

CREATIVE  
MODERN

# WARNER CENTER

FREESTANDING OFFICE/R&D SPACE FOR LEASE

21204 Erwin Street • Woodland Hills, CA



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



21204 Erwin Street  
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OFFICE SPACE AVAILABLE FOR LEASE



### PROPERTY DETAILS

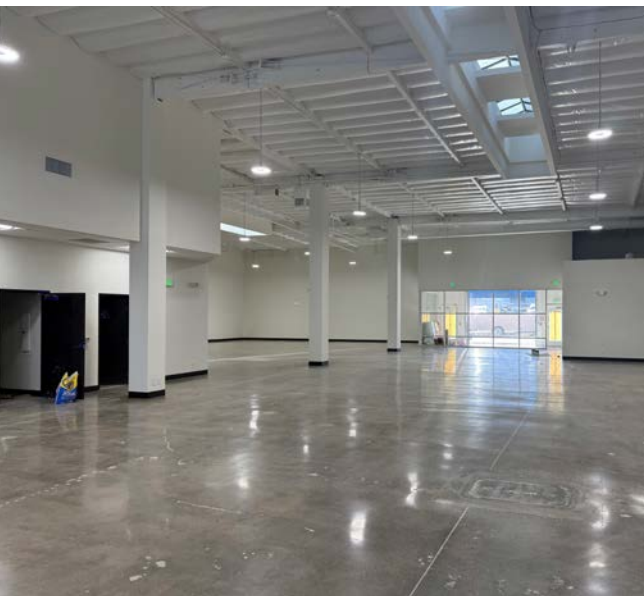
**Location:** 21204 Erwin Street  
Woodland Hills, CA

**Size:** 11,130 RSF

**Lease Rate:** Negotiable - Tenant is  
Responsible for Janitorial and  
Utilities

### PROPERTY HIGHLIGHTS

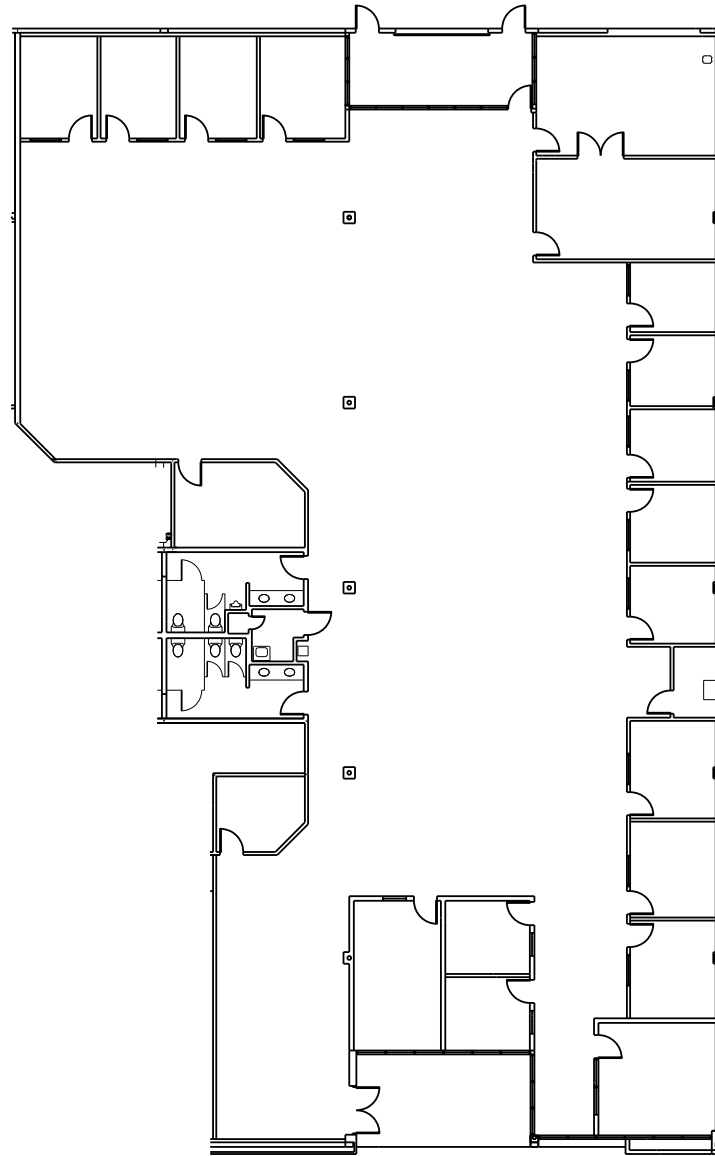
- Free Standing Corporate Identity
- Office / R&D Building
- Skylights Throughout
- High Ceilings
- Controlled Environment
- 3/1,000 Free Surface Parking



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## FLOORPLAN



NOT TO SCALE



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For more information:

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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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Corporate ID #01191898

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made to the accuracy of the foregoing  
information. Terms of lease and  
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