

illi COMMERCIAL REAL ESTATE
the sign of a profitable property

PROFESSIONAL OFFICE AVAILABLE FOR LEASE

6110 Variel Avenue, Woodland Hills, CA 91367

illi COMMERCIAL REAL ESTATE

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CoStar POWERBROKER
ICSC INNOVATING COMMERCE SERVING COMMUNITIES
MEMBER RETAIL BROKERS NETWORK

OFFICE SPACE
WOODLAND HILLS , CA

PROPERTY FEATURES

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APPROX. 17,200 SF

PROFESSIONAL OFFICE AVAILABLE FOR LEASE

- ✓ 2nd floor office featuring over 20 private offices, oversized reception area, multiple meeting rooms, large bullpen area, kitchenette, four restrooms, and a freight elevator
- ✓ Ideal for office or creative office
- ✓ 94 shared parking spaces

AREA AMENITIES

- ✓ Prime Warner Center area
- ✓ Close proximity to Westfield Topanga and Topanga Village

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	31,282	214,483	426,233
Avg. HH Income	$107,014	$126,513	$128,847
Daytime Pop	31,641	208,017	414,618
Traffic Count	± 44,736 CPD ON VARIEL AVE & DE SOTO AVE		

OFFICE SPACE
WOODLAND HILLS , CA

INTERIOR PHOTOS

6110 Variel Avenue, Woodland Hills, CA 91367

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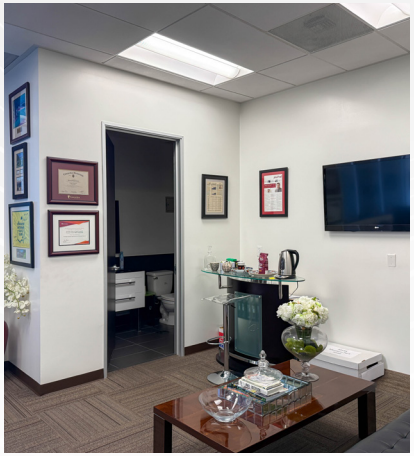
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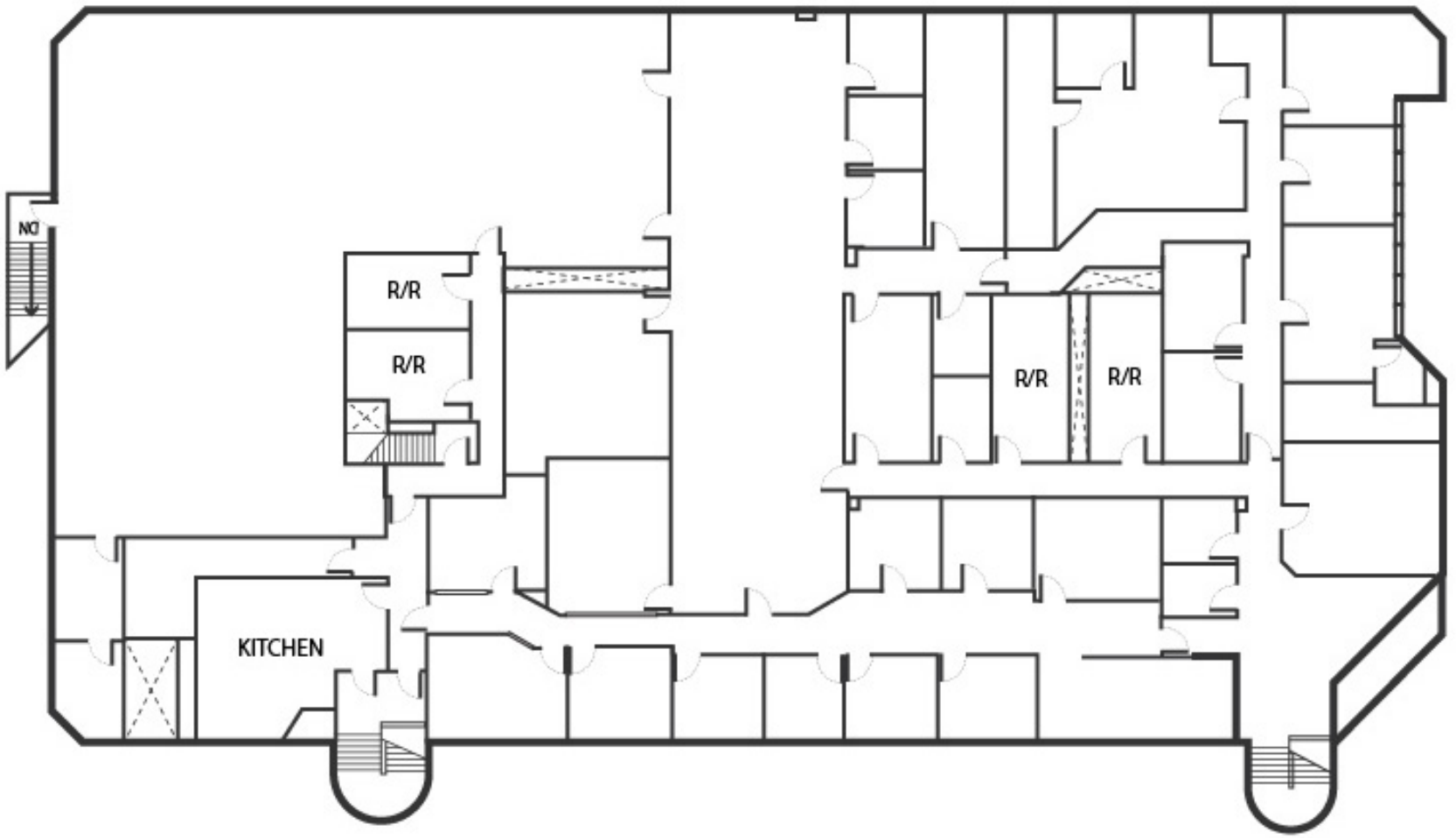




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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.


Westfield Topanga
amc THEATRES
H&M
TARGET
macy's
bloomingdale's
MICHAEL KORS
EXPRESS
HOLLISTER
PETSMART
BEST BUY
CHIPOTLE
THE HOME DEPOT
VICTORY BLVD
los angeles pierce college
COSTCO WHOLESALE
LA FITNESS
AVAILABLE
Office DEPOT
Staples
AT&T
ELTORITO
OXNARD ST
DE SOTO AVE
IN-N-OUT BURGER
US 101
WELLS FARGO
OWENSMOUTH AVE
CANOGA AVE
KAISER PERMANENTE
BURBANK BLVD
target
VENTURA BLVD
Denny's
WHOLE FOODS MARKET
Ralphs
ATRIUM
SUBWAY
TRADER JOE'S
CHASE
CVS pharmacy
DUNKIN'

AERIAL MAP



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