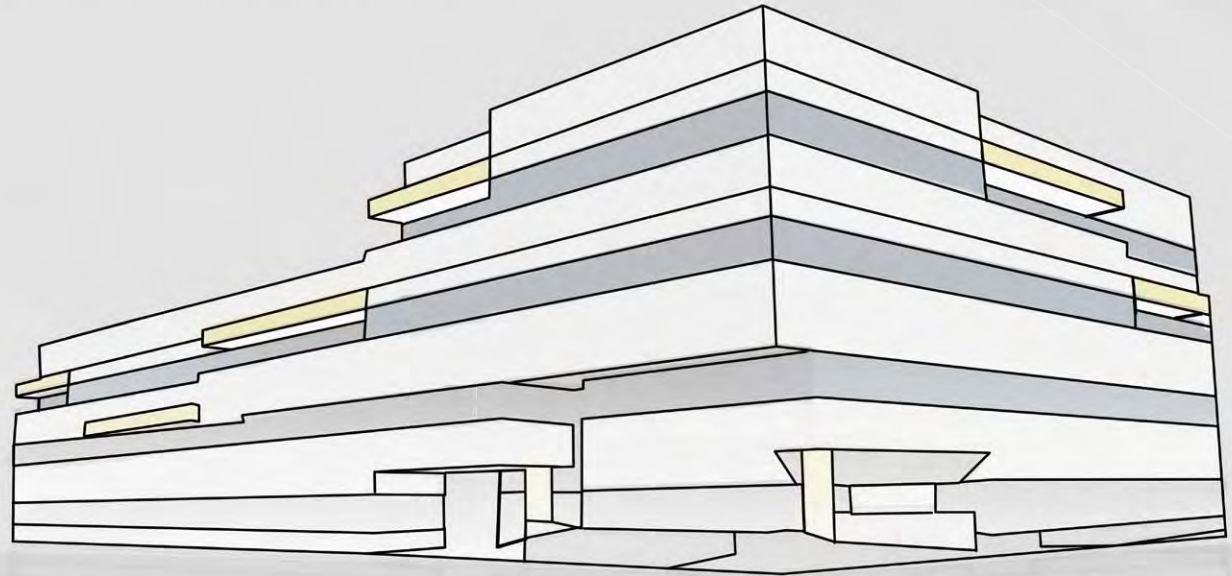


6800@WARNER

PRIME WARNER CENTER OFFICE SPACE





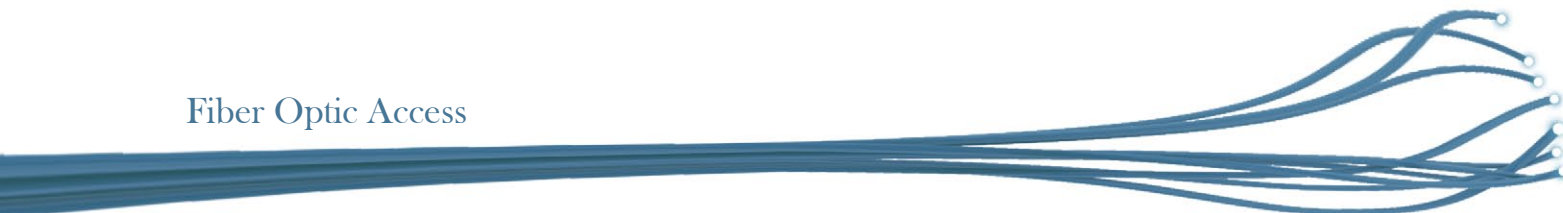
PROPERTY HIGHLIGHTS

- Asking Rate: \$1.95
- 4 Story Office Building, 78,876 RSF
- Suites Range 1,075 RSF to 6,924 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

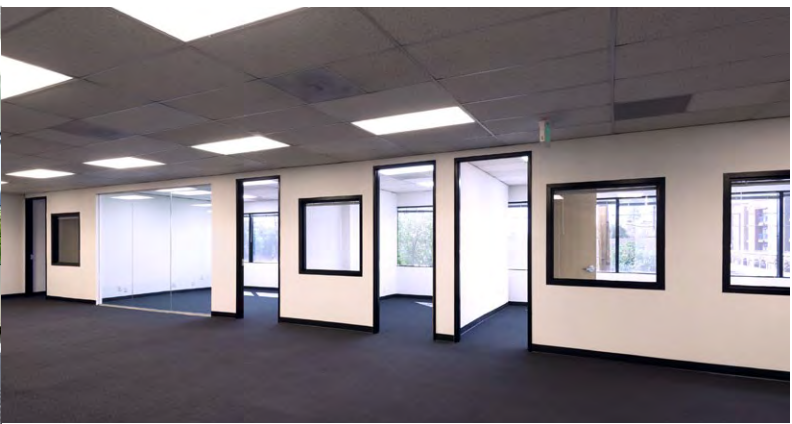


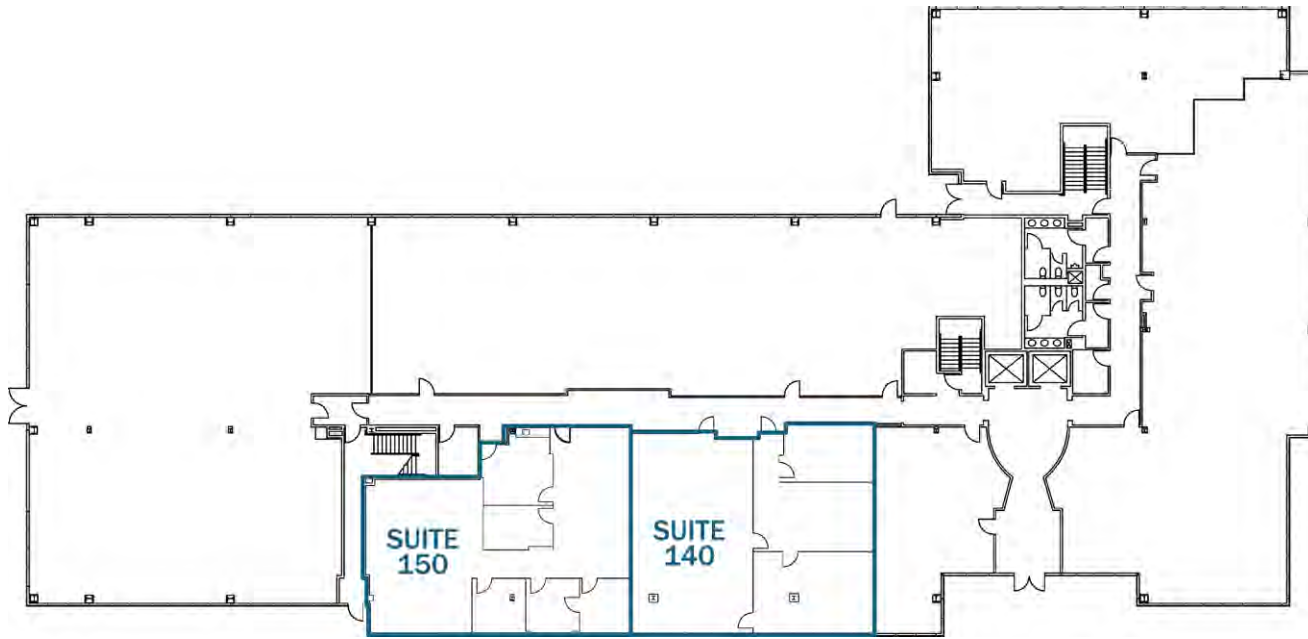
6800 Owensmouth Avenue

Professional, convenient, flexible office space

[▶ VIDEO TOUR](#)





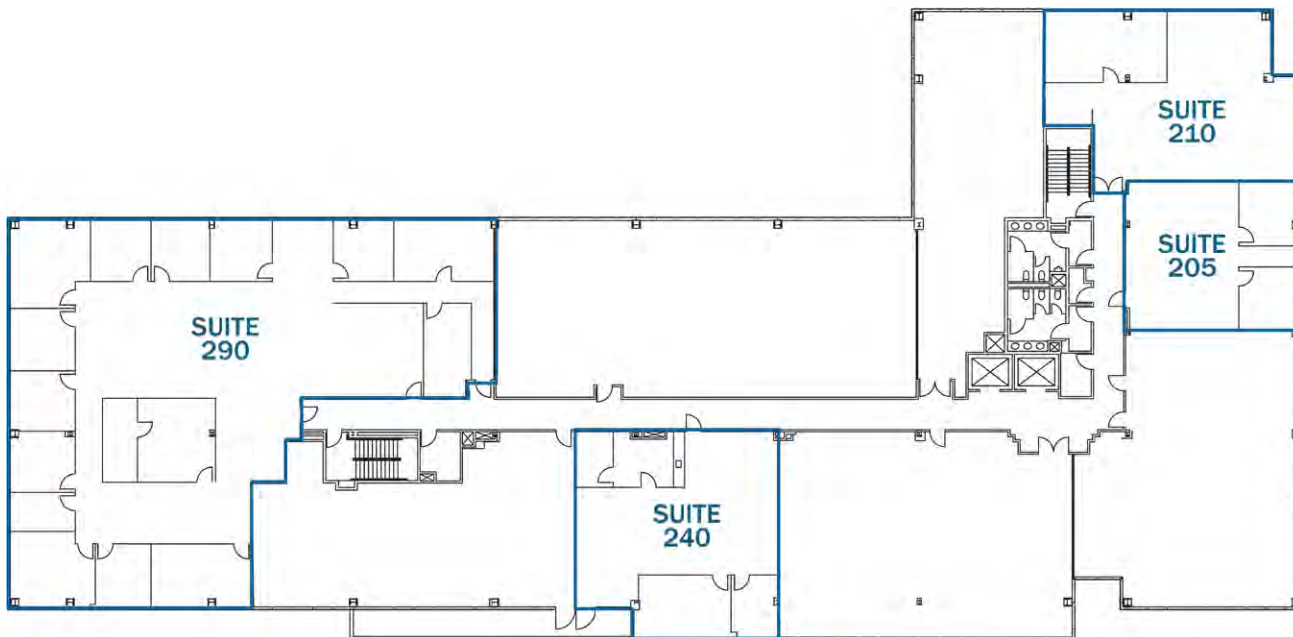


1ST FLOOR AVAILABILITIES

Suite 140¹ 2,273 RSF
Available 1/1/18

Suite 150¹ 2,221 RSF
Available 1/1/18

¹ Suites 140 & 150 contiguous for 4,494 RSF



2ND FLOOR AVAILABILITIES

Suite 205¹ 1,075 RSF
2 windowed executive offices, bullpen, reception area

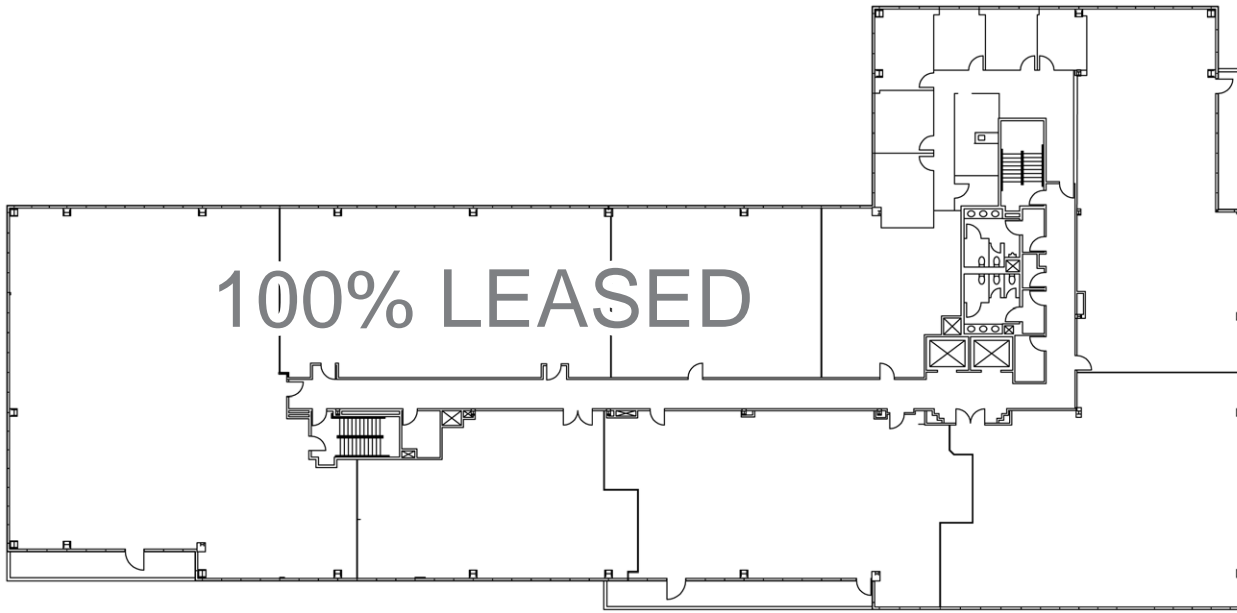
Suite 210¹ 1,950 RSF

Suite 240 1,850 RSF
2 windowed offices, 1 interior office, open bullpen, kitchen, IT room, balcony access

Suite 290* 6,924 RSF
14 windowed offices, bullpen, kitchen, reception area

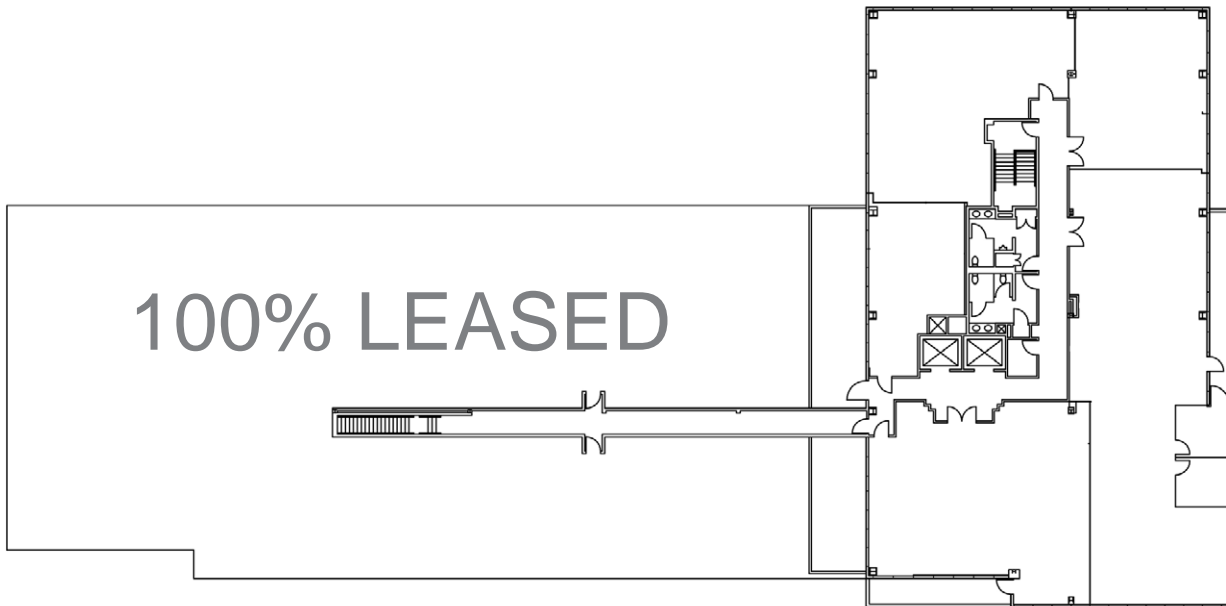
* Suite 290 divisible to 1,500 RSF

¹ Suites 205 & 210 contiguous for 3,025 RSF



3RD FLOOR AVAILABILITIES

100% LEASED

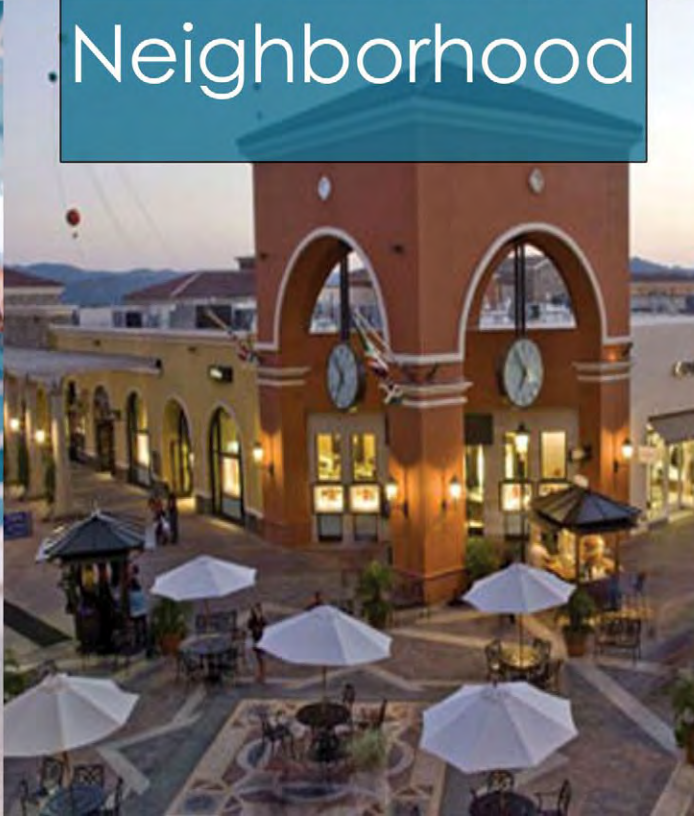


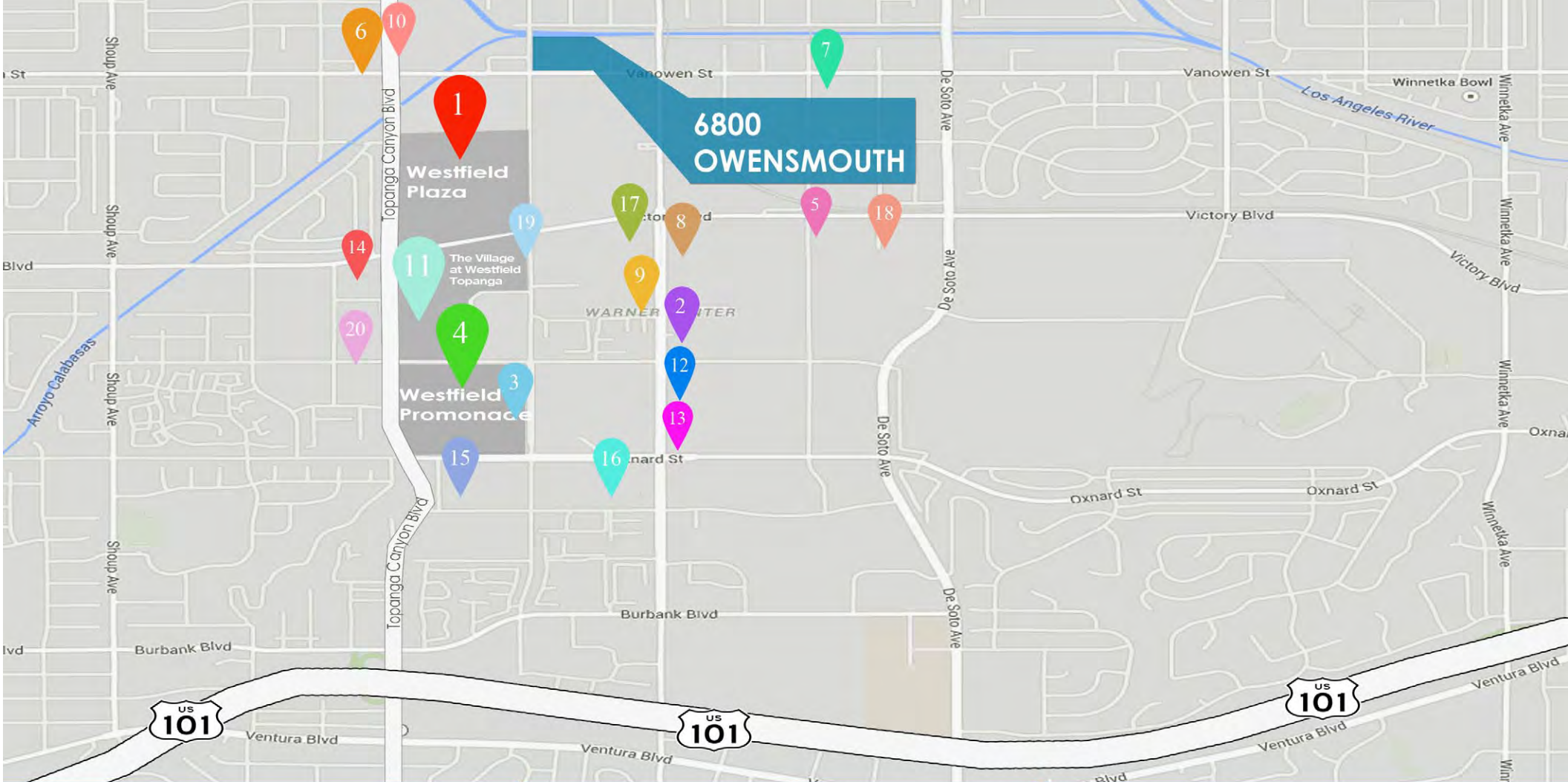
4TH FLOOR AVAILABILITIES

100% LEASED



Welcome
to the
Neighborhood





MAP

Local Amenities

- 1 ● Westfield Plaza
- 2 ● Hilton Hotel
- 3 ● Ruth's Chris
- 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

**LIVE.
WORK.
PLAY.**

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PRIME WARNER CENTER OFFICE SPACE



LEASING INFORMATION

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BRE# 01320005



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