



**WARNER GATEWAY**

**21820**

**21860**

**BURBANK**

**B L V D**

WOODLAND HILLS, CA



## WARNER GATEWAY OVERVIEW

Warner Gateway, a Class-A office campus with two, three-story buildings, is located in the heart of the flourishing Warner Center, the downtown of the San Fernando Valley.

Warner Gateway is conveniently located in close proximity to the Ventura (101) Freeway and Topanga Canyon Boulevard. Access and parking are extremely efficient with two points of ingress/egress off Owensmouth Avenue, and immediate access to the freeway from Burbank Boulevard.

# EFFICIENT MODERN ACCESS

4.0/1,000 parking is available in the adjacent 5-story parking structure with easy access from both Burbank Boulevard and Owensmouth Avenue. Executive parking is available beneath each building

With its prime location in Warner Center, Warner Gateway provides companies with access to the entirety of the San Fernando Valley, as well as the neighboring markets of Agoura Hills/Calabasas, Thousand Oaks/Westlake Village, and even West Los Angeles.



Constructed in 1989 by Trammell Crow Company and designed by Nadel, Inc., the property's modern campus environment features balconies (quite 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 workspaces.

Plus, there's even more to come to the Warner Center area with additional planned entertainment and sports venue developments by Westfield.

**EVERYWHERE  
AND  
EVERYTHING**

- Newly-designed outdoor areas provide both creative and collaborative inspiration, including Wi-Fi in the courtyard
- 40,000+ SF floorplates offer tenants the flexibility to shape their space
- Four separate lobbies with easy access from anywhere on the campus
- Many suites include open-air balconies providing private outdoor work or break space

# BRING WORK OUTDOORS

ideal location to work & play

- On-site management and food service options
- Excellent access to the Ventura (101) Freeway
- Located within the Enterprise Zone
- Indoor amenity lounge/conference facility for meetings or after-hours events
- Energy Star rated
- AT&T redundant / Verizon Internet options



**Transportation**  
Adjacent to Metro  
Orange Line and 101 &  
405 Freeways



**Hotels**  
Warner Center has both a  
Hilton and Marriot hotel



**Shopping**  
Westfield Topanga Plaza,  
Westfield Promenade and The  
Village at Topanga all just a  
short distance away



**\$2.00/SF, FSG**  
Monthly Rental Rate



**4.0 / 1,000 RSF**  
Parking



### Structure

\$152 per month, reserved  
\$95 per month, unreserved

### Subterranean

\$184 per month, tandem  
\$170 per month, single





# WARNER GATEWAY

21820 & 21860 BURBANK BLVD.

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