

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

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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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 |
| 300*  | 3,205 RSF |
| 310*  | 1,940 RSF |
| 315*  | 3,209 RSF |
| 370   | 5,603 RSF |
| 440   | 755 RSF   |

*\*Suites 300, 310, 315 Contiguous for 8,354 RSF*



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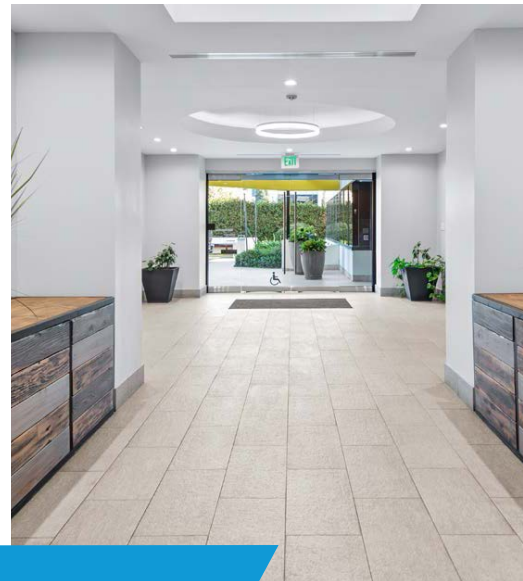
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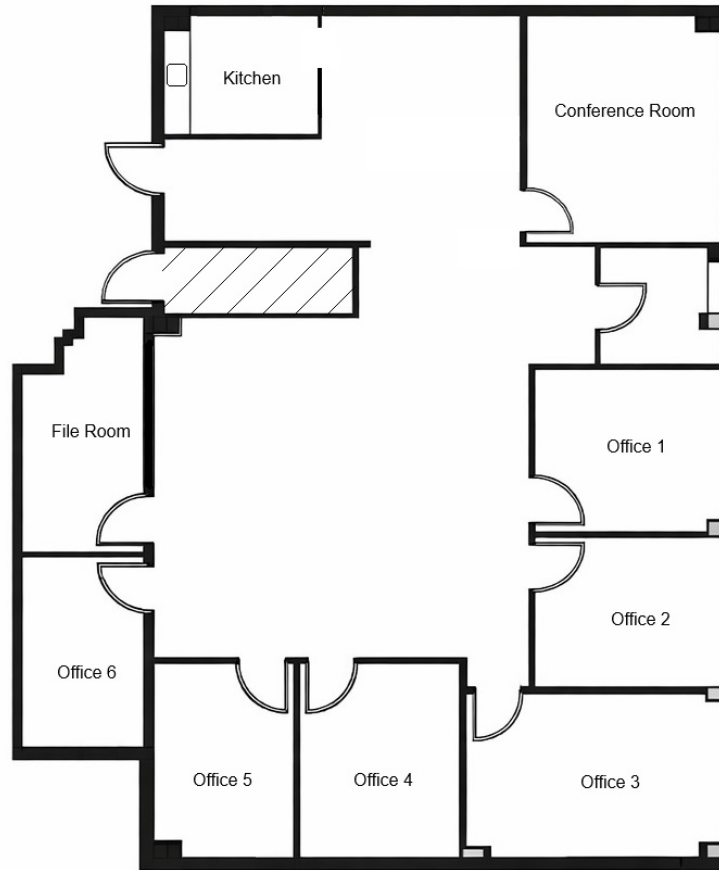
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OWENSMOUTH AVE



SUITE  
200

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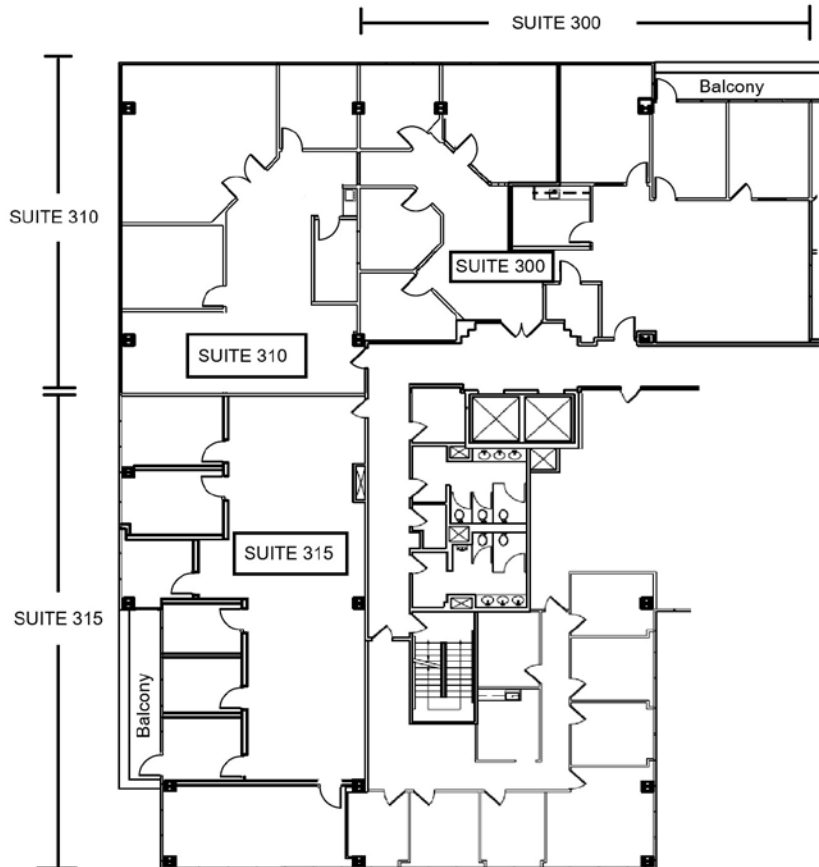
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SUITES  
300  
310  
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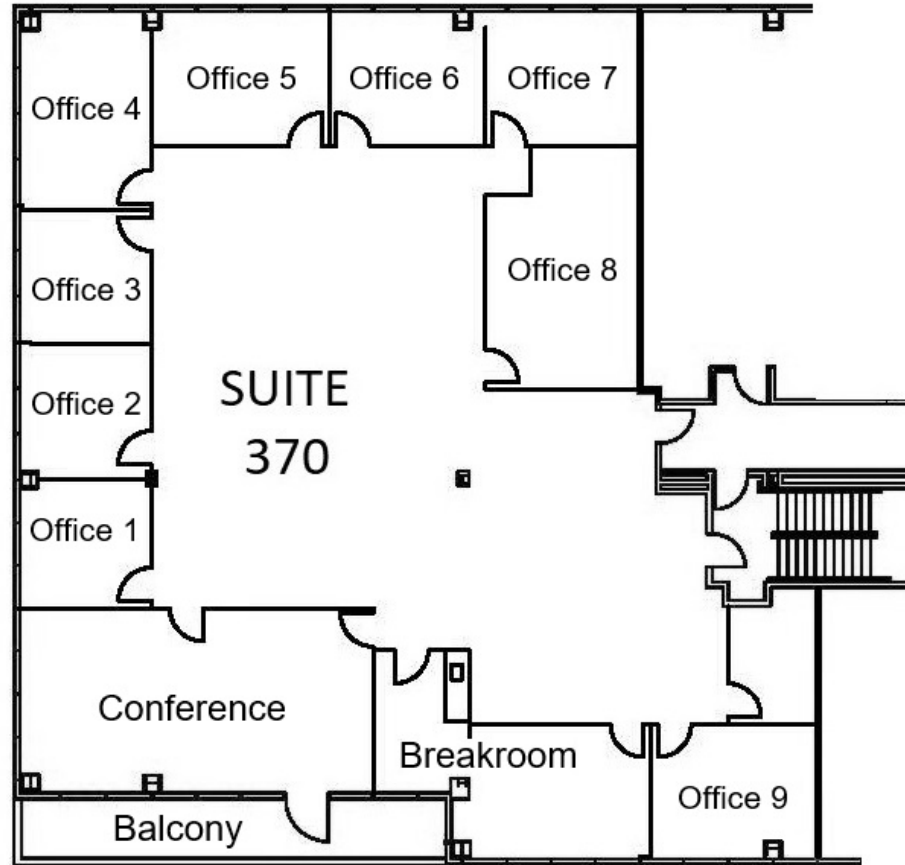
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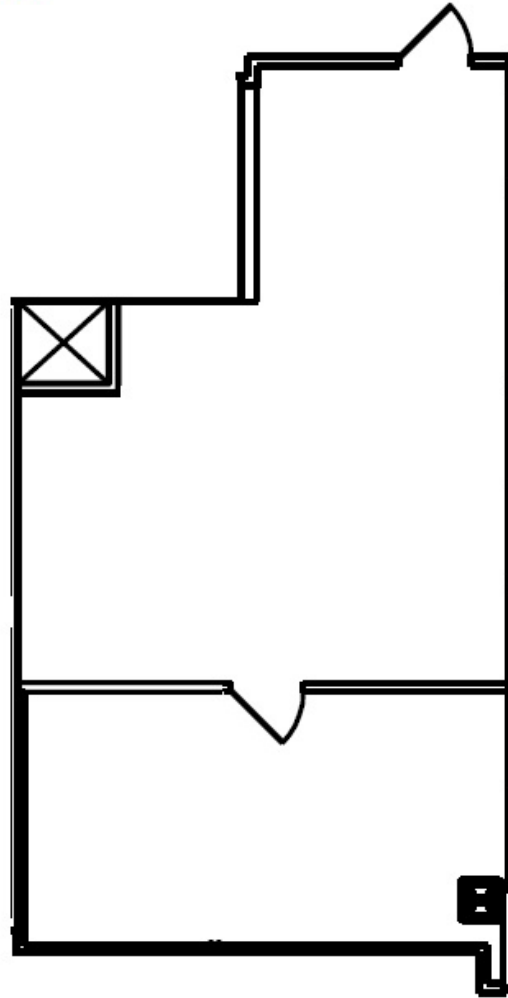
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