

OUTSTANDING LEASING OPPORTUNITY | 6351 OWENSMOUTH AVENUE THE OFFICES AT THE VILLAGE WESTFIELD TOPANGA

FOR MORE INFORMATION,
PLEASE CONTACT:

Jonathan Larsen
213.471.1069

jonathan.larsen@avisonyoung.com
DRE License #01008099

Eric Moore
213.935.7438

eric.moore@avisonyoung.com
DRE License #00889228

Chandler Larsen
818.635.0608

chandler.larsen@avisonyoung.com
DRE License #01945605

Blake Pittman
818.324.7981

blake.pittman@avisonyoung.com
DRE License #02068990

**AVISON
YOUNG**

**BUILDING TO
UNDERGO RENOVATION**

FEATURES

BUILDING: A 44,752 SF
Class B Office Building;
Building Top Signage

AVAILABLE SPACE: Suite 101B: 1,352 RSF
Suite 101D: 1,349 RSF
Suite 102: 5,685 RSF

AVAILABLE 9/2020: Suite 101A: 1,436 RSF
Suite 103: 713 RSF

LOCATION:

6351 Owensmouth Avenue, Woodland Hills, CA

The Offices at The Village Westfield Topanga are located in a prestigious Garden/Creative mixed-use project in the heart of Warner Center and steps to the new Village at Westfield Topanga. Adjacent to Westfield Topanga, Promenade, and Village properties, the (3) centers offer a combined 350+ shops, becoming one of the most significant retail destinations in the United States and considered to be the new epicenter of retail.

The Village at Westfield Topanga delivers a new open air central gathering place for shopping, dining, events, entertainment and leisure as part of a destination experience unlike any other in the San Fernando Valley.



CONVENIENCE:

The Village is anchored by a brand new Costco, Crate & Barrel and REI alongside several trendy local fashion and lifestyle brands (Varga, Athleta, M. Fredric and Fabletics). Amenities include a full-service gym, spin studio, yoga studio, spa, coffee shops, banks and beauty salons. A complete renovation of The Offices are underway. Abundant parking and building top signage is available to office tenants.

EXPERIENCE:

The Village showcases a weekly farmer's market, children's play area, lightscaped event spaces hosting entertainment day and night, exhibits by local artists and year-round music performances.

FLAVOR:

The Village key restaurants include Il Fornaio, Joey Topanga, Tender Greens, Sushi Katsuya, Le Pain Quotidien, Jimmy's Famous American Tavern, Veggie Grill, Eureka, Lucille's BBQ, Pieology Pizza, Wokcano as well as L.A.'s top "happy hour" lounges, EMC Seafood & Raw Bar, and many more.



Avison Young | 555 S. Flower Street, Suite 3200, Los Angeles, CA 90071 | www.avisonyoung.com

The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

AMENITIES MAP

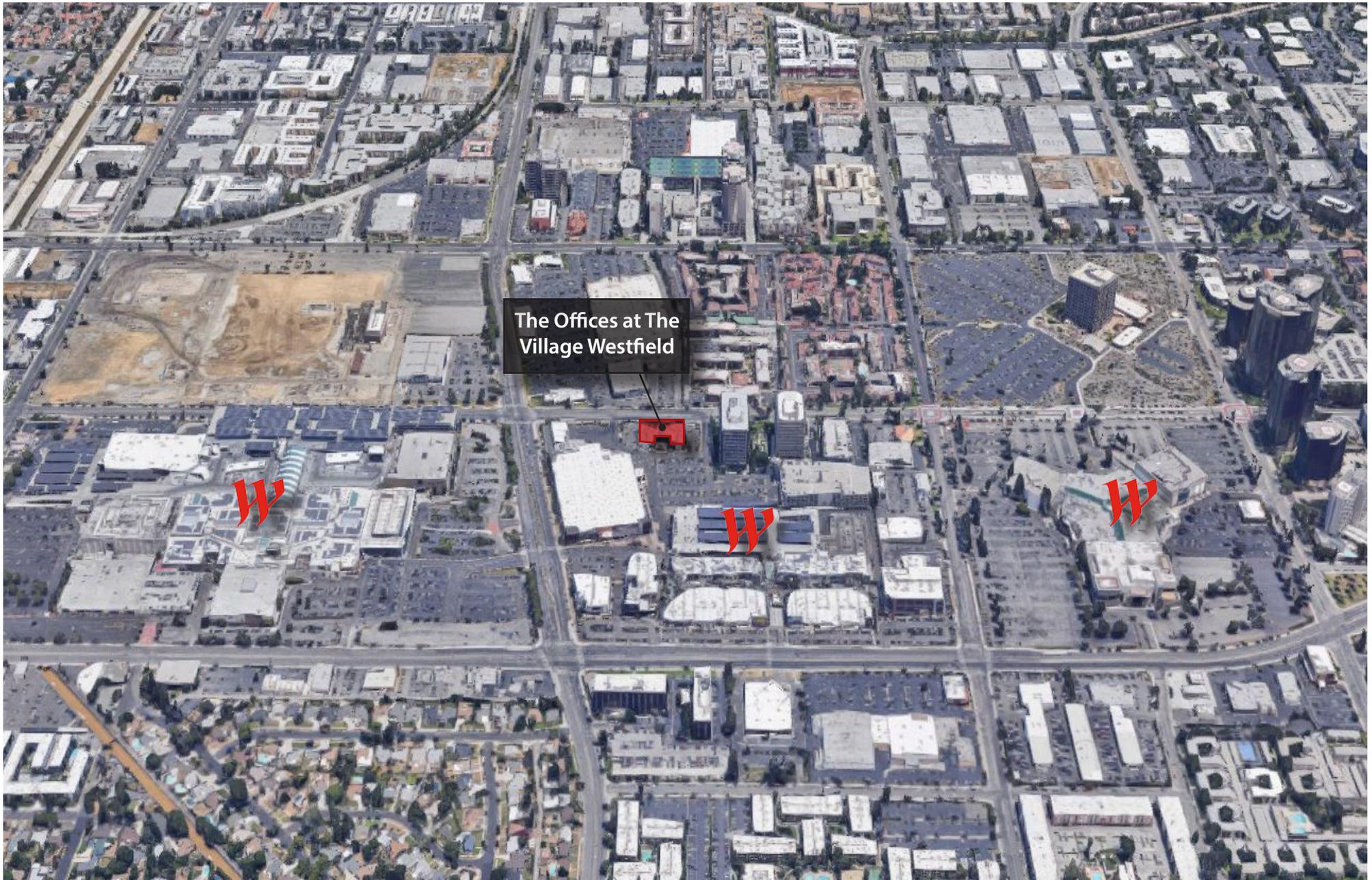
The Offices at The Village Westfield Topanga



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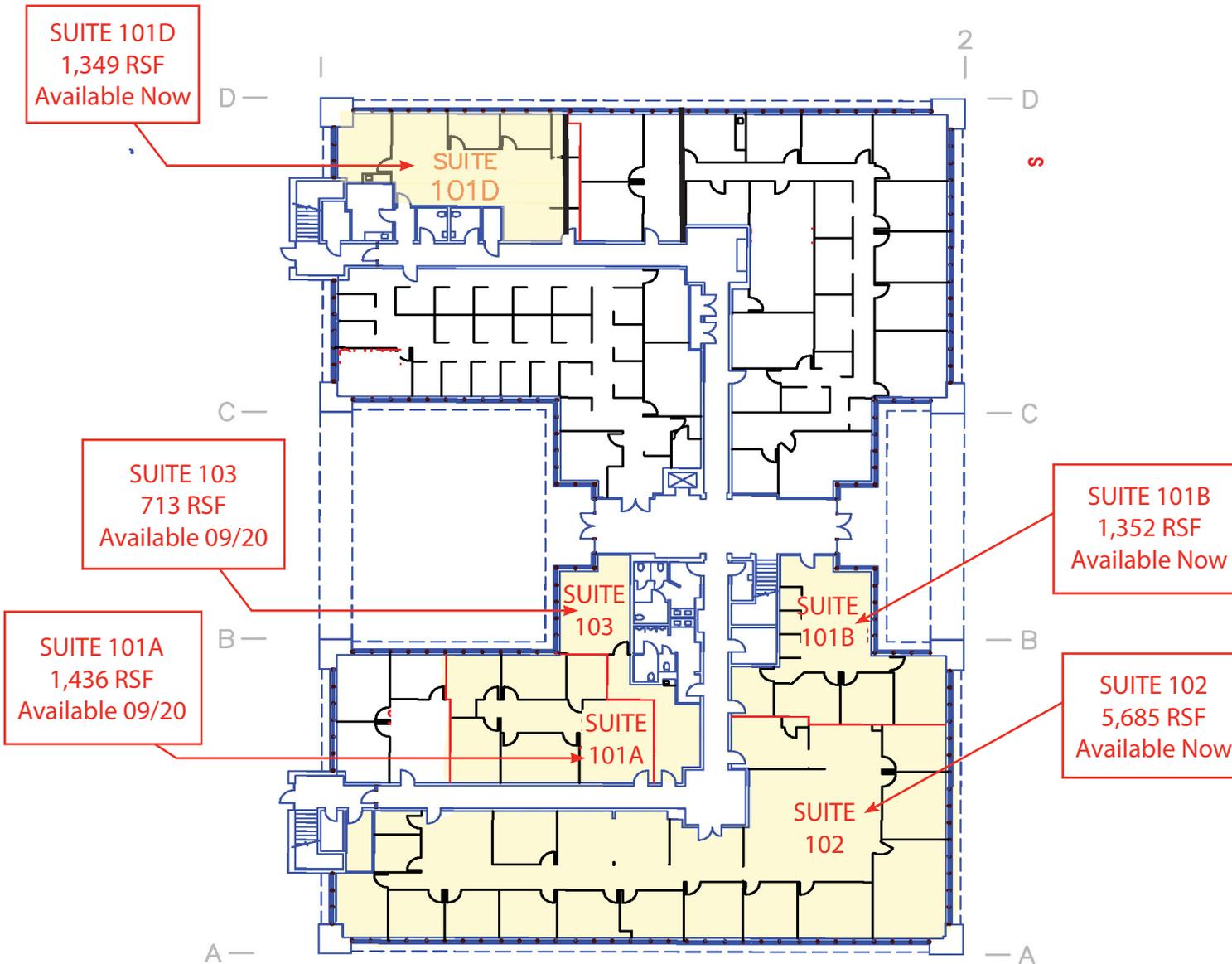
AERIAL MAP



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FLOOR PLANS - 6351 OWENSMOUTH AVENUE



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