



WARNER PREMIER

5550 TOPANGA CANYON BLVD

OFFICE SPACE FOR LEASE | WARNER CENTER

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1,024–14,048 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
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

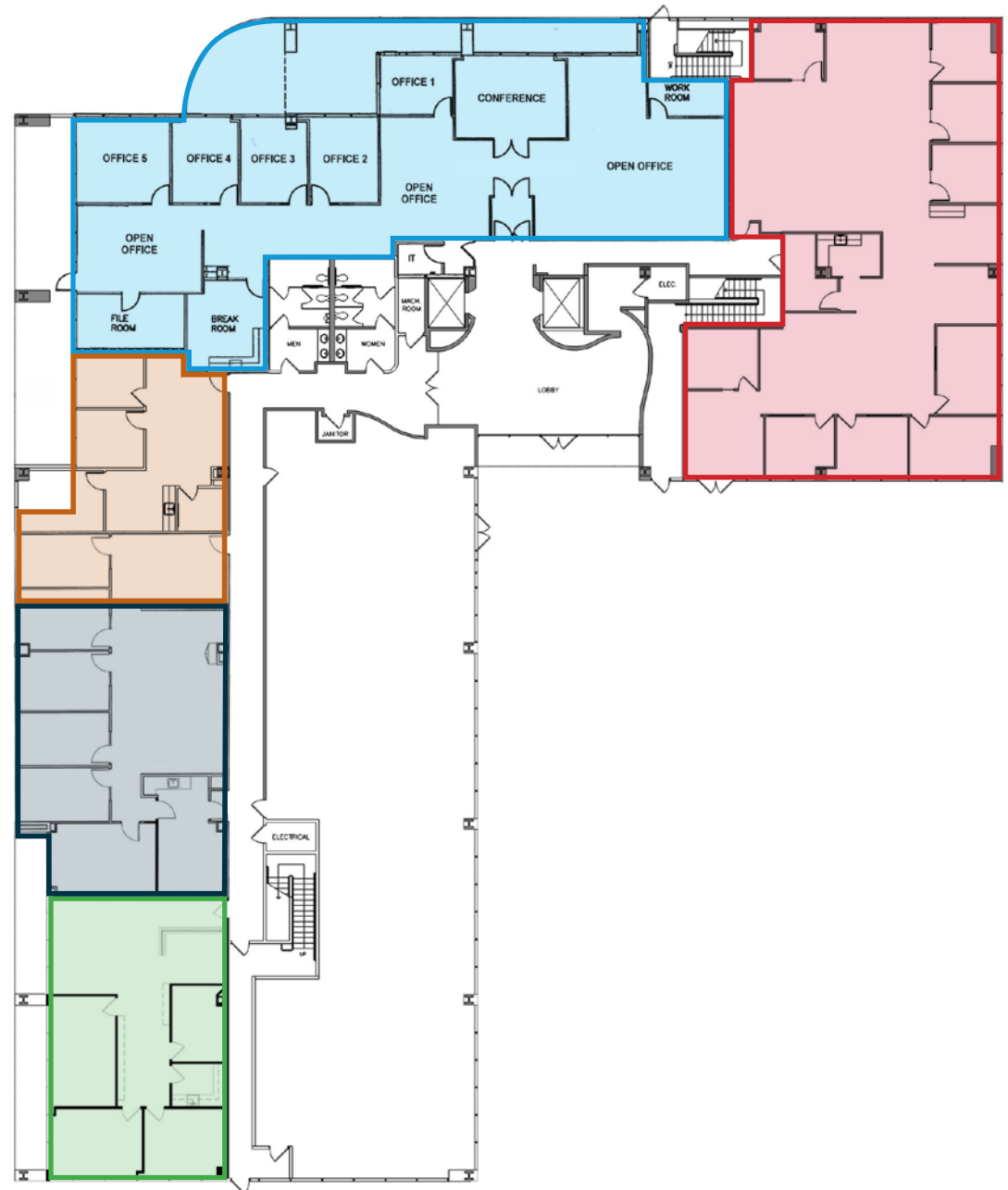
Suite 100
4,256 RSF

Suite 130
4,232 RSF

Suite 155
2,040 RSF

Suite 170
2,493 RSF

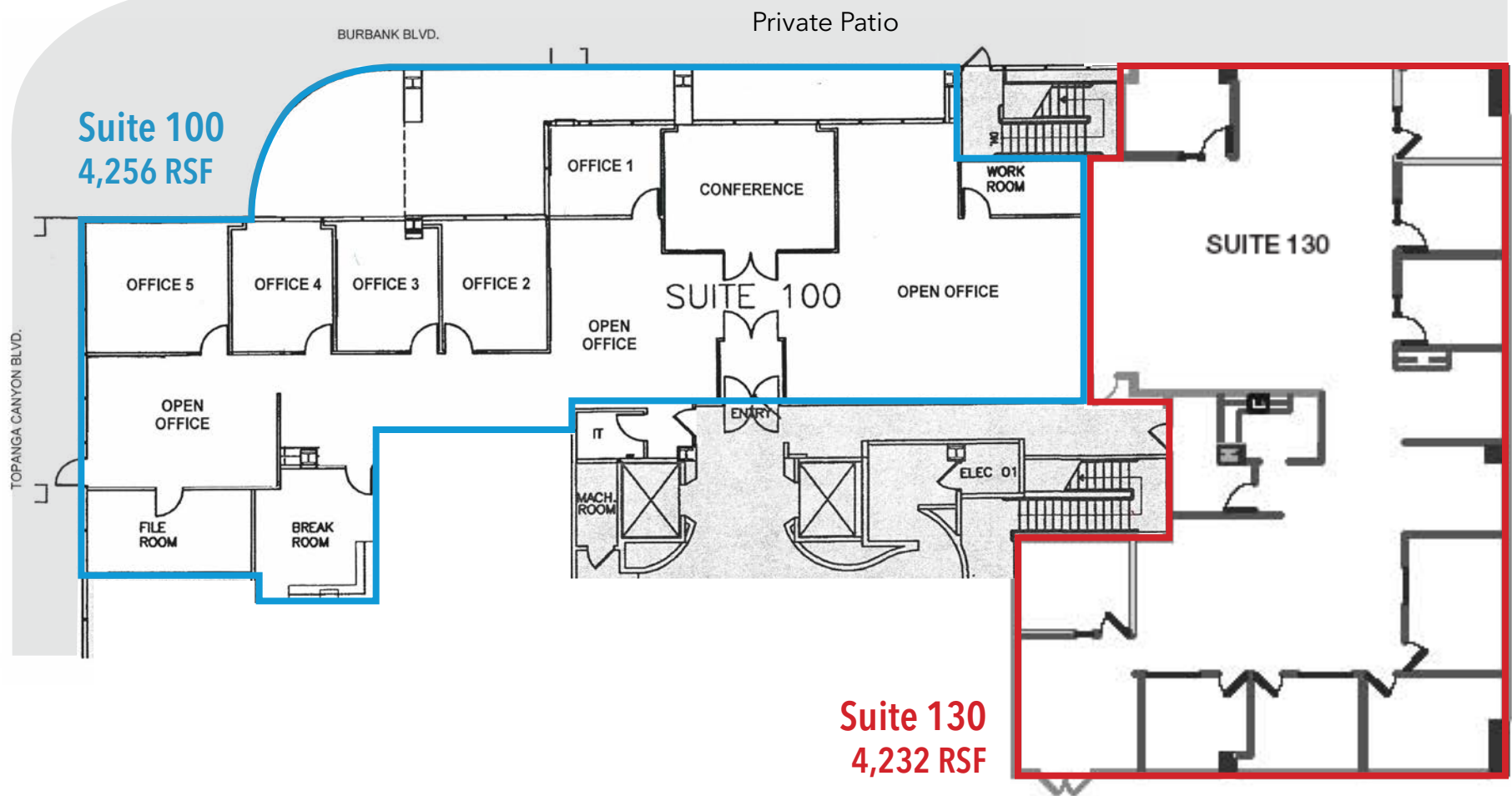
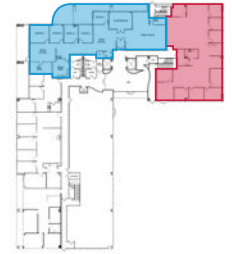
Suite 180
1,024 RSF



SUITE 100 - 4,256 RSF

SUITE 130 - 4,232 RSF

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

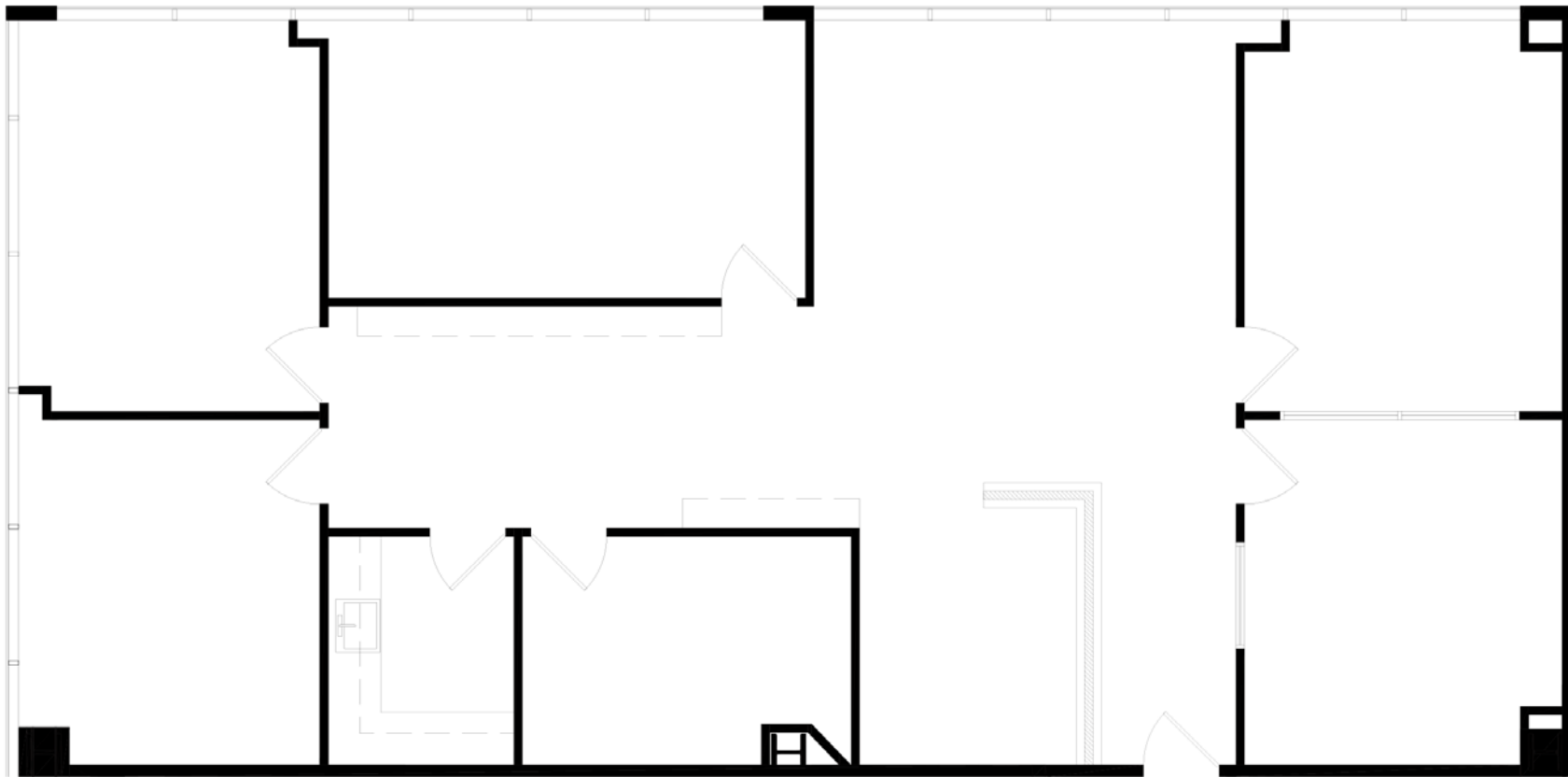


SUITE 155

2,040 RSF

SUITE HIGHLIGHTS

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



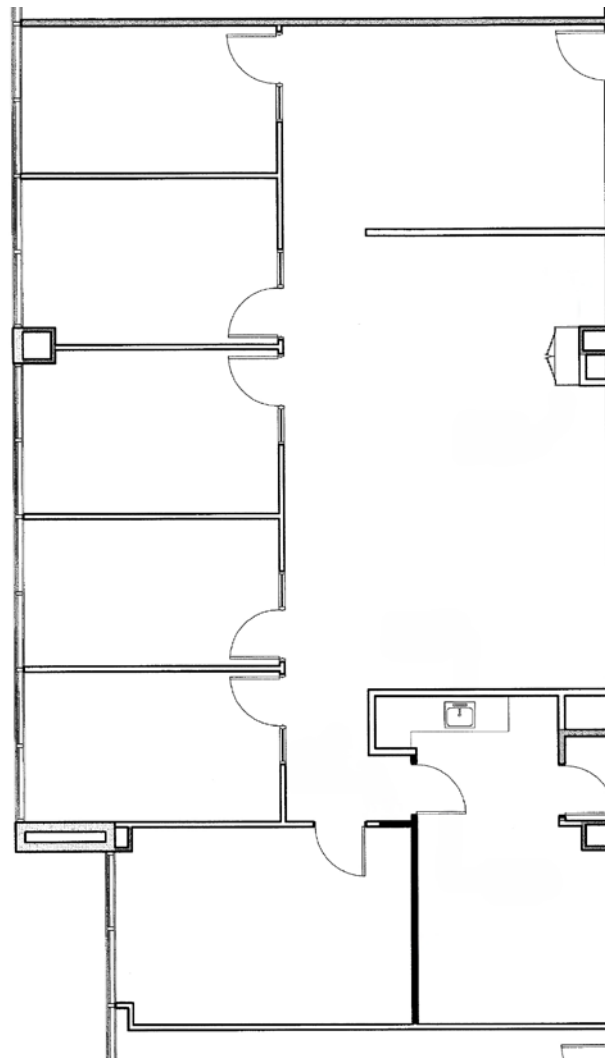
SUITE 170

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



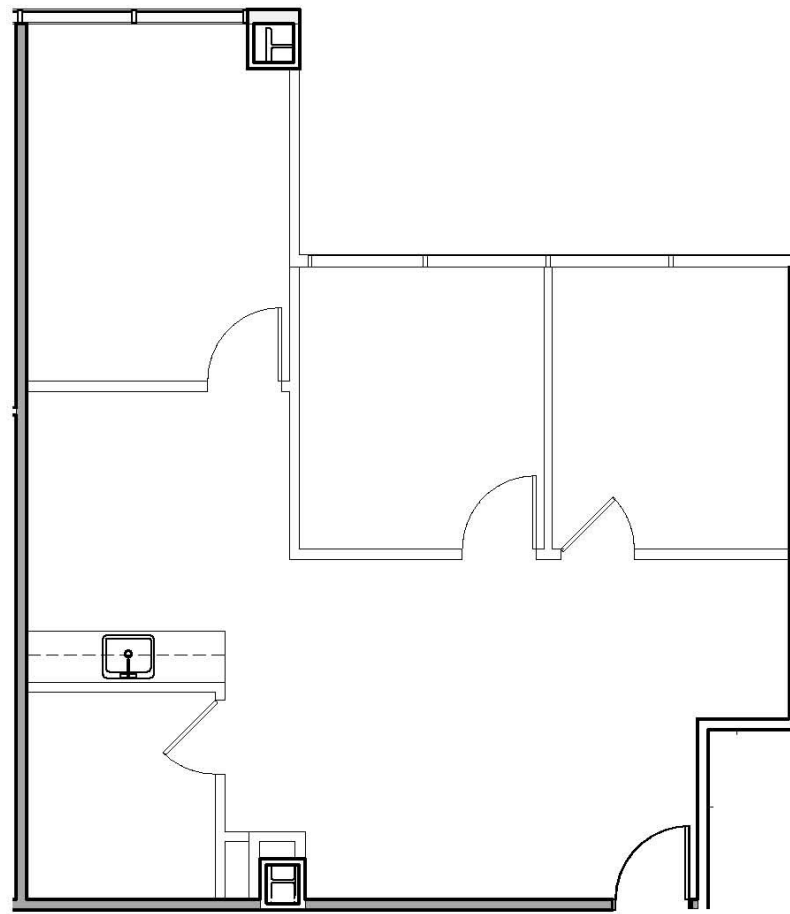
SUITE 180

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

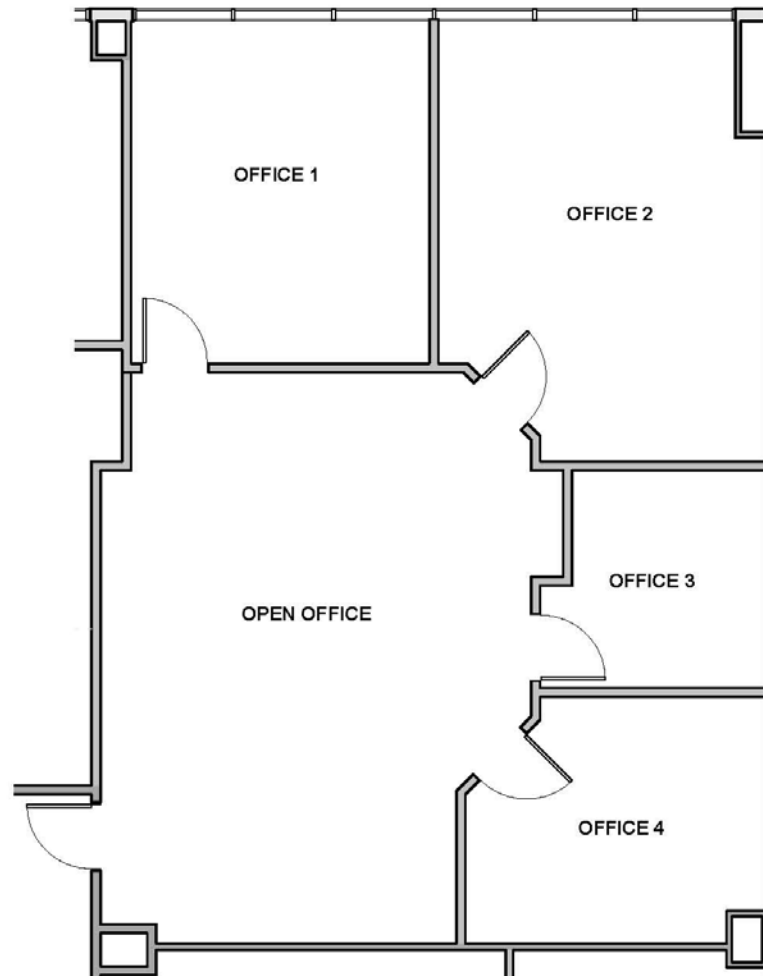
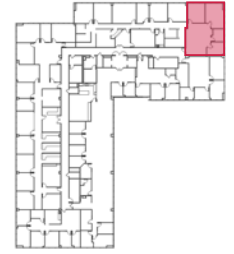


SUITE 205

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



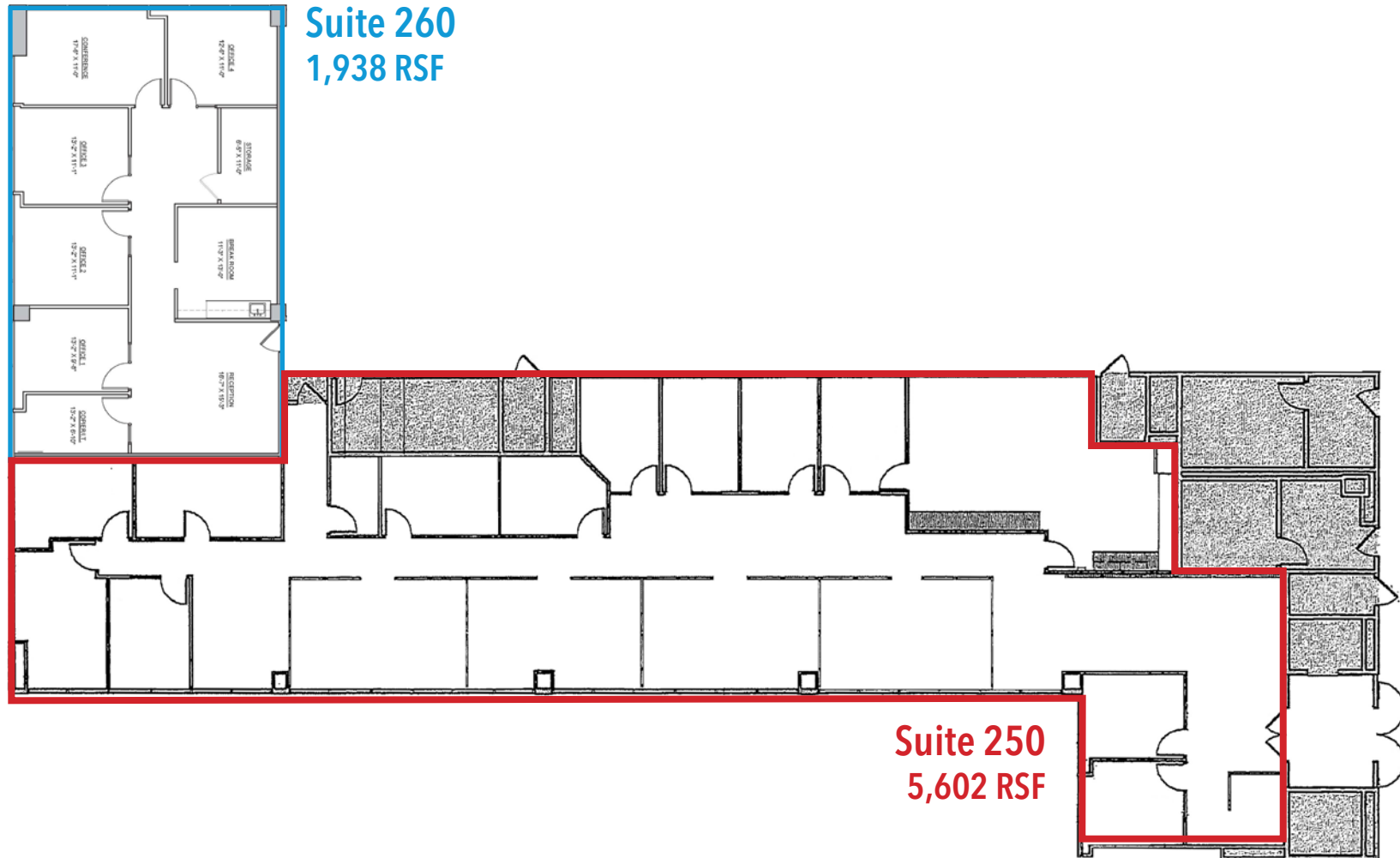
SUITE 260 - 1,938 RSF

SUITE 250 - 5,602 RSF

Contiguous for 7,540 SF

SUITE HIGHLIGHTS

- Extraordinary Window Line
- Efficient Floor Plan
- Open Work Area
- 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 ROGER DUNN GOLF SHOP LA FITNESS Jamha Juice T-Mobile

DSW DESIGNER SHOE WAREHOUSE carter's

Office DEPOT OfficeMax SHARKY'S FOGO DE CHÃO BRAZILIAN STEAKHOUSE AT&T

Westfield THE VILLAGE

M.FREDRIC CAVA Burke Williams Susie Cakes verizon Total Wine pressed juicery Panera W 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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