



Class A Office Space

23,555 SF through 251,774 SF
Available for Sublease

6301 OWENSMOUTH WOODLAND HILLS, CA

[Watch Video Tour](#)

Term through January 31, 2027

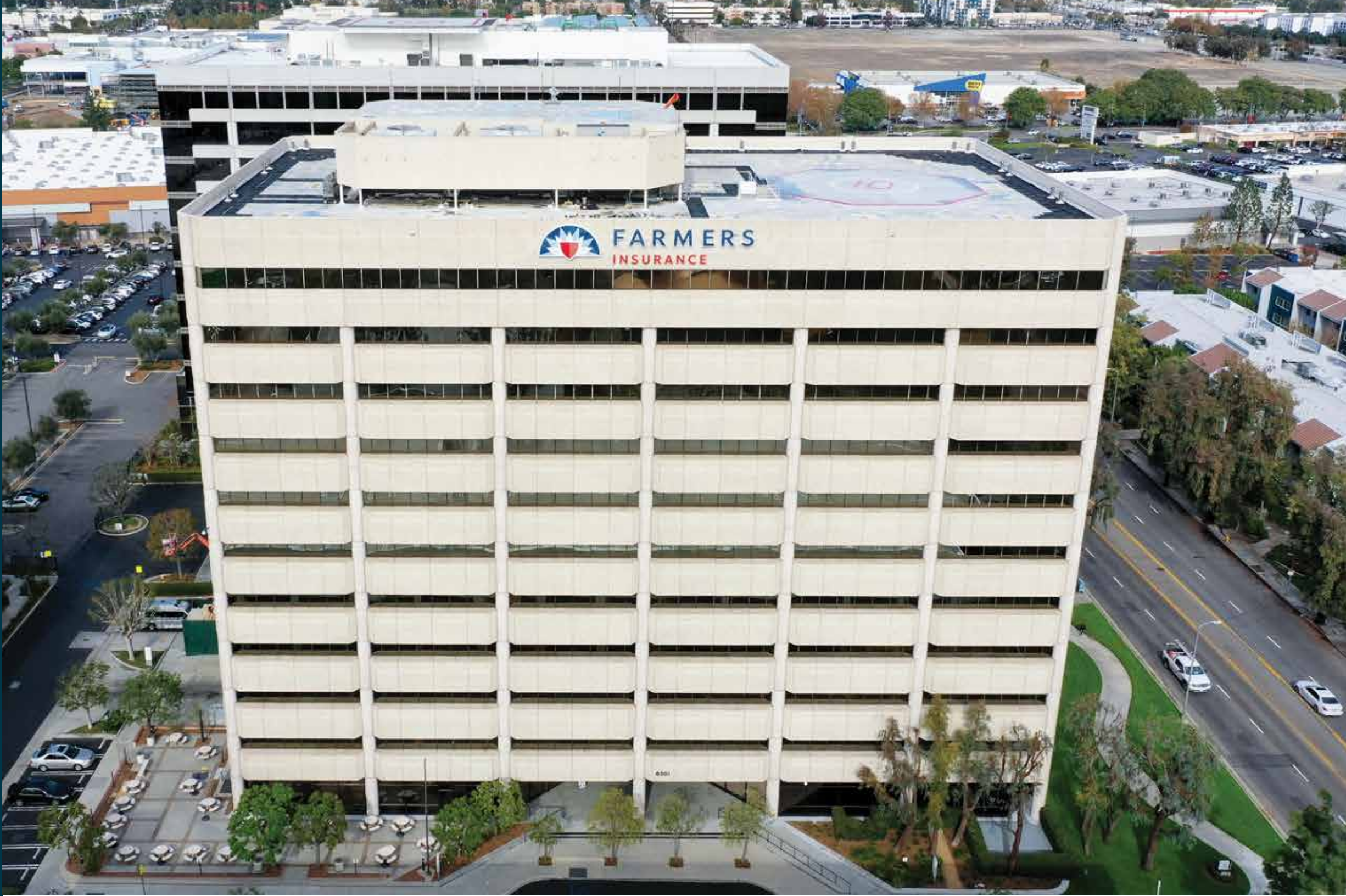
Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

6301
OWENSMOUTH
WOODLAND HILLS, CA

Class A Office Space
Up to 251,774 SF
Sublease Opportunity

Table of Contents

INTRO	2
SUMMARY	3
FEATURES	3
OFFERINGS	4
SF SPECS	4
INTERIOR GALLERY	4
INTERIOR GALLERY	5
GALLERY	6
GALLERY	7
FLOOR 3	8-9
FLOOR 10	10-11
NEIGHBORHOOD	12
AMENITIES MAP	13
PROXIMITY MAP	14-15
CONTACTS	16



6301
OWENSMOUTH
WOODLAND HILLS, CA

Positioned in the well-known Warner Center business hub, 6301 Owensmouth is a high amenity building that offers an abundant amount of dining and entertainment within walking distance. This high-image corporate HQ location has excellent access to the 101 freeway making commuting easy from all areas of the San Fernando Valley.

- 

Breathtaking panoramic views of the Valley
- 

Secure Site
- 

Convenient access to the 101 freeway
- 

On site gym
- 

Located within walking distance to the Westfield Topanga and Promenade Shopping Mall
- 

Dining hall and cafeteria
- 

Parking Ratio: 3.67/1,000 SF
- 

Furniture available
- 

Flexible space options ranging from single floor, multi-floor, to entire building
- 

6 Electric Vehicle (EV) Charging Stations
- 

Courtyard with outdoor seating
- 

Sublease term through January 31, 2027

6301

OWENSMOUTH

WOODLAND HILLS, CA

UP TO 251,774 SF AVAILABLE (by building/floor)

FLOOR 11	24,419 SF
FLOOR 10	23,556 SF
FLOOR 9	23,556 SF
FLOOR 8	23,556 SF
FLOOR 7	23,555 SF
FLOOR 6	23,555 SF
FLOOR 5	23,555 SF
FLOOR 4	23,555 SF
FLOOR 3	23,555 SF
FLOOR 2	23,555 SF
GROUND LEVEL	14,106 SF
BASEMENT/STORAGE	+6,083 SF





6301
OWENSMOUTH
WOODLAND HILLS, CA

SAMPLE FLOOR PLAN



3RD FLOOR



OWENSMOUTH 11

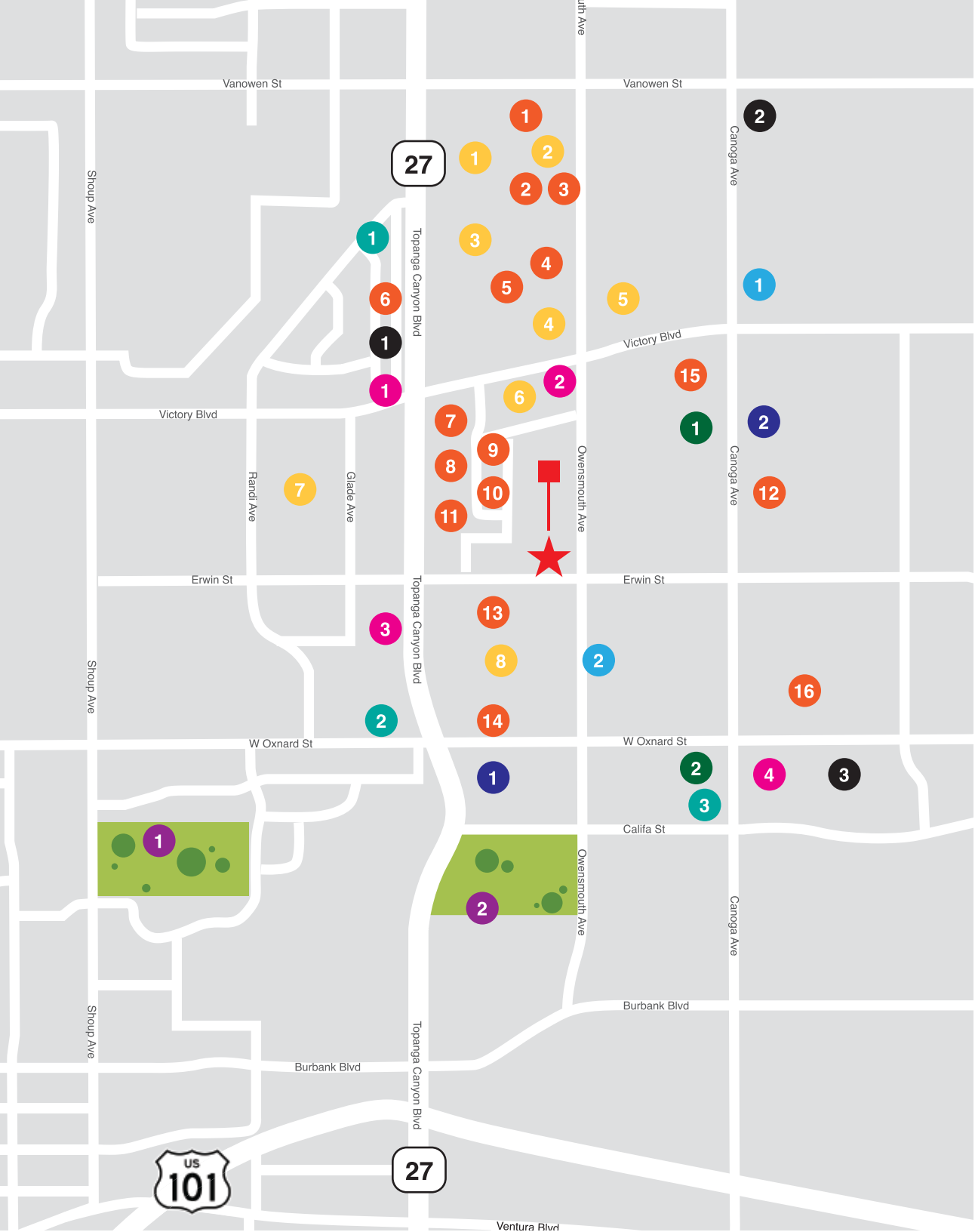
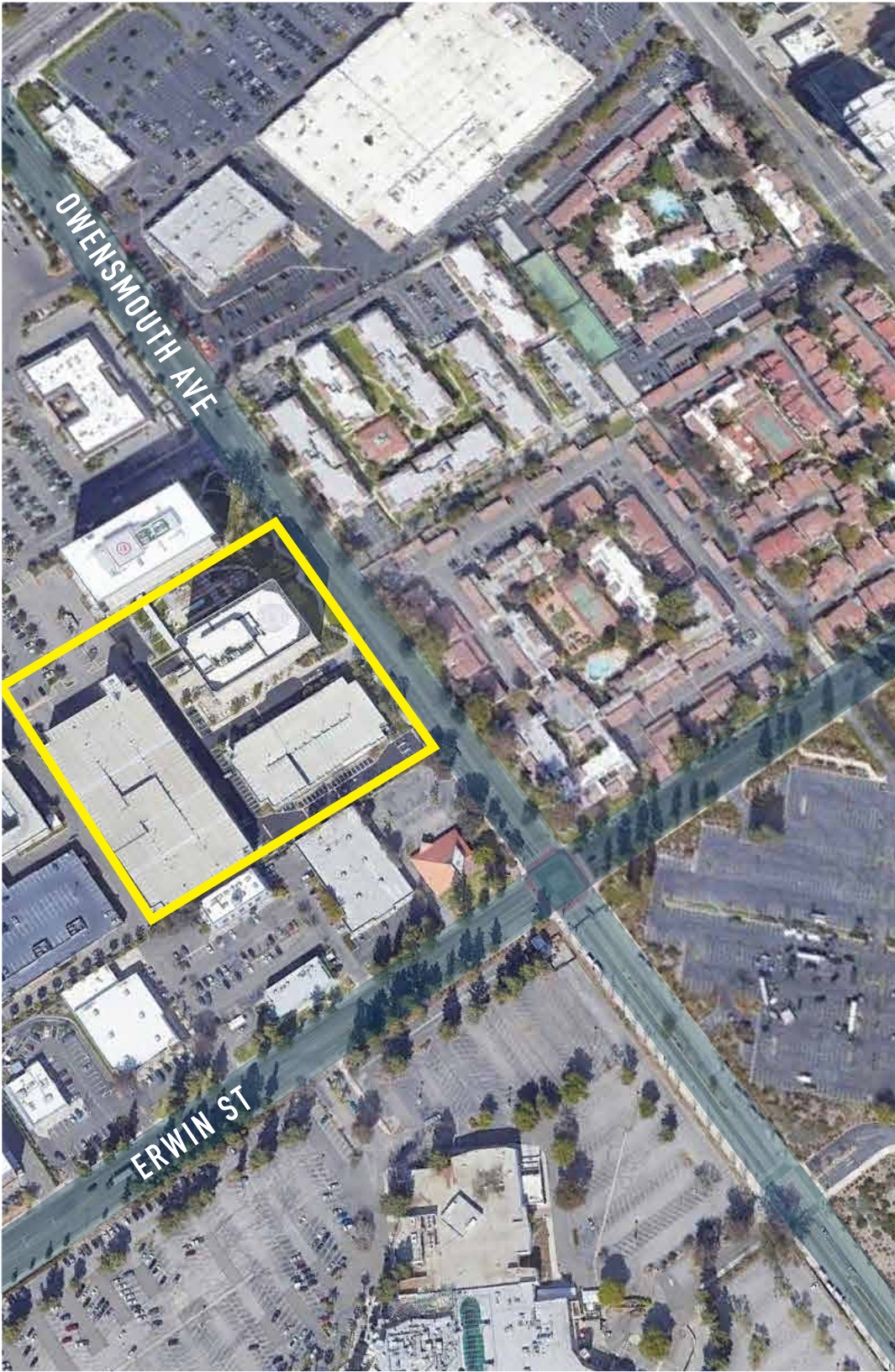
ABOUT THE NEIGHBORHOOD

Centrally located in Warner Center, 6301 Owensmouth is within walking distance to a collection of residential choices, amenities and ease of access to major freeways and public transportation.

Warner Center contains a mix of companies and industries, ranging from healthcare, financial services and professional services. Considered to be one of L.A.'s world-class shopping destinations, the nearby Westfield Topanga & The Village's open-air mall brings an impressive portfolio of retailers and dining offerings.

This mix-used and transit-oriented neighborhood provides walkability and sustainability among both local workforces and visitors of Woodland Hills.

2021 DEMOGRAPHICS	
TOTAL POPULATION	68,242
TOTAL DAYTIME POPULATION	87,286
WORKERS	51,396
RESIDENTS	35,890
MEDIAN HOUSEHOLD INCOME	\$107,589
MEDIAN AGE	43.7



WARNER CENTER AMENITIES MAP

Resturants/Coffee

1. Starbucks
 2. Cinnabon
 3. Gyu-Kaku
 4. Blaze Pizza
 5. California Pizza Kitchen
 6. Shake Shack
 7. JOEY Woodland Hills
 8. Il Fornaio
9. The Coffee Bean & Tea Leaf
 10. Veggie Grill
 11. Wokcano
 12. Morton's The Steakhouse
 13. Maggiano's Little Italy
 14. P.F. Chang's
 15. Starbucks
 16. Tomoya Sushi & Izakaya

Shopping

1. Macy's
2. Target
3. Westfield Topanga & The Village
4. Nordstrom
5. Best Buy
6. Costco
7. Amazon Fresh
8. Westfield Promenade

Banks

1. Chase Bank
2. Wells Fargo Bank
3. Bank of America

Transit

1. Canoga Station
2. Warner Center Station

Hotels

1. Marriott Warner Center
2. Hilton Woodland Hills

Parks

1. Woodland Hills Recreation Center
2. Warner Center Park

Gas Stations

1. Mobil
2. Costco Gas
3. Chevron
4. Chevron

Postal

1. The UPS Store
2. FedEx
3. USPS

Fitness

1. LA Fitness
2. Equinox

6301
OWENSMOUTH
WOODLAND HILLS, CA

SANTA
CLARITA

SIMI VALLEY

THOUSAND
OAKS

CALABASAS

TOPANGA

MALIBU

SANTA
MONICA

BURBANK

GLENDALE

PASADENA

BEVERLY
HILLS

LOS
ANGELES

INGLEWOOD

DOWNEY

POSITIONED FOR
PROXIMITY & ACCESS





For more information:

Scott Becket
Executive Vice President
310 595 3640
scott.becket@am.jll.com

Richard Bright
Executive Vice President
818 736 4987
richard.bright@am.jll.com

6301
OWENSMOUTH
WOODLAND HILLS, CA

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.