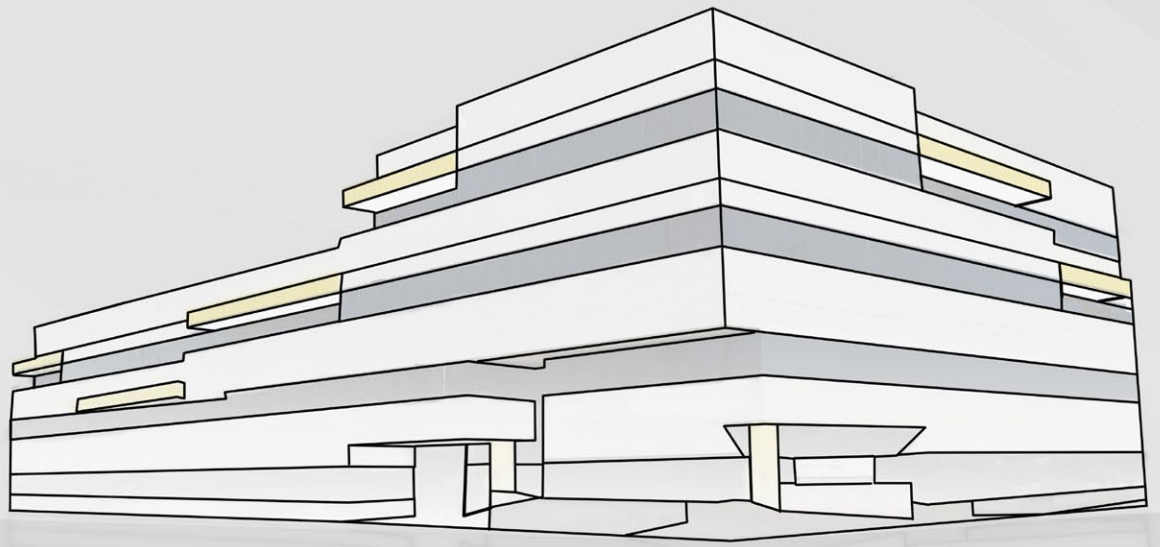


6800@WARNER

PRIME WARNER CENTER OFFICE SPACE







6800

PROPERTY HIGHLIGHTS

- Asking Rate: \$1.90 - \$2.25
- 4 Story Office Building, 78,876 RSF
- Suites Range 1,871 RSF to 12,257 RSF
- Subterranean and Surface Parking
- 3.5/1000 Parking Ratio

- 
- On site cafe
 - Fiber Connection to the building
 - AT&T and Time Warner Cable Available
 - Onsite facility manager
 - Private Balconies available on select suites
 - Building Top Signage Available
 - Convenient Access to 101 and 118 Freeways

- 
- Adjacent to the Westfield Topanga Mall, The Village at Westfield Topanga, and numerous other restaurants and retail amenities
 - Walking distance to the LA Metro Orange Line
 - Renovations underway: Phase One Complete. Phase Two Underway, Including Remodel of Common Areas.

Fiber Optic Access



WARNER CENTER

LOS ANGELES, CA



6800 Owensmouth Avenue

Professional, convenient, flexible office space

[▶ VIDEO TOUR](#)





1ST FLOOR AVAILABILITIES

100% LEASED

2ND FLOOR AVAILABILITIES

Suite 210 3,027 RSF

Windowed office, 8 interior offices, large open bullpen, windowed conference room

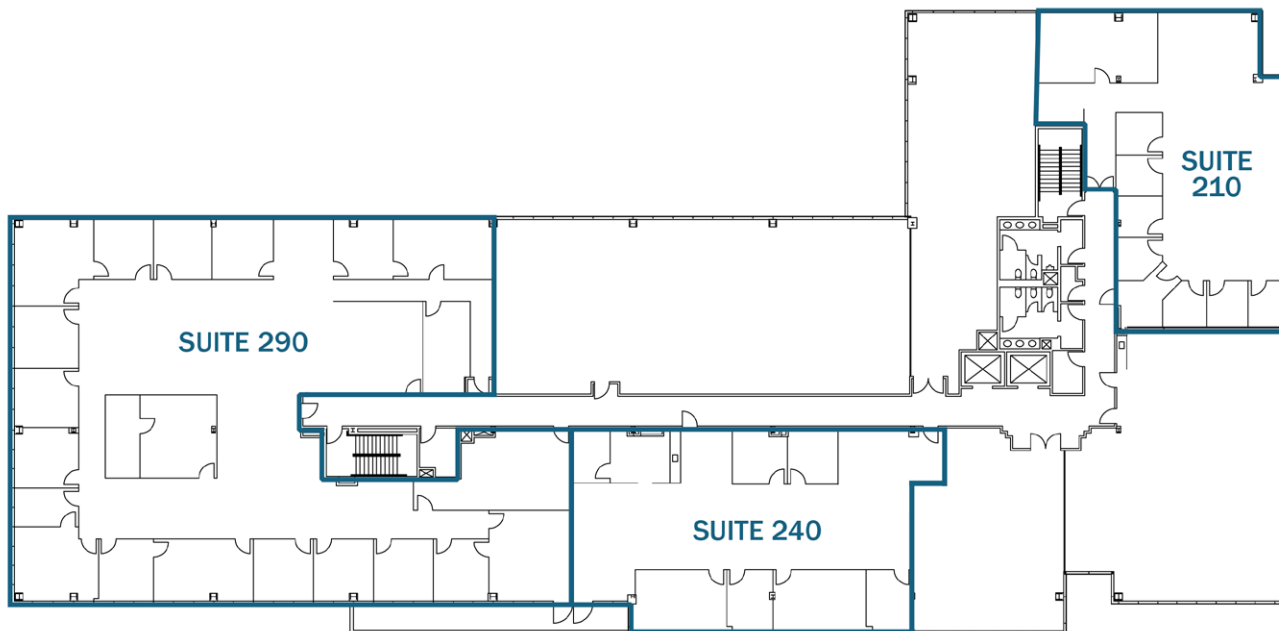
Suite 240¹ 3,233 RSF

5 windowed offices, interior office, open bullpen, conference room, kitchen, IT room, balcony access

Suite 290¹ 9,024 RSF

17 windowed offices, 2 interior offices, open bullpen, 2 conference rooms, kitchen, IT room, large production room, reception area

¹ Suites 240 & 290 contiguous for 12,257 RSF





SUITE 320

3RD FLOOR AVAILABILITIES

Suite 320

1,871 RSF

6 windowed offices, kitchen and storage room.



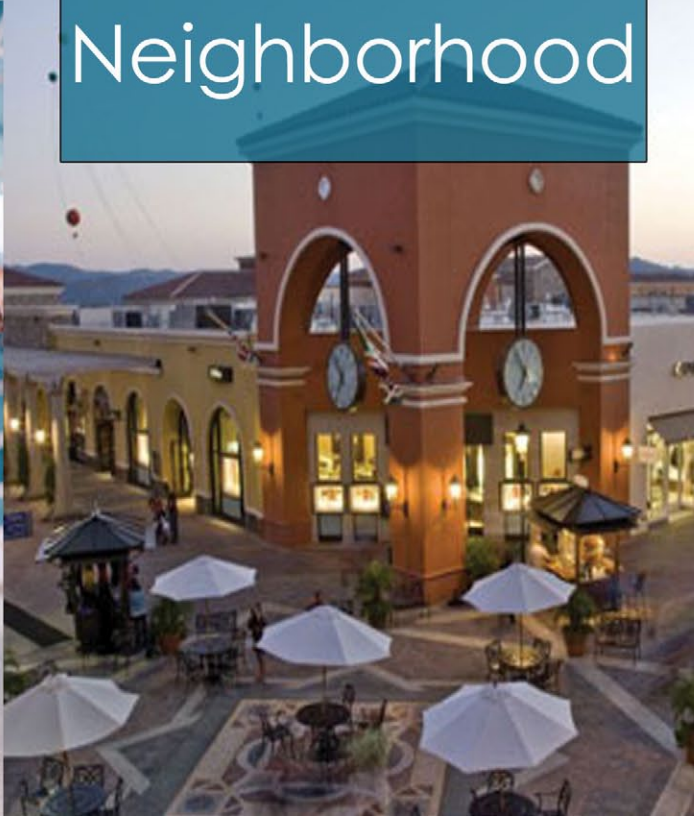
100% LEASED

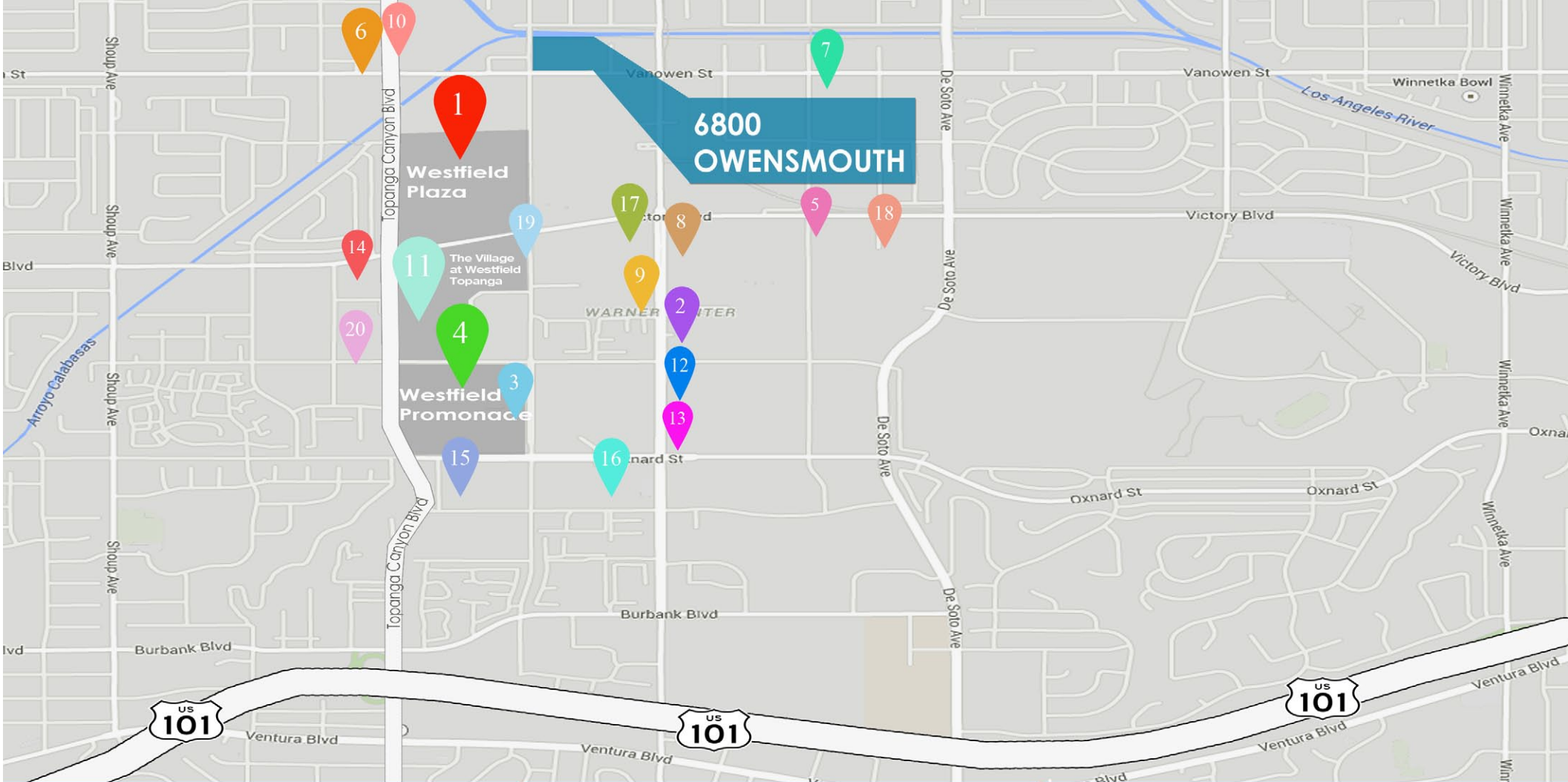
4TH FLOOR AVAILABILITIES

100% LEASED



Welcome
to the
Neighborhood





MAP

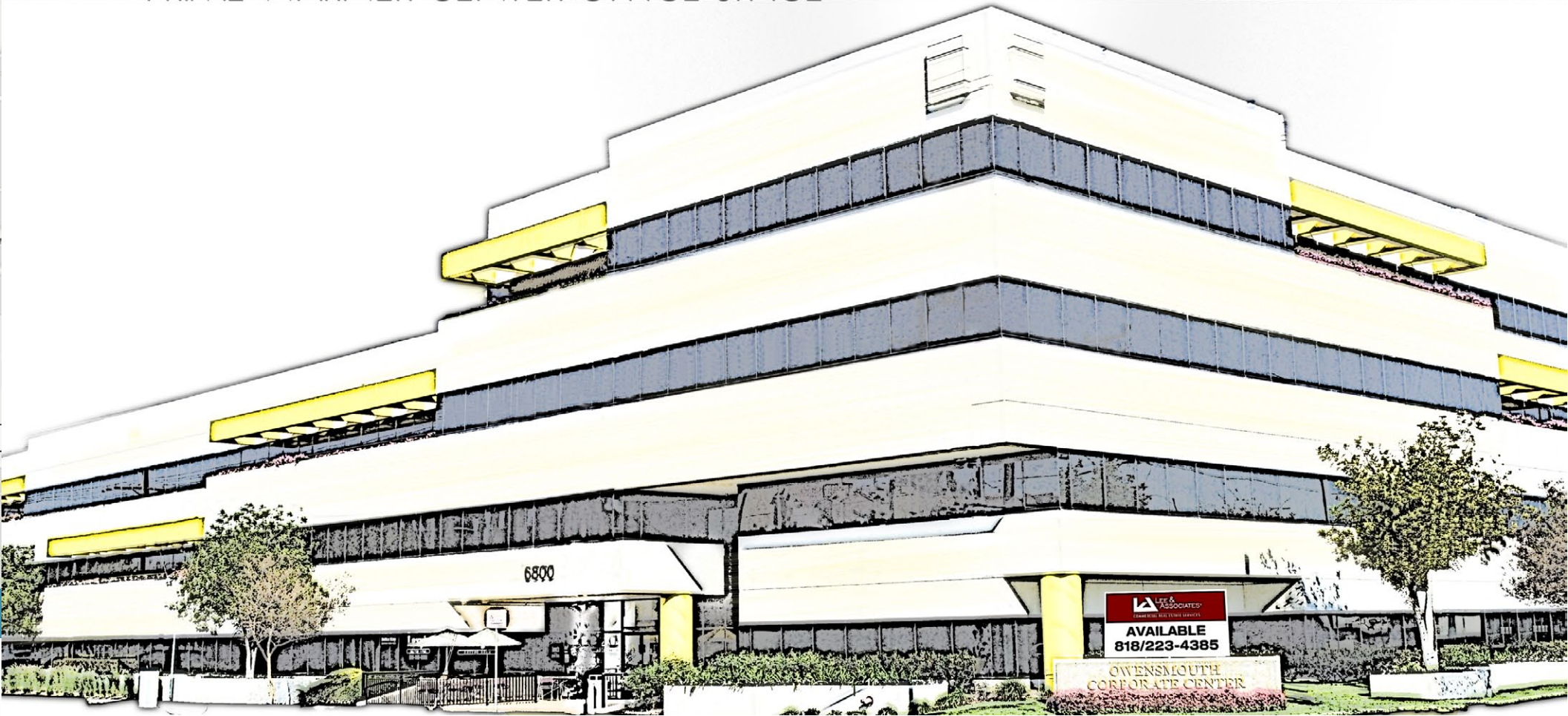
Local Amenities

- 1 ● Westfield Plaza
- 2 ● Hilton Hotel
- 3 ● Ruth's Christ
- 4 ● Westfield
- 5 ● Metrolink
- 6 ● In-N-Out
- 7 ● FedEx Office
- 8 ● BJ's Restaurant
- 9 ● LA Fitness
- 10 ● Panda Express
- 11 ● The Village at Westfield Topanga
- 12 ● Cheesecake Factory
- 13 ● Morton's Steakhouse
- 14 ● Fleming's Steakhouse
- 15 ● Marriott Hotel
- 16 ● Equinox Fitness
- 17 ● Gaucho Grill
- 18 ● Subway
- 19 ● Panini Cafe
- 20 ● Sharkey's Grill

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LEASING INFORMATION

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