

# WARNER PREMIER

# 5550 TOPANGA CANYON BLVD

OFFICE SPACE FOR LEASE | WARNER CENTER

 **LEE &  
ASSOCIATES**  
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**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.



#### BUILDING-WIDE RENOVATIONS

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



#### MODERN AMENITIES COMING SOON

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



#### 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.



#### GROUND-FLOOR SUITES

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



#### 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
170*	2,493 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, 155, 170 & 180 ARE CONTIGUOUS FOR 14,048 RSF  
 \*\*SUITES 250 & 260 ARE CONTIGUOUS FOR 7,540 RSF

# FIRST FLOOR PLAN

SUITES 100, 130, 155, 170 & 180

Contiguous for 14,048 SF

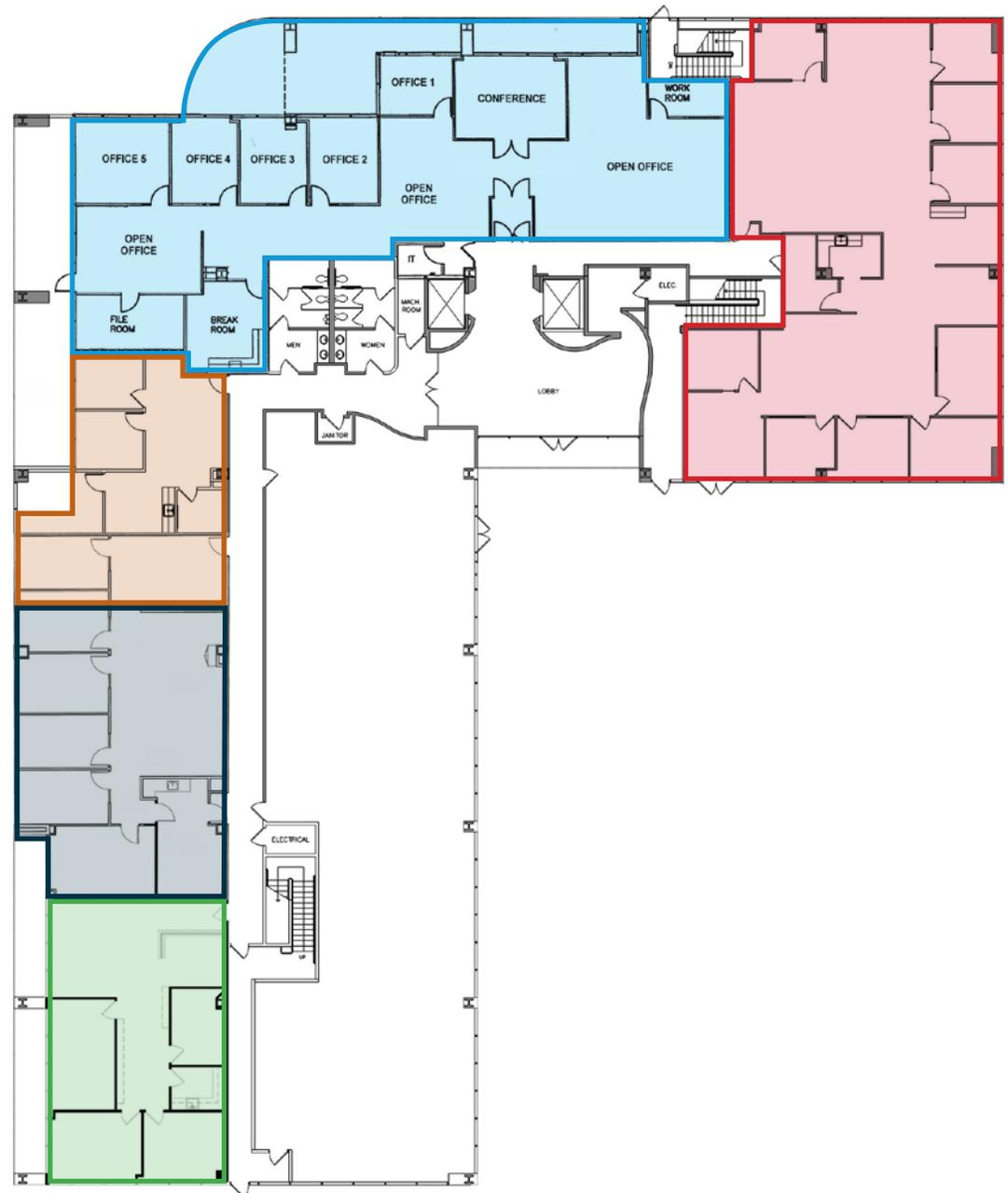
**Suite 100**  
4,256 RSF

**Suite 130**  
4,232 RSF

**Suite 155**  
2,040 RSF

**Suite 170**  
2,493 RSF

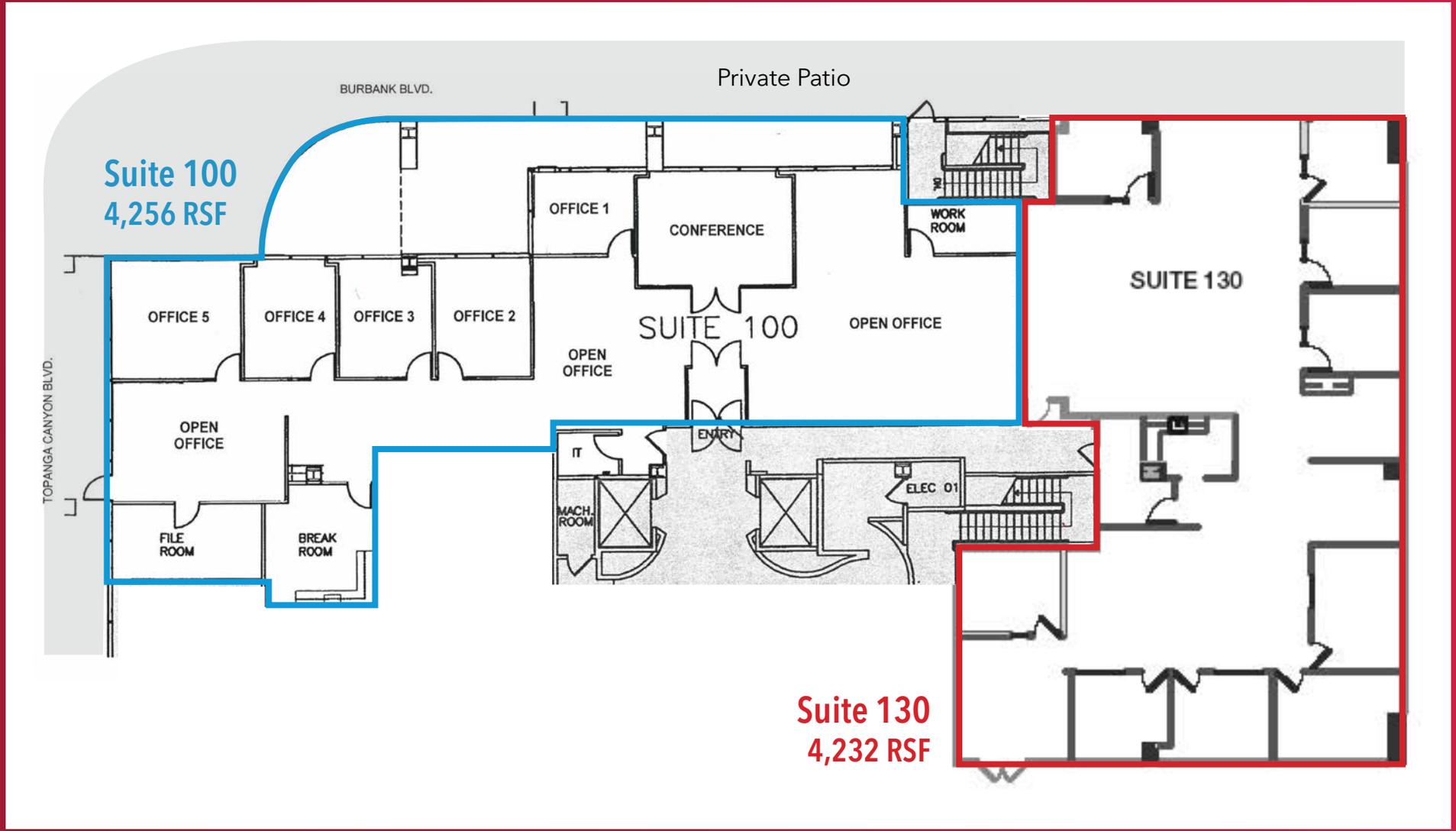
**Suite 180**  
1,024 RSF



**SUITE 100 - 4,256 RSF**

**SUITE 130 - 4,232 RSF**

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

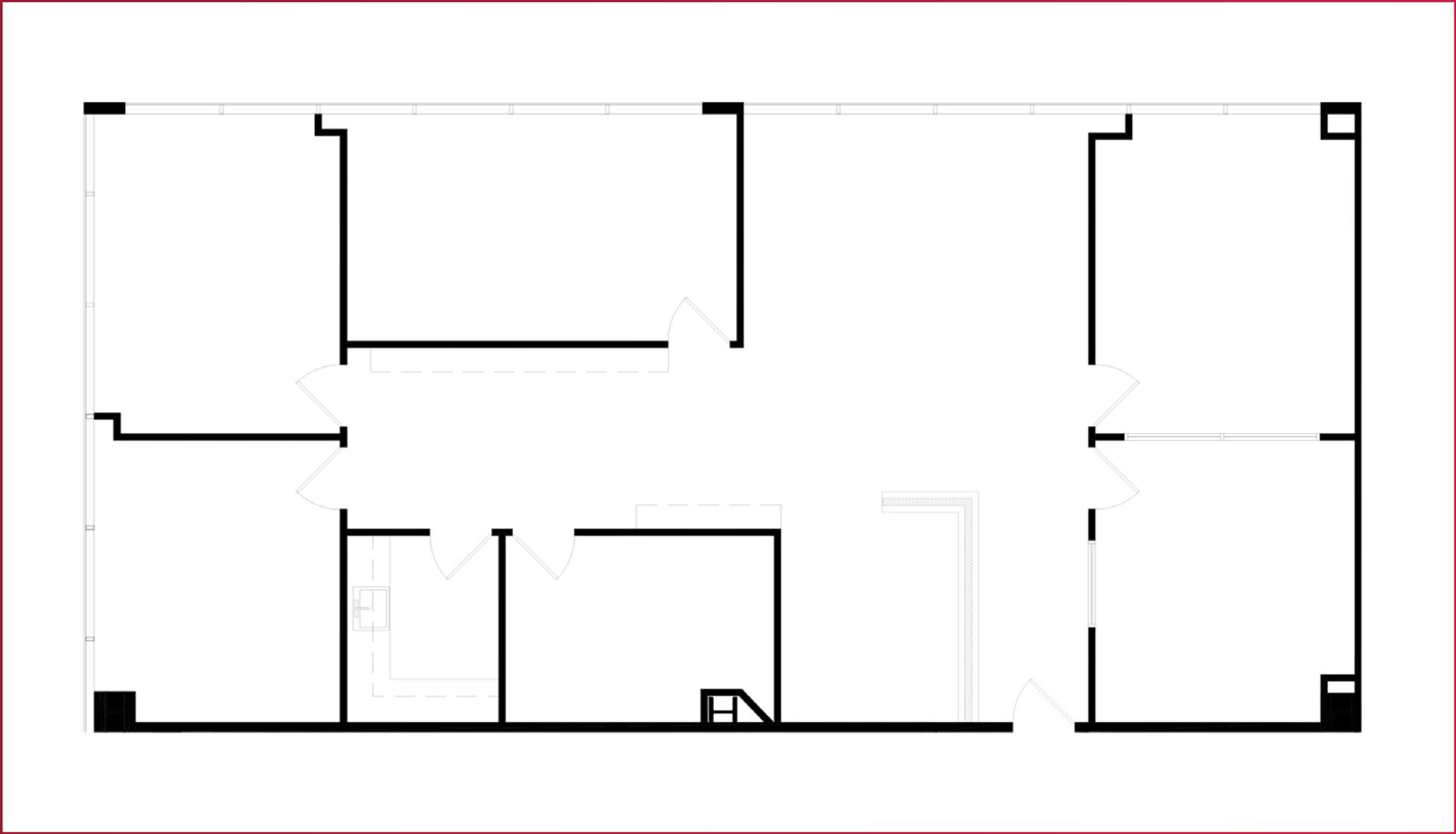


# SUITE 155

2,040 RSF

## SUITE HIGHLIGHTS

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



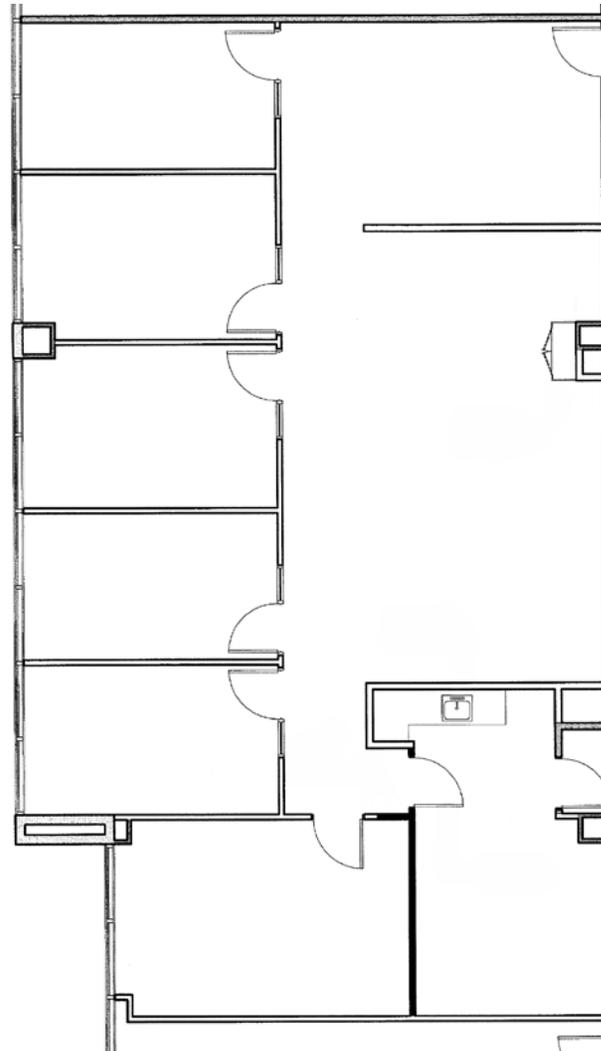
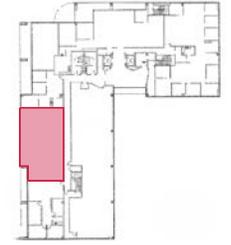
# SUITE 170

## 2,493 RSF

Contiguous with Suites 100,  
130,155, 170 & 180 for 14,048 rsf

## SUITE HIGHLIGHTS

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



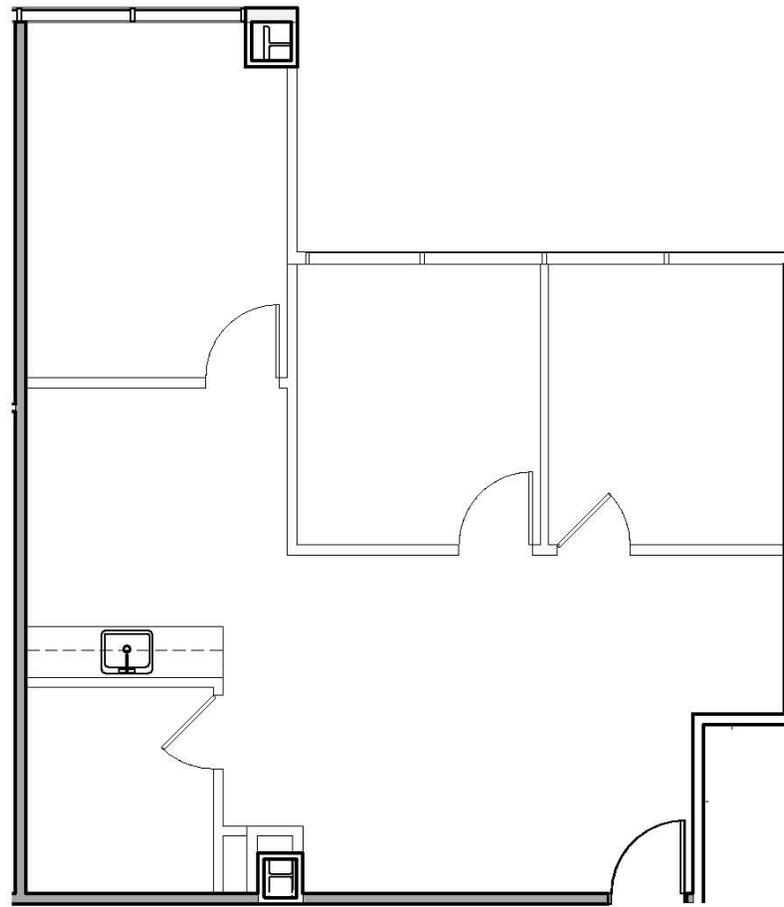
# SUITE 180

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

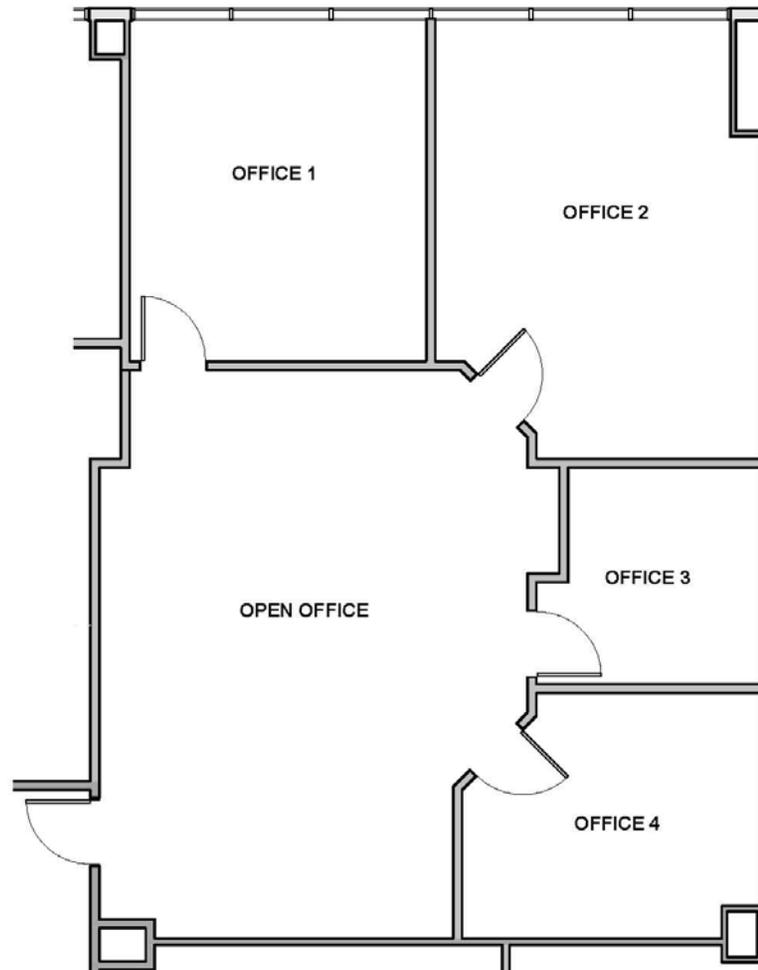


# SUITE 205

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



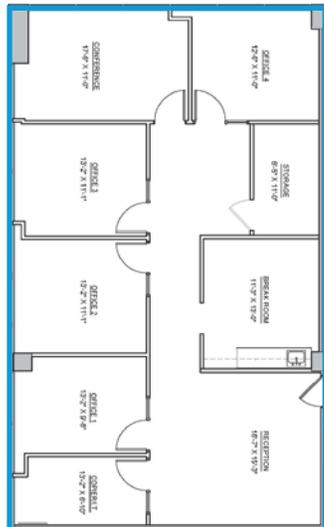
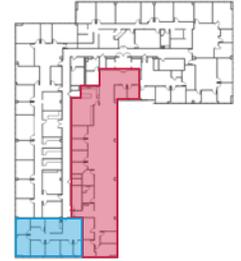
**SUITE 260 - 1,938 RSF**

**SUITE 250 - 5,602 RSF**

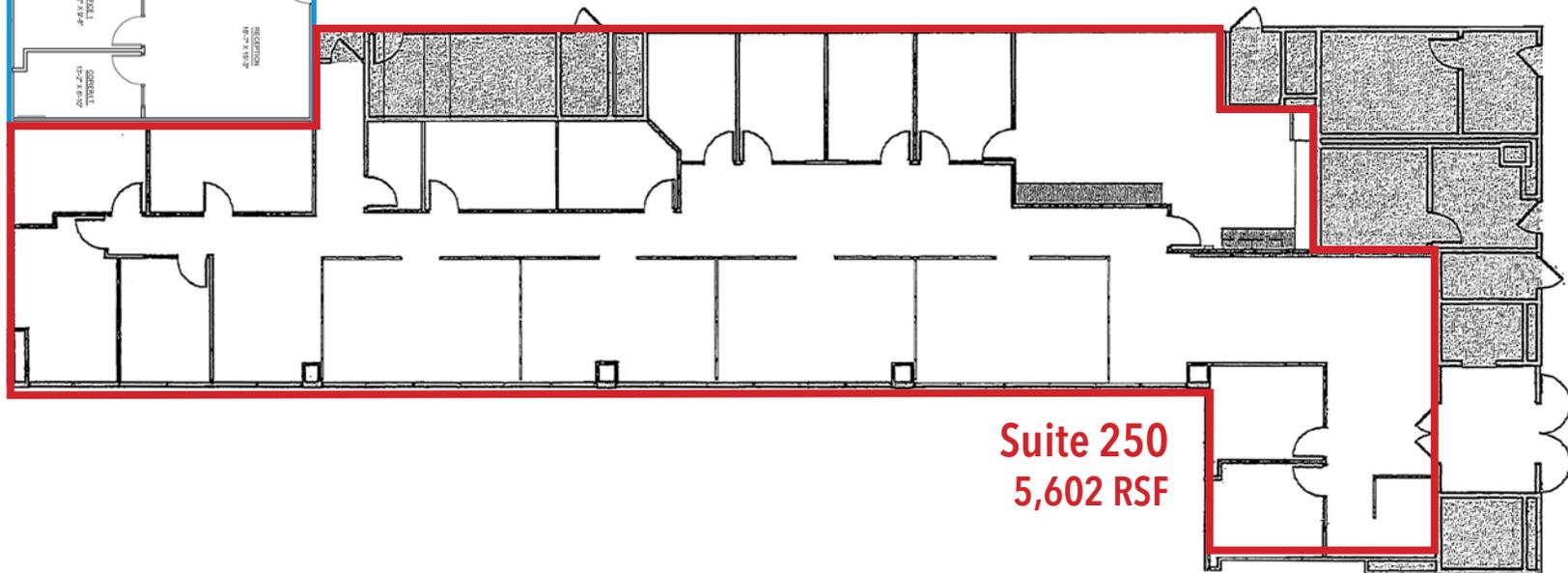
Contiguous for 7,540 SF

## SUITE HIGHLIGHTS

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



**Suite 260**  
1,938 RSF



**Suite 250**  
5,602 RSF

**Westfield TOPANGA**

★ macy's NORDSTROM

Neiman Marcus

Jamba Juice

T-Mobile

**BevMo!**

**Westfield THE VILLAGE**

**5550**  
Topanga Canyon Blvd

HIDEOUT CAFE

**BANK OF AMERICA**



# WWW.5550TOPANGA.COM

FOR MORE INFORMATION, PLEASE CONTACT

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