



## **Gelb Enterprises Pays \$22 Mil for Warner Center Office Building**

Gelb Enterprises purchased a 108k sf office building in the west San Fernando Valley in a recent transaction valued at \$22 mil (\$204/sf). The multi-tenant building is located at 6200 Canoga Ave, between Oxnard St and Victory Blvd in the Warner Center area of Woodland Hills.



The property consists of a four-story building situated on two acres of land. It includes an on-site, seven-level parking structure containing 418 spaces. The buyer, a local private real estate investment firm, plans to relocate its headquarters to the building.

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Gelb had just collected \$23 mil from the sale of shopping center in the Valley. The property, situated on eight acres at San Fernando Mission Rd and Woodley Ave in Granada Hills, was purchased by Harridge Development Group, who plans to redevelop the site into a mixed-use project consisting of 440 res units and 60k sf of retail. Esses repped Gelb in this deal, as well.