

WARNER CORPORATE CENTER

21300 Victory Blvd / Woodland Hills, CA

**Douglas
Emmett**

PROPERTY HIGHLIGHTS

WELCOME TO WARNER CORPORATE CENTER

WARNER COPORATE CENTER

Warner Corporate Center is located on Victory Boulevard near Canoga Avenue in Woodland Hills, with panoramic views of the mountains and the Valley. The property boasts lovely landscaped grounds and a prominent water feature. Entering from the parking structure, you will pass through a courtyard to a beautiful recently remodeled lobby. The property offers management and engineering services on site, is Energy Star Certified by the EPA and has a fully integrated energy management system for optimal efficiency and comfort. Warner Corporate Center is directly adjacent to the Hilton Hotel and LA Fitness and walking distance from numerous shopping, dining and entertainment venues.

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- | | |
|-------------------------|-------------|
| ■ Rentable Square Feet: | 257,256 |
| ■ No. of Stories: | 12 |
| ■ Parking Ratio: | 3/1000 s.f. |
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THE LOCATION

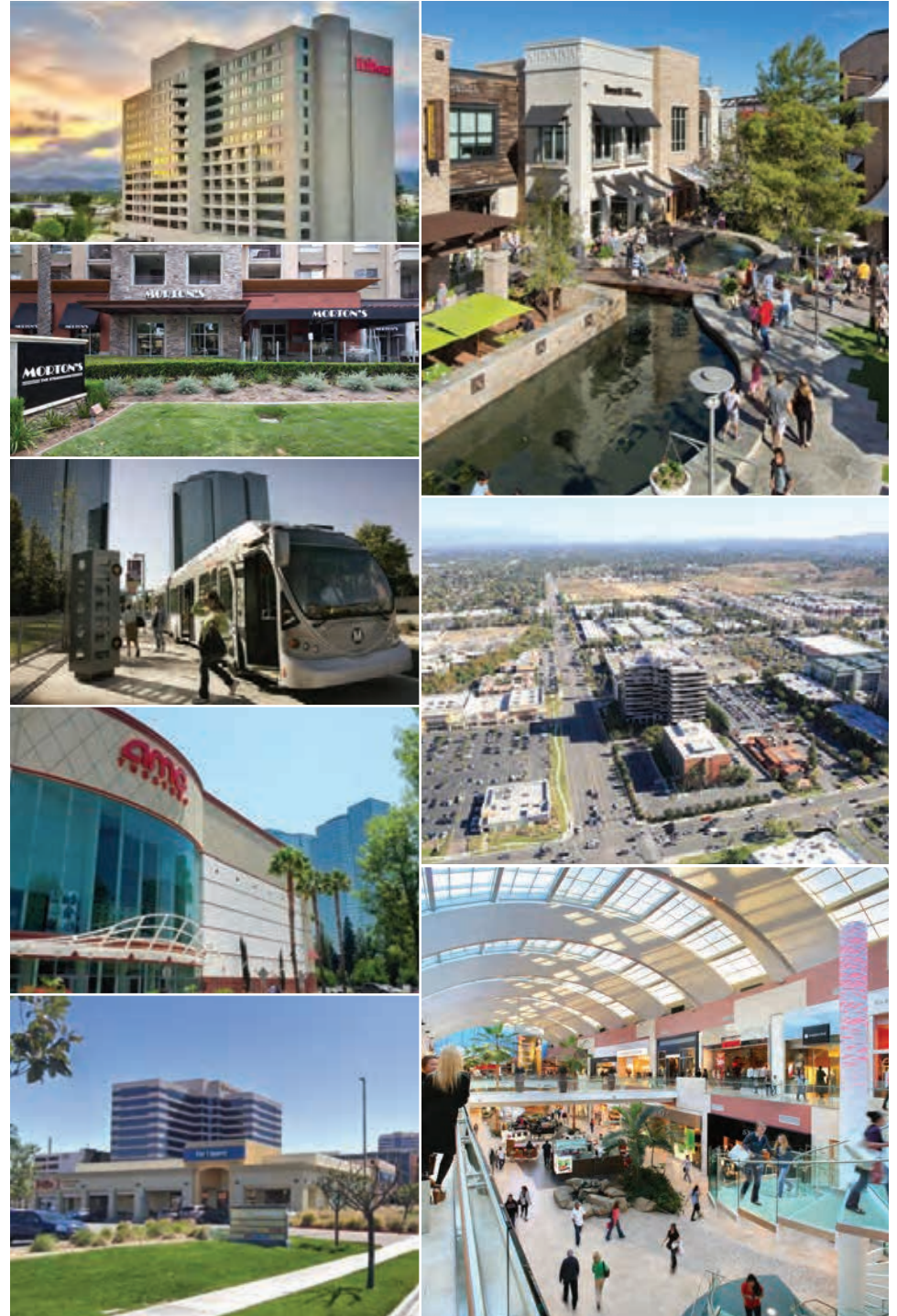
WOODLAND HILLS

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.



AMENITIES MAP

DINING, SHOPPING & MORE



5 Hilton Woodland Hills



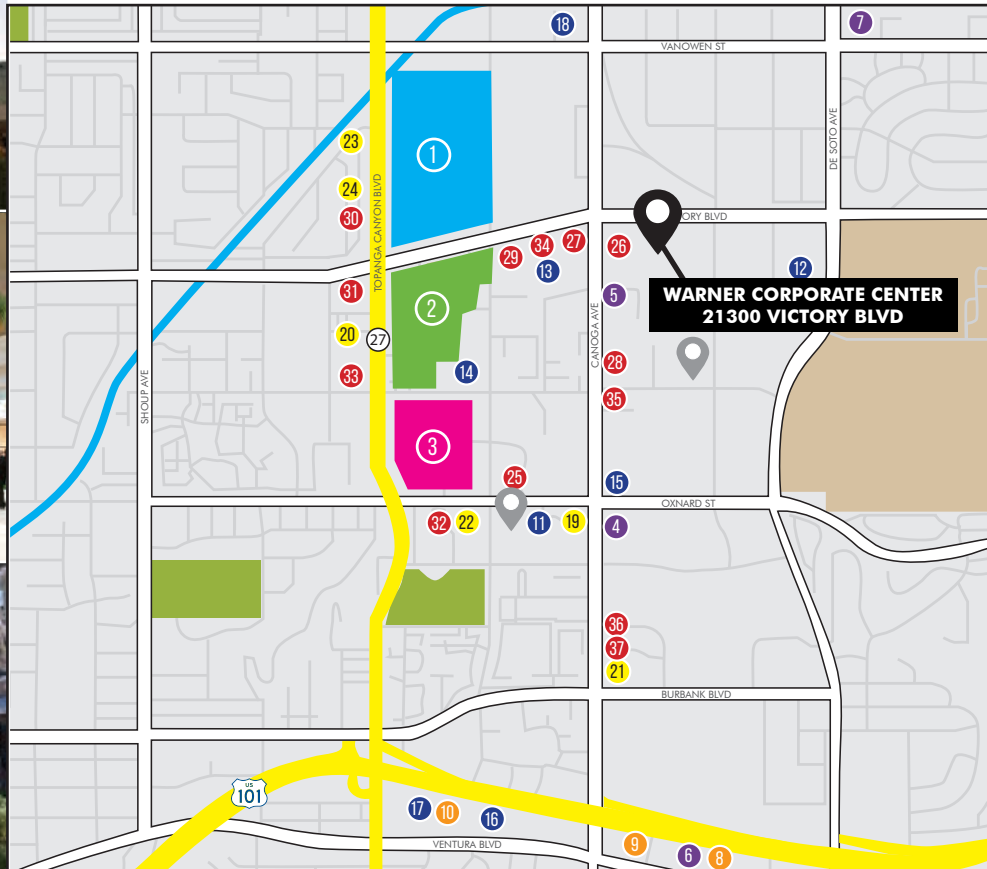
1 Westfield Topanga



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

- 4 Warner Center Marriott
- 5 Hilton Woodland Hills
- 6 Courtyard Woodland Hills
- 7 Canoga Hotel

GROCERY/SUNDRY

- 8 Trader Joe's
- 9 Whole Foods
- 10 Sprouts Farmer's Market

FITNESS CENTERS

- 11 Equinox
- 12 ZOO Culture
- 13 LA Fitness
- 14 Cardio Barre
- 15 Embody through Yoga Studio
- 16 Pilates Plus
- 17 Orangetheory Fitness
- 18 CrossFit Woodland Hills

FINANCIAL INSTITUTIONS

- 19 Bank of America
- 20 Citibank
- 21 Comerica Bank
- 22 City National Bank
- 23 Chase Bank
- 24 US Bank

CAFES/RESTAURANTS

- 25 P.F. Chang's
- 26 BJ's Restaurant & Brewhouse
- 27 Chipotle
- 28 El Torito
- 29 Panini Kabob Grill
- 30 Dog Haus
- 31 Fleming's Prime Steakhouse
- 32 Starbucks
- 33 Hook Burger
- 34 Chennai Tiffins Vegetarian Cuisine
- 35 Morton's Steakhouse
- 36 The Stand
- 37 Baja Fresh

EXCELLENCE IN SERVICE

UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

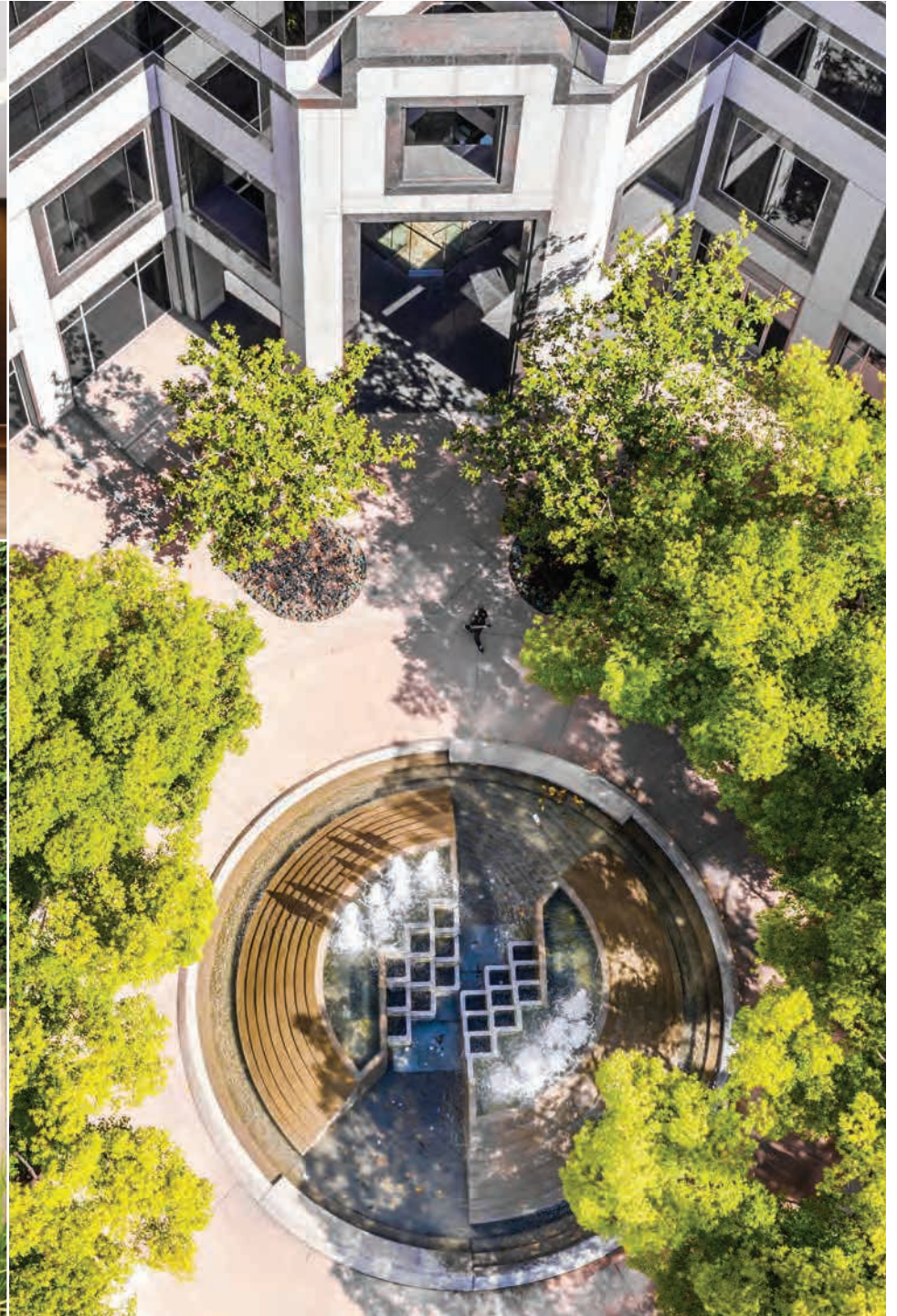
DID YOU KNOW?

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.

- 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:

Douglas Emmett

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Douglas Emmett

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