



WARNER PREMIER

5550 TOPANGA CANYON BLVD

OFFICE SPACE FOR LEASE | WARNER CENTER

 **LEE &
ASSOCIATES**
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



1,024–8,488 RSF
FOR LEASE



\$2.45 FSG
ASKING RENT



3/1,000 RSF
PARKING RATIO

PARKING RATES \$104 Single Unreserved | \$132 Single Reserved | \$187 Tandem Unreserved

PROPERTY OVERVIEW





FOR LEASE

5550 TOPANGA CANYON BLVD

WARNER CENTER



**NEW OWNER
& MANAGER**



**BUILDING WIDE
RENOVATIONS**
INTERIOR & EXTERIOR
COMING SOON



**NEW
AMENITIES**
COMING SOON



NEW OWNERSHIP & VISION

Warner Premier is under new ownership and management, driving a complete reimagining of the property with a focus on modernization, efficiency, and tenant experience.



MODERN AMENITIES COMING SOON

Tenants will enjoy new amenities including a lounge, outdoor seating areas, and refreshed corridors designed for comfort and collaboration.



GROUND-FLOOR SUITES

Spacious ground-floor suites feature high ceilings and abundant natural light, ideal for creating open, inspiring workspaces.



BUILDING-WIDE RENOVATIONS

Comprehensive upgrades are underway across the lobby, restrooms, corridors, common areas, landscaping, and signage to create a modern, inviting environment.



PRIME WARNER CENTER LOCATION

Located in the heart of Warner Center with immediate access to the 101 Freeway, retail, and dining—offering unmatched visibility and convenience.



EXCEPTIONAL ACCESS & PARKING

Covered and surface parking options with direct building access provide ease and convenience for tenants and visitors alike.

AVAILABLE

SUITE	SIZE	MO. RATE/SF
100*	4,256 RSF	\$2.45 FSG
130*	4,232 RSF	\$2.45 FSG
155	2,040 RSF	\$2.45 FSG
180*	1,024 RSF	\$2.45 FSG
205	1,592 RSF	\$2.45 FSG
250**	5,602 RSF	\$2.45 FSG
260**	1,938 RSF	\$2.45 FSG

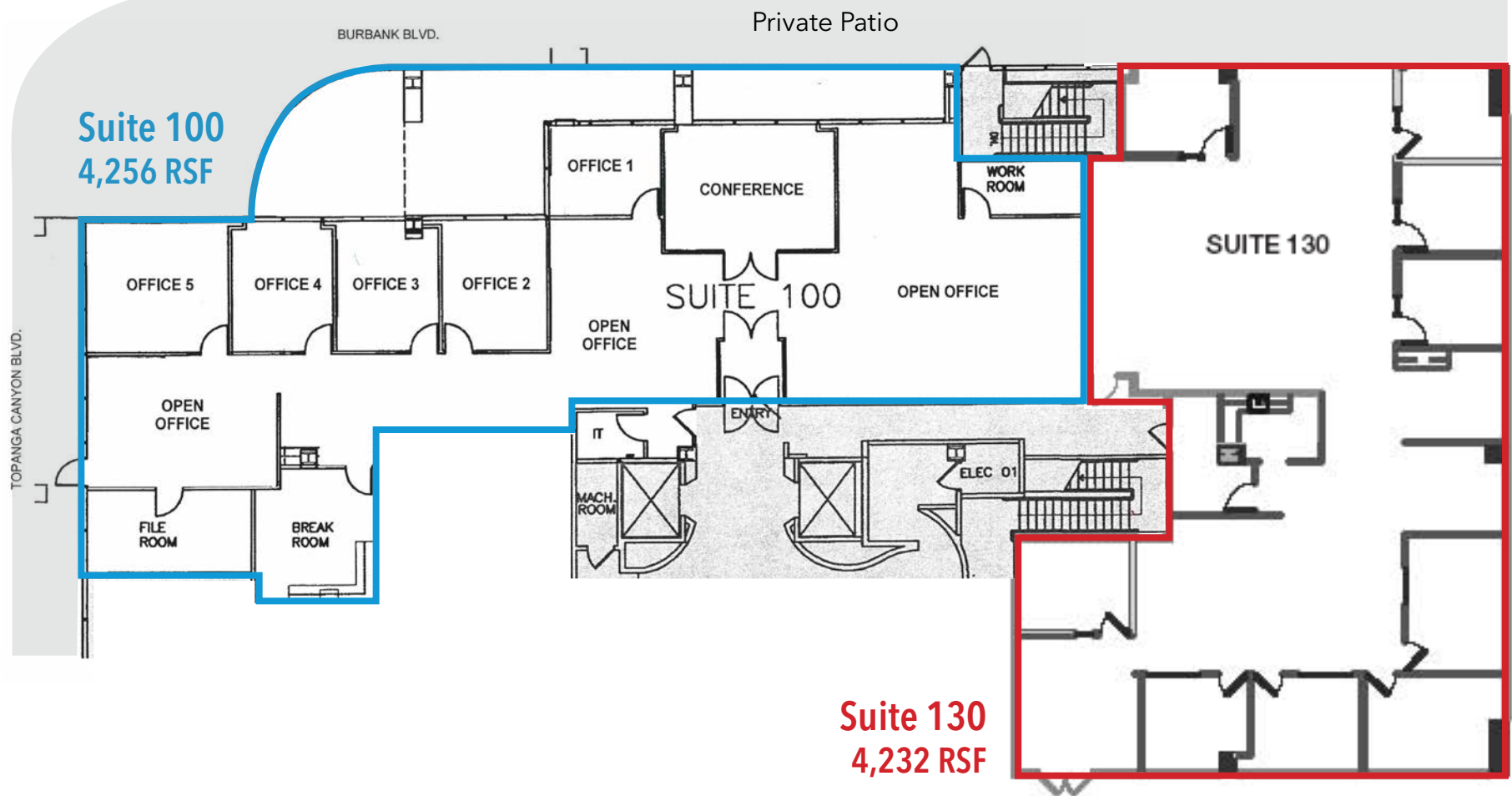
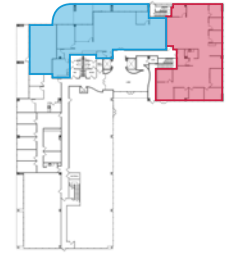
*SUITES 100, 130 ARE CONTIGUOUS FOR 8,488 OR 9,512 RSF WITH THE ADDITION OF SUITE 180

**SUITES 250 & 260 ARE CONTIGUOUS FOR 7,540 RSF

SUITE 100 - 4,256 RSF

SUITE 130 - 4,232 RSF

Contiguous for 8,488 SF / 9,512 SF (w/ Suite 180)

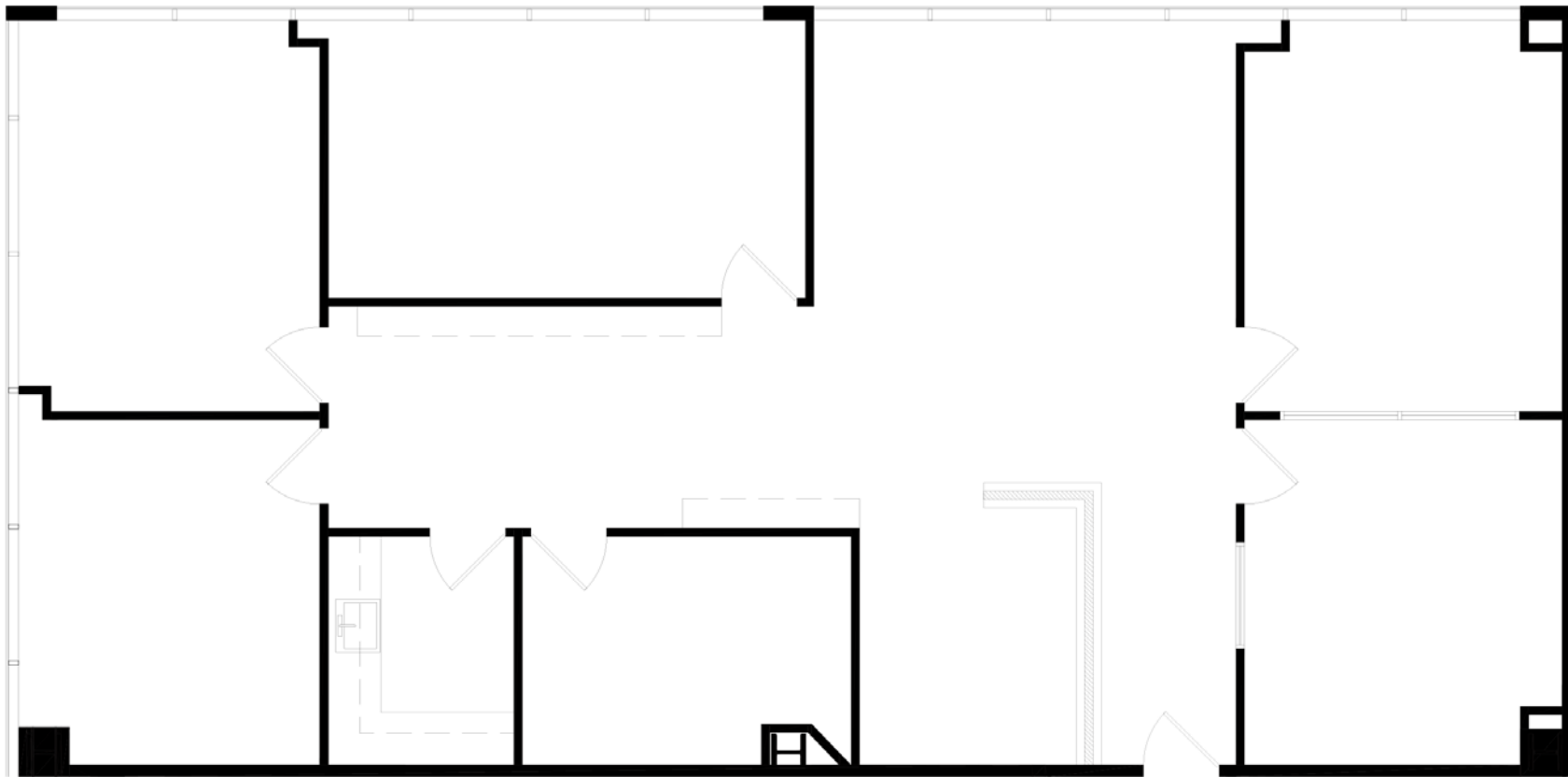


SUITE 155

2,040 RSF

SUITE HIGHLIGHTS

- Four Windowed Offices
- Conference Room
- Move-In Ready Spec Suite
- Kitchen / Storage
- Open Area



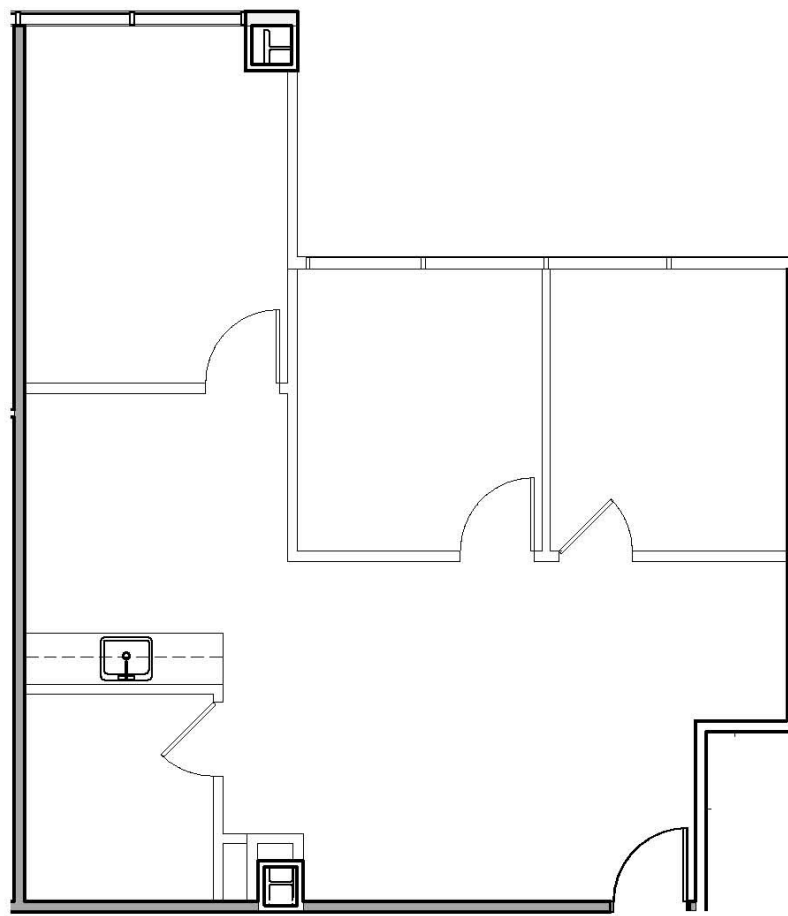
SUITE 180

1,024 RSF

Contiguous with Suites 100
& 130 for 9,512 SF

SUITE HIGHLIGHTS

- Brand-New Spec Suite!
- Three Private Offices
- Kitchen
- Upgraded Led Lighting
- LVT Flooring
- Glass Sidelights
- Modern Finishes

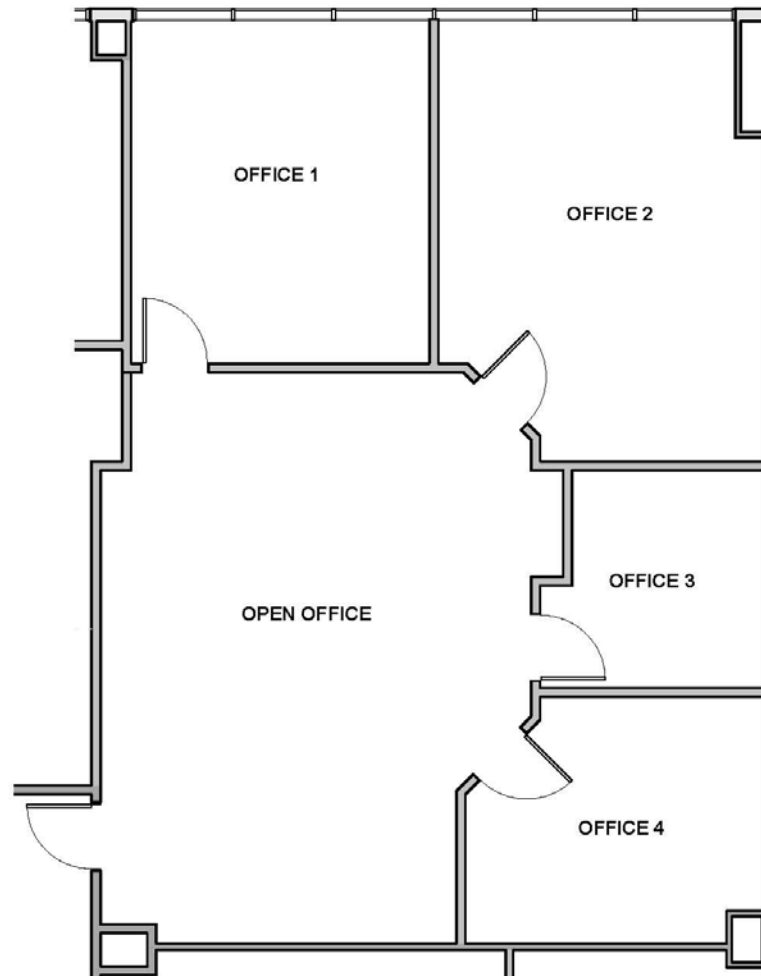
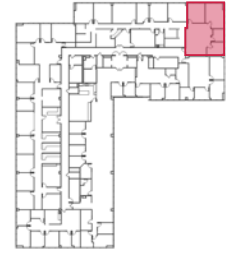


SUITE 205

1,592 RSF

SUITE HIGHLIGHTS

- Brand New Spec Suite!
- 3 Private Offices
- Open Bullpen Area
- One Executive Office/Conference Room
- Recently Upgraded Led Lighting
- New Paint With Accent Walls
- New LVT Flooring In Open Area With Carpet In Offices



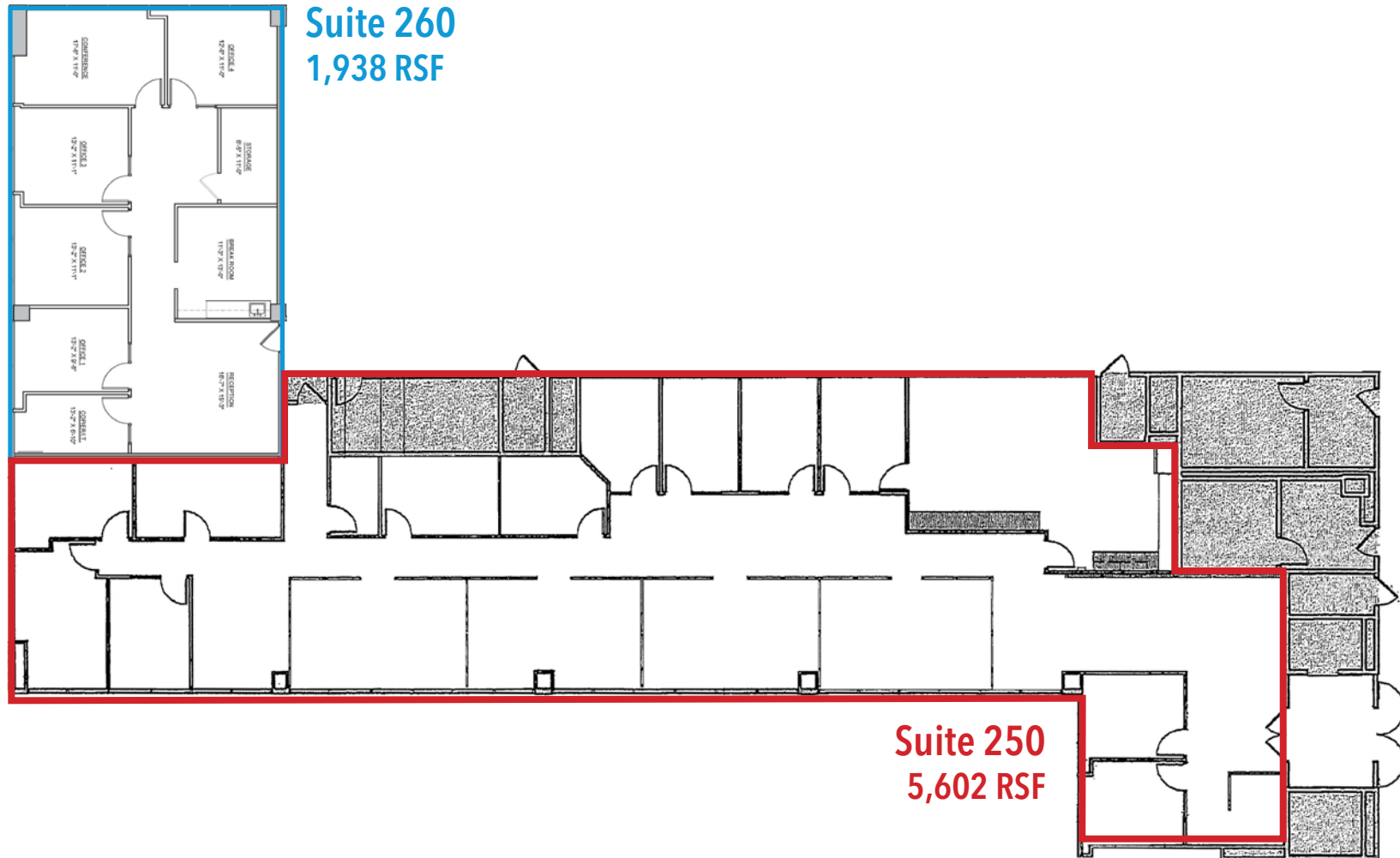
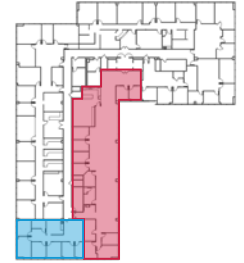
SUITE 260 - 1,938 RSF

SUITE 250 - 5,602 RSF

Contiguous for 7,540 SF

SUITE HIGHLIGHTS

- Extraordinary Window Line
- Efficient Floor Plan
- Open Work Area
- Upgraded Break Room



Suite 260
1,938 RSF

Suite 250
5,602 RSF

Westfield TOPANGA

★ macy's NORDSTROM Neiman Marcus BLAZE PIZZA Apple Store

bloomingdale's rack ROGER DUNN GOLF SHOP LA FITNESS Jamha Juice T-Mobile

DSW DESIGNER SHOE WAREHOUSE carter's Hilton WARNER CENTER

Office DEPOT OfficeMax SHARKY'S citi amazon fresh

Westfield THE VILLAGE

M.FREDRIC CAVA Burke Williams SusieCakes verizon Total Wine pressed juicery Panera W EMC J.Jill ATHLETA tenderloins Crate&Barrel

5550
Topanga Canyon Blvd

Bank of America The Container Store

citibank



WWW.5550TOPANGA.COM

FOR MORE INFORMATION, PLEASE CONTACT

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