

Individual desk space available

5900

5900

ONE HOUR PARKING

PEAK CORPORATE BUILDING



5900 Canoga Avenue
Woodland Hills, CA 91367

OFFERING MEMORANDUM



Peak Corporate Building

Exclusively
Marketed By
PEAK COMMERCIAL
818-836-6717

Table
of Contents

Investment Overview

Regional Map

Local Map

County Overview

Aerial Map

Property Details

Offering Summary

Property Details

Address	5900 Canoga Avenue Woodland Hills, California 91367
Square Footage	48,344 SF
Land Area	92,748 Sq. Feet
Year Built	1980
Assessors Parcel Number	2149002034

Site

Zoning	LAWC
Number of Buildings	1
Number of Stories	4
Parking	Free On Site



Common Area Amenities

- Security Door - remote access only
- Onsite security
- Parking
- Conference Room
- Break Room

For Lease

Space Available

1,000- 3,200 S.F.

Asking Rate

\$2.10 per Square Foot

Type of Lease

Gross Lease

Ask about our shared space and desk availability.



Investment Summary

Asking Rate	\$2.10/SF/Gross
Space Available	Approx. 1,000- 2,300 SF
Building Size	48,344 SF
Land Area	92,748 Sq. Feet



Offering Summary

Building Size	48,344 SF
Land Area	92,748 Sq. Feet
Number of Suites/Spaces	1
Number of Stories	4
Year Built	1980
Parking	Free On Site



For Lease

Space Available

1,000- 3,200 S.F.

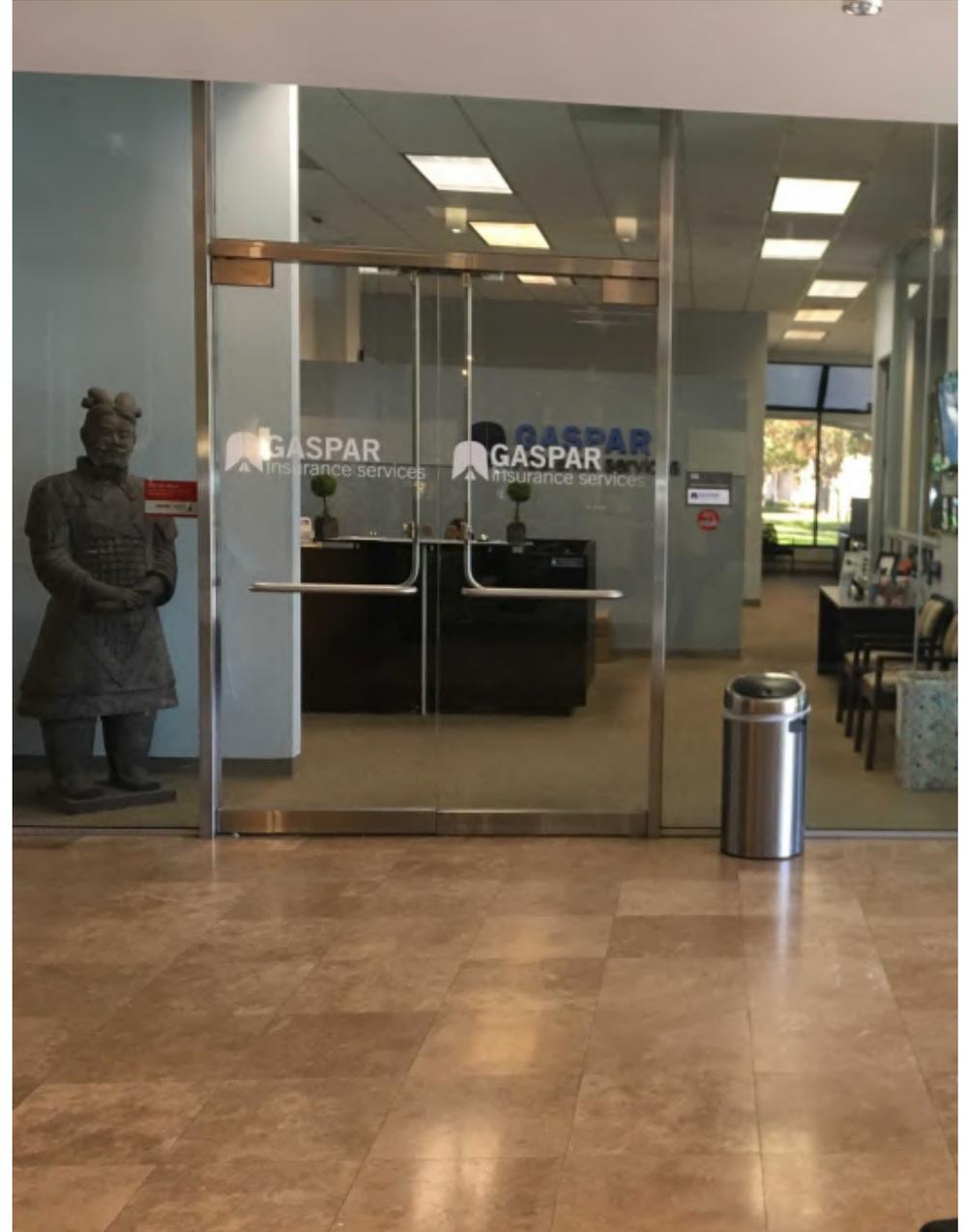
Asking Rate

\$2.10 per Square Foot

Type of Lease

Gross Lease

Ask about our shared space and desk availability.

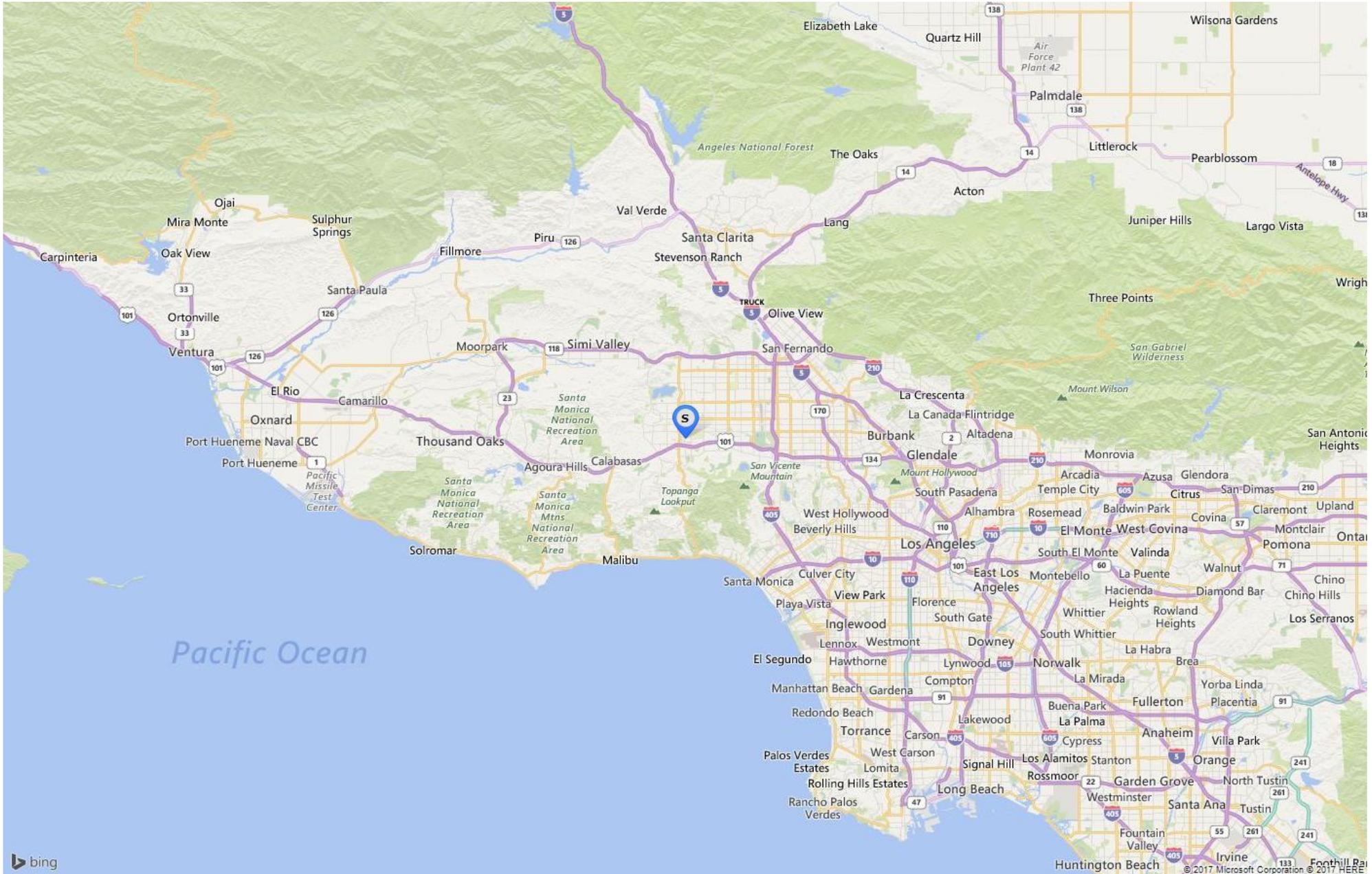








Regional Map



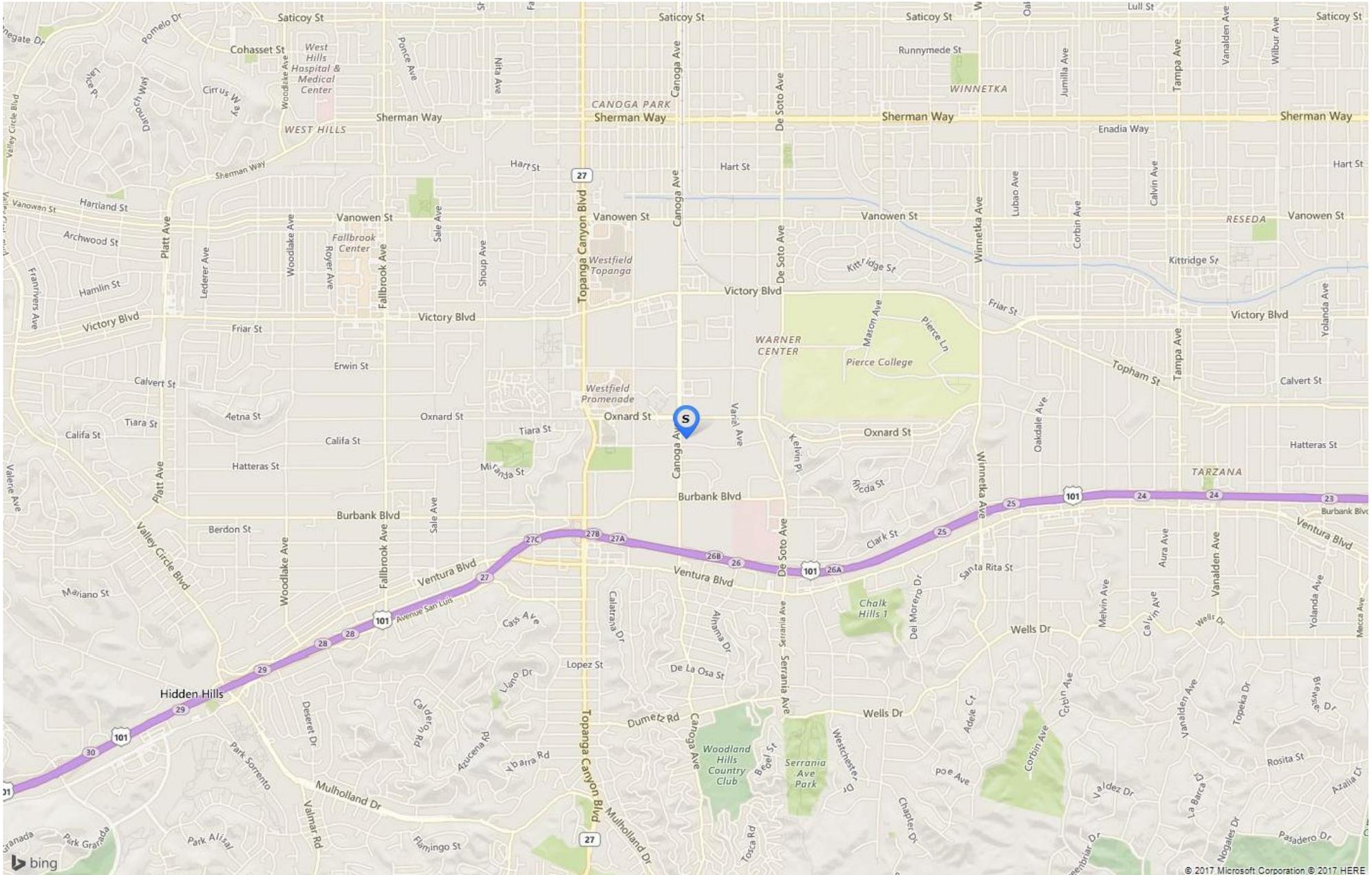
bing

Investment Summary

5900 Canoga Avenue
Woodland Hills, California 91367

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.

Local Map



© 2017 Microsoft Corporation © 2017 HERE

Area Overview

5900 Canoga Avenue
Woodland Hills, California 91367

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.

Area Overview



County Overview

The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis - formed by the six neighboring

counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange - is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion - placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer to everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world are located in Los Angeles.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net,

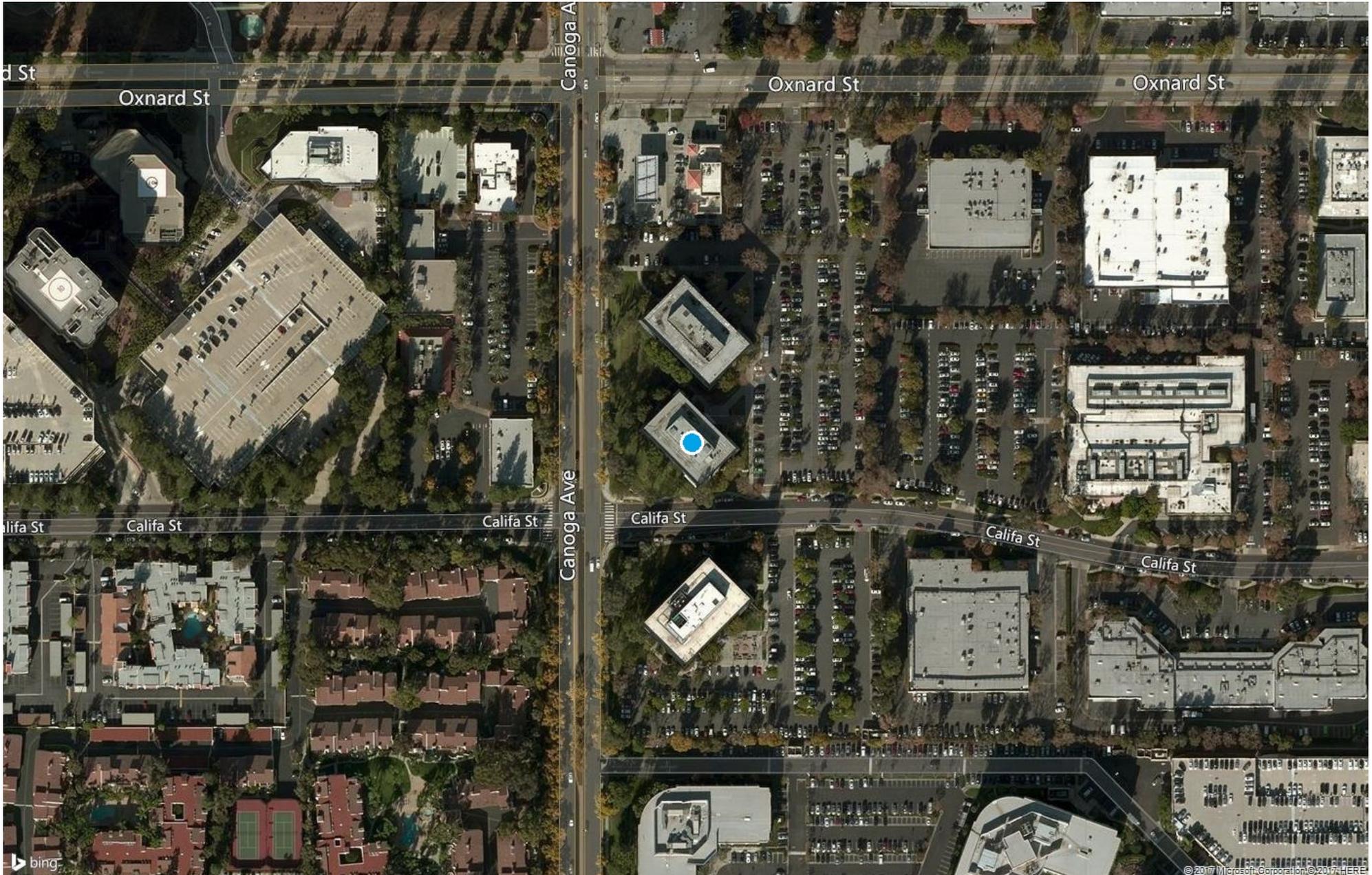
Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.



County Highlights

- Los Angeles County is the world's 18th largest economy.
- Los Angeles part of the "Tech Coast" and is regarded as one of the main entrepreneurial regions of the world. It has approximately 200,000 small businesses, which is twice as many small businesses as can be found in any other region of the United States.
- If Los Angeles' five county area were a state, it would be the fourth largest in the United States.
- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S city.

Aerial Map



Area Overview

5900 Canoga Avenue
Woodland Hills, California 91367

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.

CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By:

Peak Commercial

Kevin M. Levine

Executive Vice President

818-836-6717

Kevinl@peakcommercial.com

