



5855

TOPANGA CANYON BLVD

WOODLAND HILLS, CA 91367



LEE & ASSOCIATES—WESTLAKE VILLAGE

AVAILABILITY DETAILS

VACANCIES	AVAILABILITY	SIZE
SUITE 210	Immediate	±2,306 RSF
SUITE 350	Immediate	±4,347 RSF
SUITE 400	Immediate	±3,657 RSF
SUITE 510*	Immediate	±2,979 RSF
SUITE 520	Immediate	±1,538 RSF
SUITE 530*	Immediate	±2,368 RSF

*SUITES 510 & 530 ARE CONTIGUOUS FOR 5,347 RSF

TERMS	
LEASE RATE	\$2.50 FSG
LEASE TERM	Negotiable
AVAILABILITY	Immediate
PARKING	Up to ±3/1,000 SF <i>Tandem \$110/mo. Reserved \$130/mo.</i>
USE	Office & Creative Uses Approved

BUILDING HIGHLIGHTS

- Immediately adjacent to LA Rams expansion & development site
- Abundant parking
- Excellent 101 Freeway access
- Location is walking distance to Westfield Topanga, The Village and Warner Center Park and dozens of fitness & hotel amenities
- Window-lined offices, kitchens, conference rooms, and reception areas
- Accessibility to multiple bus lines and the Metro Orange Line providing convenient public transportation
- Corporate neighbors include Kaiser Permanente Medical Center, Warner Center Towers, U.S. Bank, Blue Shield of California, and Fidelity Investments



NEARBY TO
RETAIL AMENITIES



ABUNDANT
PARKING



NEARBY METRO
ORANGE LINE

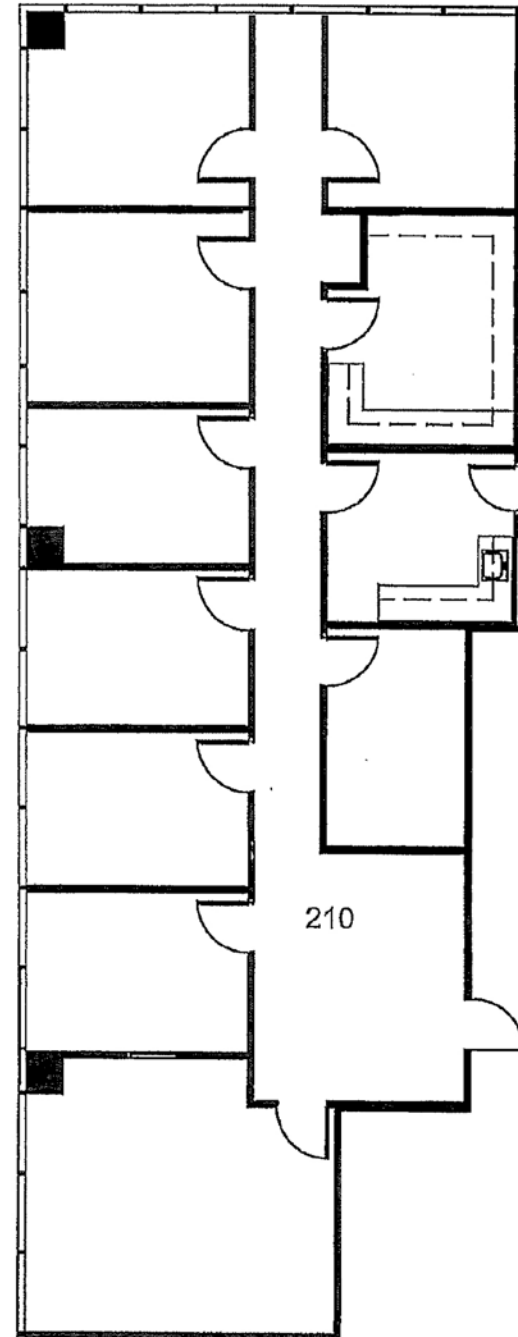


EXCELLENT 101
FREEWAY ACCESS

FLOOR PLANS

SUITE 210 — ±2,306 RSF

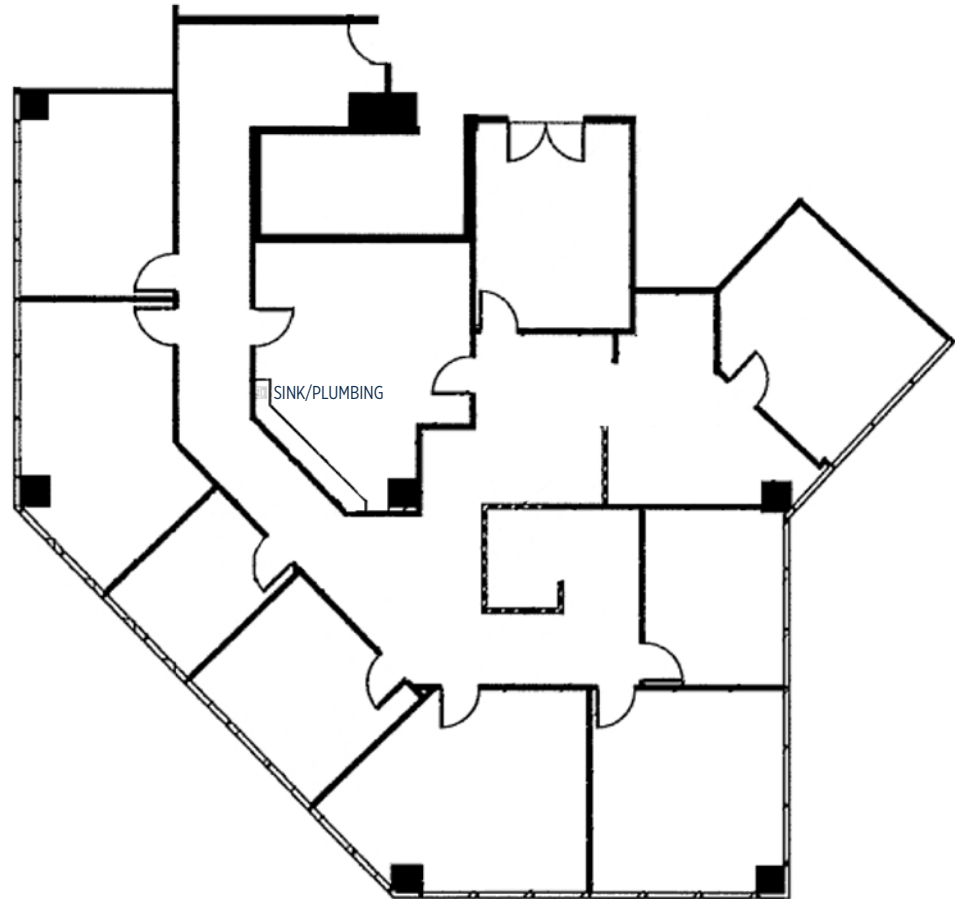
- 6 Window Line Offices
- 1 Conference Room
- Kitchen with Sink
- Bullpen Room
- IT/Storage



FLOOR PLANS

SUITE 400 — ±3,657 RSF

- Double Door Identify off of the Elevator
- 8 Windowed Offices
- Reception Area
- Bullpen
- Kitchen Area

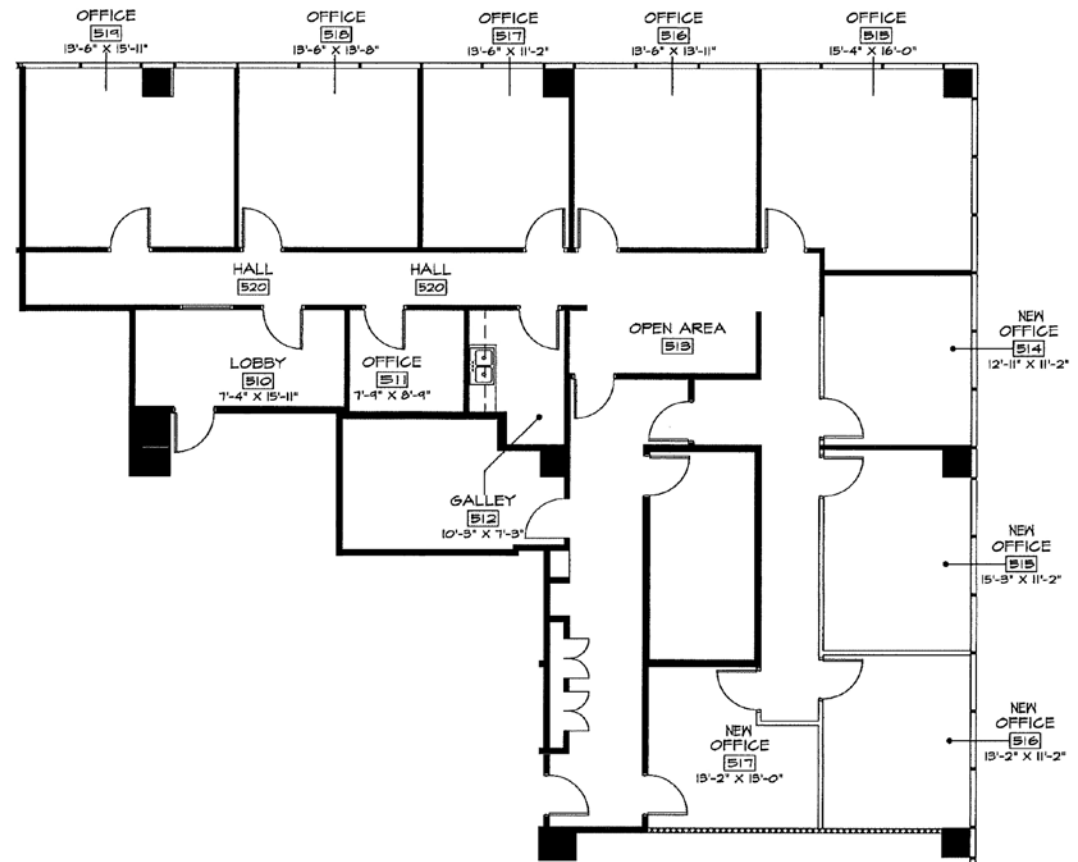


FLOOR PLANS

SUITE 510* — ±2,979 RSF

*CONTIGUOUS WITH SUITE 530 FOR 5,347 RSF

- 9 Offices
- Reception Bay
- Storage Room
- Kitchen
- Former Psychologist Office with Call Waiting Button's in Each Office & Reception Area

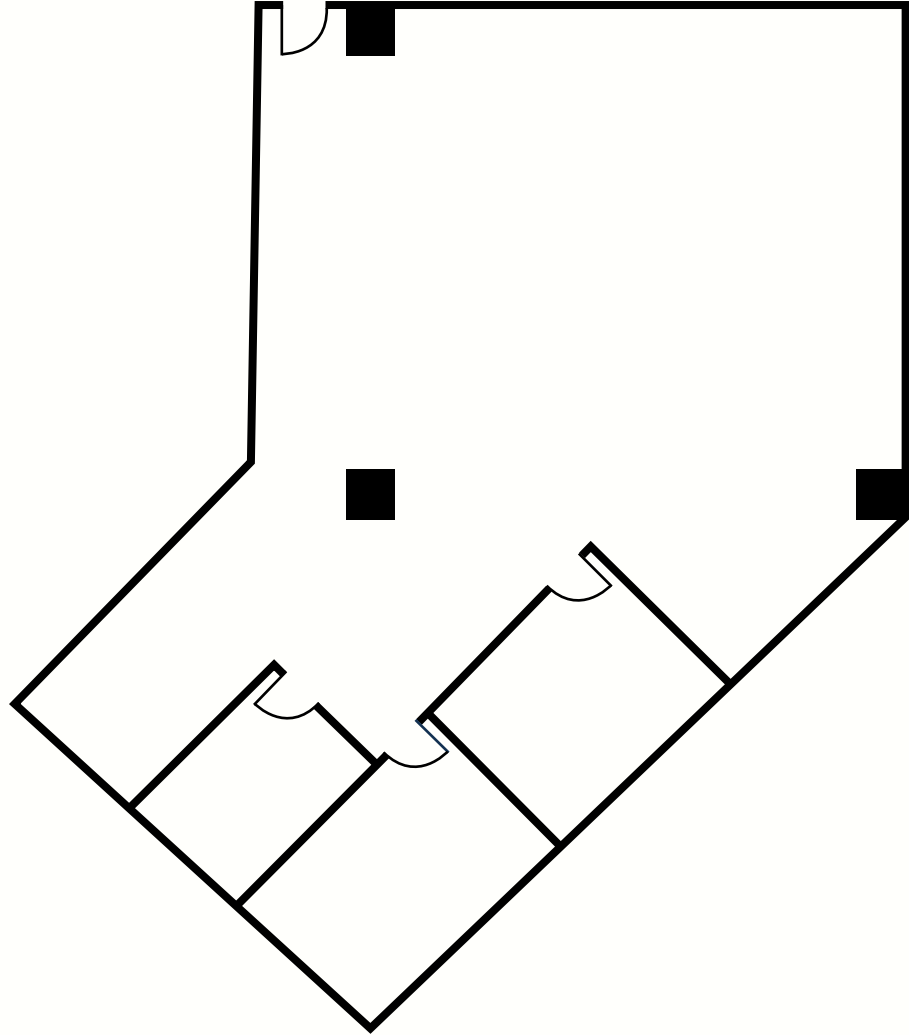


FLOOR PLANS

SUITE 530* — ±2,368 RSF

**CONTIGUOUS WITH SUITE 510 FOR 5,347 RSF*

- 3 Windowed Offices
- Bullpen





AERIAL VIEW



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS





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