

WARNER PREMIER

5550 TOPANGA CANYON BLVD

OFFICE & MEDICAL SPACE FOR LEASE | WARNER CENTER

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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$2.60 FSG*
ASKING RENT
**For Office use. Call for Medical use.*

1,620–5,386 RSF
AVAILABLE FOR LEASE

3/1,000 RSF
PARKING
$104 Single Unreserved | $132 Single Reserved
$187 Tandem Unreserved

OFFICE AND MEDICAL USE





New Tenant Design Buildout



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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









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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.

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

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*~~	~~4,534 RSF~~	~~$2.45 FSG~~	LEASED
~~130*~~	~~4,445 RSF~~	~~$2.45 FSG~~	LEASED
~~155~~	~~2,040 RSF~~	~~$2.45 FSG~~	LEASED
~~170~~	~~2,626 RSF~~	~~$2.45 FSG~~	LEASED
~~180~~	~~1,024 RSF~~	~~$2.45 FSG~~	LEASED
~~260~~	~~1,938 RSF~~	~~$2.45 FSG~~	LEASED
~~330~~	~~1,179 RSF~~	~~$2.45 FSG~~	LEASED
205	1,620 RSF	$2.60 FSG	
250	5,386 RSF	$2.60 FSG	
325	2,345 RSF	$2.60 FSG	
120	1,602 RSF	$3.75 FSG	

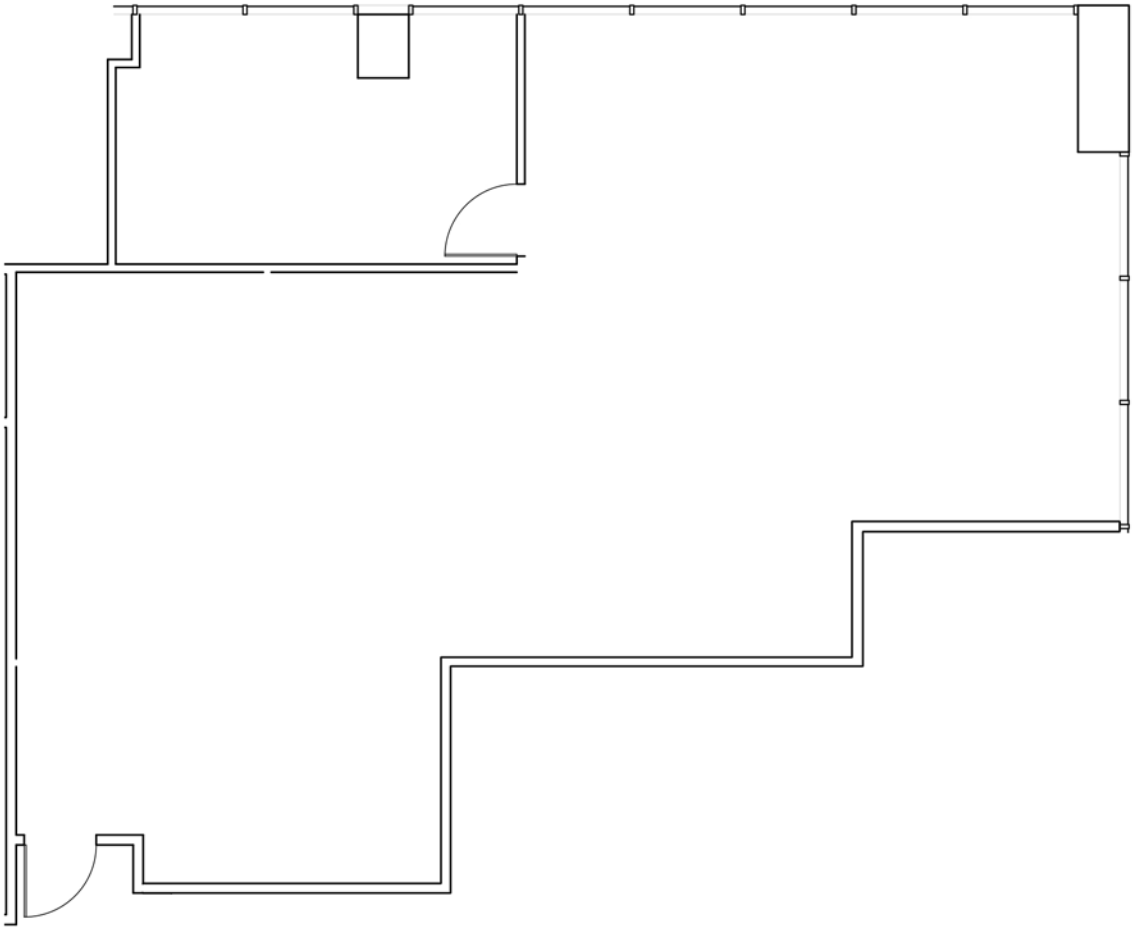
*THESE ARE OFFICE RATES. CALL FOR MEDICAL USE RATES.

SUITE 120
1,602 RSF

SUITE HIGHLIGHTS

- Great for Medical Office
- Prime Corner Suite
- Burbank Frontage





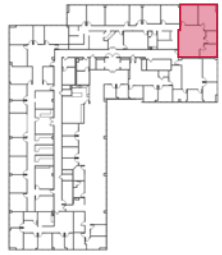
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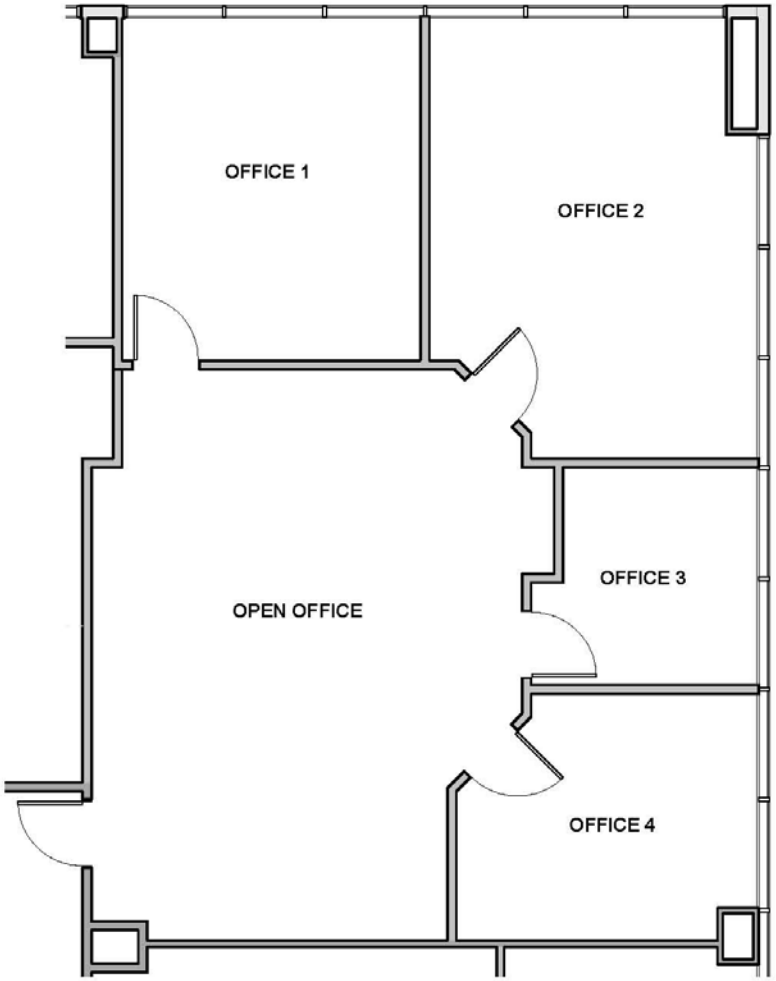
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SUITE 205
1,620 RSF

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





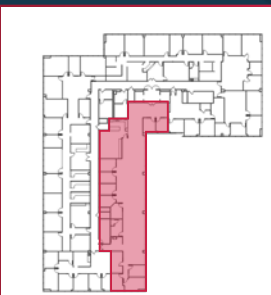
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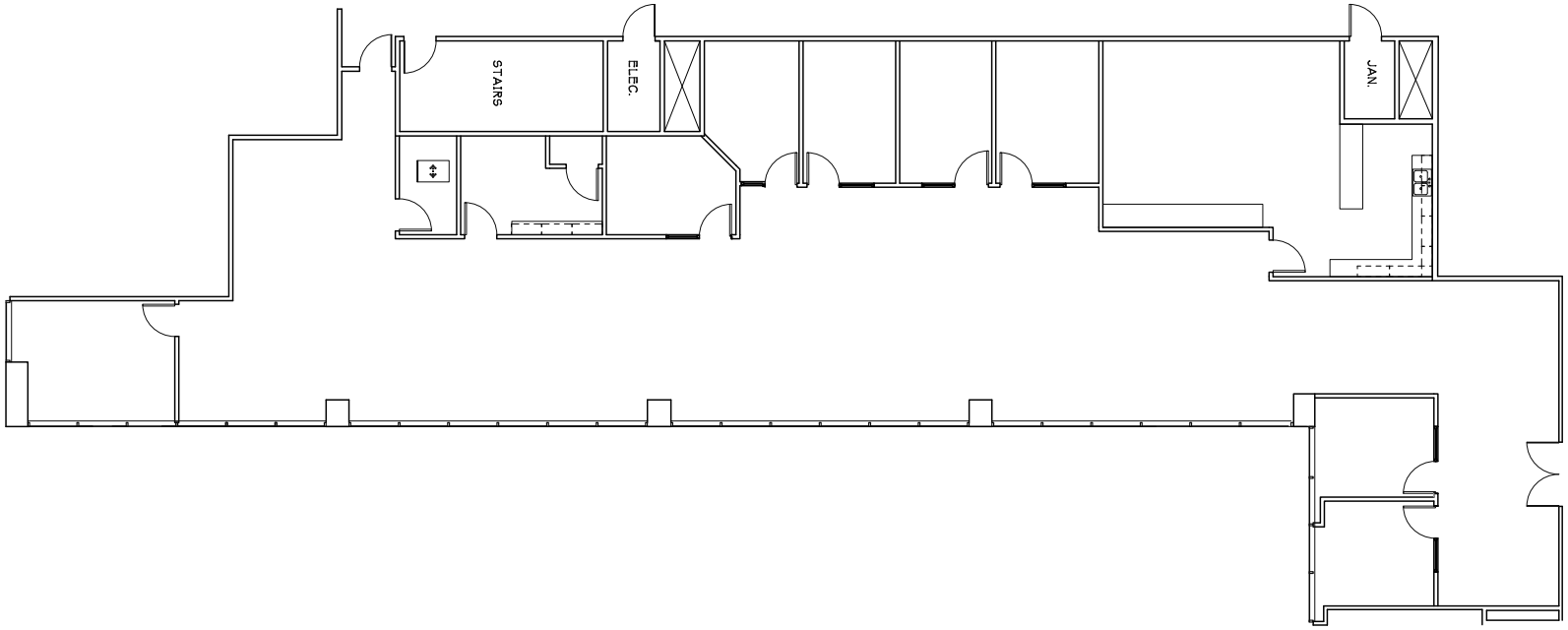
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SUITE 250
5,386 RSF

SUITE HIGHLIGHTS

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





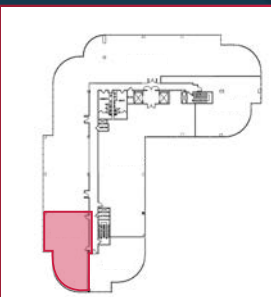
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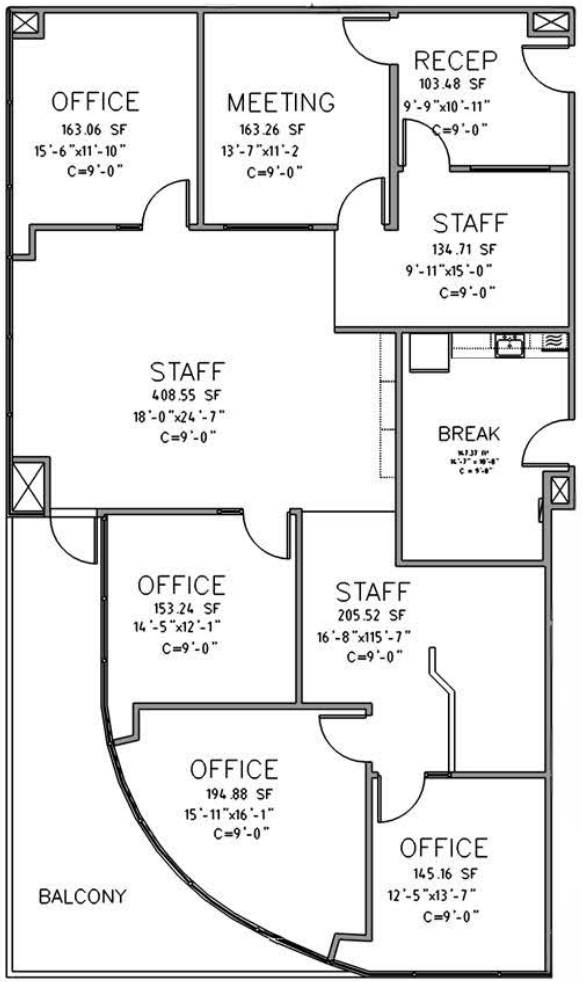
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SUITE 325
2,345 RSF

SUITE HIGHLIGHTS

- Available February 1, 2027





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WWW.5550TOPANGA.COM

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