

WARNER PREMIER

5550 TOPANGA CANYON BLVD

OFFICE SPACE FOR LEASE | WARNER CENTER

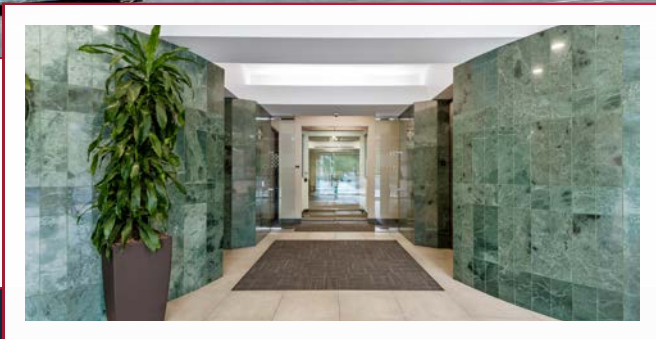
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



1,024–14,048 RSF
FOR LEASE



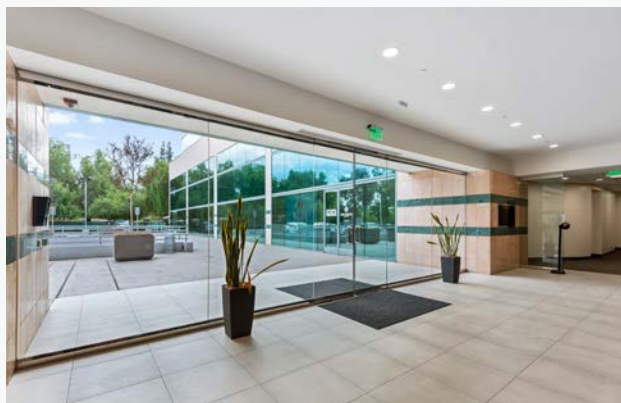
\$2.45 FSG
ASKING RENT



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

FIRST FLOOR PLAN

SUITES 100, 130, 155, 170 & 180

Contiguous for 14,048 SF

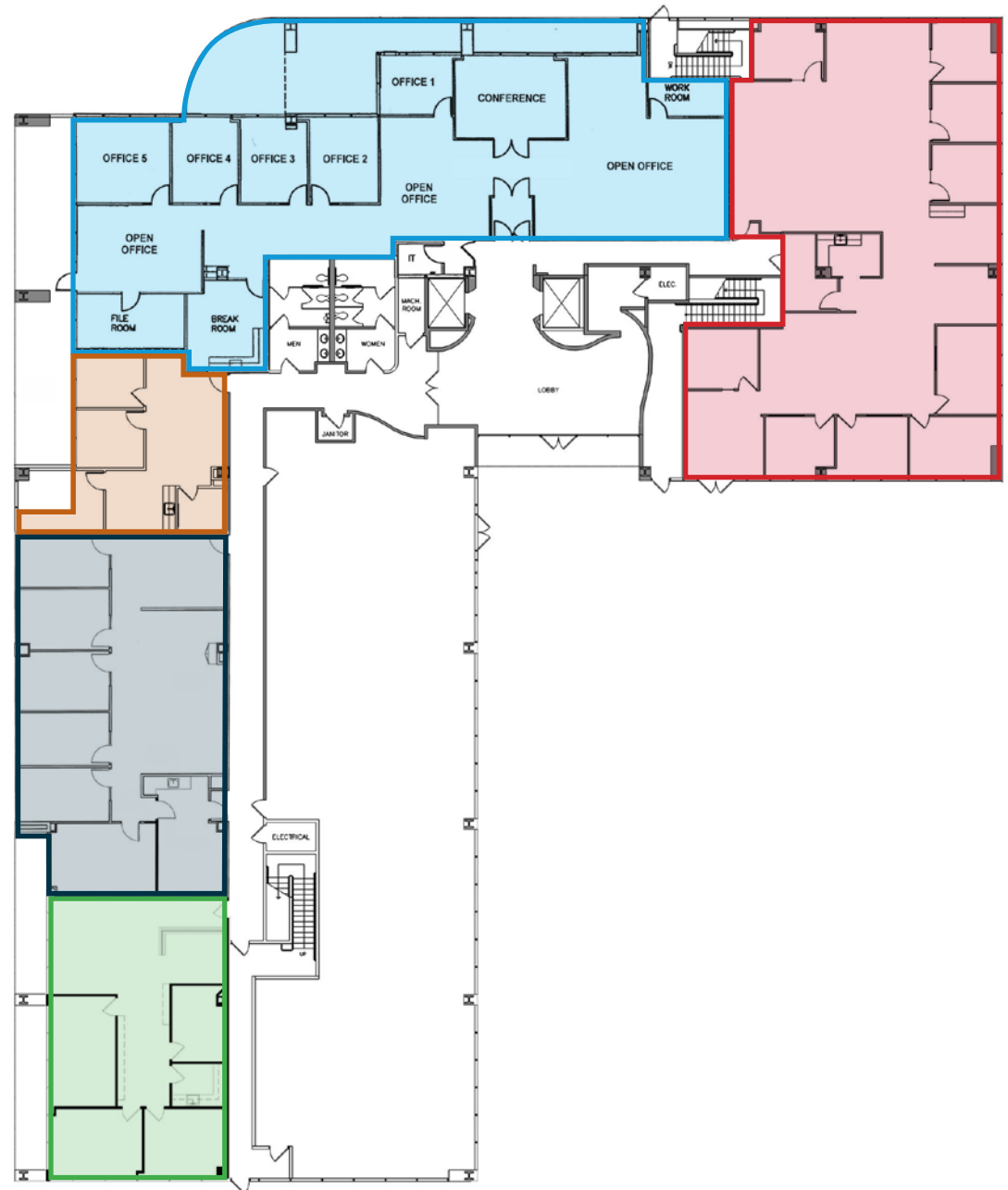
Suite 100
4,256 RSF

Suite 130
4,232 RSF

Suite 155
2,040 RSF

Suite 170
2,493 RSF

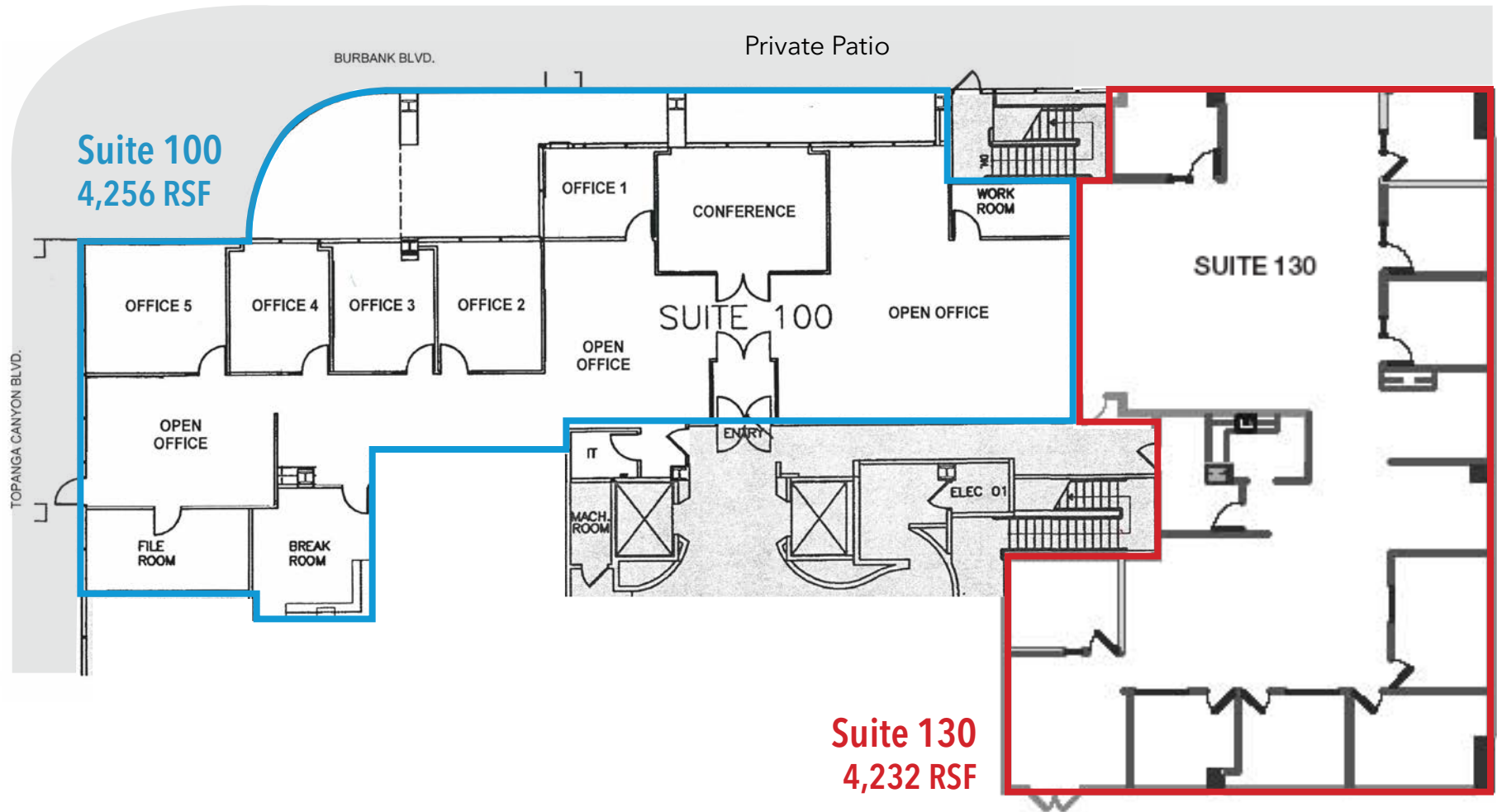
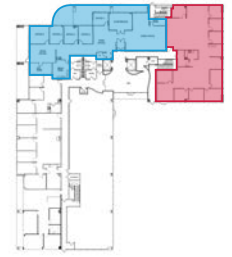
Suite 180
1,024 RSF



SUITE 100 - 4,256 RSF

SUITE 130 - 4,232 RSF

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

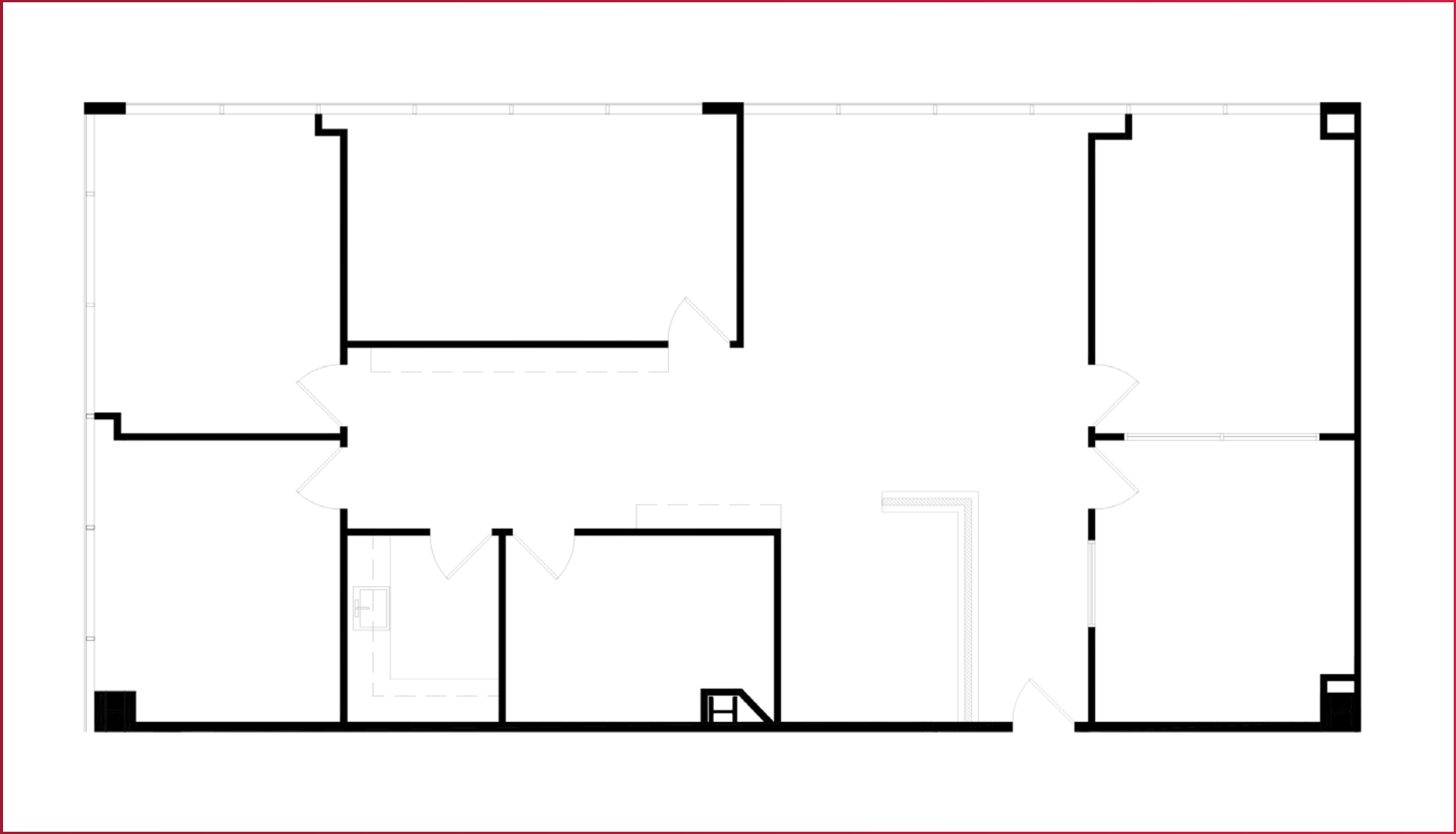


SUITE 155

2,040 RSF

SUITE HIGHLIGHTS

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



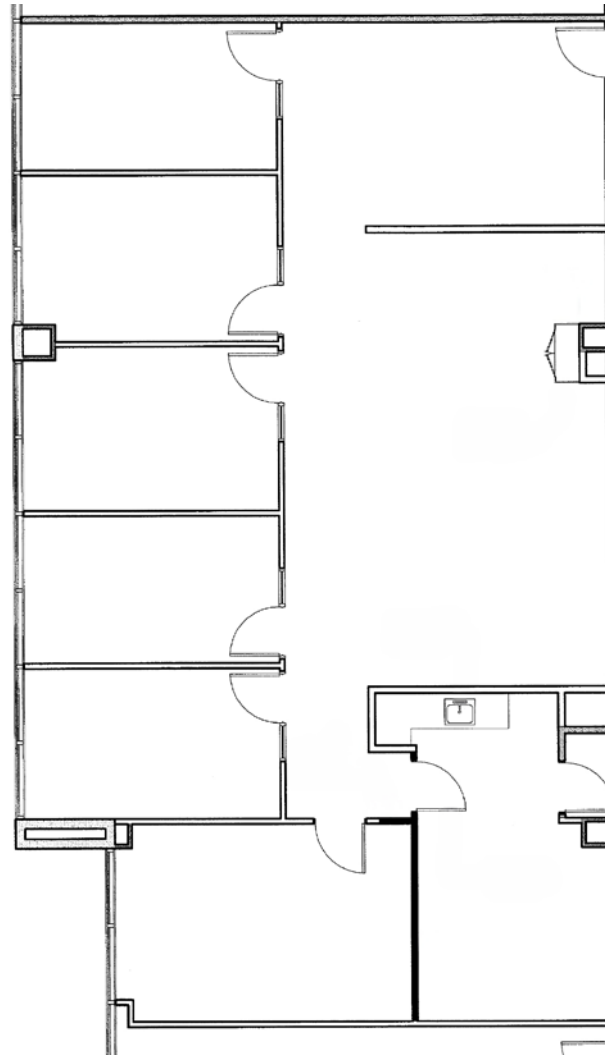
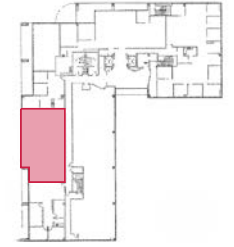
SUITE 170

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



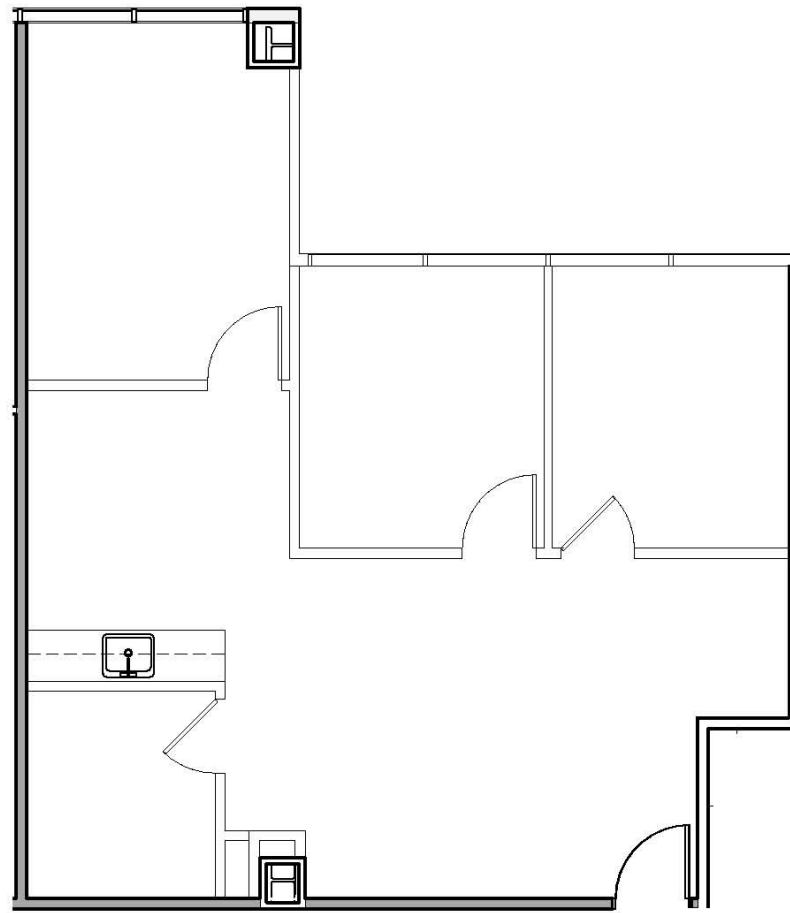
SUITE 180

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

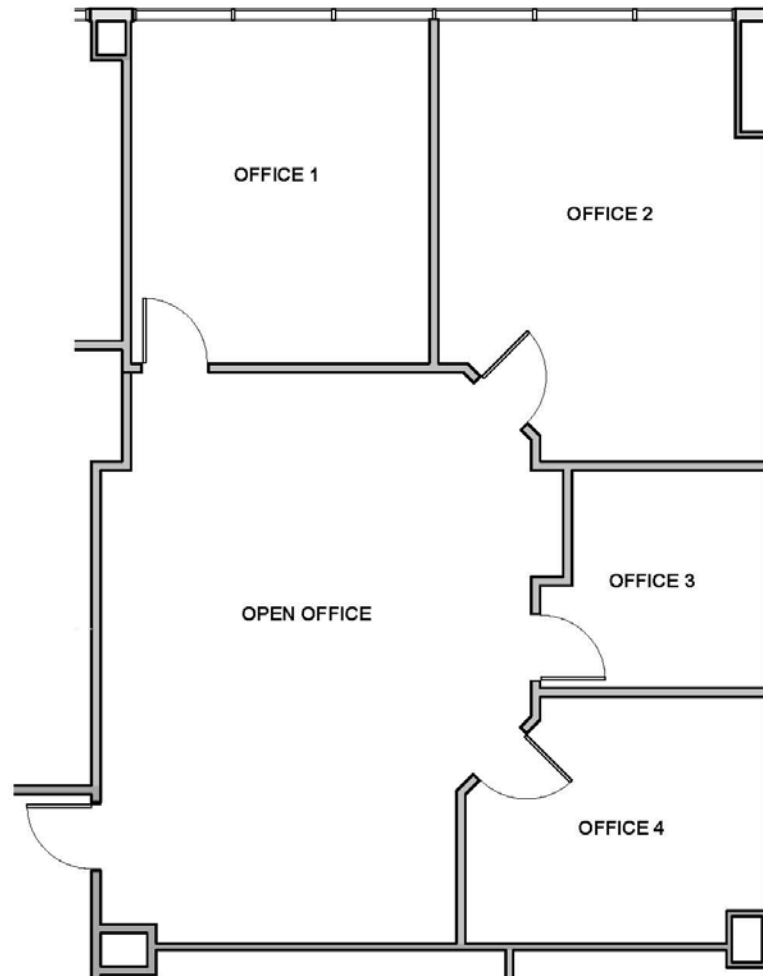
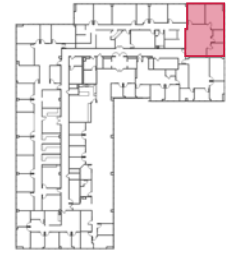


SUITE 205

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



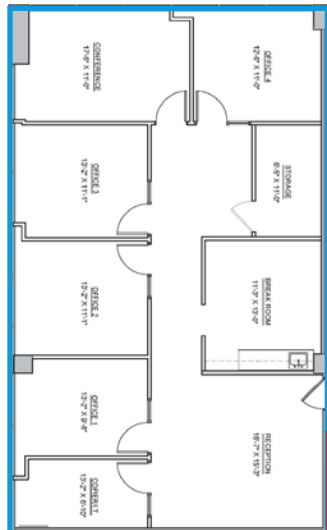
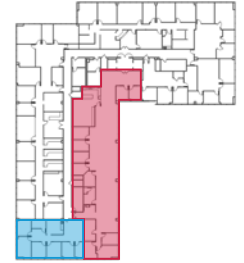
SUITE 260 - 1,938 RSF

SUITE 250 - 5,602 RSF

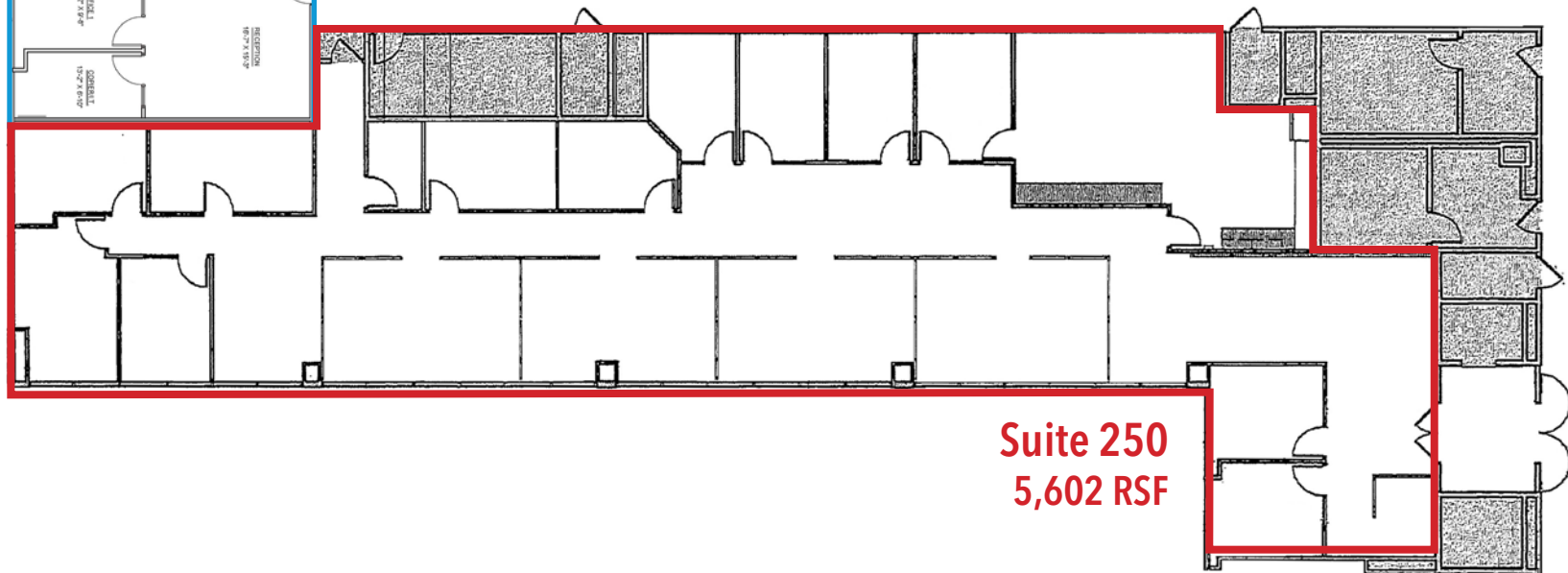
Contiguous for 7,540 SF

SUITE HIGHLIGHTS

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



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 Besecake Factory GAP
 Apple Store

BEST BUY bloomingdale's M
 rack Vitamin Shoppe ROGER DUNN G LFSH PS FISH
 MAJN CHICK HOT ORIENTALS LA FITNESS OFF 5TH
 CHIPOTLE Jamba Juice Jimmy Mikes Sues
 KINNECTA T-Mobile SUPERCUTS

PETSMART BevMo! DSW ULTA
 DESIGNER SHOE WAREHOUSE
 carter's Ashley HOMESTORE
 B's RESTAURANT BREWHOUSE Hilton WARNER CENTER THE HOME DEPOT

Office DEPOT OfficeMax Fleming's Krispy Kreme
 SHARKY'S pressed. citi
 FOGO DE CHAO amazon fresh AT&T
 BRAZILIAN STEAKHOUSE

Westfield THE VILLAGE

COSTCO WHOLESALE FITNESS Eddie Bauer M.FREDRIC THE UPS STORE
 Il Fornaio CAVA Eureka! Burde Williams KREI Susie Cakes
 LARSEN'S verizon PITFIRE Total Wine FABLETICS
 STAPLES pressed juicery JOEY RESTAURANTS Panera McDonald's W WORKANO
 Sweetfin EMC PAPER SOURCE J.Jill Bassett ATHLETA
 Sur la table tenderloins FirstBank Crate&Barrel

5550
 Topanga Canyon Blvd

EQUINOX RUTH'S CHRIS STEAK HOUSE
 BANK OF AMERICA

STAND Comerica Bank
 BAVA FRESH fish bone
 flagstar PRIVATE BANK

TARGET WELLS FARGO STARBUCKS COFFEE
 CVS pharmacy PIZZA HUT KABUKI CHASE WAFFLES

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 MARKET
 BURGER KING

TRADER JOE'S WELLS FARGO COURTYARD
 POQUITO MAS

HIDEOUT CAFE



WWW.5550TOPANGA.COM

FOR MORE INFORMATION, PLEASE CONTACT

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



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES