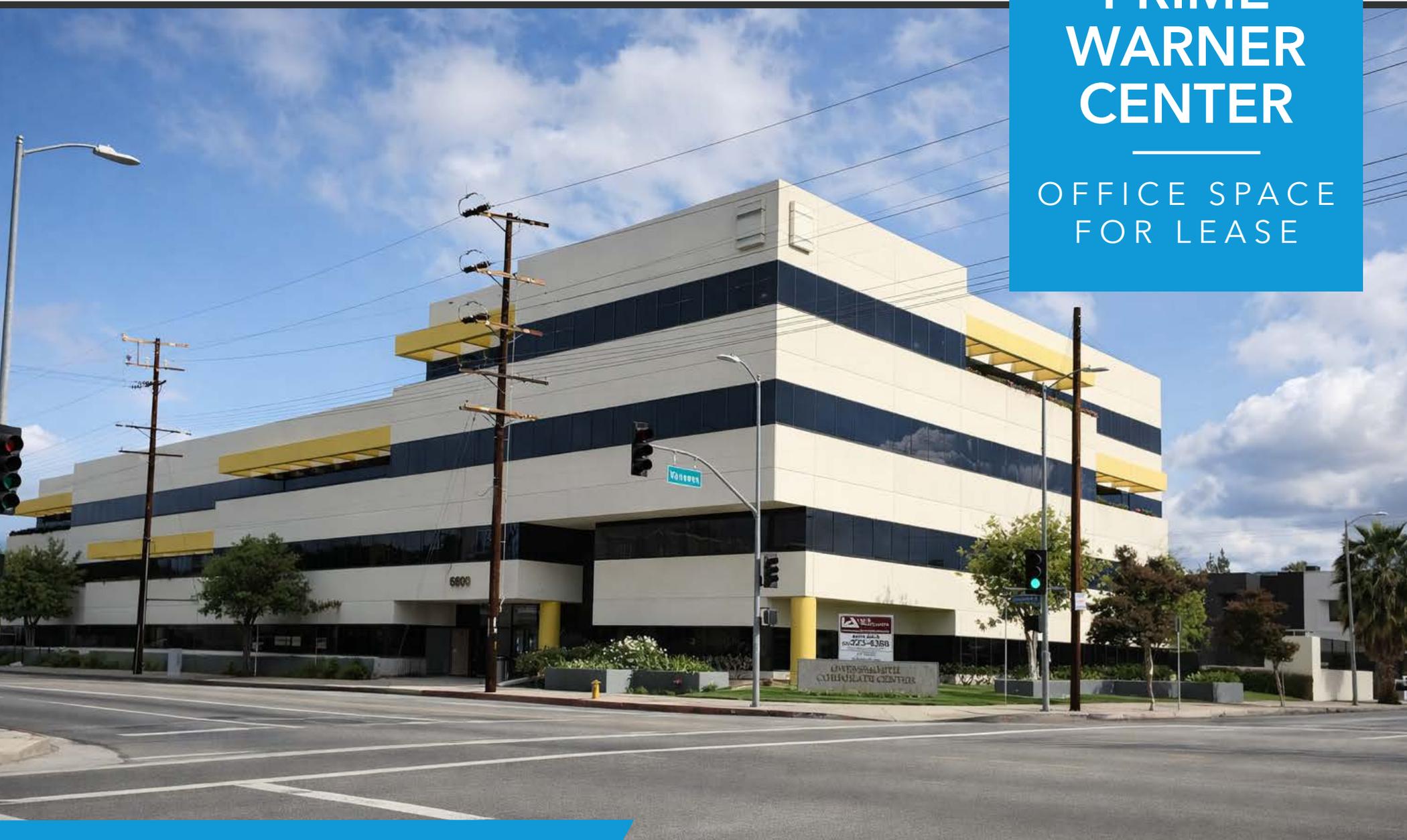


6800 Owensmouth Avenue | Warner Center, CA

# PRIME WARNER CENTER

OFFICE SPACE  
FOR LEASE



**Jay Rubin**  
Principal  
818.223.4385  
jrubin@lee-re.com  
DRE# 01320005

**Eugene Kim**  
Principal  
818.444.4919  
ekim@lee-re.com  
DRE# 01521416

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## LEASING TERMS

- Asking Rate: \$2.00 FSG
- Lease Term: 3-7 Years
- Parking: \$55/Car (3/1,000 RSF) | Free Visitor

## PROPERTY HIGHLIGHTS

- Steps To Westfield Topanga's Premier Retail & Dining
- Move-In Ready Suites Available
- On-Site Cafe - Ring Cafe
- Free Visitor Parking And Covered Tenant Parking
- Private Balconies On Select Suites
- Shared Conference Room

## AVAILABLE SPACES

SUITE	SIZE
200	2,587 RSF
295	850 RSF
300*	3,000 RSF
310*	1,940 RSF
315*	3,209 RSF
370	5,603 RSF
425	525 RSF
440	755 RSF

\*Suite 300, 310, 315 Contiguous for 8,149 RSF



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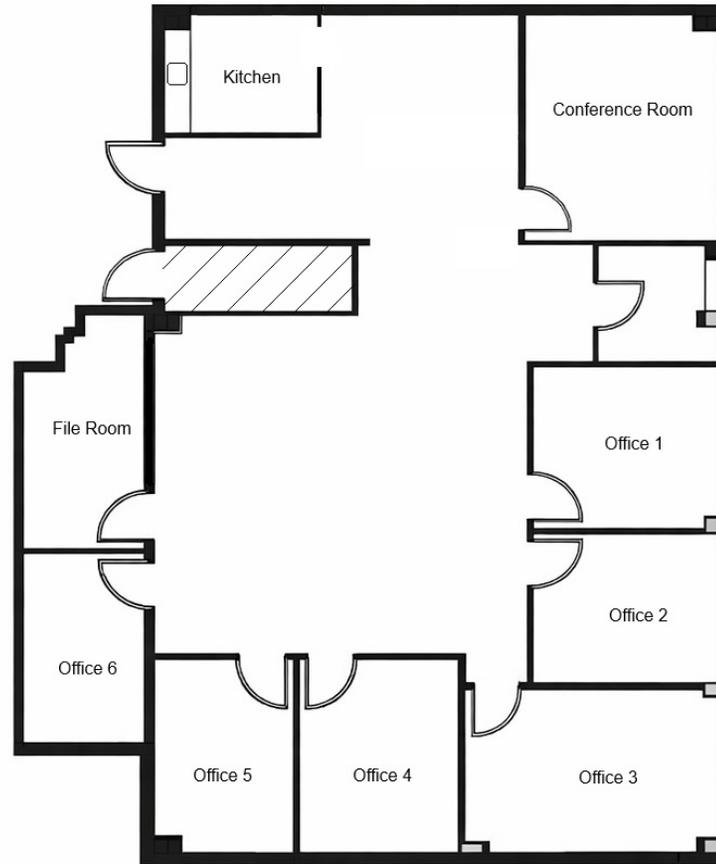
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# PRIME WARNER CENTER OFFICE SPACE FOR LEASE

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# 6800

OWENSMOUTH AVE



SUITE  
200

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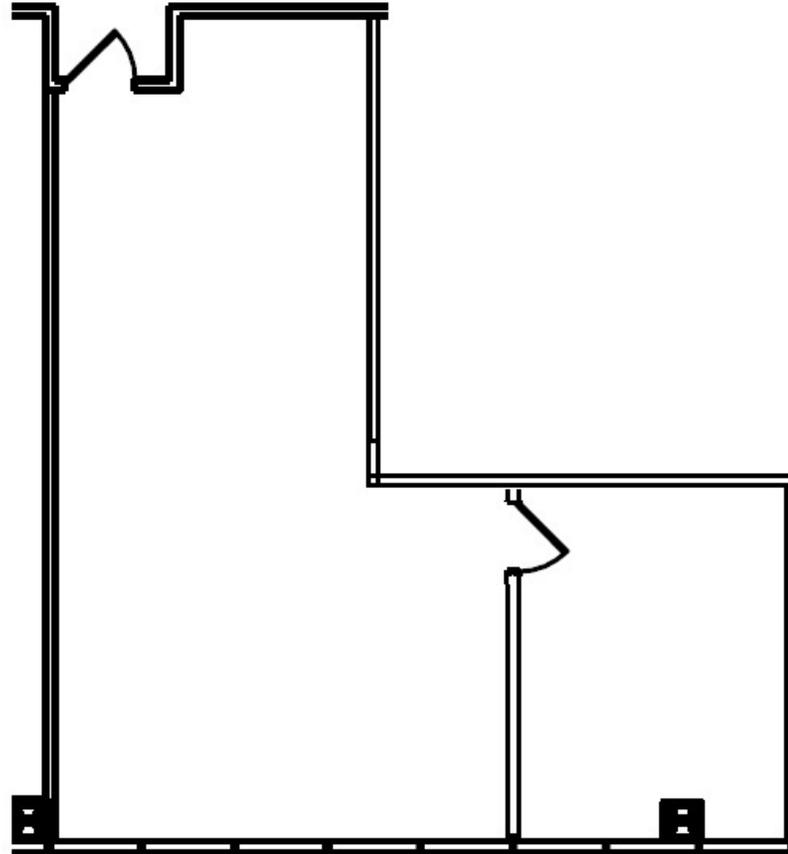
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# PRIME WARNER CENTER OFFICE SPACE FOR LEASE

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# 6800

OWENSMOUTH AVE



SUITE  
295

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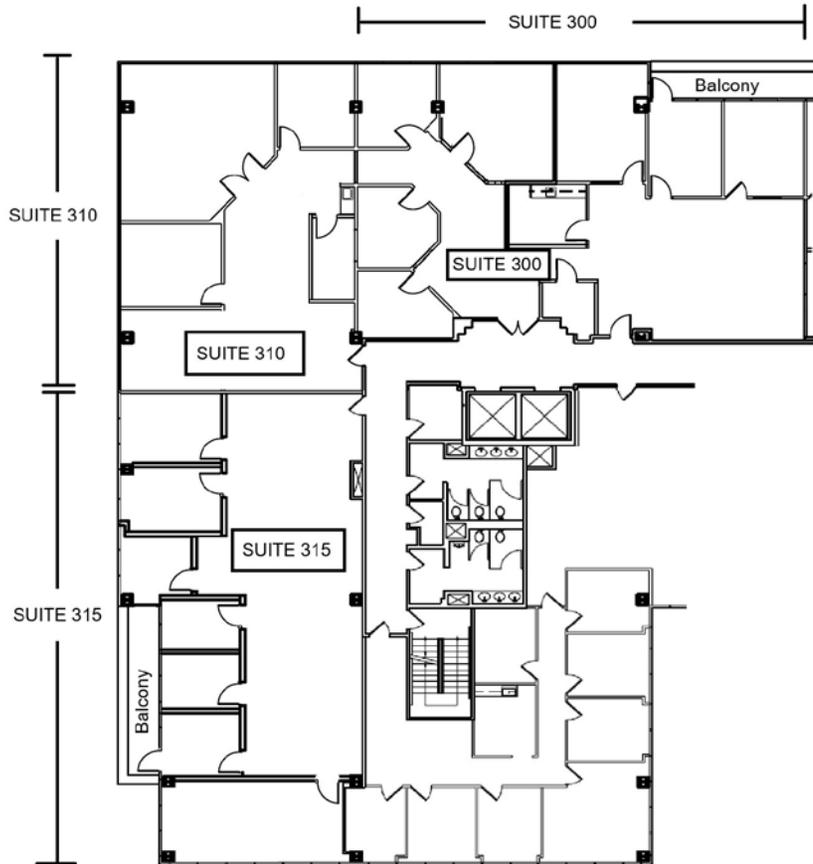
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# 6800

OWENSMOUTH AVE



SUITES  
300  
310  
315

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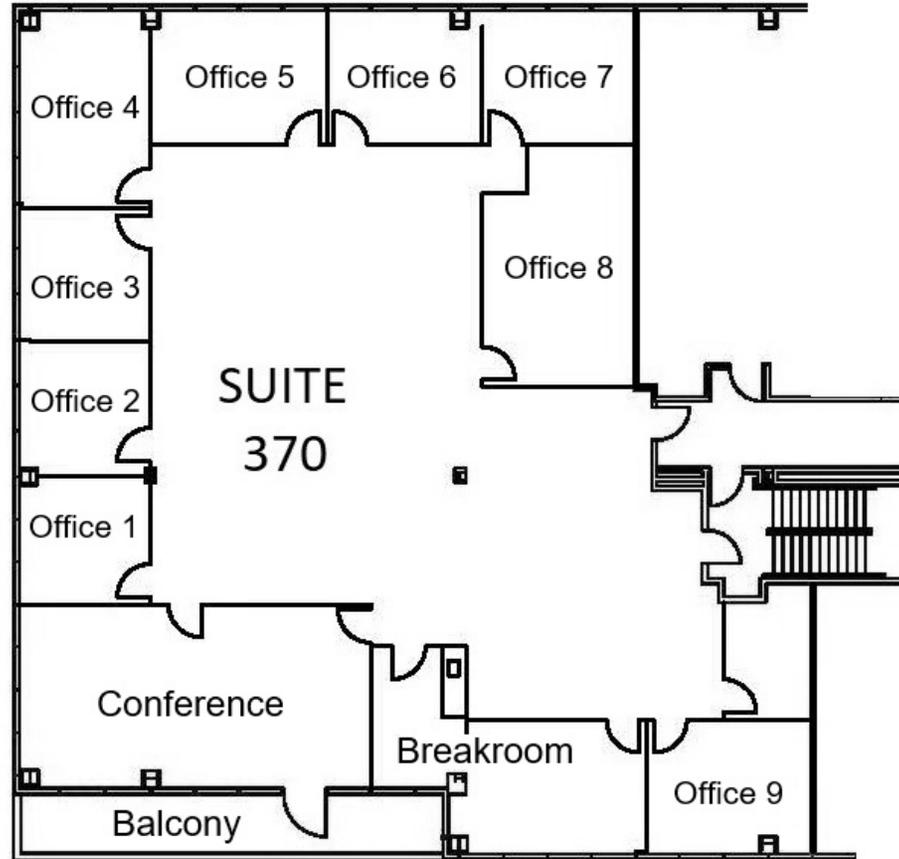
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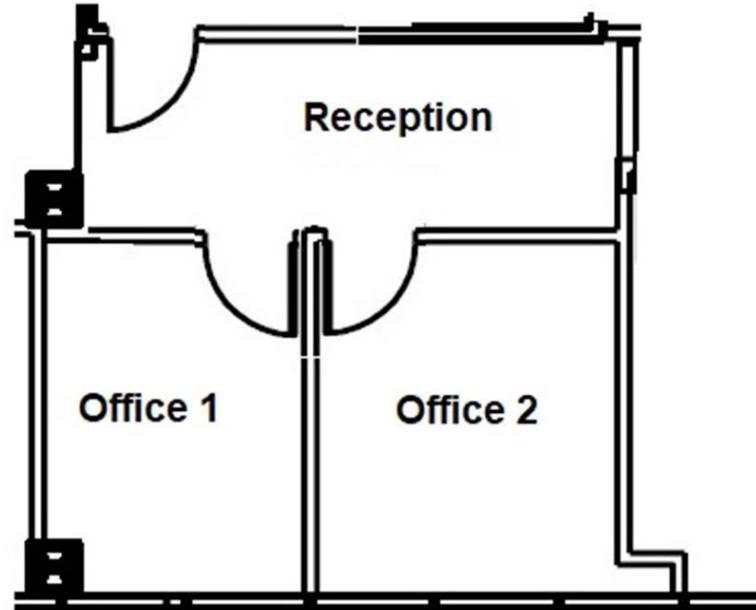
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OWENSMOUTH AVE

SUITE  
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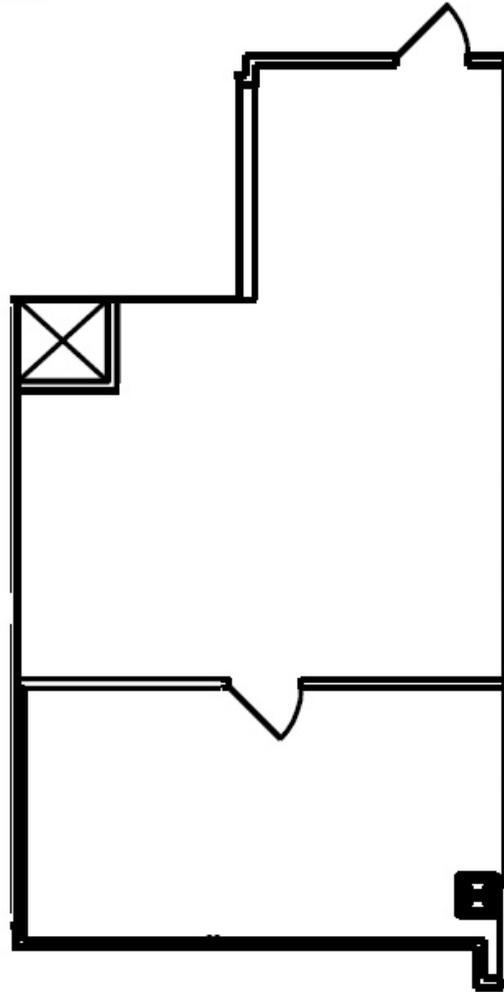
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