



# WARNER GATEWAY

21820 - 21860 BURBANK BLVD. WOODLAND HILLS, CA

# OVERVIEW



## EFFICIENT, MODERN, LOW-RISE CAMPUS WITH EXCELLENT ACCESS

**Warner Gateway is a Class A two-building, three-story office campus in flourishing Warner Center, the downtown of the San Fernando Valley.**

Constructed in 1989 by Trammell Crow Company and designed by Nadel Inc., the property's modern campus environment features balconies (unique to this market), beautifully landscaped gardens, and high-end common areas and lobbies. The buildings are connected by a pedestrian-friendly network of open-air walkways and courtyards. Scattered benches and tables provide tenants numerous sites for social gatherings, lunches or private peaceful getaways, all within arms reach of their desks.

Warner Gateway is adjacent to the Ventura (101) Freeway. The property contains three points of ingress/egress off Owensmouth Avenue and two access points off Burbank Boulevard. Parking spaces are available in an adjacent five-level parking structure and subterranean garages. Parking is extremely efficient with two points of ingress/egress off Owensmouth Avenue and immediate access to the Ventura (101) Freeway from Burbank Boulevard.

# PROPERTY DETAILS



## BRING WORK OUTDOORS, IDEAL LOCATION TO WORK AND PLAY

### RATE & PARKING

Monthly Rental Rate: \$2.25 FSG

Parking: 4/1,000 RSF

Structure: \$90.00 Unreserved  
\$145.00 Reserved

Subterranean: \$162.50 Subterranean  
\$175.00 Tandem

- Open campus setting with beautifully landscaped gardens and courtyard
- 40,000 SF+ floor plates, offering tenants the flexibility to shape their space
- Four separate lobbies with easy access from anywhere on campus
- Open-air balconies providing private outdoor working space
- Structured and subterranean parking with direct access to all floors
- On-site food service
- WiFi in common areas
- On-site building management
- Excellent access to the Ventura (101) Freeway
- Solar power capabilities
- Location within the Enterprise Zone

# AVAILABILITY



Building	Suite	Size	Rate	Available
21820	<a href="#">101</a>	±631 SF	\$2.25 FSG	Immediately
21820	<a href="#">155</a>	±1,148 SF	\$2.25 FSG	Immediately
21820	<a href="#">160</a>	±854 SF	\$2.25 FSG	Immediately
21820	<a href="#">220</a>	±2,255 SF	\$2.25 FSG	Immediately
21820	<a href="#">235</a>	±2,075 SF	\$2.25 FSG	Immediately
21820	<a href="#">301</a>	±9,088 SF	\$2.25 FSG	Immediately
21820	<a href="#">328</a>	±1,564 SF	\$2.25 FSG	Immediately
21820	<a href="#">330</a>	±14,146 SF	\$2.25 FSG	03/01/2018
21860	<a href="#">140</a>	±843 SF	\$2.25 FSG	Immediately
21860	<a href="#">160</a>	±575 SF	\$2.25 FSG	Immediately
21860	<a href="#">170</a>	±1,079 SF	\$2.25 FSG	Immediately

# FLOOR PLANS



## FIRST FLOOR

- Suite 101     ±631 RSF
- Suite 155     ±1,148 RSF
- Suite 155     ±854 RSF

21820 FIRST FLOOR	21820 THIRD FLOOR
21820 SECOND FLOOR	21860 FIRST FLOOR

Building	Suite	Size	Rate	Available
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21820	155	±1,148 SF	\$2.25 FSG	Immediately
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21860	140	±843 SF	\$2.25 FSG	Immediately
21860	160	±575 SF	\$2.25 FSG	Immediately
21860	170	±1,079 SF	\$2.25 FSG	Immediately

# FLOOR PLANS



## SECOND FLOOR

- Suite 220 ±2,255 RSF
- Suite 235 ±2,075 RSF

## CONTIGUOUS

- Suites 220 / 235 ±4,330 RSF

21820  
FIRST FLOOR

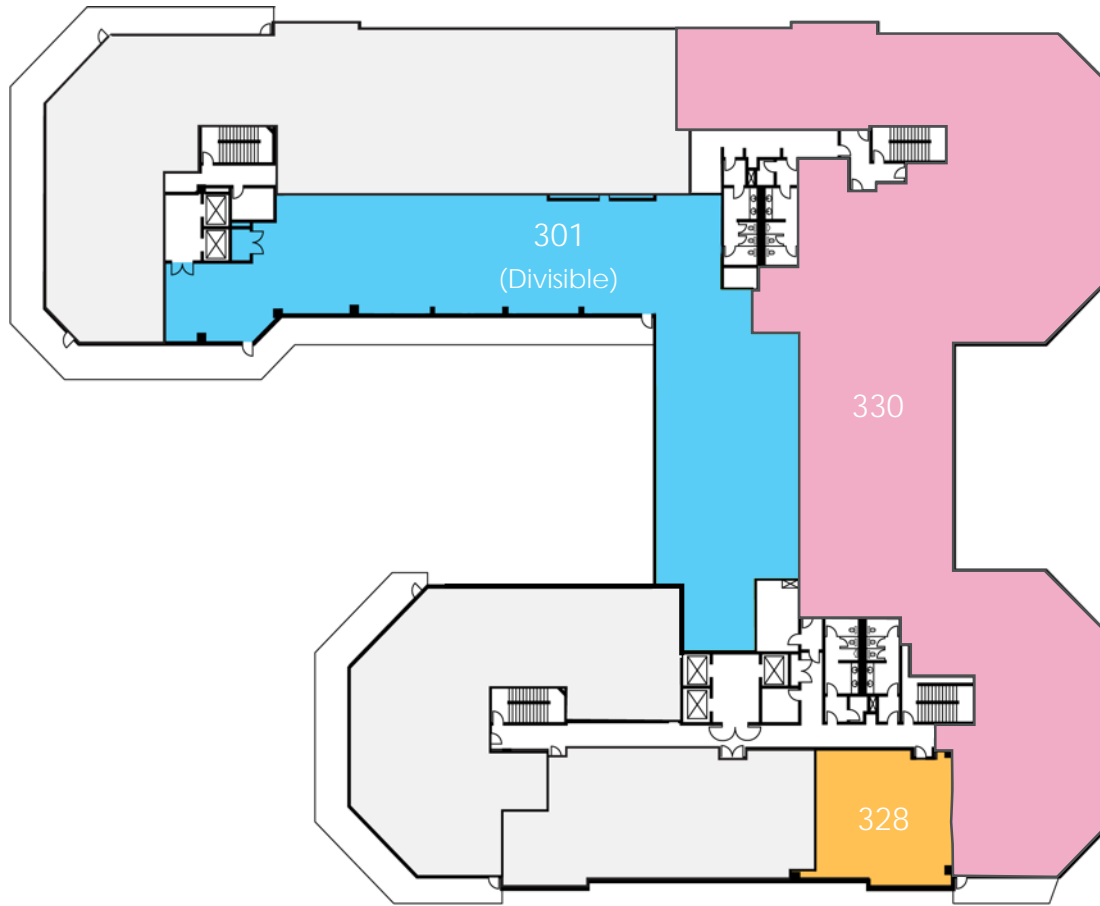
21820  
THIRD FLOOR

21820  
SECOND FLOOR

21860  
FIRST FLOOR

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# FLOOR PLANS



## THIRD FLOOR

- Suite 301 ±9,088 RSF
- Suite 328 ±1,564 RSF
- Suite 330 ±14,146 RSF

## CONTIGUOUS

- Suites 301 / 328 / 330 ±24,578 RSF

21820  
FIRST FLOOR

21820  
THIRD FLOOR

21820  
SECOND FLOOR

21860  
FIRST FLOOR

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# FLOOR PLANS



## FIRST FLOOR

- Suite 140     ±843 RSF
- Suite 160     ±575 RSF
- Suite 170     ±1,079 RSF

## CONTIGUOUS

- Suites 140/170
- ±1,922 RSF

21820  
FIRST FLOOR

21820  
THIRD FLOOR

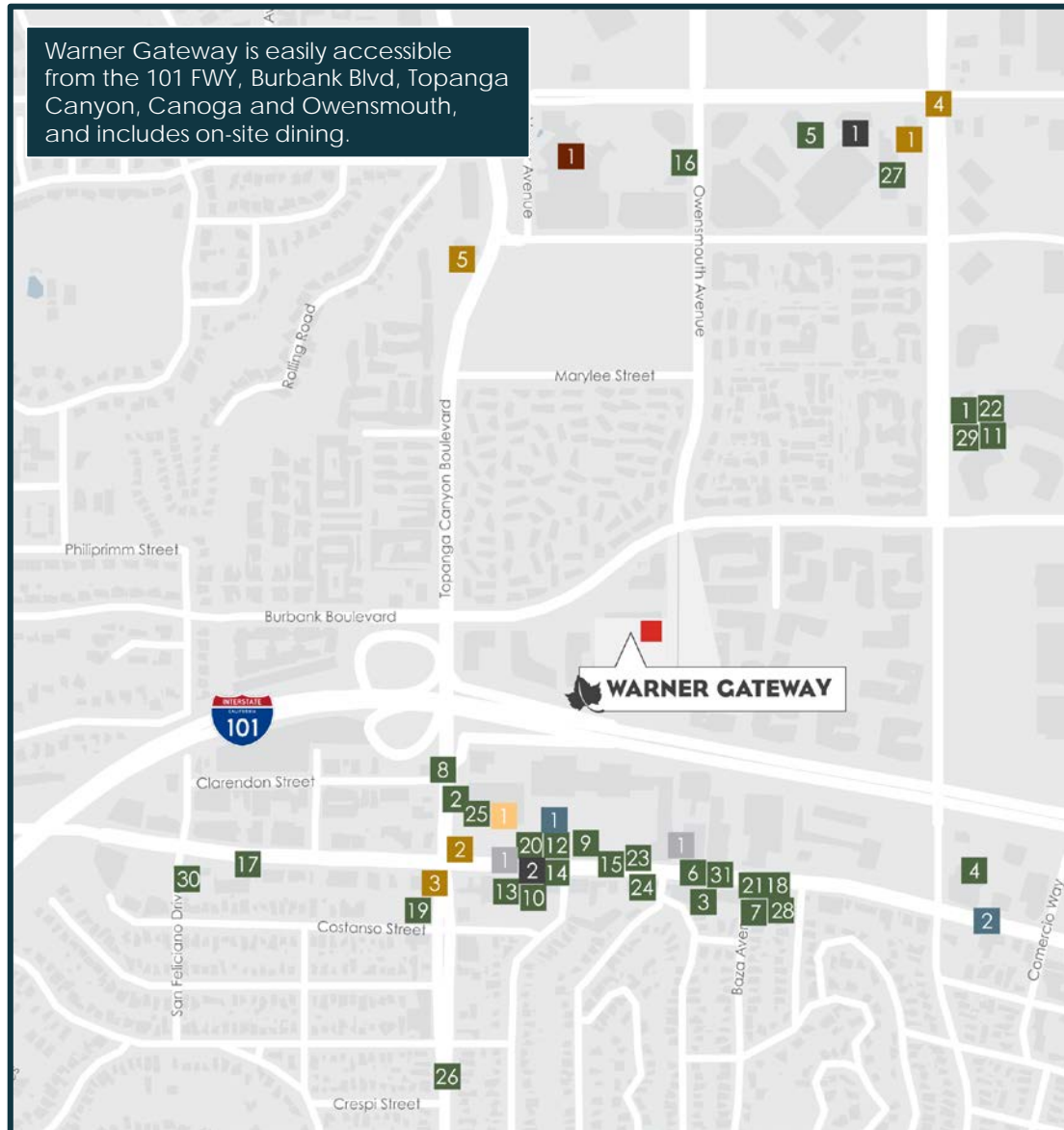
21820  
SECOND FLOOR

21860  
FIRST FLOOR

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# AMENITIES WITHIN 0.5 MILES



## DINING

- 1. Trimana Grill (inside Warner Gateway Center)
- 1. Baja Fresh Mexican Grill
- 2. Baskin Robbins
- 3. Boulevard Burgers
- 4. Burger King
- 5. Café Fiore
- 6. California Pita
- 7. China Garden
- 8. Chipotle
- 9. Coffee Bean and Tea Leaf
- 10. Curry Up Café
- 11. Daphne's California Greek
- 12. Fat Burger
- 13. Great India Café
- 14. Jamba Juice
- 15. Jerry's Deli
- 16. Kate Mantilini
- 17. Little Brother Sushi
- 18. Little Orchids Restaurant
- 19. Monty's Steak House
- 20. Noah's Bagels
- 21. Restaurant Tatsuki
- 22. Salad Farm
- 23. Shirin Restaurant
- 24. Something's Fishy
- 25. Starbucks
- 26. Subway
- 27. TGI Friday's
- 28. The Baker and Bakery Café
- 29. The Stand
- 30. The Villa
- 31. Western Bagel

## BANKS

- 1. Bank of America
- 2. Bank of America
- 3. Chase Bank
- 4. First Bank & Trust
- 5. Union Bank

## FITNESS

- 1. Equinox
- 2. GNC

## HOSPITALITY

- 1. Marriott Hotel

## PHARMACY

- 1. Rite Aid

## SERVICE

- 1. FedEx
- 2. Postal Annex

## GROCERS

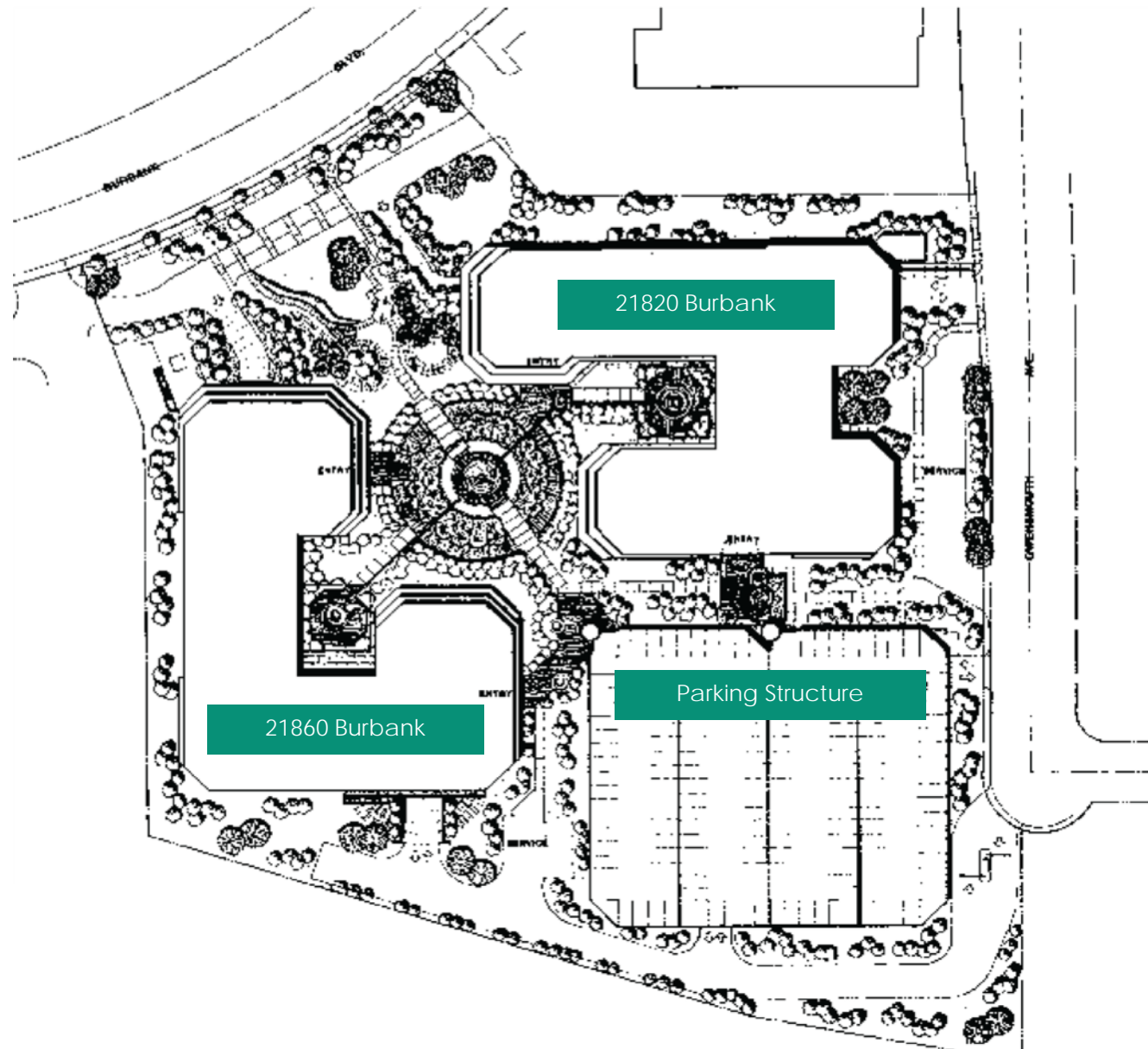
- 1. Ralphs
- 2. Whole Foods Market

## ALSO NEARBY...

The surrounding area within 1 mile also has many more amenities making Warner Gateway the ideal location to work and play

- El Torito
- Fry's Electronics
- Morton's Cheese Cake Factory
- Hilton Hotel
- BJ's Restaurant
- Denny's Office Depot
- Roy's Hawaiian
- Fusion
- Flemings
- Nordstrom Rack
- LA Fitness
- Westfield
- Promenade
- PF Chang
- Total Women
- Macy's
- Ruth's Chris
- Maggianos

# SITE PLAN



# WARNER GATEWAY TEAM



For more information,  
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