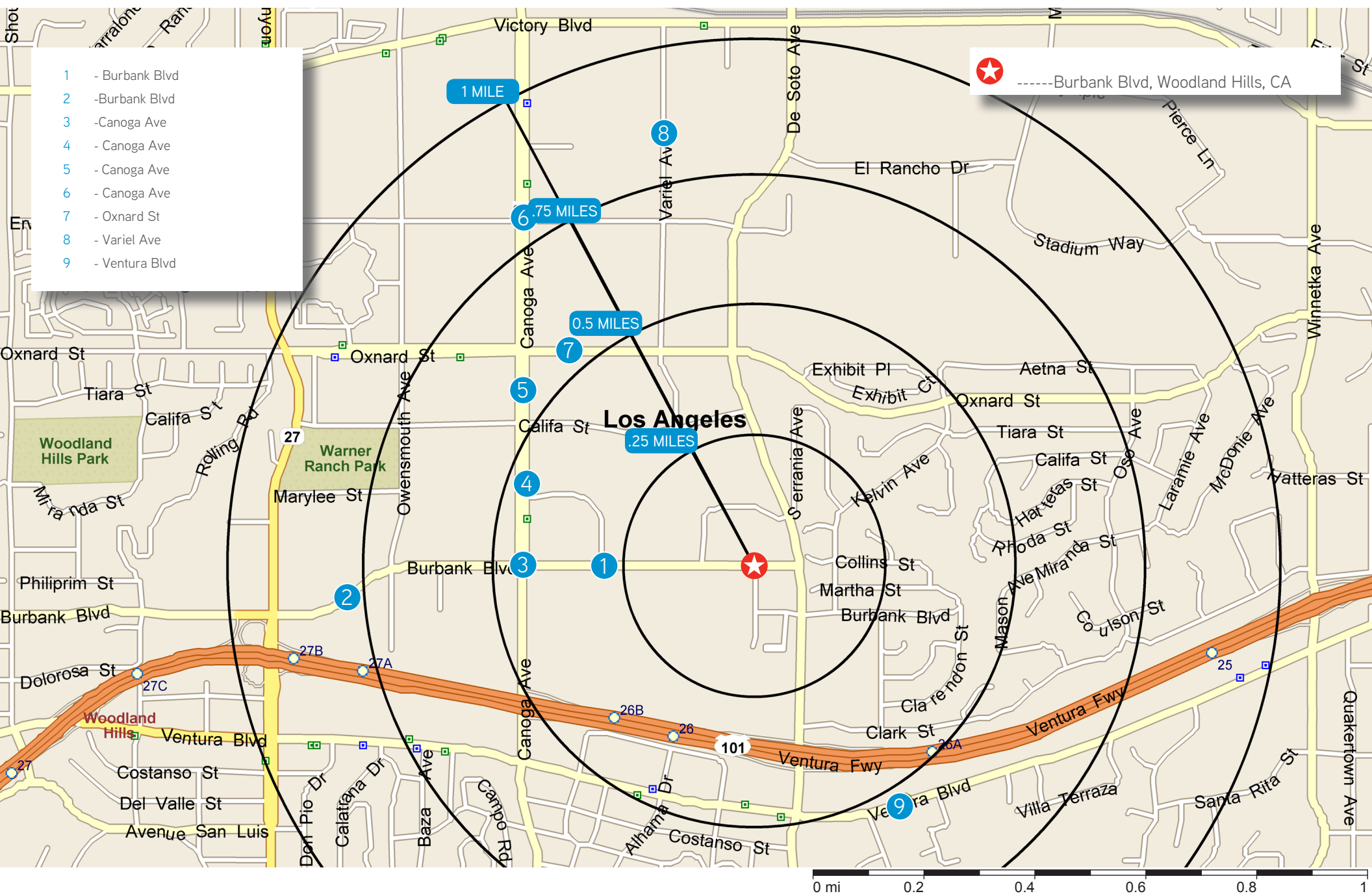
Property 7:

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Radius Map

Woodland Hills, CA



Summary of Available Properties

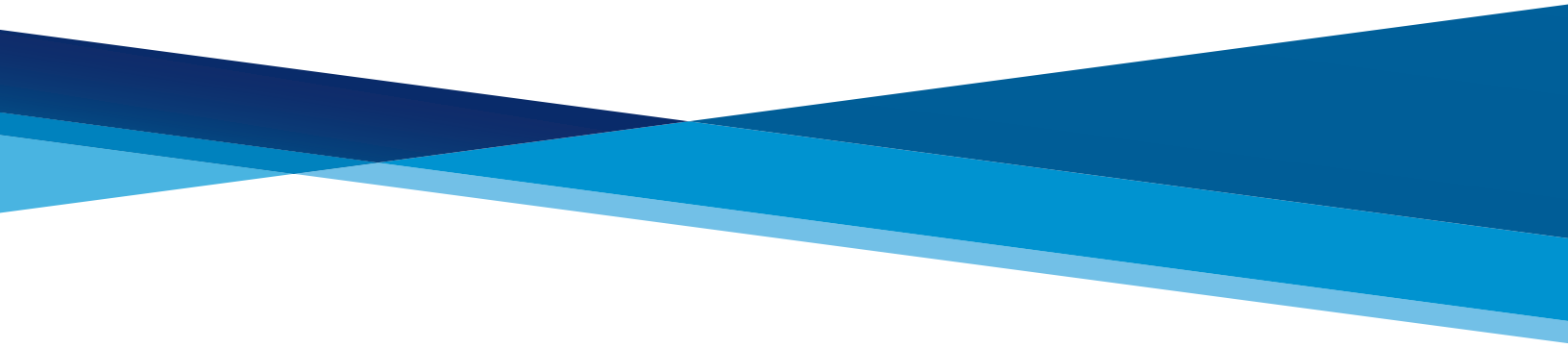
Woodland Hills, CA

Ref. No.	1	2	3	4
Image				
Location	21271 Burbank Blvd Bldg C Woodland Hills, CA 91367	21820 Burbank Blvd Bldg A Woodland Hills, CA 91367	5700 Canoga Ave Bldg G Woodland Hills, CA 91367	5820 Canoga Ave Bldg A Woodland Hills, CA 91367
Space Avail	13,768 SF	52,414 SF	51,928 SF	6,720 SF
Max Contig	8,305 SF	23,292 SF	36,922 SF	6,720 SF
Smallest Space	5,463 SF	2,189 SF	5,917 SF	6,720 SF
Building Type/Class	Class A Office	Class A Office	Class A Office	Class A Office
Building Status	Built Jan 2001	Built Oct 1989	Built Mar 2005	Built Aug 2002
Building Size	178,292 SF	129,480 SF	179,336 SF	92,915 SF
Stories	5	3	5	3
Leasing Terms				
Total Estimated Rent (FSG) PSF	-	N/A	-	-
Estimated Annual Gross Rent	Subject Final TI Cost	Subject Final TI Cost	Subject Final TI Cost	Subject Final TI Cost
Amenities				
Parking	100 Surface Spaces @ \$99.00/mo; 600 Covered Spaces @ \$99.00/mo; Reserved Spaces @ \$201.00/mo; Ratio of 4.00/1,000 SF	80 Covered Spaces @ \$135.00/mo; 366 Reserved Spaces @ \$75.00/mo; Ratio of 4.00/1,000 SF	100 Surface Spaces @ \$99.00/mo; 400 Covered Spaces @ \$99.00/mo; Reserved Spaces @ \$201.00/mo; Ratio of 4.00/1,000 SF	100 Surface Spaces @ \$99.00/mo; 300 Covered Spaces @ \$99.00/mo; Reserved Spaces @ \$201.00/mo; Ratio of 4.00/1,000 SF
Comments	On-site retail amenities such as: Coffee Bean & Tea Leaf; Baja Fresh; Daphne's Greek Café and Salad farm	On-site Deli-Café	Same amenities as 21271 BBK Blvd.	Same amenities as 21271 BBK Blvd.

Ref. No.	5	6	7	8
Image				
Location	5945-5957 Canoga Ave Woodland Hills, CA 91367	6200 Canoga Ave Woodland Hills, CA 91367	21300-21320 Oxnard St Bldg E-6 Woodland Hills, CA 91367	6330 Variel Ave Woodland Hills, CA 91367
Space Avail	6,982 SF	52,291 SF	35,256 SF	14,071 SF
Max Contig	6,982 SF	50,272 SF	25,456 SF	11,461 SF
Smallest Space	6,982 SF	2,019 SF	9,800 SF	957 SF
Building Type/Class	Class C Office	Class A Office	Class B Office	Class B Office
Building Status	Built 1978	Built 1978, Renov 2001	Built 1974, Renov 2006	Built 1980, Renov 1988
Building Size	8,180 SF	104,244 SF	36,300 SF	26,342 SF
Stories	N/A	4	2	2
Leasing Terms				
Total Estimated Rent (FSG) PSF	\$2.20	\$2.10	\$1.90	\$1.85
Estimated Annual Gross Rent	Subject Final TI Cost	Subject Final TI Cost	Subject Final TI Cost	Subject Final TI Cost
Amenities				
Parking	33 free Surface Spaces are available; Ratio of 4.00/1,000 SF	417 Covered Spaces @ \$85.00/mo; Reserved Spaces @ \$125.00/mo; Ratio of 4.00/1,000 SF	120 free Surface Spaces are available; Ratio of 5.50/1,000 SF	60 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Comments	Amenities within walking distance	Amenities within walking distance	Amenities within walking distance	Amenities within walking distance

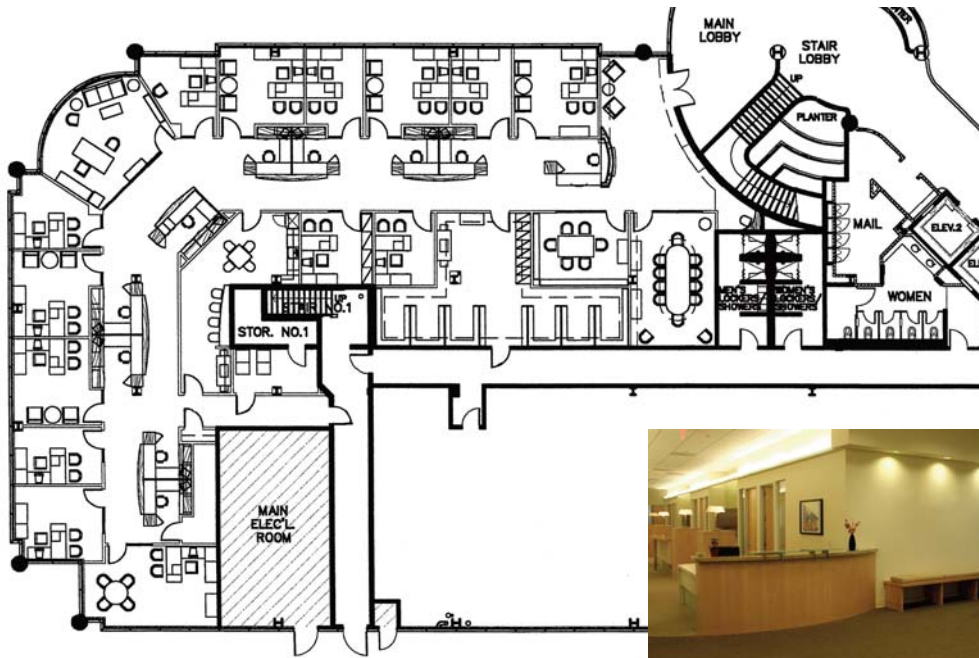
Ref. No.	9
Image	
Location	20750 Ventura Blvd Woodland Hills, CA 91364
Space Avail	34,160 SF
Max Contig	26,468 SF
Smallest Space	650 SF
Building Type/Class	Class A Office
Building Status	Built 1986
Building Size	153,909 SF
Stories	4
Leasing Terms	
Total Estimated Rent (FSG) PSF	\$2.15
Estimated Annual Gross Rent	Subject Final TI Cost
Amenities	
Parking	Reserved Spaces @ \$92.00/mo; 500 Covered Spaces @ \$62.00/mo; Ratio of 4.00/1,000 SF
Comments	On-site Deli-Café. Amenities within walking distance.

PROPERTY 1: 21271 BURBANK BLVD





Suite 100: 8,305 RSF



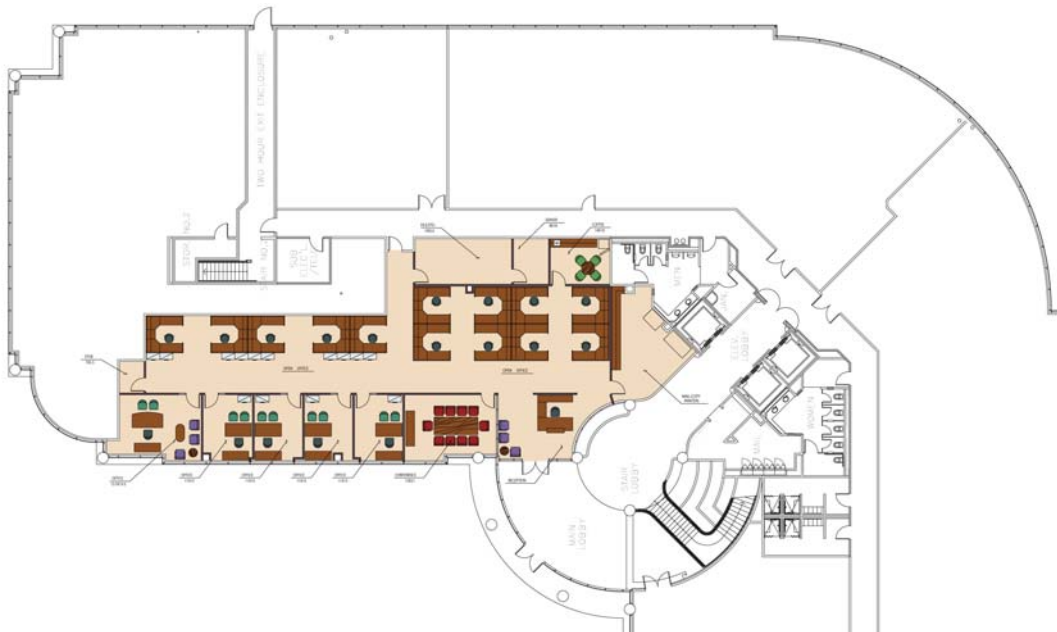
PROPERTY FEATURES

- Double-Door Ground Floor Lobby Identity
 - Asking \$2.65 Full Service Gross
 - 4:1000 Parking Ratio
 - Below Market Rentable/Usable Factor
 - On-Site Management by Hines
 - On-Site Food Service Amenities
 - On-Site Car Wash & Service Center
 - Office Campus Environment
 - LEED Gold Certification
- Multi-Tenant: 12.70%





Suite 150: 5,463 RSF

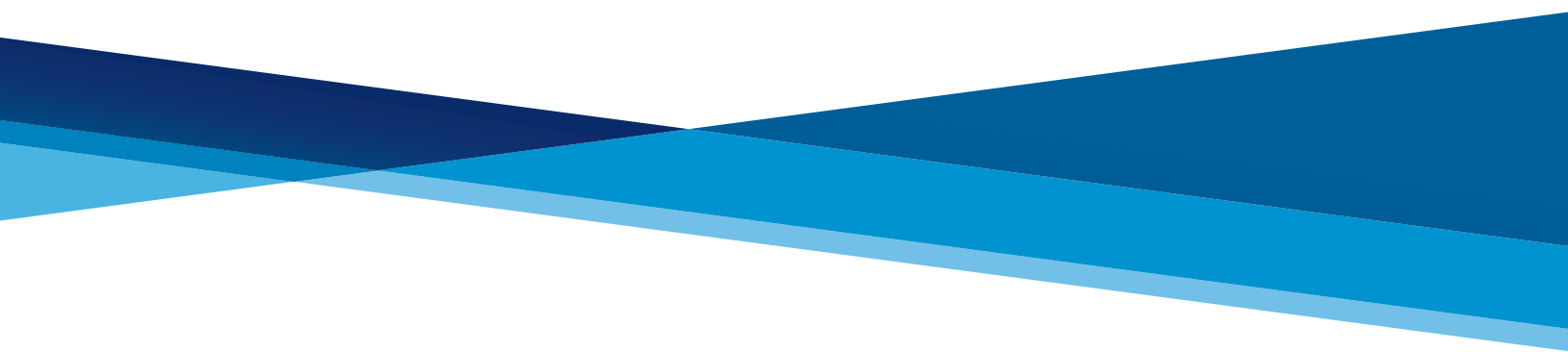


PROPERTY FEATURES

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- LEED Gold Certification

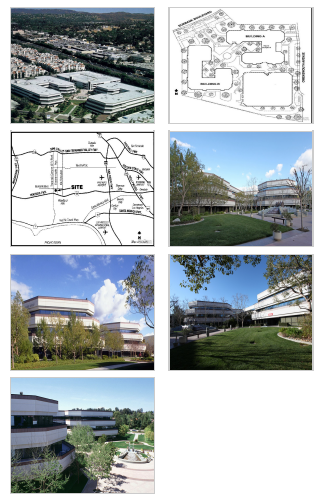


PROPERTY 2: 21820 BURBANK BLVD





ADDITIONAL IMAGES:



For Lease

21820 Burbank Blvd
Woodland Hills | CA | 91367
Warner Gateway Bldg A

PROPERTY DESCRIPTION

PROPERTY TYPE:	Office
PRIMARY USE:	Office- General Purpose
SECONDARY USE:	Office- General Purpose
CONSTRUCTION STATUS:	Existing
CLASS:	A
BUILDING SIZE:	129,480 SF
LOT SIZE (SF):	331,056 SF
YEAR BUILT:	1989
STORIES:	3
PARKING:	Ratio of 4 / 1,000 SF
TYPICAL FLOOR SIZE:	40,000 SF
LOAD FACTOR:	14.55
ELEVATORS:	5 (Passenger) 1 (Freight)
TOTAL SPACE AVAILABLE:	52,414 SF
SMALLEST SPACE:	2,189 SF
LARGEST SPACE:	17,747 SF
MONTHLY RENT PSF:	\$ 0.00 - \$ 0.00
SALE PRICE:	\$ 0
CAP RATE:	0.00
AMENITIES:	24/7 Building Access A/C Balconies Card Key Access Courtyard Food Service Freeway Visibility On Site Management Security System Signage Storage Units Street Parking Tenant Controlled HVAC

PROPERTY HIGHLIGHTS

Beautifully landscaped 7.6 acre site with park-like setting that has excellent freeway access and visibility. Many nearby amenities, including restaurants, banks and shopping.

Building includes a courtyard area and deli, on-site management, on-site leasing agent. Large floors with various bay depths. Quality lobbies and tenant improvements. HVAC available Monday to Friday 7 a.m. to 6 p.m., Saturday 9 a.m. to 1 p.m.. After hours cost is \$35 per hour. One elevator doubles as a freight elevator.

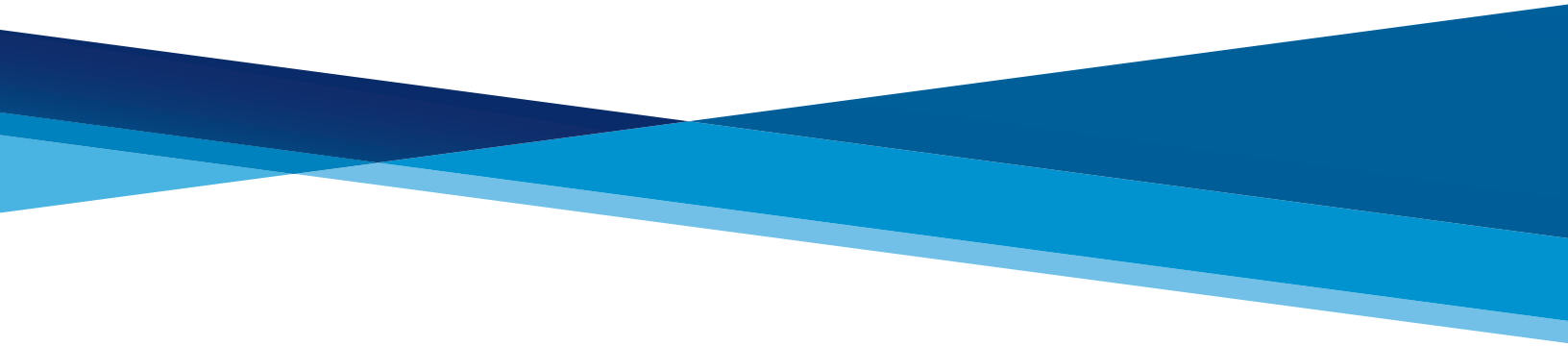
There are approximately 80 parking spaces below the building at \$135.00/space and approximately 366 in a parking structure at \$75.00/space.

AVAILABLE SPACE DETAIL:

SUITE #	SPACE AVAILABLE	MINIMUM DIVISIBLE	MAXIMUM CONTIGUOUS	OCCUPANCY	MO. RENT PSF	LEASE TYPE
130	4,238 SF	4238	4238	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
200	5,812 SF	5812	5812	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
205	2,226 SF	2226	2226	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
220	2,980 SF	2980	2980	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
230	5,545 SF	5545	5545	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
250	5,420 SF	5420	5420	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
235	2,189 SF	2189	2189	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
269	6,257 SF	6257	6257	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						
300	17,747 SF	17747	17747	Vacant	\$ 0.00	FSG
Lease rate is negotiable.						

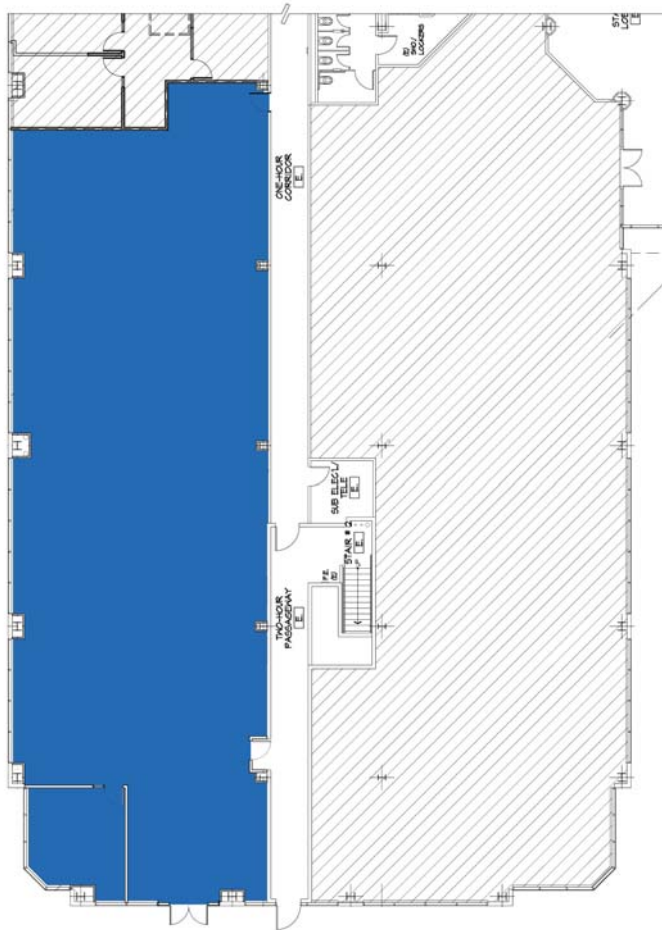
FOR MORE INFORMATION, CONTACT:

PROPERTY 3: 5700 CANOGA AVE





Suite 160: 5,917 RSF

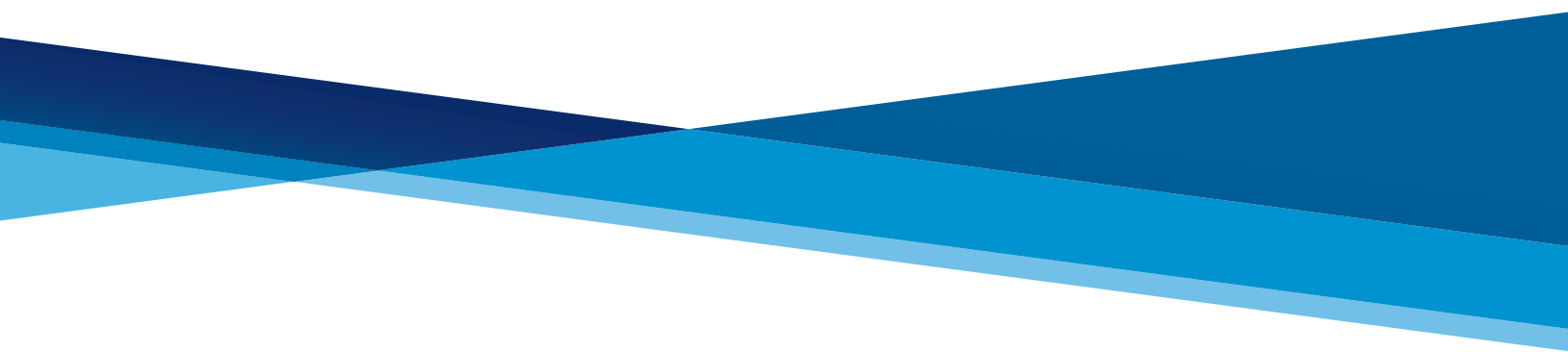


PROPERTY FEATURES

- Asking \$2.65 Full Service Gross
- 4:1000 Parking Ratio
- Below Market Rentable/Usable Factor
- Multi-Tenant: 13.26%
- On-Site Management by Hines
- On-Site Food Service Amenities
- On-Site Car Wash & Service Center
- Office Campus Environment
- LEED Silver Certified



PROPERTY 4: 5820 CANOGA AVE





Suite 200: 6,720 RSF

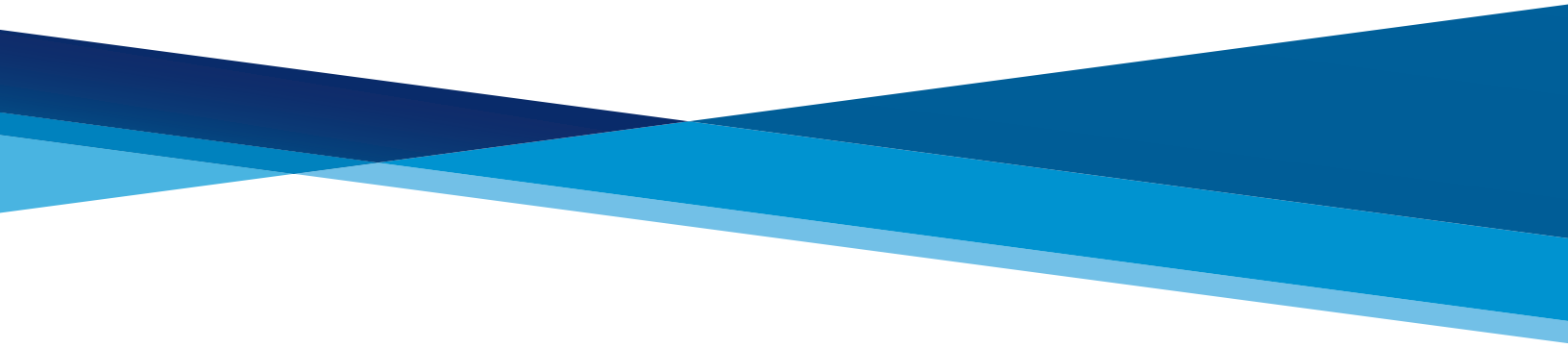


PROPERTY FEATURES

- Double-Door Elevator Identity
- Asking \$2.65 Full Service Gross
- 4:1000 Parking Ratio
- Below Market Rentable/Usable Factor
 - Multi-Tenant: 14.36%
- On-Site Management by Hines
- On-Site Food Service Amenities
- On-Site Car Wash & Service Center
- Office Campus Environment
- LEED Gold Certified



PROPERTY 5: 5945-5957 CANOGA AVE



OFFICE SPACE AVAILABLE

5945 CANOGA AVENUE, WOODLAND HILLS, CA

FOR LEASE

**PRIME WARNER CENTER
OFFICE SPACE AVAILABLE!**



:: PROPERTY DETAILS

Location: 5945 Canoga Avenue
Woodland Hills, CA

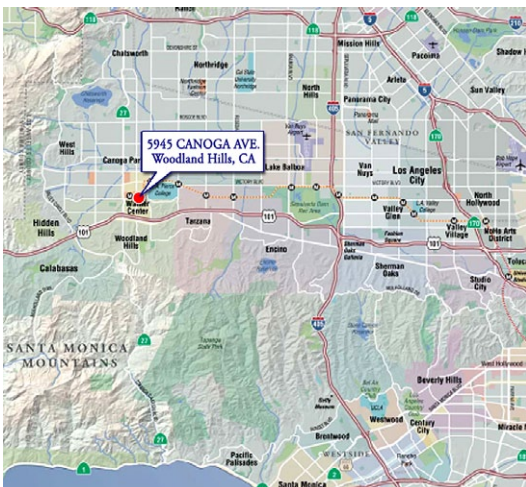
Availability: 6,982 RSF - Second Floor
*Available 5/31/2013

Rental Rate: \$2.20 Full Service Gross

Parking: 4:1,000 RSF
(\$85/month per car | Free visitor parking)

:: AMENITIES

- Private Elevator
- Grand Lobby with Marble Entry
- Building & Monument Signage Available
- Exclusive Warner Center Location



REGIONAL MAP

For more information please contact:

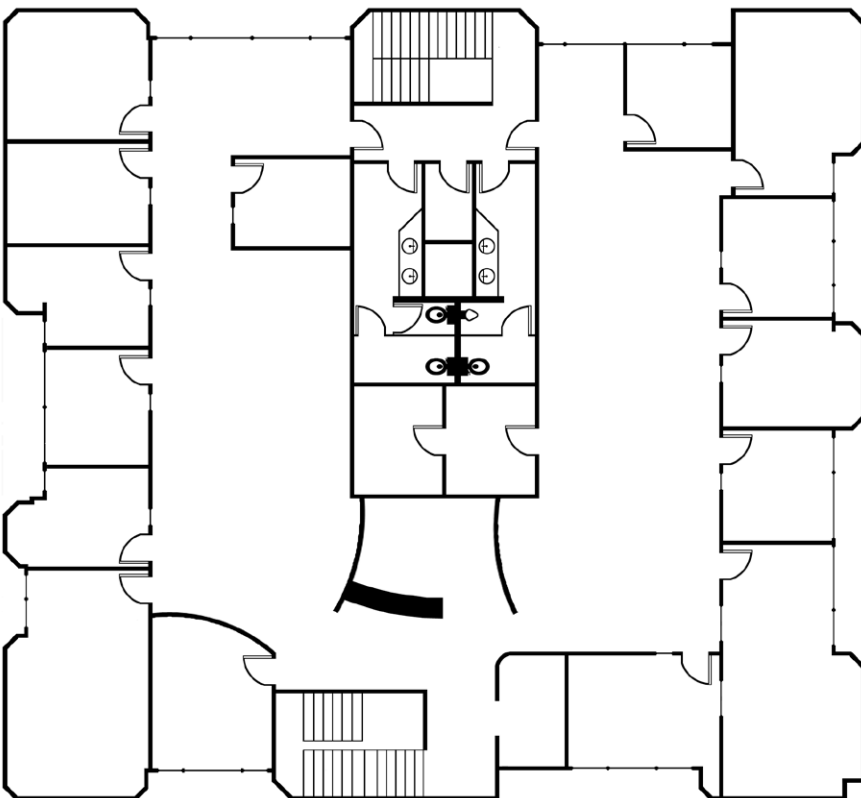
OFFICE SPACE AVAILABLE

5945 CANOGA AVENUE, WOODLAND HILLS, CA

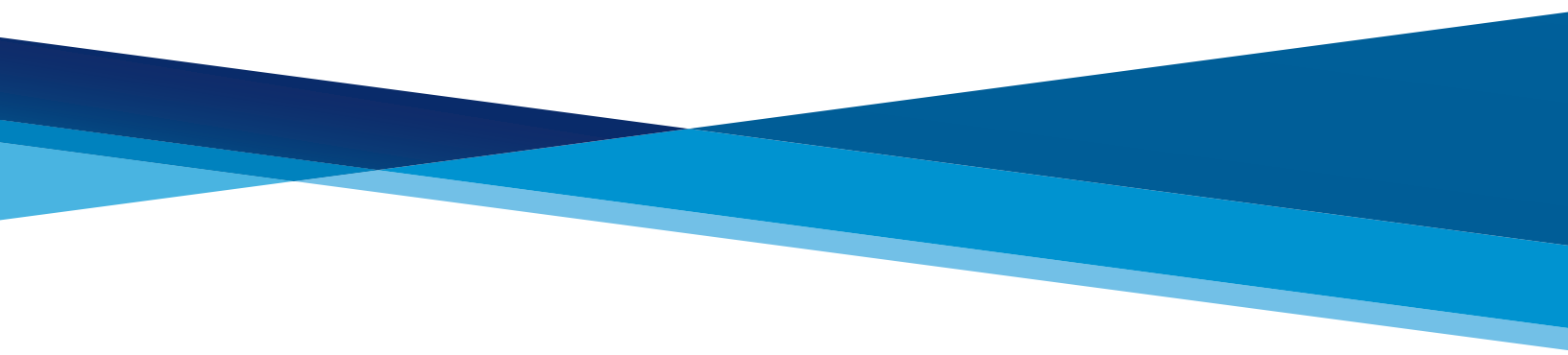
FOR LEASE

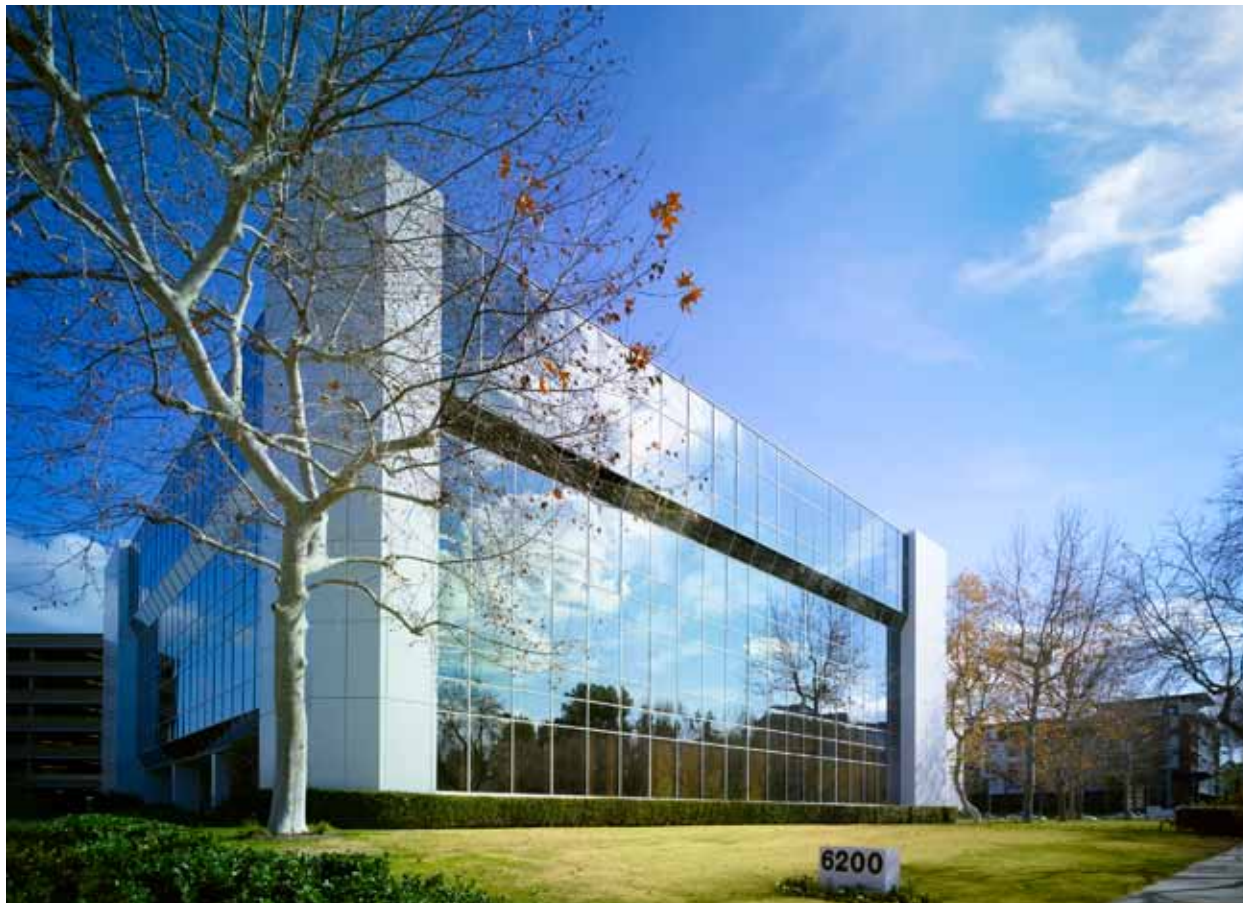


5945 Canoga Avenue • Second Floor Plan



PROPERTY 6: 6200 CANOGA AVE





6200 CANOGA

6200 Canoga Avenue
Class A Office Building
104,244 square feet



Convenient Warner Center Location

Located in the prestigious Warner Center area of Woodland Hills, 6200 Canoga Avenue is a four-story, Class A office building with an adjacent seven-story parking structure. The building occupies the corner location at Canoga Avenue and Erwin Street providing significant tenant identity and visibility. 6200 Canoga offers efficient floor plates for flexible office layout, existing infrastructure for in-house server rooms, ten-foot high ceilings and convenient, secure and covered parking in the adjacent structure.

In the immediate area are two major shopping malls, several restaurants, many major financial institutions, condominiums and apartment rentals. The building is one mile from US 101, and a short distance to Topanga Canyon Blvd. connecting to the coast, the Metro Orange Bus Line, Topanga State Park and the Van Nuys Airport.

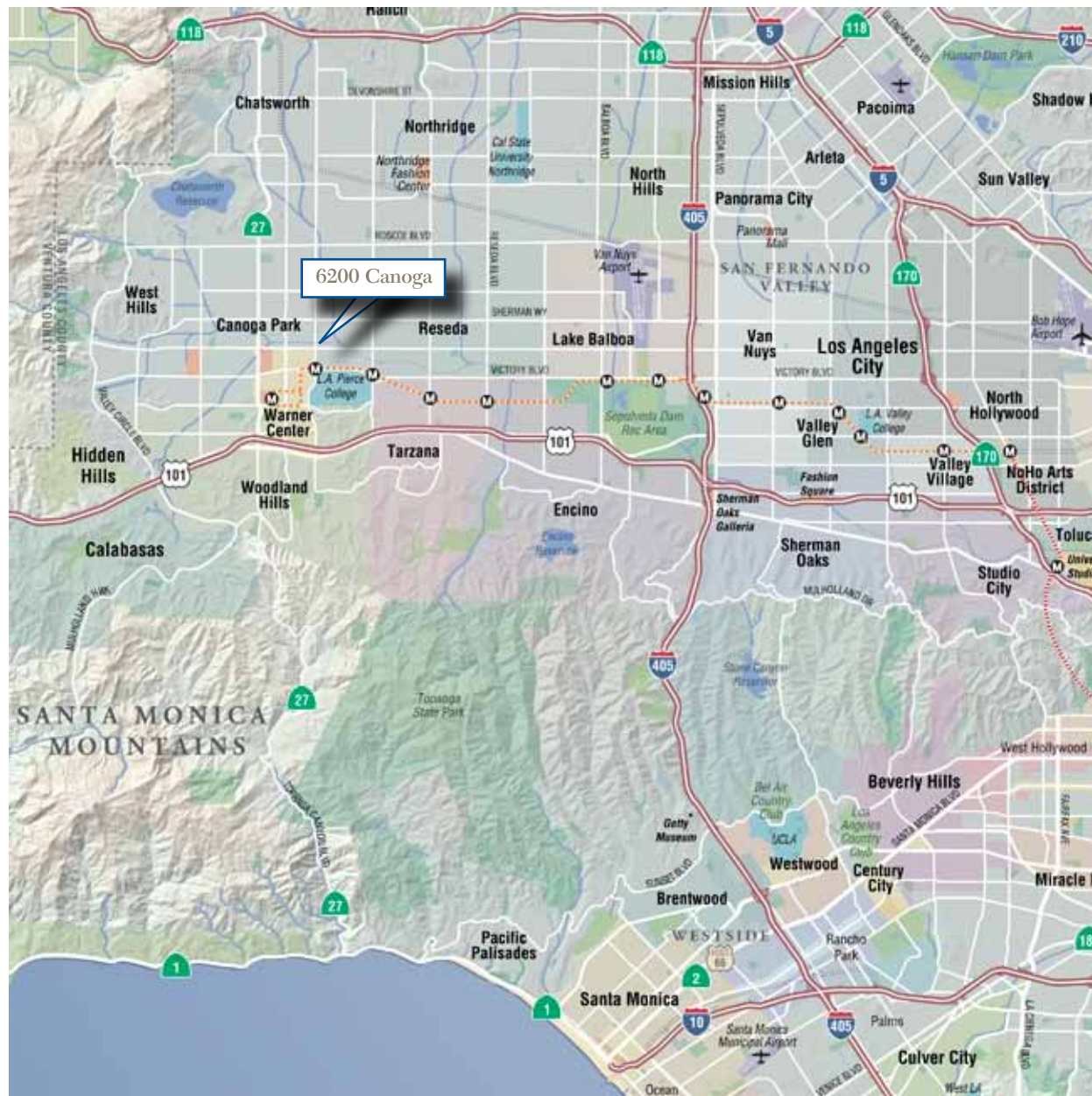
Owned & Managed By



6200 Canoga Features and Amenities

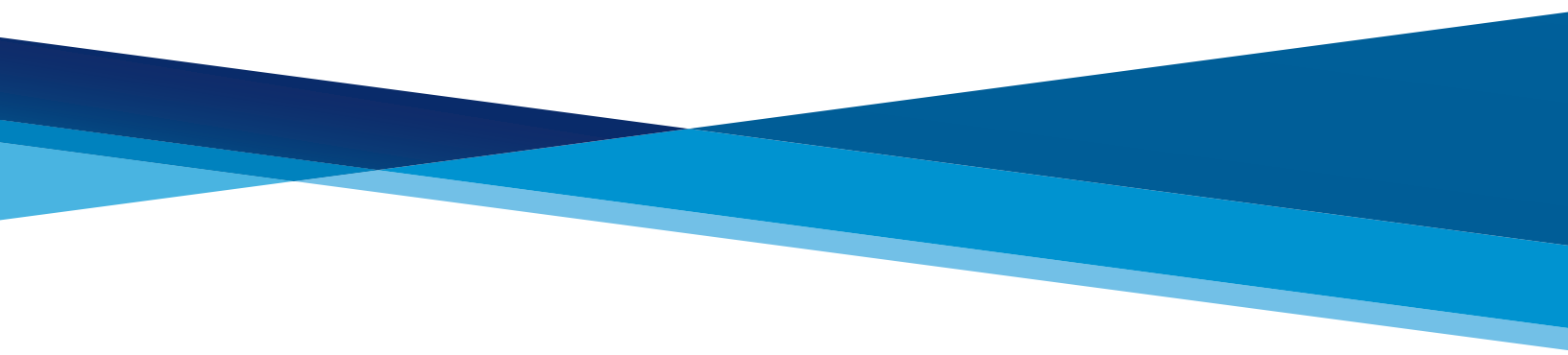
- **Corner Location:** Canoga Avenue and Erwin Street - allows high visibility for tenant identification
- **Convenient Parking:** 7-story parking structure adjacent to the building
- **Property Management on-site**
- **Prominent Monument and Building Top Signage Available**
- **Spacious:** 10-foot ceiling heights in tenant spaces and corridors
- **Nearby Food Service:** Coffee Bean, Starbucks, California Pizza Kitchen, McDonalds, Subway, Baja Fresh, PF Chang's, Milanos, El Torito, Ruth Chris Steakhouse, Morton's Steakhouse
- **Nearby Gym & Recreation Facilities:** Spectrum Health Club, LA Fitness Sports Club, Gold's Gym, Topanga Training & Fitness
- **Nearby Hotels:** Marriott, Hilton, Trend West Resort
- **Shopping:** 2 major malls with Nordstrom's, Neiman Marcus, Macy's, Sears, Best Buy, Sportmart, Bed Bath & Beyond, Borders. Boutique stores include Coach, William Sonoma, Z Gallerie
- **Access:** Within 1 mile to 101 Freeway, Direct access to Metro Orange Line, 2 blocks to Topanga Canyon Blvd., 10 miles to Van Nuys Airport, 20 miles to Bob Hope Burbank Airport, 27 miles to Los Angeles International Airport (LAX)

Owned & Managed By



Owned & Managed By

PROPERTY 7: 21300-21320 OXNARD ST



21300-21320 Oxnard St - Warner Center Business Park Bldg E-6 - Warner Ce



Location: Warner Center Business Park Bldg E-6
AKA 21220 Oxnard St
San Fernando Valley Cluster
Woodland Hills/Warner Ctr Submarket
Los Angeles County
Woodland Hills, CA 91367

Building Type: Class B Office

Status: Built 1974, Renov 2006

Stories: 2

RBA: 36,300 SF

Typical Floor: 18,150 SF

Total Avail: 35,256 SF

% Leased: 100%

For Sale: Not For Sale

Expenses: 2011 Tax @ \$2.42/sf

Parcel Number: 2149-002-032

Parking: 120 free Surface Spaces are available; Ratio of 5.50/1,000 SF

Amenities: On Site Management, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
				Withheld	30 Days	Thru Nov 2015	Sublet
				\$1.90/fs	30 Days	5-10 yrs	Direct
				Withheld	30 Days	Thru Nov 2015	Sublet

Building Notes

1

11/02: Kearny Warner Center, LLC. purchased the portfolio. Secured Capital Corporation represented the seller, AH Warner Center. Reference Comps

21300-21320 Oxnard St - Warner Center Business Park Bldg E-6 - Warner Ce

#LNC-66658-01-0320 for more information.

SPACE STUDY



LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING LOW WALL PARTITION TO REMAIN
- EXISTING HALLWAY TO REMAIN
- NEW BUILDING STANDARD INTERIOR PARTITION
- NEW BUILDING STANDARD DESIGNER PARTITION
- NEW BUILDING STANDARD ACOUSTICAL PARTITION
- NEW FULL HEIGHT CHANNEL SET, TYPED GLASS SIDE LIGHT
- NEW CHANNEL SET, TYPED GLASS, BUT JOINED CLOSET/STOCK
- NEW LOW WALL PARTITION IV TOP CAP, 42" A.P.F.
- NEW BUILDING STD. FIRE RATED PARTITION
- NEW HALLWAY

NOTES

1. ALL FURNITURE SHOWN PROVIDED AND INSTALLED BY TRUSSARDI UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION
3. PLAN IS SUBJECT TO BUILDING AND FIRE DEPT. REVIEW AND APPROVAL

Revision	Date	By
SPACE PLAN REVISION #1	03-15-07	NC
SPACE PLAN REVISION #2	03-15-07	NC
SPACE PLAN REVISION #3	03-15-07	NC

PACE COMMUNICATIONS
 2244 CLAYBORN ST., SUITE 260 WOODLAND HILLS, CA 91367
 TELEPHONE (818) 844-5300 FAX (818) 844-5700

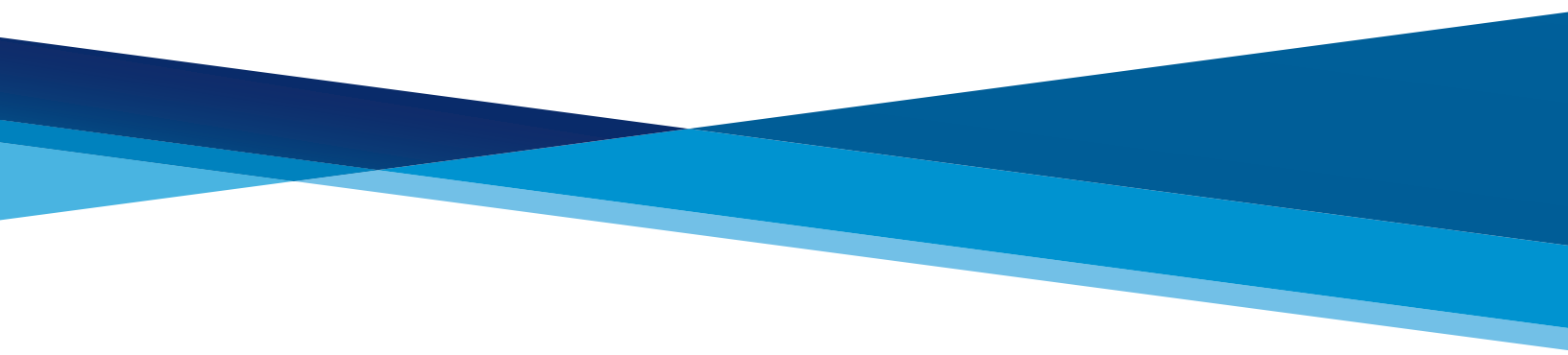
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MIKE YOUNG PRODUCTIONS
 21300 OXNARD STREET, FLOORS 1 & 2
 WOODLAND HILLS, CA

SPACE STUDY

Job: 1998-01
 Date: 03-15-07
 Scale: 1/8" = 1'-0"
 Drawn by: NC
 Checked by:
 Sheet: SS Floor: 2
 Sheet 2 of 2

PROPERTY 8: 6330 VARIEL AVE



FOR LEASE > VARIEL COURT

RARE FREESTANDING MEDICAL OR HIGH DENSITY OFFICE PROJECT

6330 VARIEL AVENUE | WOODLAND HILLS, CA 91367



Located in the Heart of a New Live/Work WARNER CENTER COMMUNITY

- > **Total Space Available:** 13,540.00 SF (Divisible)
 - **First Floor:**
 - Suite 103: 975 SF
 - Suite 104: 1,366 SF
 - **Second Floor:** 11,217 SF (Divisible)
- > **Asking Rent for General Office:** \$1.85 Full Service Gross
- > **Asking Rent for Medical Office:** \$2.25 NNN

Property Highlights

- > 26,342 SF Freestanding Building Available For Lease in Warner Center
 - Second Floor Divisible to 4,000 SF
- > Campus Environment in Warner Center
 - Ideal for Medical, Creative Office and General Office Uses
- > Abundant Parking - Over 4 Spaces Per 1,000 SF
- > Public Transportation - Close Proximity to the Metro Orange Line Stop
- > Revised Warner Center Specific Plan – Located in the Heart of a New Live / Work Urban Setting
- > Situated in an Enterprise Zone – Tax Benefits for Corporations
- > Walking Distance to Major Area Amenities

Contact Us

FOR LEASE > VARIEL COURT

RARE FREESTANDING MEDICAL OR HIGH DENSITY OFFICE PROJECT

6330 VARIEL AVENUE | WOODLAND HILLS, CA 91367

First Floor Space

- > Suite 103: 975 SF
- > Suite 104: 1,366 SF
- > Asking Rent General Office: \$1.85 FSG
- > Asking Rent Medical Office: \$2.25 NNN



**Please note: All drawings are not to scale and must be further verified by Tenant.*



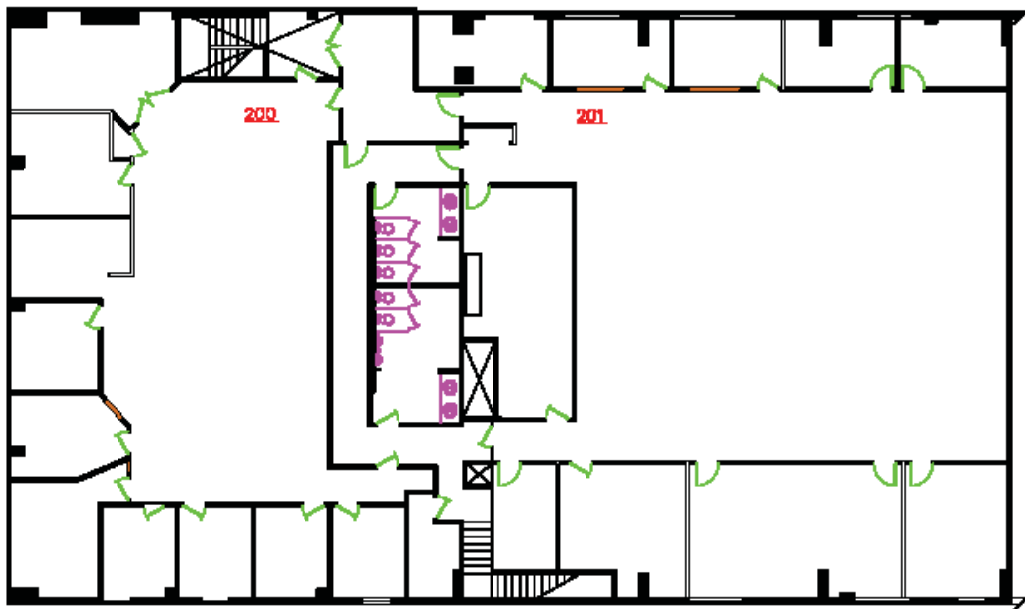
FOR LEASE > VARIEL COURT

RARE FREESTANDING MEDICAL OR HIGH DENSITY OFFICE PROJECT

6330 VARIEL AVENUE | WOODLAND HILLS, CA 91367

Second Floor Space

- > Space Available: 11,217 SF (Divisible)
- > Asking Rent General Office: \$1.85 FSG
- > Asking Rent Medical Office: \$2.25 NNN



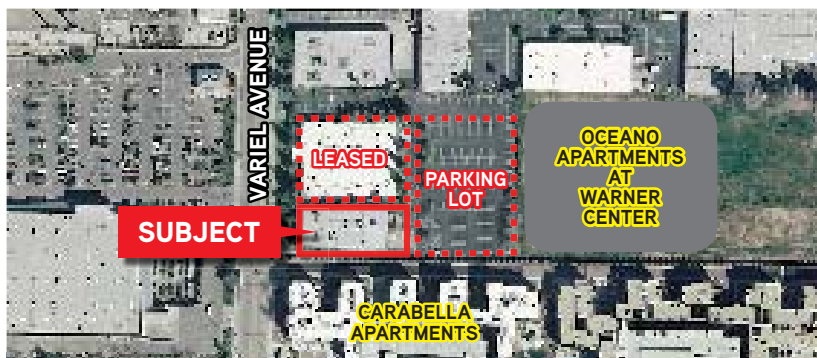
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FOR LEASE > VARIEL COURT

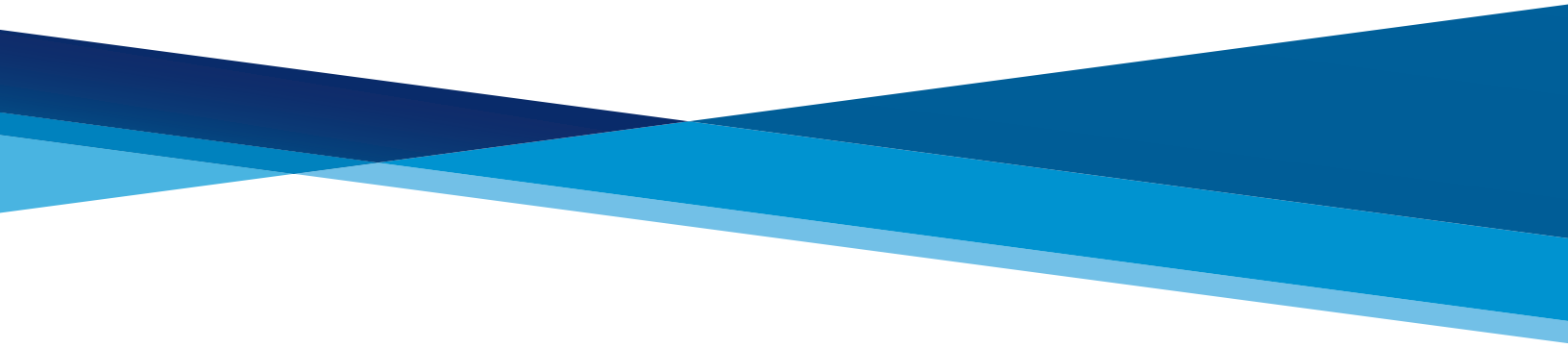
RARE FREESTANDING MEDICAL OR HIGH DENSITY OFFICE PROJECT

6330 VARIEL AVENUE | WOODLAND HILLS, CA 91367



[Contact Us](#)

PROPERTY 9: 20750 VENTURA BLVD



CARLTON PLAZA

20750 VENTURA BOULEVARD, WOODLAND HILLS, CA

FOR LEASE

\$5.00/RSF*
BROKER BONUS!



:: PROPERTY DESCRIPTION

CARLTON PLAZA, a 153,909 square foot, beautiful brick and black glass deluxe office building, offers efficiently designed office space creating a professional atmosphere while retaining the flexibility to service both full floor and multiple tenant users.

The articulated space and open balconies of **CARLTON PLAZA** not only enhance, but make possible numerous outside corners for executive offices to create that special work environment that is both functional and dramatic.

:: PROPERTY HIGHLIGHTS

- Dynamic West Valley views
- Superior parking (adjacent parking structure provides covered parking for 600 vehicles)
- Innovative design by Herbert Nadel, AIA and Partners, Architects
- Prestigious Ventura Boulevard address
- Flexible floorplans
- Plaza garden has extensive landscaping and sitting area
- Close to fine restaurants, major hotels, country clubs, shopping malls, exclusive residential communities and financial institutions
- On-site deli/cappuccino bar
- On-site auto detailing service & dry cleaning service
- On-site management

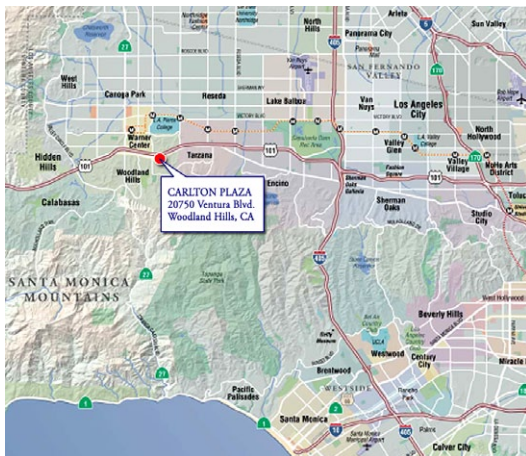


Fact:

CARLTON PLAZA

20750 VENTURA BOULEVARD, WOODLAND HILLS, CA

FOR LEASE



REGIONAL MAP

:: PROPERTY DETAILS

Location: 20750 Ventura Boulevard., Woodland Hills, CA

Vacant Space:

	<u>Floor</u>	<u>RSF</u>
1st.....		1,295 to 6,862
2nd.....		650 to 830
3rd.....		26,468 (Divisible)

Lease Rate: \$2.15 FSG

Lease Term: 3 - 10 Years

TI Allowances: Negotiable

Parking: 4:1,000 USF

Unreserved: \$65.00/Month

Reserved: \$92.00/Month

www.woodlandhillsoffice.com

*Call Broker for details. Qualified NEW Tenants only.

Leases must be executed by 04/30/13 and minimum 5 year term.

\$5.00 per RSF bonus applies for at least 15,000 RSF.

\$4.00 per RSF bonus applies for at least 10,000 RSF.

\$2.00 per RSF bonus applies for all other spaces.

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

COMMERCIAL REAL ESTATE SERVICES

Suite 312
20750 VENTURA BLVD.
WOODLAND HILLS, CA
1,077 u.s.f.

Suite 310
20750 VENTURA BLVD.
WOODLAND HILLS, CA
3,333 u.s.f.

Suite 309
20750 VENTURA BLVD.
WOODLAND HILLS, CA
4,943 u.s.f.

Suite 305
20750 VENTURA BLVD.
WOODLAND HILLS, CA
3,706 u.s.f.

Suite 301
20750 VENTURA BLVD.
WOODLAND HILLS, CA
1,273 u.s.f.

Suite 300
20750 VENTURA BLVD.
WOODLAND HILLS, CA
5,398 u.s.f.

Suite 320
20750 VENTURA BLVD.
WOODLAND HILLS, CA
3,119 u.s.f.

