

WARNER PREMIER

5550

TOPANGA CANYON BLVD

OFFICE & MEDICAL SPACE FOR LEASE | WARNER CENTER

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\$2.45 FSG*
ASKING RENT

**For Office use. Call for Medical use rates.*



1,620–7,675 RSF
FOR LEASE



3/1,000 RSF
PARKING RATIO

PARKING RATES \$104 Single Unreserved |
\$132 Single Reserved | \$187 Tandem Unreserved

OFFICE AND MEDICAL USE



New Tenant Design Buildout



GAME CHANGING RENOVATIONS UNDERWAY!

5550 TOPANGA CANYON BLVD. IN WARNER CENTER

Come Look At The 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
IN PROCESS



**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

Medical User's welcomed at 5550 Topanga. LA City Planning has approved the Property to have medical tenants.



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

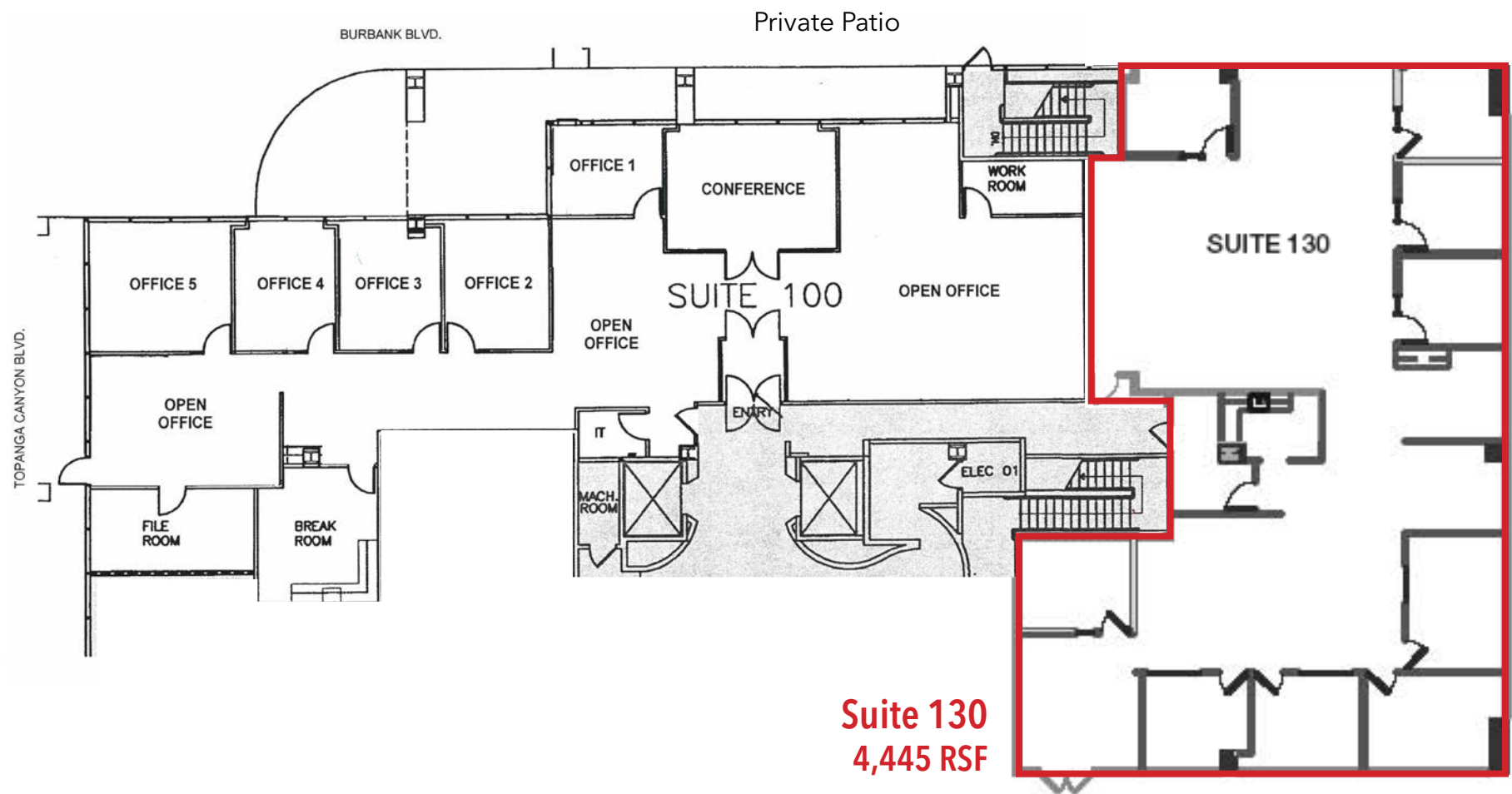
SUITE	SIZE	MO. RATE/SF*
100*	4,534 RSF	\$2.45 FSG LEASED
130*	4,445 RSF	\$2.45 FSG
155	2,040 RSF	\$2.45 FSG LEASED
170	2,626 RSF	\$2.45 FSG LEASED
180	1,024 RSF	\$2.45 FSG LEASED
205	1,620 RSF	\$2.45 FSG
250**	5,737 RSF	\$2.45 FSG
260**	1,938 RSF	\$2.45 FSG
330	1,179 RSF	\$2.45 FSG LEASED

*THESE ARE OFFICE RATES. CALL FOR MEDICAL USE RATES.

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

SUITE 130

4,445 RSF



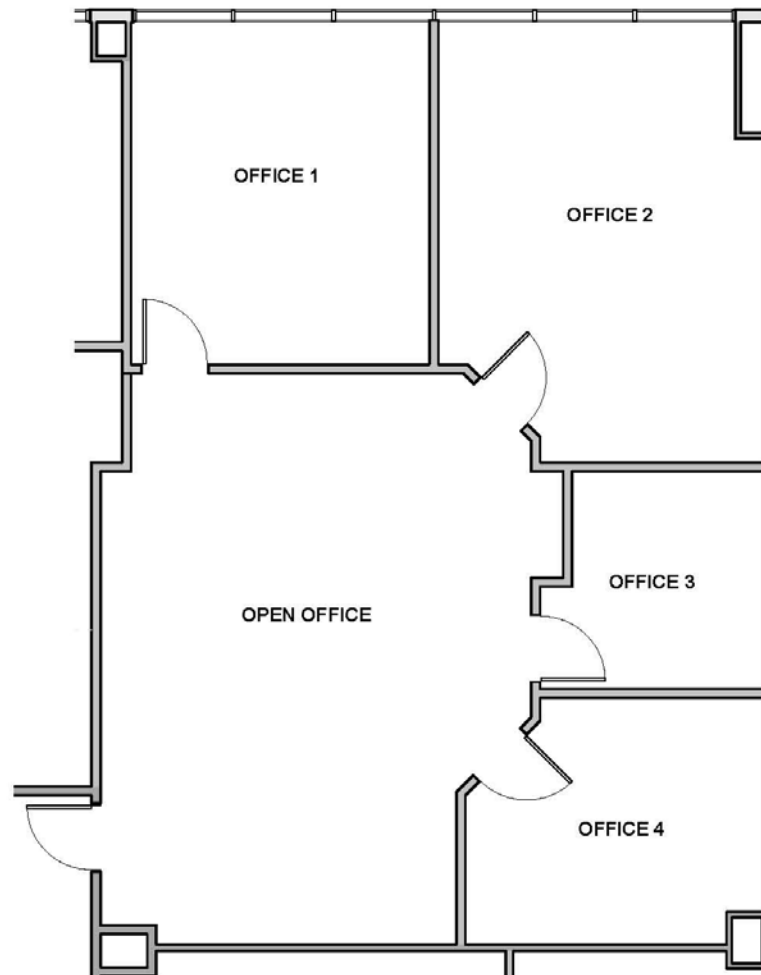
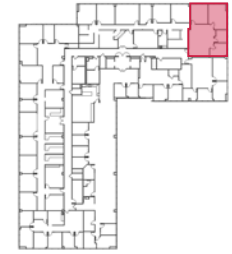
Suite 130
4,445 RSF

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



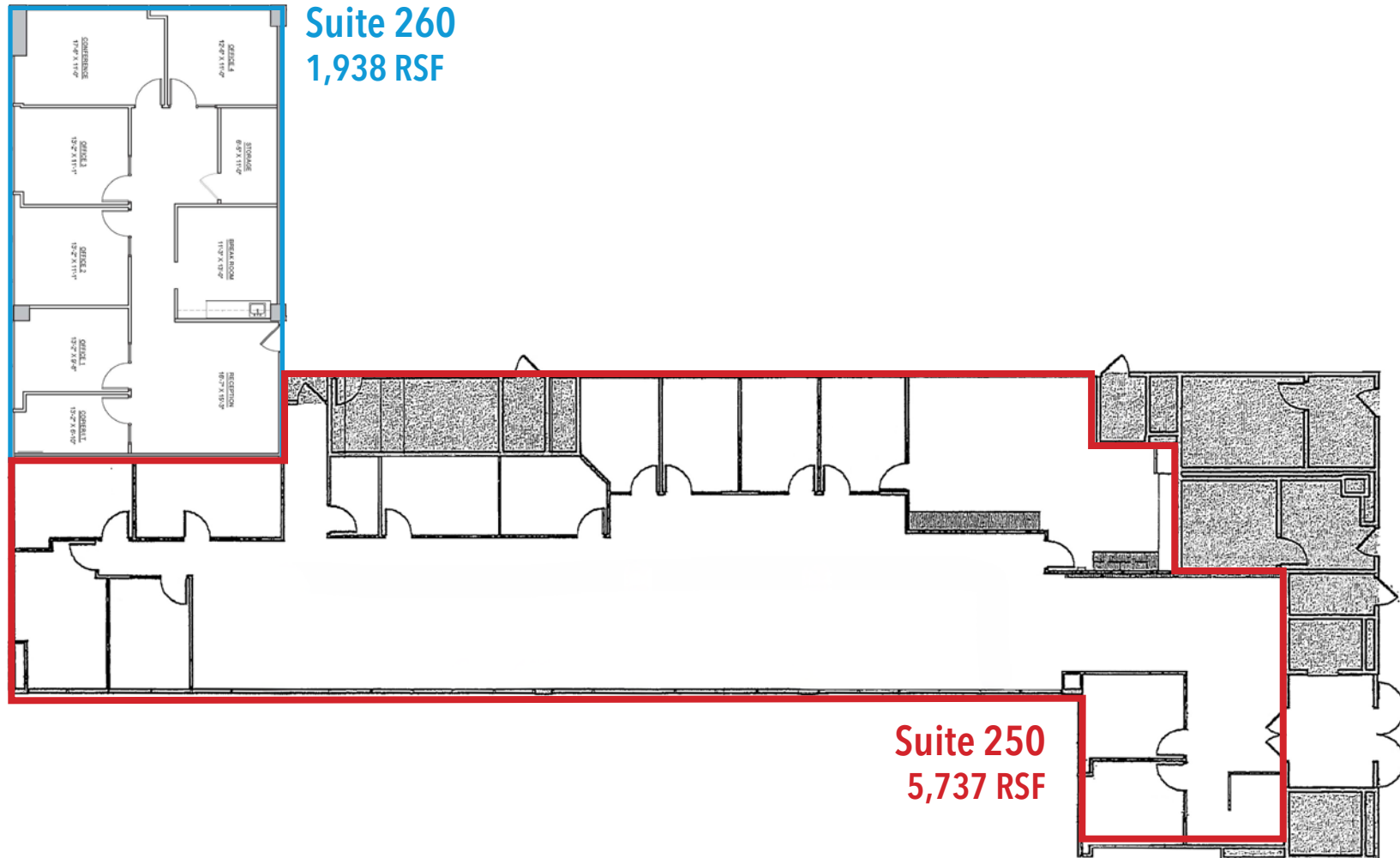
SUITE 260 - 1,938 RSF

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 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 verizon Total Wine pressed juicery Panera EMC J.Jill ATHLETA tenderloins Crate&Barrel

5550
Topanga Canyon Blvd

Bank of America The Container Store

citibank



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