

WARNER PREMIER

5550 TOPANGA CANYON BLVD

OFFICE SPACE FOR LEASE | WARNER CENTER

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Lobby Renovation Design



1,620–8,979 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



GAME CHANGING RENOVATIONS COMING SOON!

5550 TOPANGA CANYON BLVD. IN WARNER CENTER

We're Embarking On A Complete Transformation, Elevating This Already Exceptional Building Into A Standout In The Warner Center Office Market.





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*	4,534 RSF	\$2.45 FSG
130*	4,445 RSF	\$2.45 FSG
170	2,626 RSF	\$2.45 FSG
205	1,620 RSF	\$2.45 FSG
250**	5,737 RSF	\$2.45 FSG
260**	1,938 RSF	\$2.45 FSG

*SUITES 100 & 130 ARE CONTIGUOUS FOR 8,979 RSF

**SUITES 250 & 260 ARE CONTIGUOUS FOR 7,675 RSF

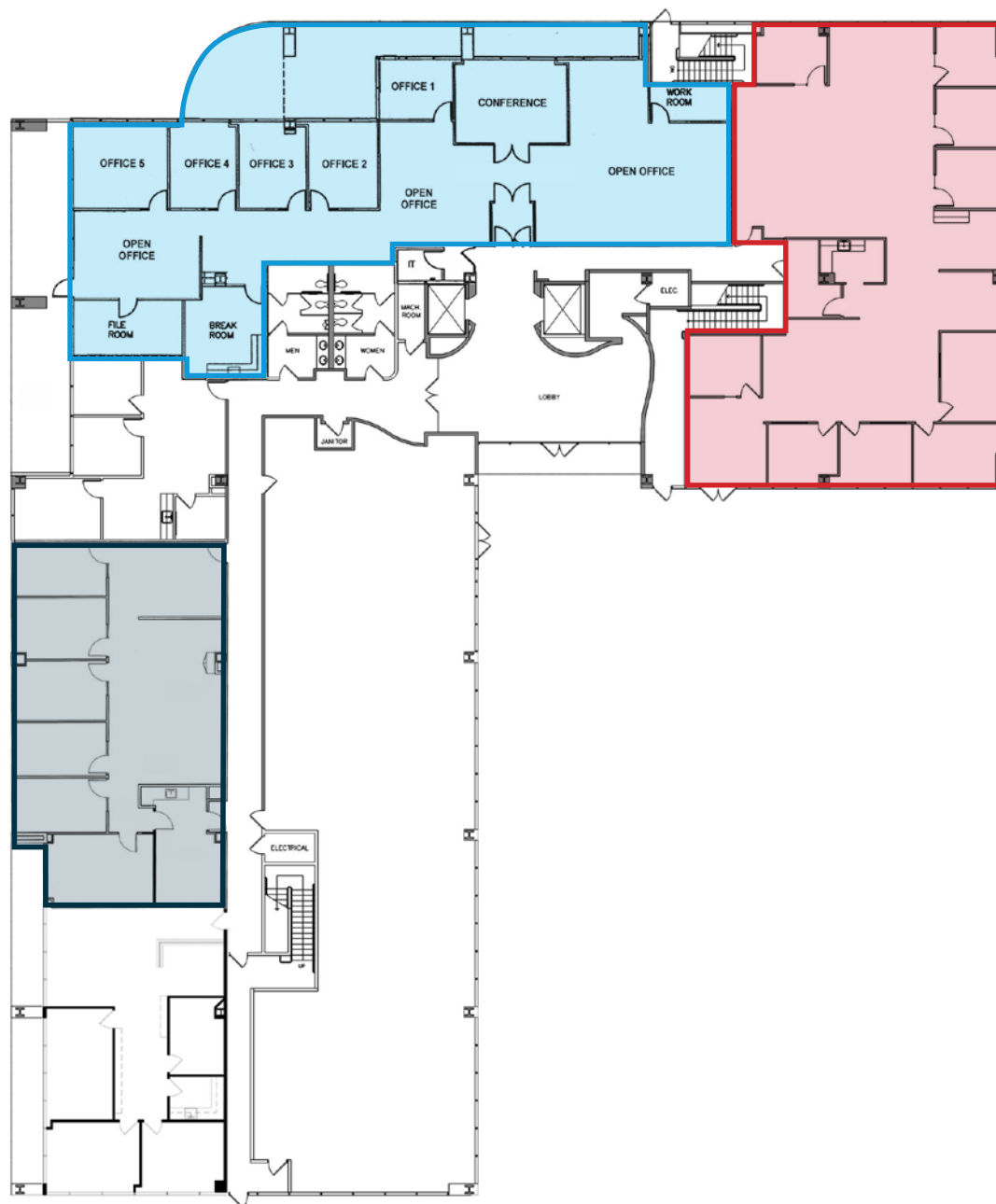
FIRST FLOOR PLAN

SUITES 100, 130 & 155

Suite 130
4,445 RSF

Suite 100
4,534 RSF

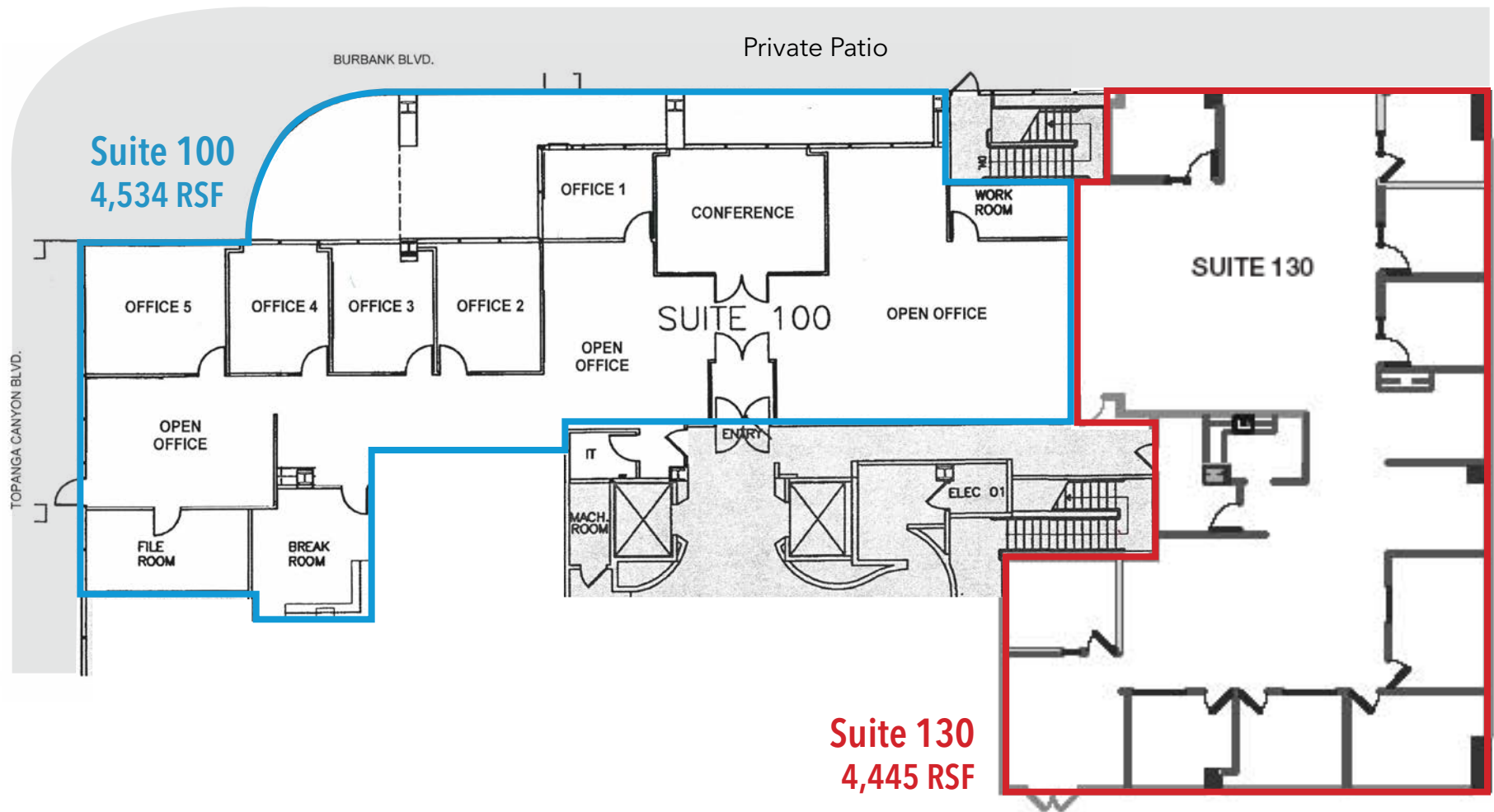
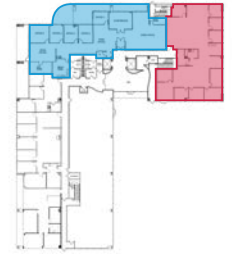
Suite 170
2,626 RSF



SUITE 100 - 4,534 RSF

SUITE 130 - 4,445 RSF

Contiguous for 8,979 SF

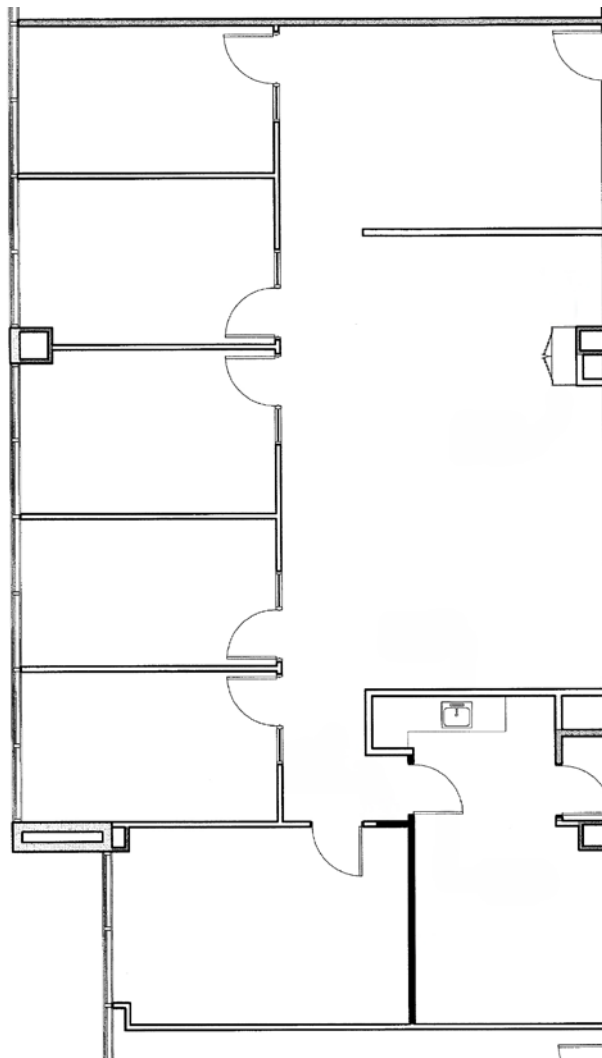


SUITE 170

2,626 RSF

SUITE HIGHLIGHTS

- 6 Private Offices
- Kitchen
- Upgraded LED Lighting

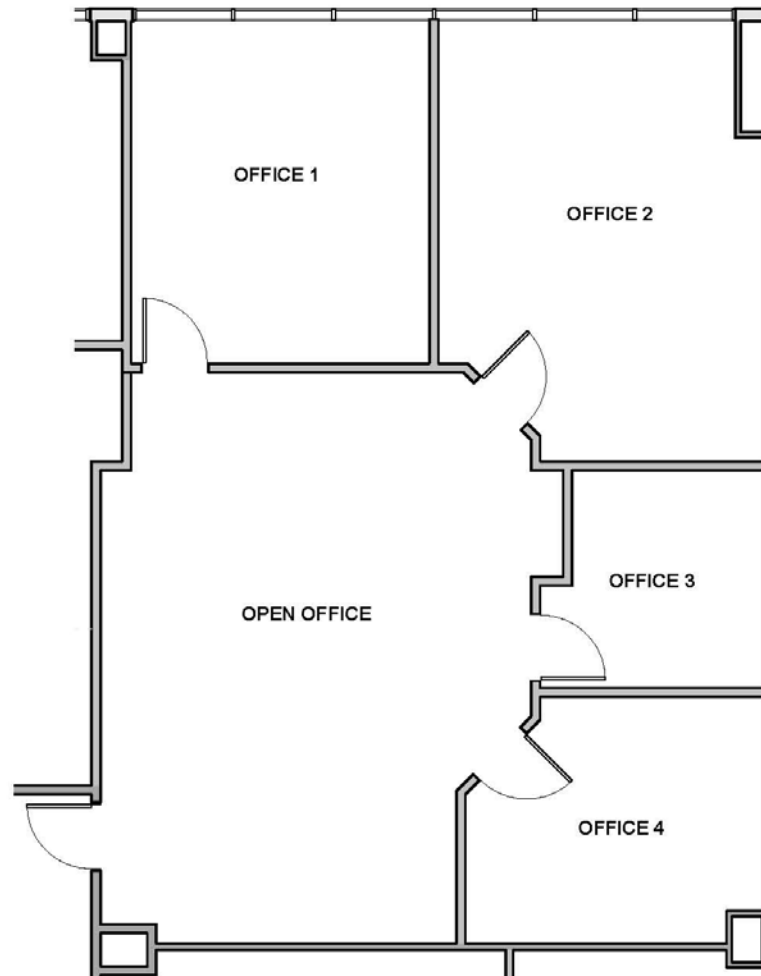
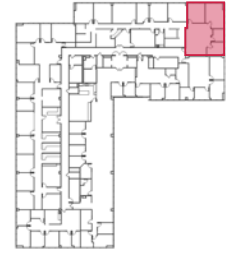


SUITE 205

1,620 RSF

SUITE HIGHLIGHTS

- Brand New Spec Suite!
- 4 Private Offices
- Open Bullpen Area
- Recently Upgraded LED Lighting
- New Paint With Accent Walls
- New LVT Flooring In Open Area With Carpet In Offices



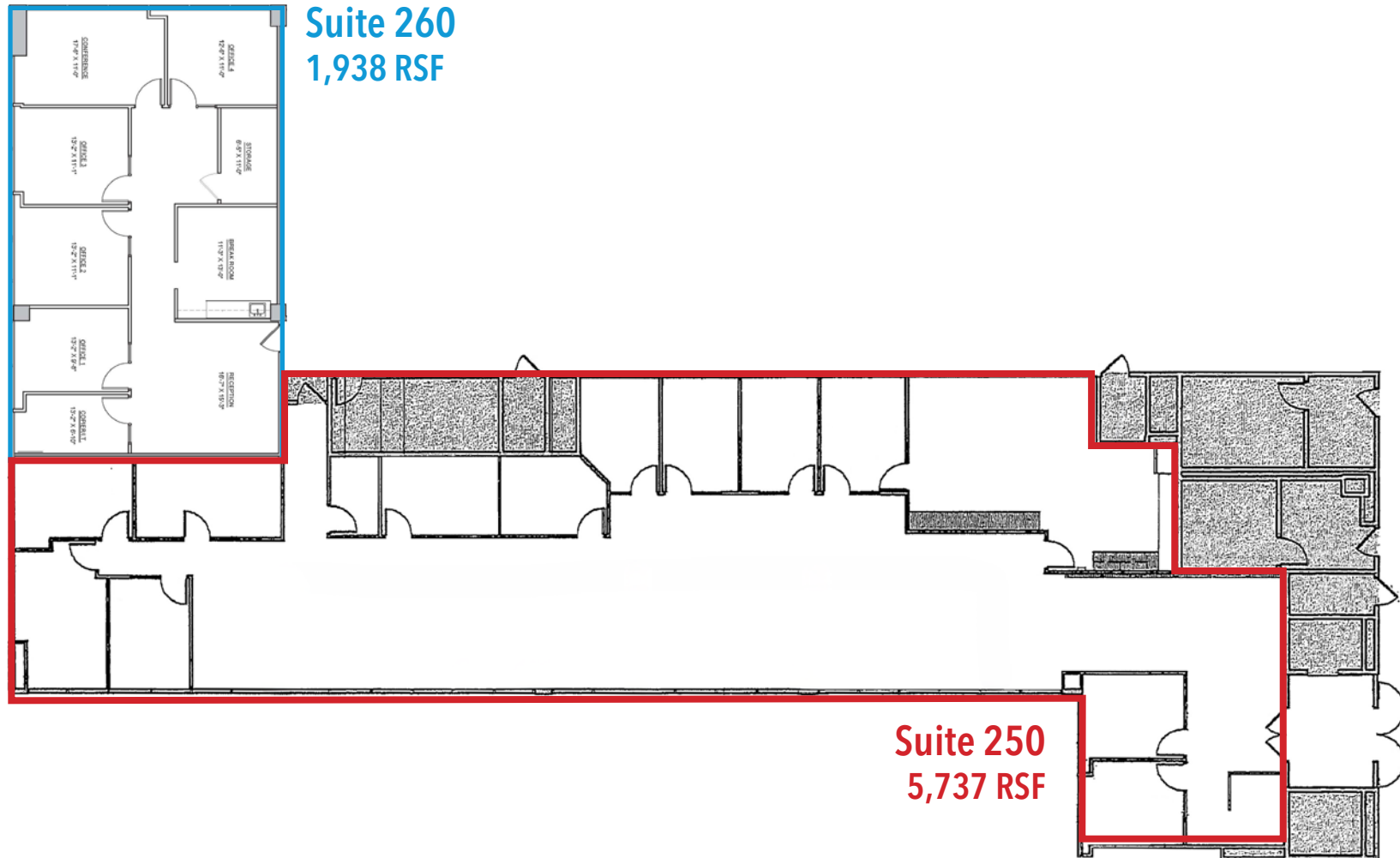
SUITE 260 - 1,938 RSF

SUITE 250 - 5,737 RSF

Contiguous for 7,675 SF

SUITE HIGHLIGHTS

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



Westfield TOPANGA

★ macy's NORDSTROM Neiman Marcus BLAZE PIZZA Apple Store

bloomingdale's rack ROGER DUNN GOLF SHOP LA FITNESS Jamba Juice KINECTA SUPERCUTS

DSW DESIGNER SHOE WAREHOUSE carter's

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

Westfield THE VILLAGE

M.FREDRIC CAVA Burke Williams Susie Cakes 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

PIERCE COLLEGE



WWW.5550TOPANGA.COM

FOR MORE INFORMATION, PLEASE CONTACT

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