

TOPANGA PROFESSIONAL BUILDING

5348 Topanga Canyon Boulevard
Woodland Hills, CA 91364

Office/Medical Space For Lease

1,126 - 4,691 SF



For More Information:

Camilo Fabros
CalDRE #01121121
714.689.1443
cfabros@lpc.com

Lincoln

Lincoln Property Company
2392 Morse Avenue, Suite 100
Irvine, CA 92614

www.lpc.com

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Property Highlights

- Located in Woodland Hills, the Topanga Professional Building located at 5348 Topanga Canyon Boulevard is a 2-story, approximately 17,032 rentable sq. ft. office building.
- Well maintained building with a desirable facade and window-line that features an interior atrium, controlled access to building, and parking in building's subterranean parking and surface lots.
- Centrally located in Woodland Hills – minutes to Warner Center with excellent 101 (Hollywood) Freeway access.
- Walking distance to many restaurants and cafes on Ventura Blvd.
- Building may be available for purchase, please call Broker to discuss.

Location Overview

Boutique Office/Medical building located on the east side of Topanga Canyon Blvd in the prestigious Woodland Hills market (Warner Center adjacent). located 1 block south of Ventura Boulevard, with immediate access to the Ventura (US-101) Fwy.

Availabilities	SF	Lease Rate	Date Available
Suite 105	1,245 SF	\$1.95 SF/month MG	Within 30 days (Call Broker)
Suite 108	1,947 SF	\$3.00 SF/month NNN	Immediately
Suite 204	1,126 - 3,732 SF	\$1.95 SF/month MG	Immediately
Suite 206	1,621 - 3,732 SF	\$1.95 SF/month MG	Immediately
Suite 207	1,728 - 4,691 SF	\$1.95 SF/month MG	Immediately

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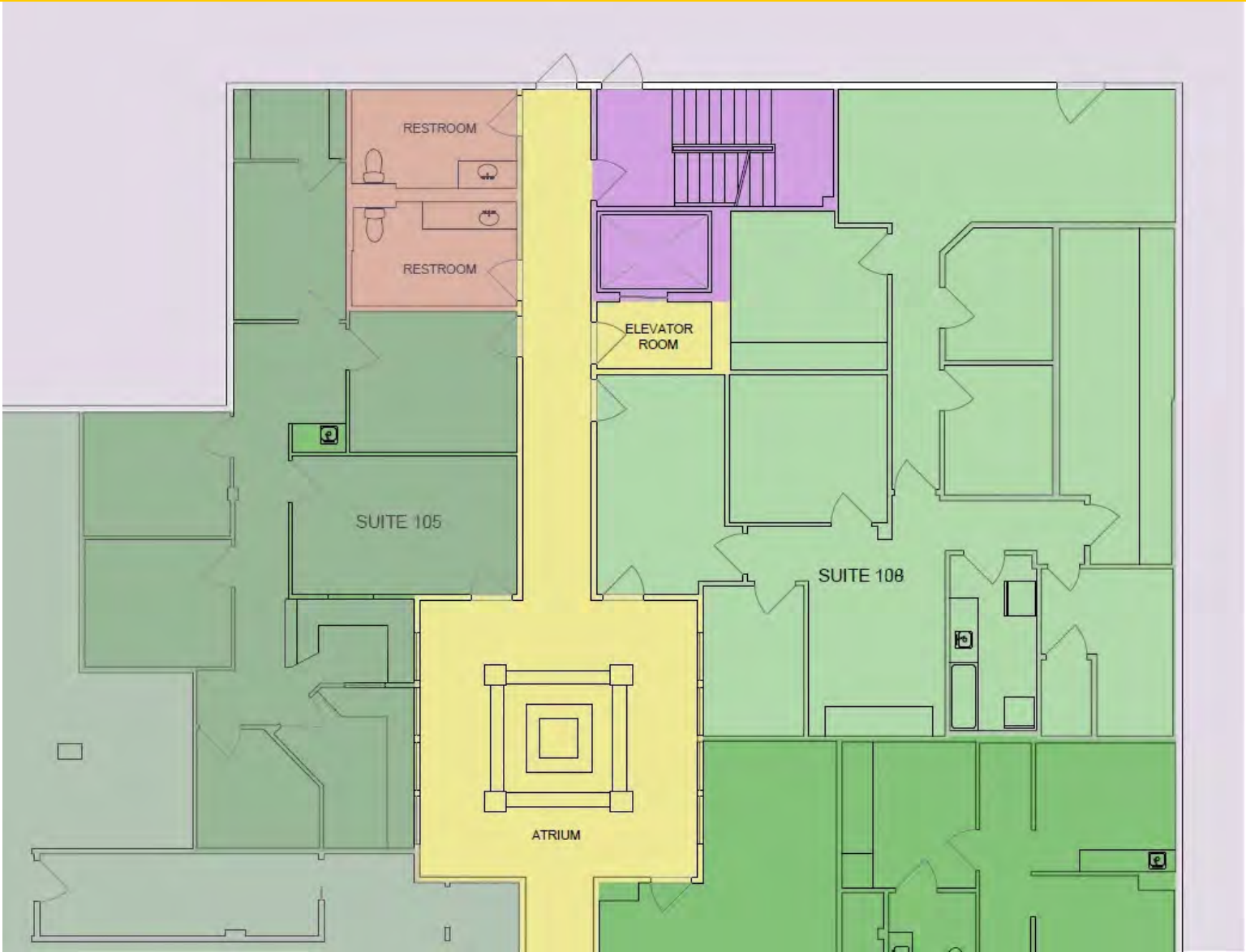
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Suite 105
1,245 SF



Suite	Size	Lease Rate	Description
■ Suite 105	1,245 SF	\$1.95 SF/month MG	Office/Medical Space available May 1, 2026 (Call Broker if space is needed earlier). Previously used as a chiropractor office. 6 Private offices and reception area. Teaser rate of \$1.75 per sq. ft. per month on a Modified Gross basis for first 6 months and market rent thereafter for qualified tenants and a minimum 5-year term. Tenant is responsible for its utilities and janitorial. Medical Uses may be subject to higher rent.

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Suite 108
1,947 SF



Suite	Size	Lease Rate	Description
■ Suite 108	1,947 SF	\$3.00 SF/month NNN	Office/Medical Space available immediately. Previously used as an animal hospital. Teaser rate of \$2.75 per sq. ft. per month on a NNN basis for first 6 months and market rent thereafter for qualified tenants and a minimum 5-year term. NNN's are estimated to be \$.83 per sq. ft. per month.

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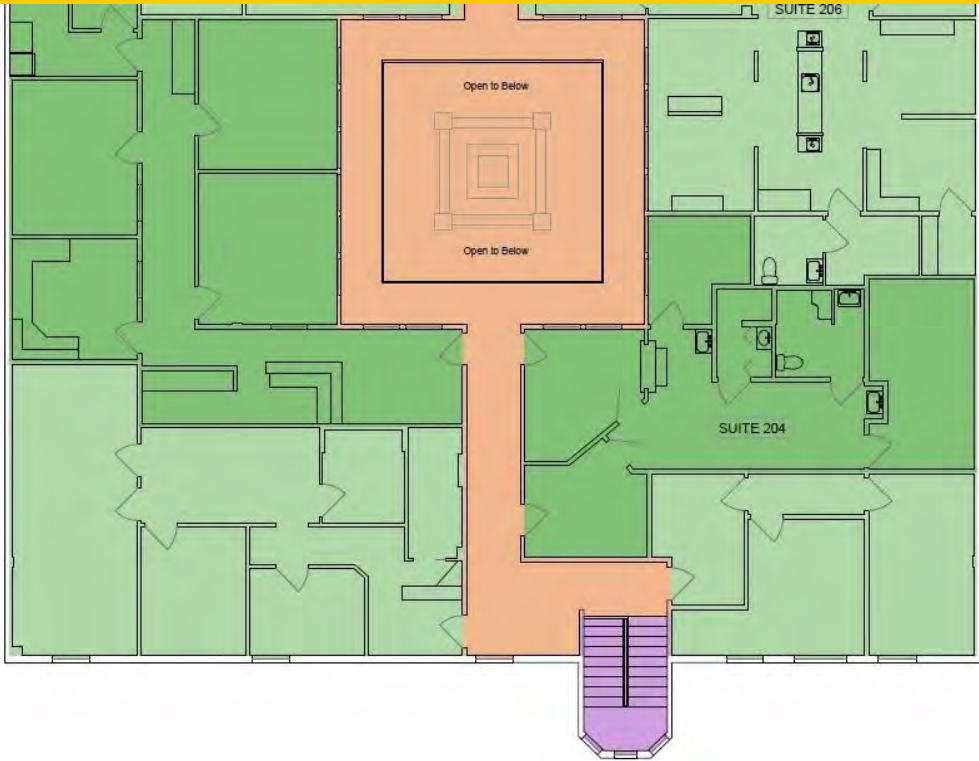
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Suite 204

1,126 - 3,732 SF



Suite	Size	Lease Rate	Description
■ Suite 204	1,126 - 3,732 SF	\$1.95 SF/month MG	Office/Medical Space available immediately. 3 Private offices, reception area, central open area and private bathroom Teaser rate of \$1.75 per sq. ft. per month on a Modified Gross basis for first 6 months and market rent thereafter for qualified tenants and a minimum 5-year term. Tenant is responsible for its utilities and janitorial. Medical Uses may be subject to higher rent. Call Broker to discuss potential delivery of up to 3,732 sq. ft. with contiguous suites.

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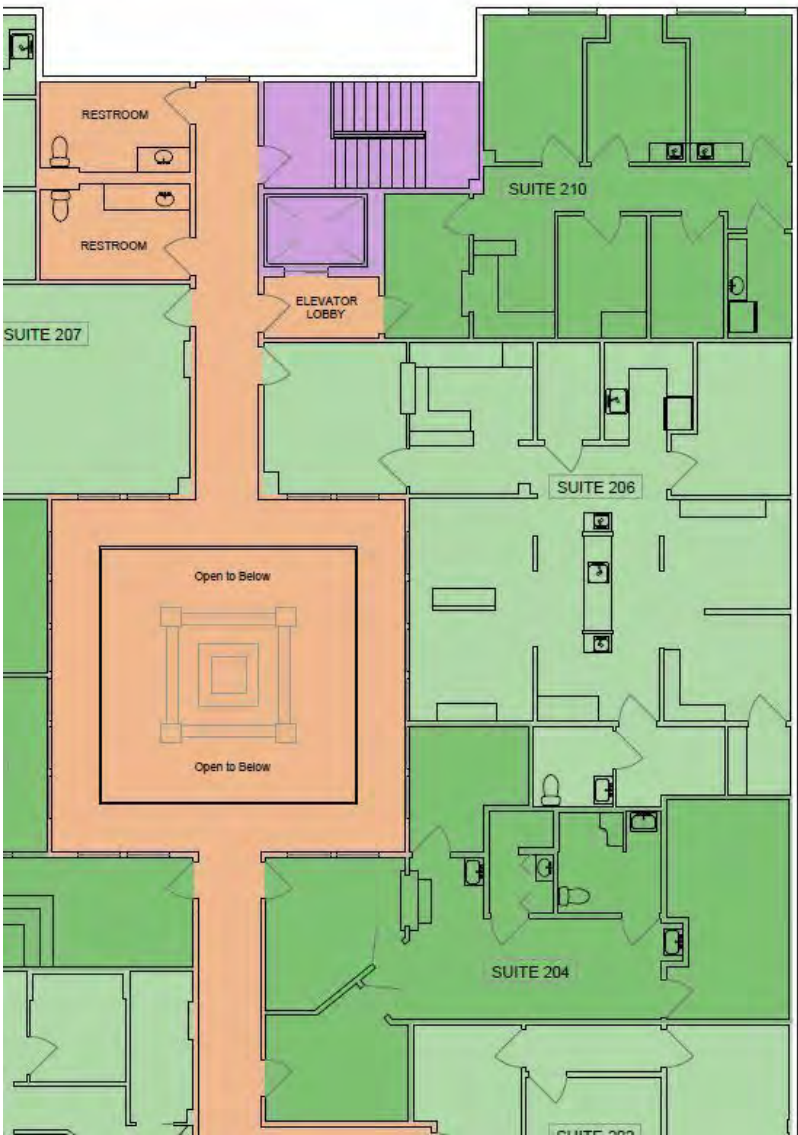
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Suite 206

1,621 - 3,732 SF



Suite	Size	Lease Rate	Description
■ Suite 206	1,621 - 3,732 SF	\$1.95 SF/month MG	Office/Medical Space available immediately. Previously used as a dental office. Teaser rate of \$1.75 per sq. ft. per month on a Modified Gross basis for first 6 months and market rent thereafter for qualified tenants and a minimum 5-year term. Tenant is responsible for its utilities and janitorial. Medical Uses may be subject to higher rent. Call Broker to discuss potential delivery of up to 3,732 sq. ft. with contiguous suites.

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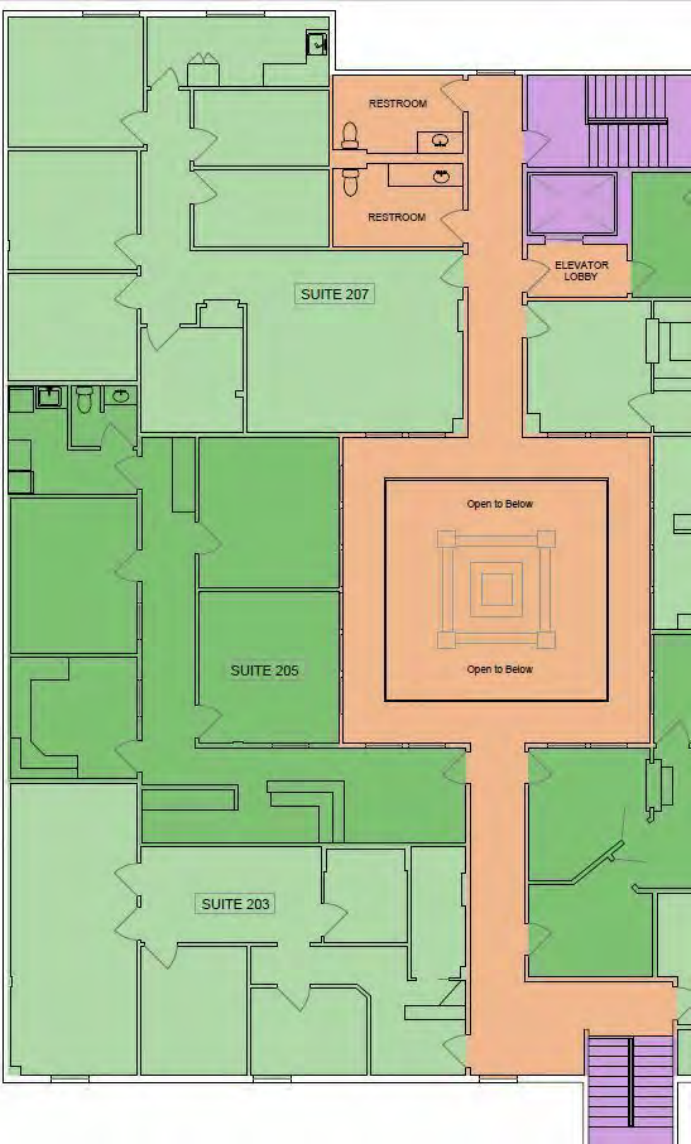
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Suiet 207

1,728 - 4,691 SF



Suite	Size	Lease Rate	Description
■ Suite 207	1,728 - 4,691 SF	\$1.95 SF/month MG	Office/Medical Space available immediately. 5 private offices, conference room, break area with sink and w/d hookups, and a large open area. Teaser rate of \$1.75 per sq. ft. per month on a Modified Gross basis for first 6 months and market rent thereafter for qualified tenants and a minimum 5-year term. Tenant is responsible for its utilities and janitorial. Call Broker to discuss potential delivery of up to 4,691 sq. ft. with contiguous suites.

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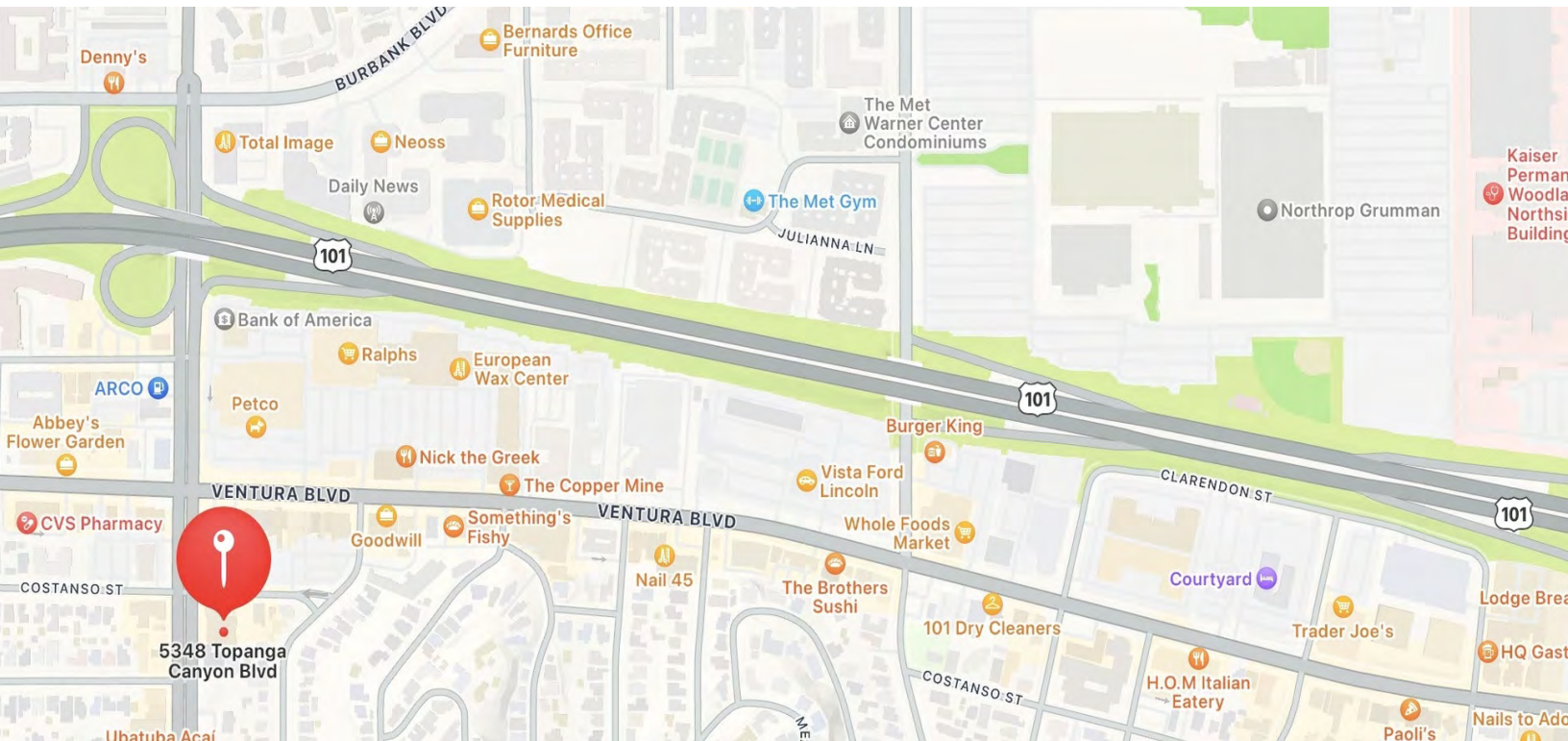
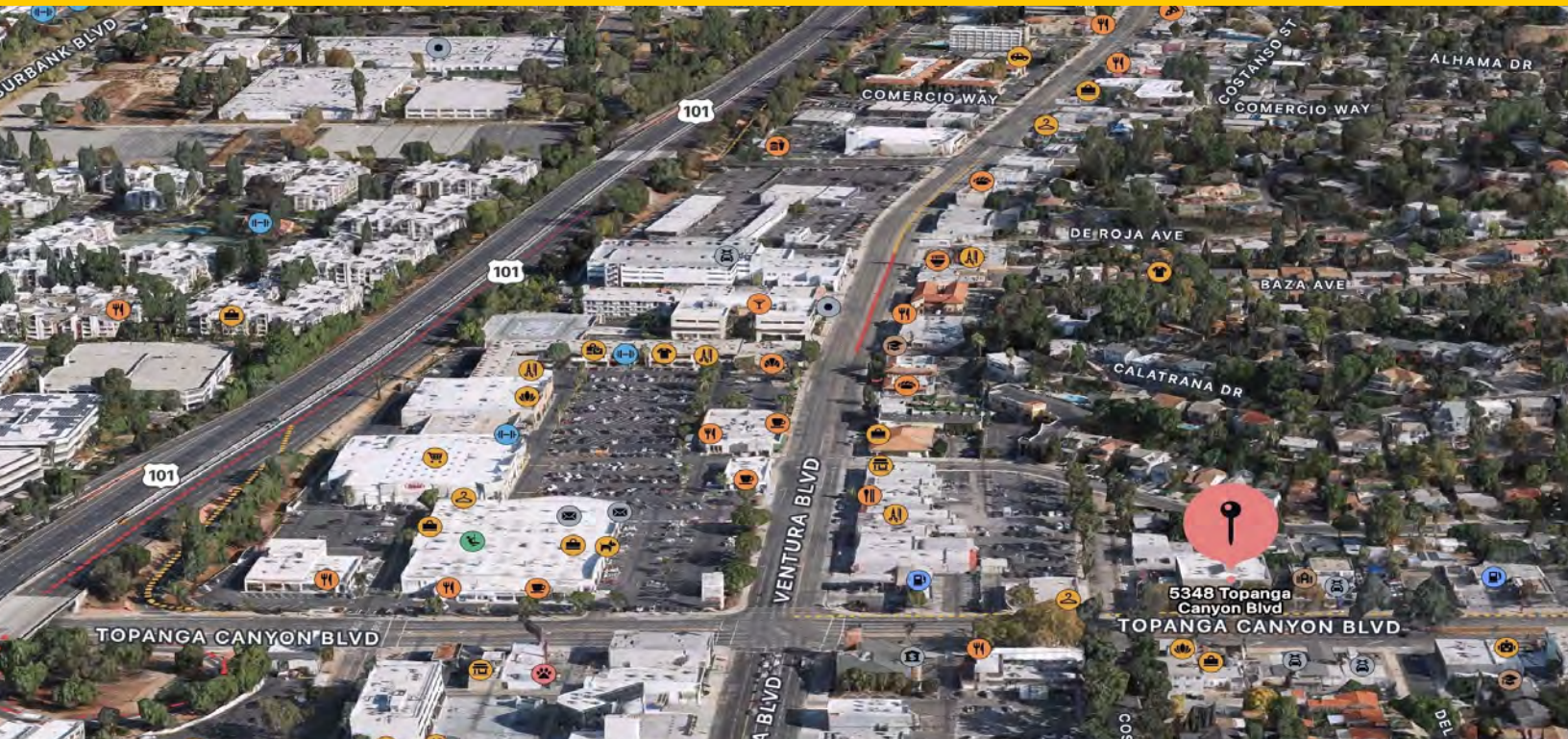
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Aerial & Map

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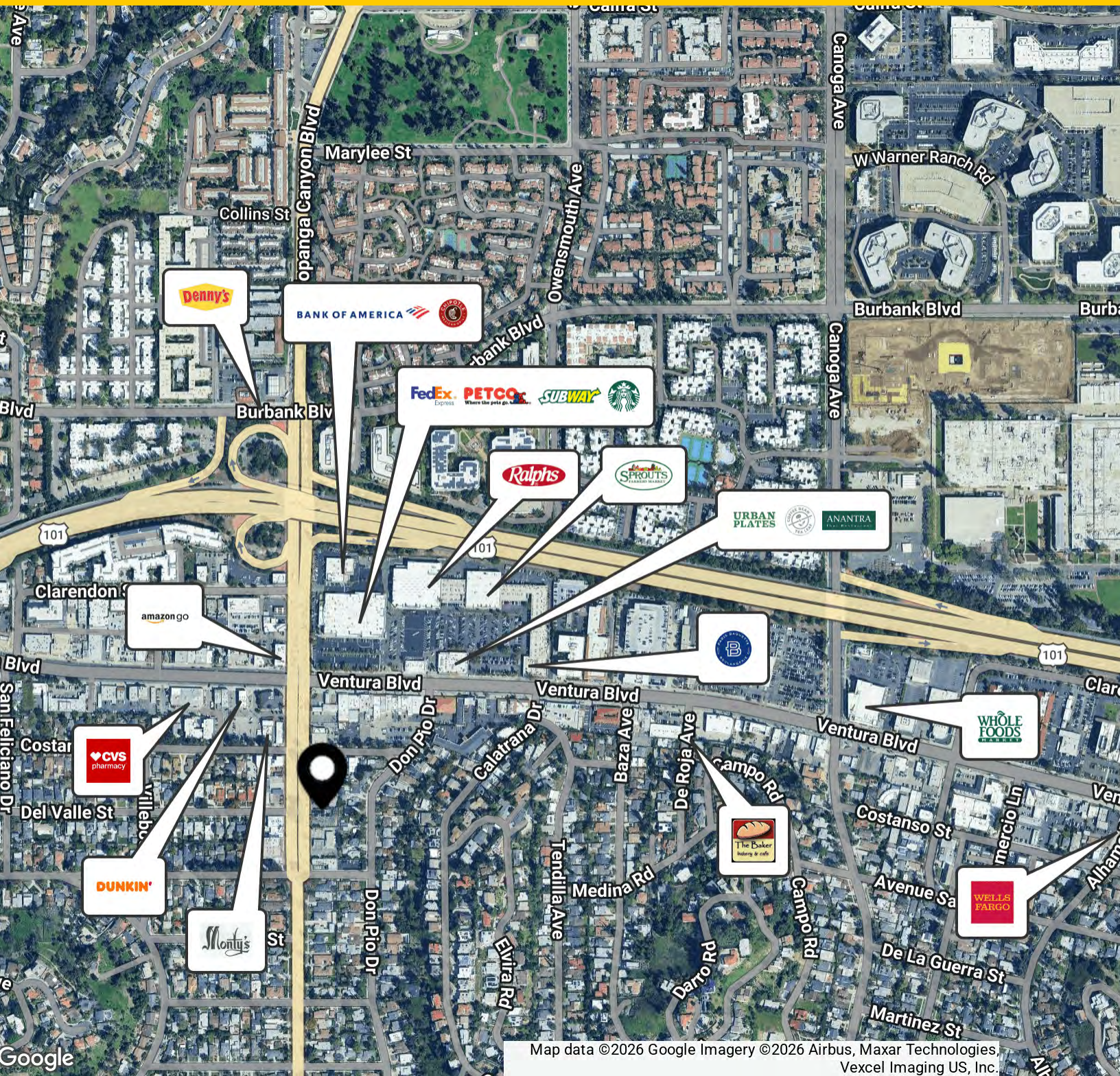
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Nearby Amenities



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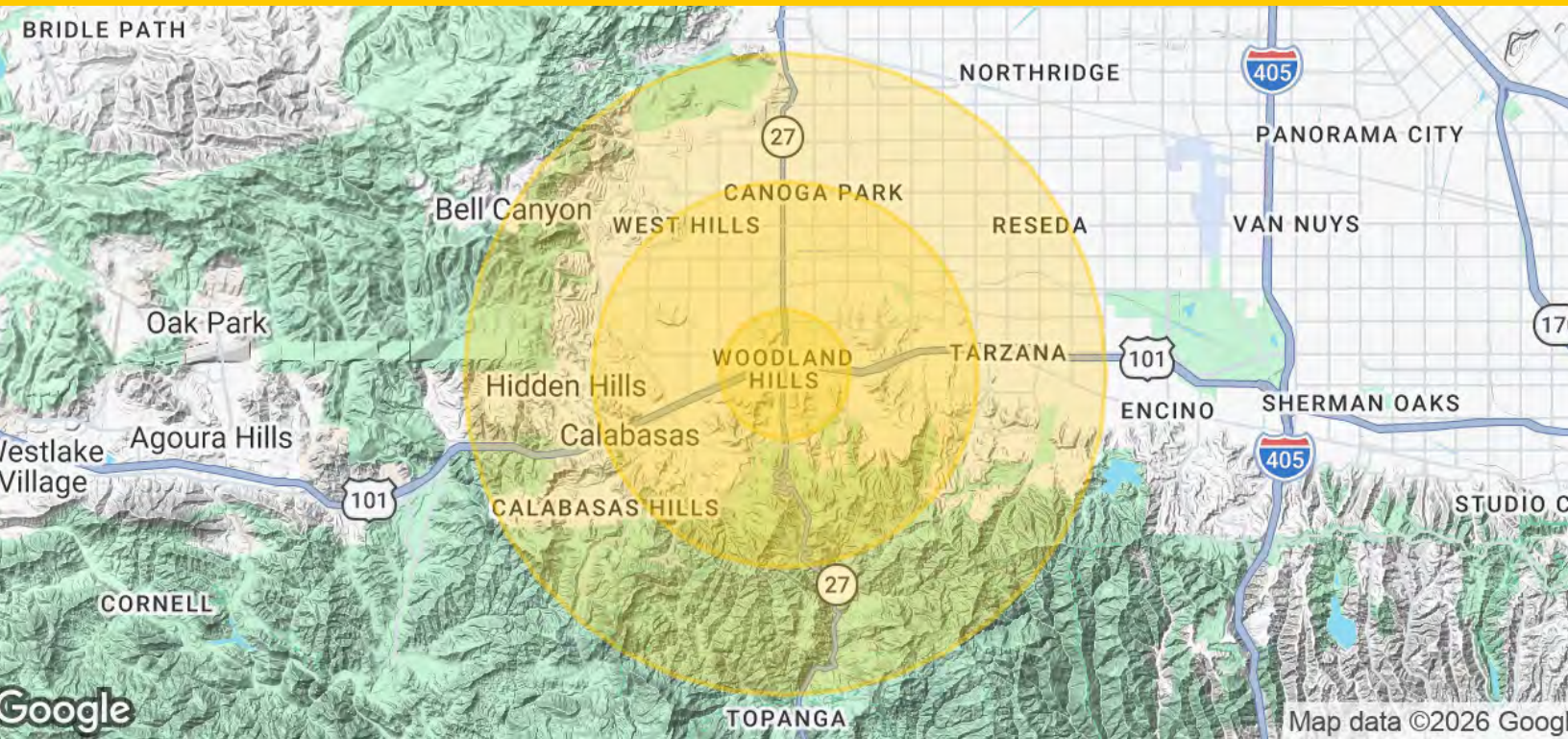
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	22,042	146,898	360,084
Average Age	41.7	40.7	41.0
Average Age (Male)	40.0	39.2	39.3
Average Age (Female)	42.6	41.3	42.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,416	56,074	131,131
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$119,482	\$120,182	\$114,484
Average House Value	\$598,617	\$652,517	\$653,998

2020 American Community Survey (ACS)

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