

# WARNER PREMIER

# 5550 TOPANGA CANYON BLVD

OFFICE SPACE FOR LEASE | WARNER CENTER

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**SCOTT ROMICK**  
Principal/Managing Director  
818.933.0305  
sromick@lee-re.com  
DRE #01323527

**JAY RUBIN**  
Principal  
818.223.4385  
jrubin@lee-re.com  
DRE #01320005

**DARREN CASAMASSIMA**  
Principal  
818.933.0303  
dc@lee-re.com  
DRE #01425638



**1,024–14,048 RSF**  
FOR LEASE



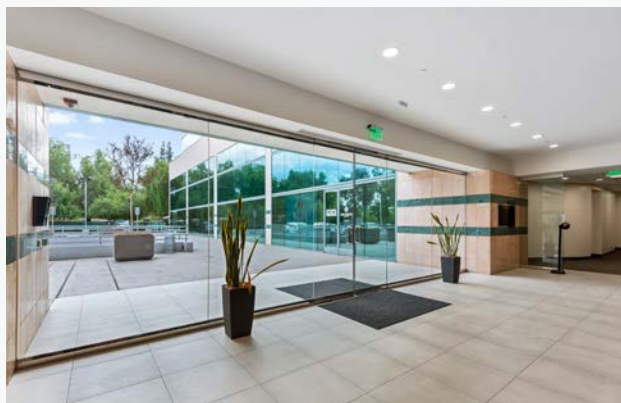
**\$2.45 FSG**  
ASKING RENT



**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.



#### BUILDING-WIDE RENOVATIONS

Comprehensive upgrades are underway across the lobby, restrooms, corridors, common areas, landscaping, and signage to create a modern, inviting environment.



#### 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*	4,256 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

# 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.



# FIRST FLOOR PLAN

SUITES 100, 130, 155, 170 & 180

Contiguous for 14,048 SF

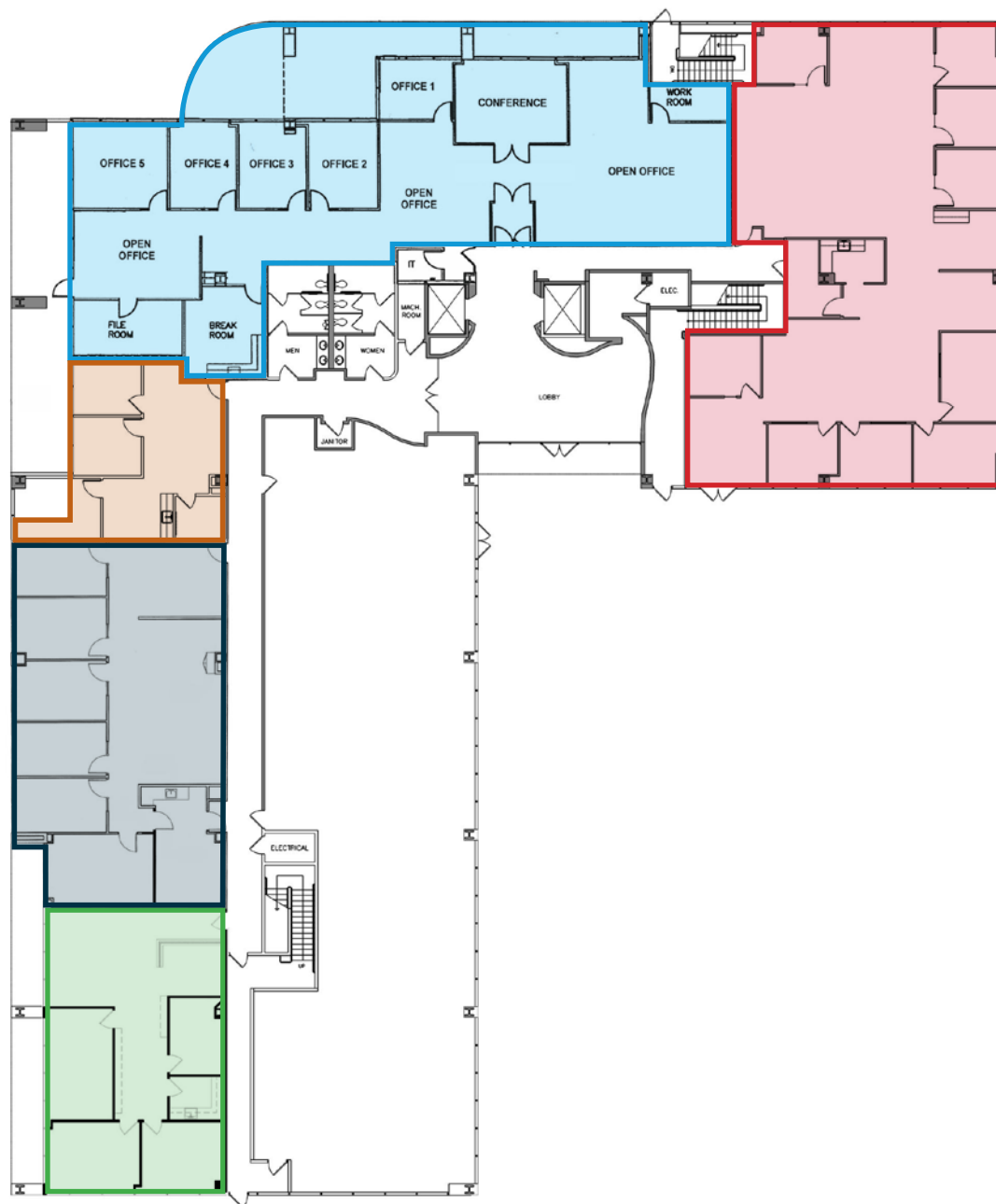
**Suite 100**  
4,256 RSF

**Suite 130**  
4,232 RSF

**Suite 155**  
2,040 RSF

**Suite 170**  
2,493 RSF

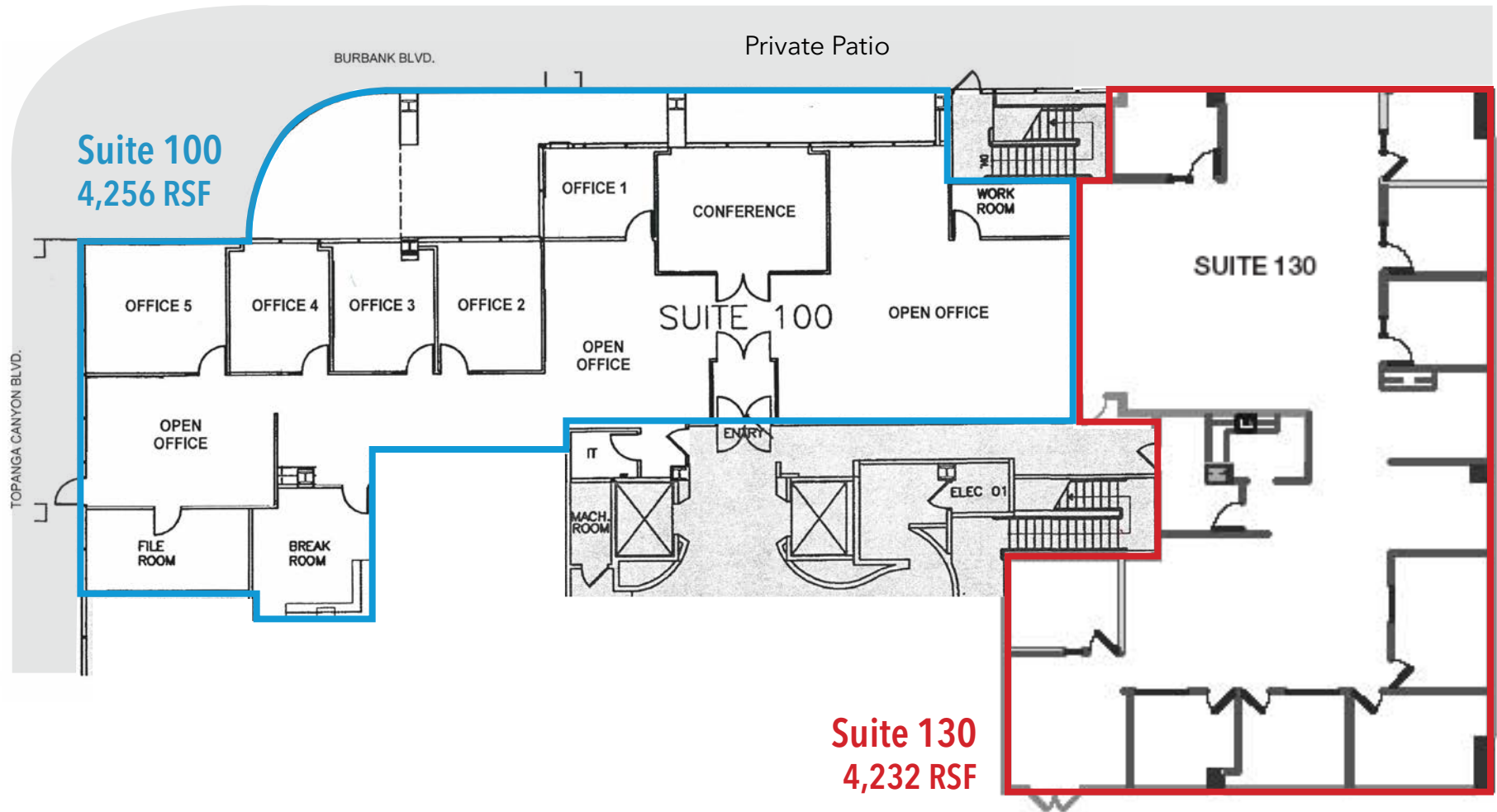
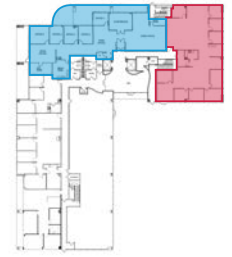
**Suite 180**  
1,024 RSF



**SUITE 100 - 4,256 RSF**

**SUITE 130 - 4,232 RSF**

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

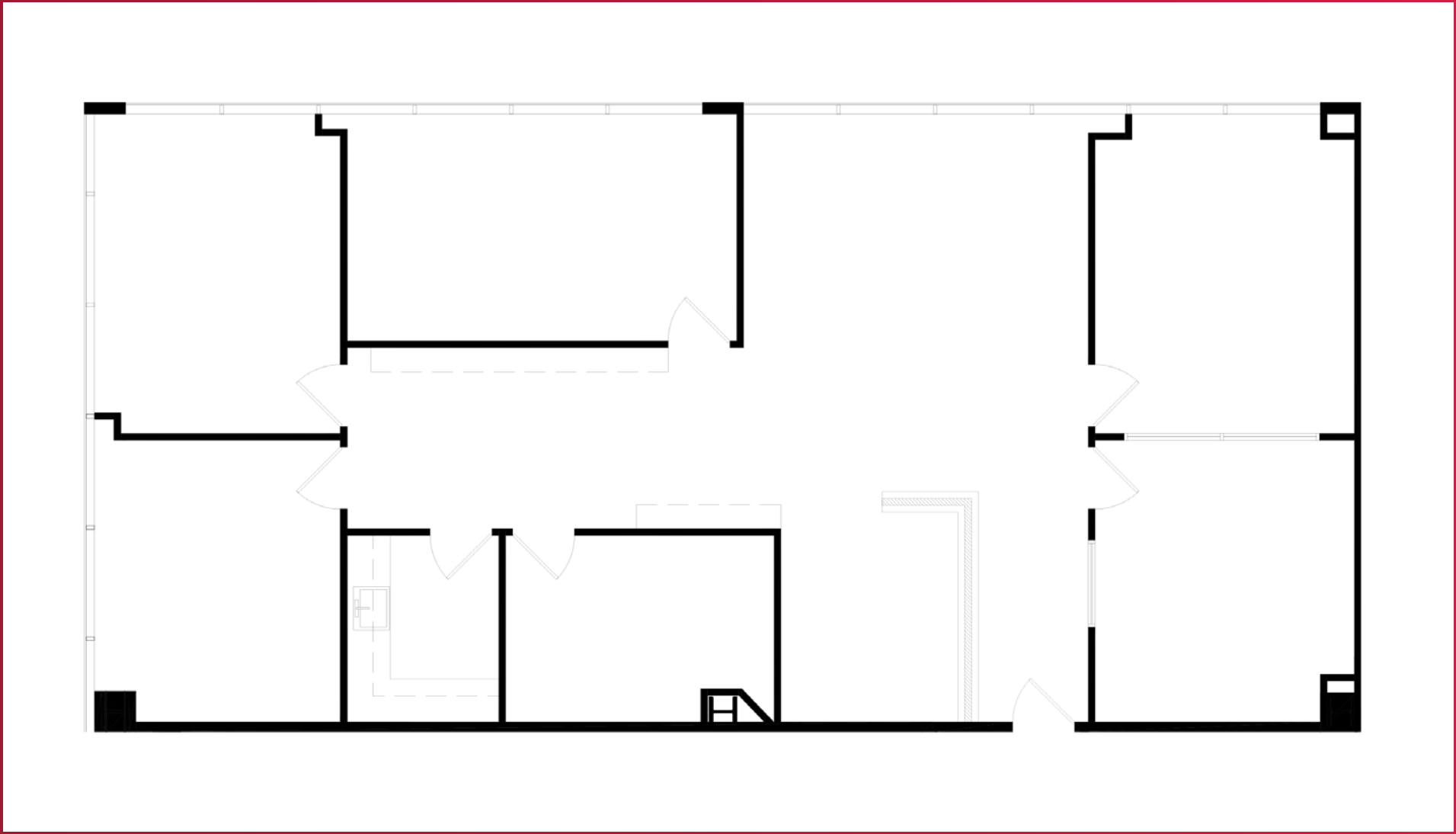


# SUITE 155

2,040 RSF

## SUITE HIGHLIGHTS

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



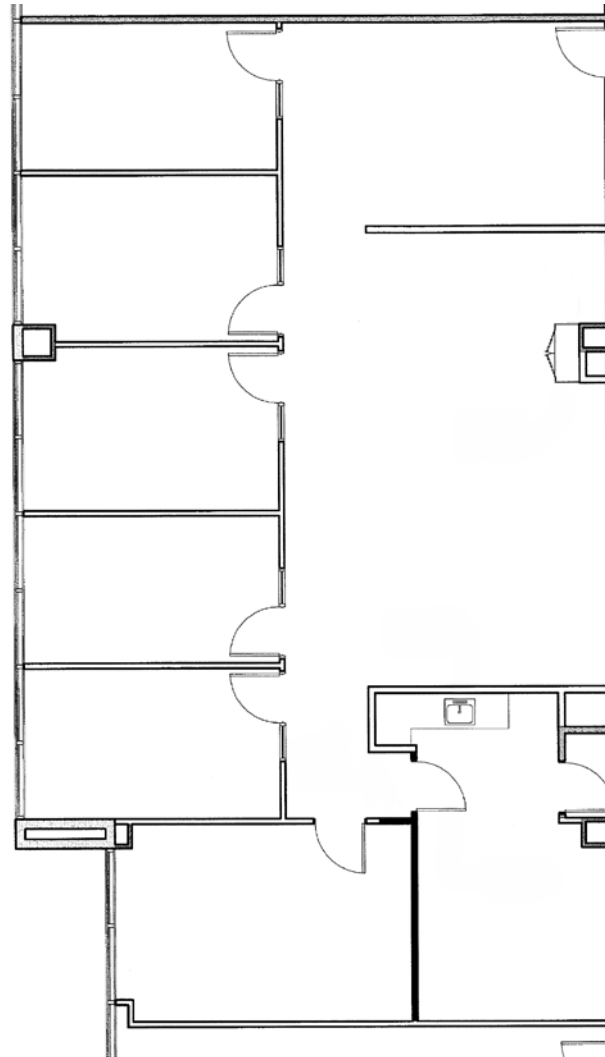
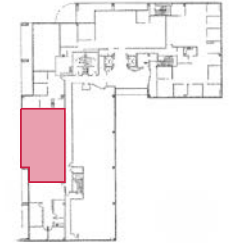
# SUITE 170

## 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



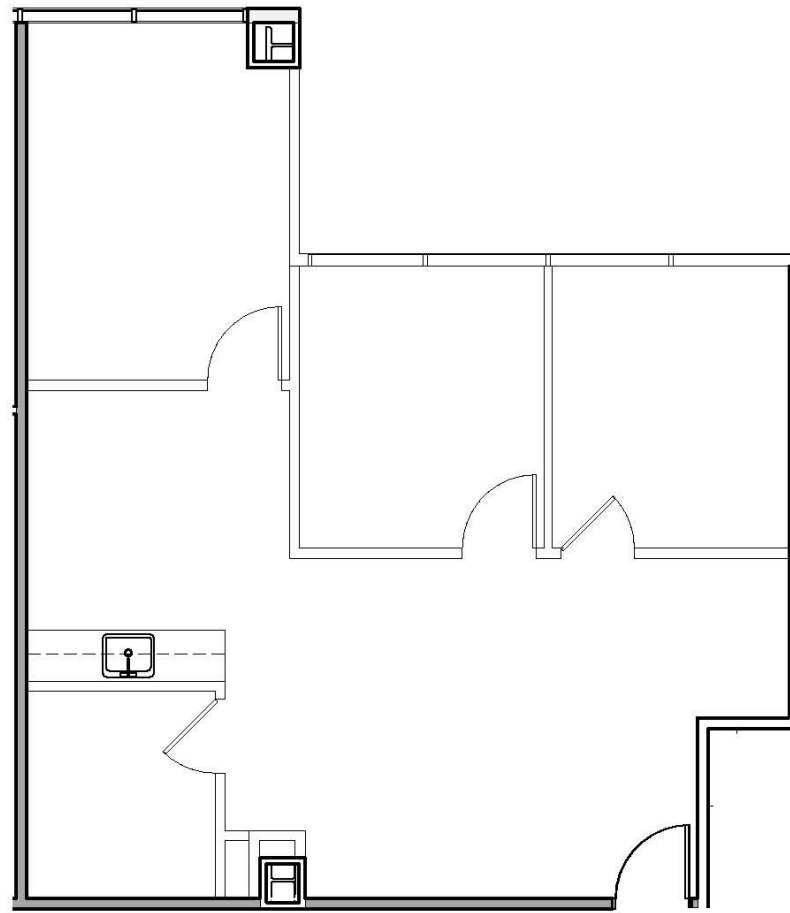
# SUITE 180

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

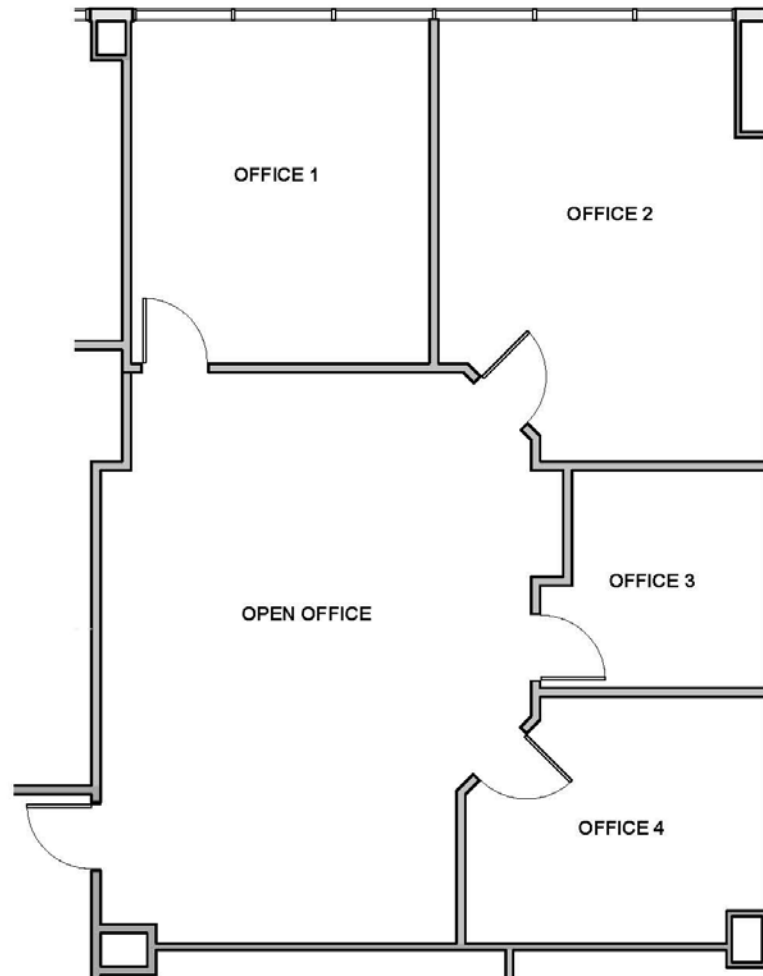


# SUITE 205

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



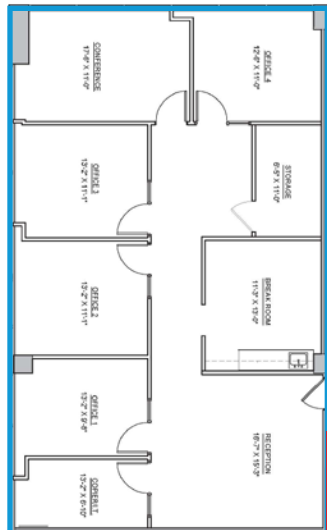
**SUITE 260 - 1,938 RSF**

**SUITE 250 - 5,602 RSF**

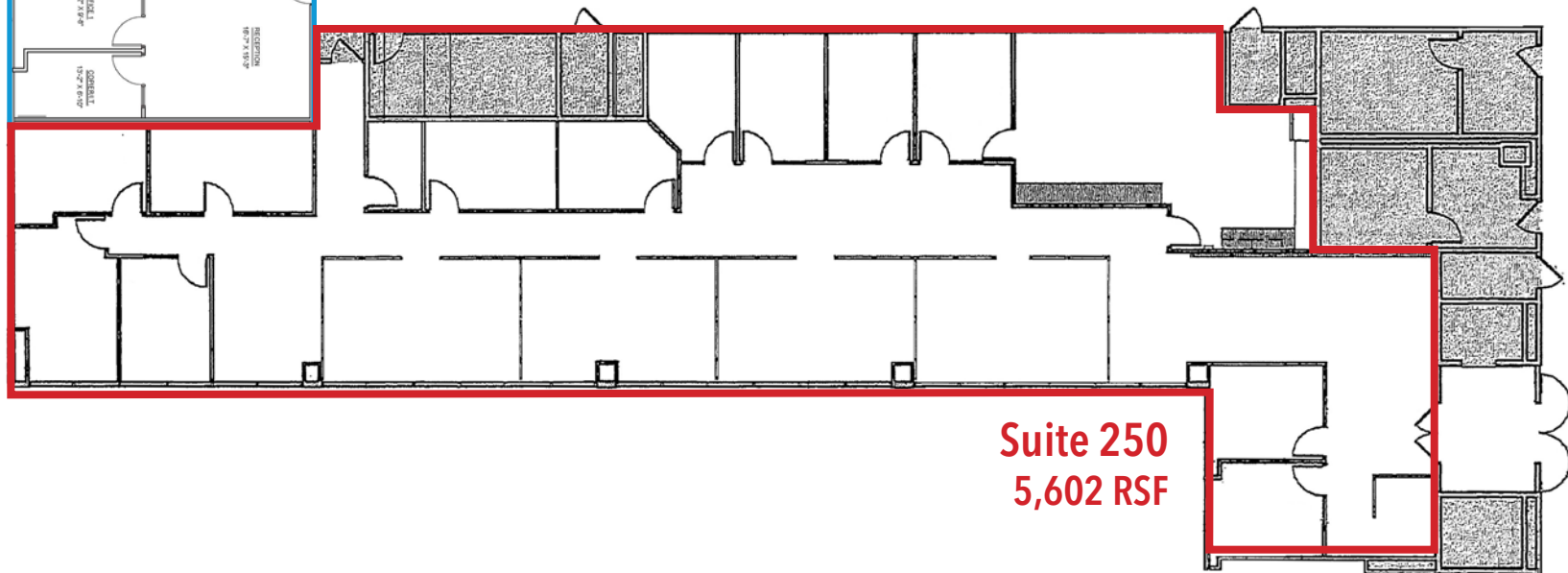
Contiguous for 7,540 SF

## SUITE HIGHLIGHTS

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



**Suite 260**  
1,938 RSF



**Suite 250**  
5,602 RSF

**Westfield TOPANGA**

★ macy's NORDSTROM **CHIPOTLE** **TILLYS**

**TARGET** Neiman Marcus **H&M** Starbucks **GUCCI** **LV**

Bath & Body Works **URBAN OUTFITTERS** **BLAZE PIZZA** **Seesaw Factory** **GAP**

Apple Store

**BEST BUY** blomingobles **M**

rack **Vitamin Shoppe** **ROGER DUNN G. LFSH. PS** **FISH**

**MAJN CHICK** **LA FITNESS** **OFF 5TH**

**CHIPOTLE** Jamba Juice **Jenny Holm Sues**

**KINETA** T-Mobile **SUPERCUTS**

**PETSMART**

**BevMo!** **DSW** **ULTA**

**carter's** **Ashley**

**Hilton** **THE HOME DEPOT**

**Office DEPOT** **OfficeMax** **Fleming's** **Krispy Kreme**

**SHARKY'S** **pressed.** **citi**

**FOGO DE CHAO** **amazon** **fresh** **AT&T**

**Westfield THE VILLAGE**

**COSTCO** **FITNESS** **Eddie Bauer** **M.FREDRIC** **ups**

**Il Fornaio** **CAVA** **Eureka!** **Burke Williams** **KREI** **SusieCakes**

**LARSEN'S** **verizon** **PITFIRE** **Total Wine** **FABLETICS**

**STAPLES** **pressed juicery** **JOEY RESTAURANTS** **Panera** **McDonald's** **W**

**Sweetfin** **EMC** **PAPER SOURCE** **J.Jill** **Bassett** **ATHLETA**

**Sur la table** **tenderloins** **FirstBank** **Crate&Barrel**

**5550**  
Topanga Canyon Blvd

**Ralphs** **SPROUTS** **pure barre**

**URBAN PLATES** **PETCO** **PATBURGER** **BP** **Jamba Juice**

**NOAH'S** **CHIPOTLE** **SUBWAY** **Bank of America**

**ACE Hardware** **Orangetheory FITNESS** **The Container Store**

**CVS pharmacy** **DUNKIN' DONUTS** **citibank**

**WHOLE FOODS**

**BURGER KING**

**TRADER JOE'S** **WELLS FARGO** **COURTYARD**

**POQUITO MAS**

**STAND** **Comerica Bank**

**BABA FRESH** **fish bone**

**flagstar** PRIVATE BANK

**TARGET** **WELLS FARGO** **STARBUCKS COFFEE**

**CVS pharmacy** **Pizza Hut** **KABUKI** **CHASE** **Waffles**



child&teen  
COUNSELING

TEEN THERAPY  
Center

# WWW.5550TOPANGA.COM

## FOR MORE INFORMATION, PLEASE CONTACT

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