

Warner Financial Center

6355 Topanga Canyon Blvd., Woodland Hills, CA

Rental Rate \$2.40 PSF Full-Service Gross (Office Use)
\$3.40 PSF Full-Service Gross (Medical Use)

Parking
3/1,000 SF
Rooftop = \$55 per space/ Mo.
Covered Non-Reserved = \$88 per space/ Mo.
Covered Reserved = \$121 per space/ Mo.

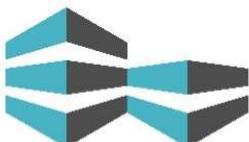
Project Location
2 Building Office/Medical Campus
*Prime Warner Center Location directly across the street from Westfields premier malls; the Topanga Plaza and the Village.
*Signalized Corner of Topanga Canyon and Victory

Security
24 Hour Card Key Access & On-Site Mgmt.

Availability

<u>Suite</u>	<u>SF</u>	<u>Space Notes</u>
115	3,124	2 window offices, 1 interior office, breakroom, and restroom
260	1,016	3 window offices, open area
335	1,974	4 offices, conference room, break room, open area, reception, storage room
355	3,298	6 window offices, 1 interior office, conference room, built-in workstations, kitchen, reception, and storage

Office & Medical Suites For Lease



PACIFIC PARTNERS
COMMERCIAL, INC.
CA BRE # 01803294

BRIAN FORSTER

President
Direct: 818.862.2774
Cell: 818.384.1030
brianf@pacificpartnerscre.com
CA BRE: 01093508

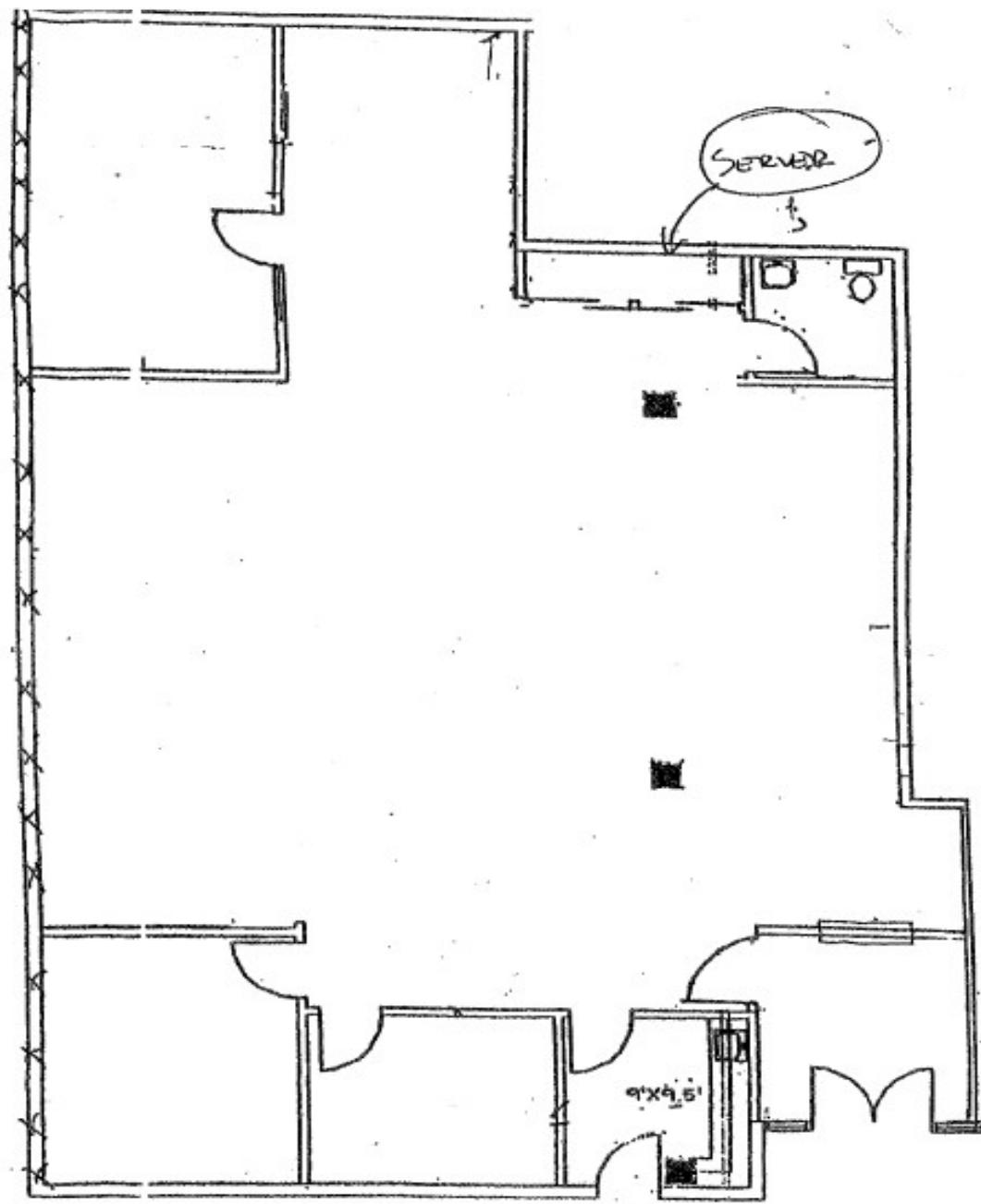
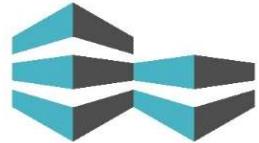
LISA SHIRTLIFF

Investment Sales & Leasing
Direct: 818.878.8853
Cell: 805.341.4078
lisa@pacificpartnerscre.com
CA BRE: 01891301

*The information herein has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

Suite 115

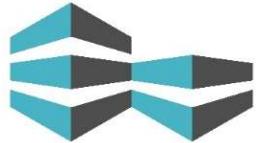
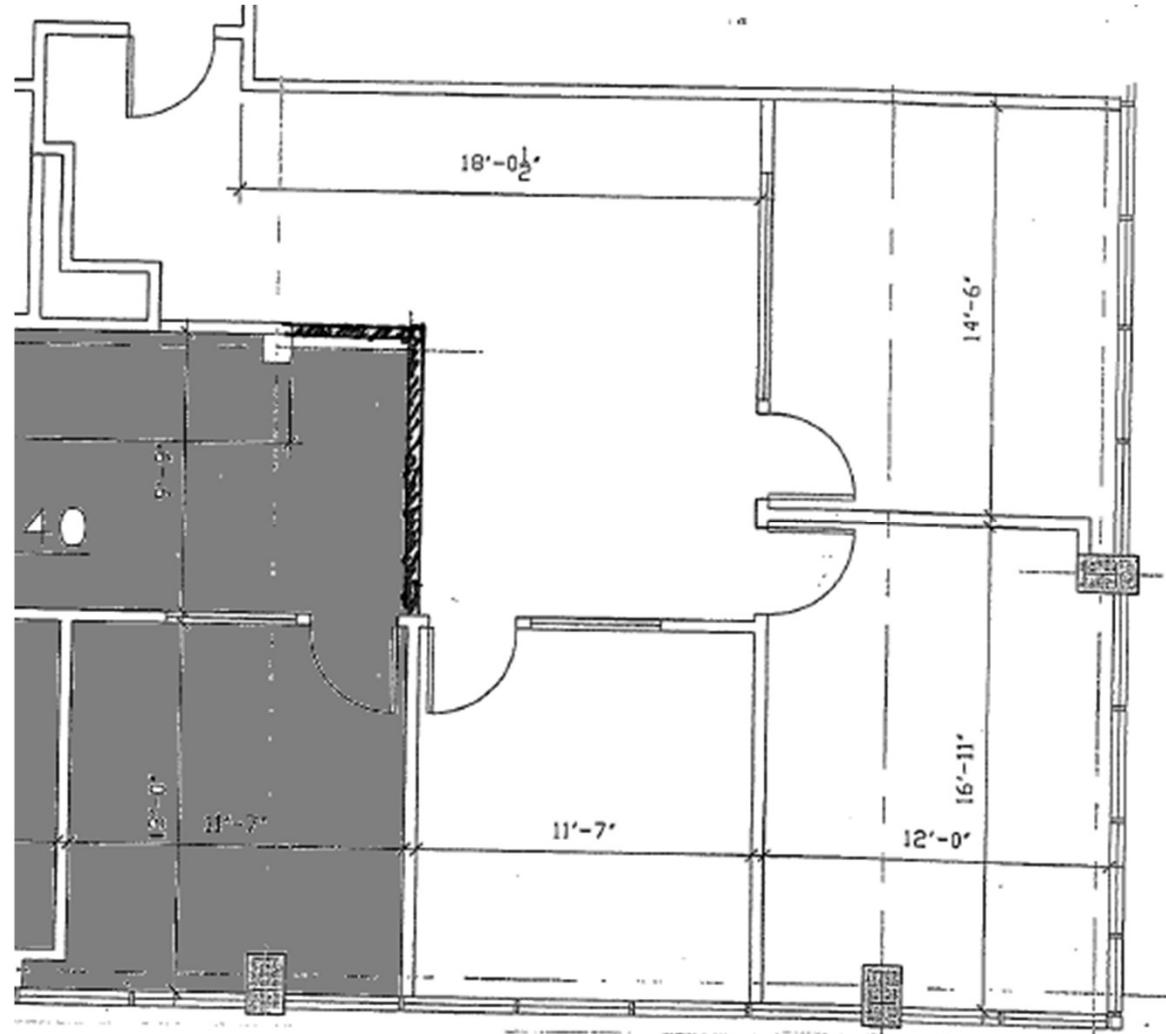
3,124 RSF



Suite

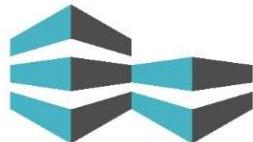
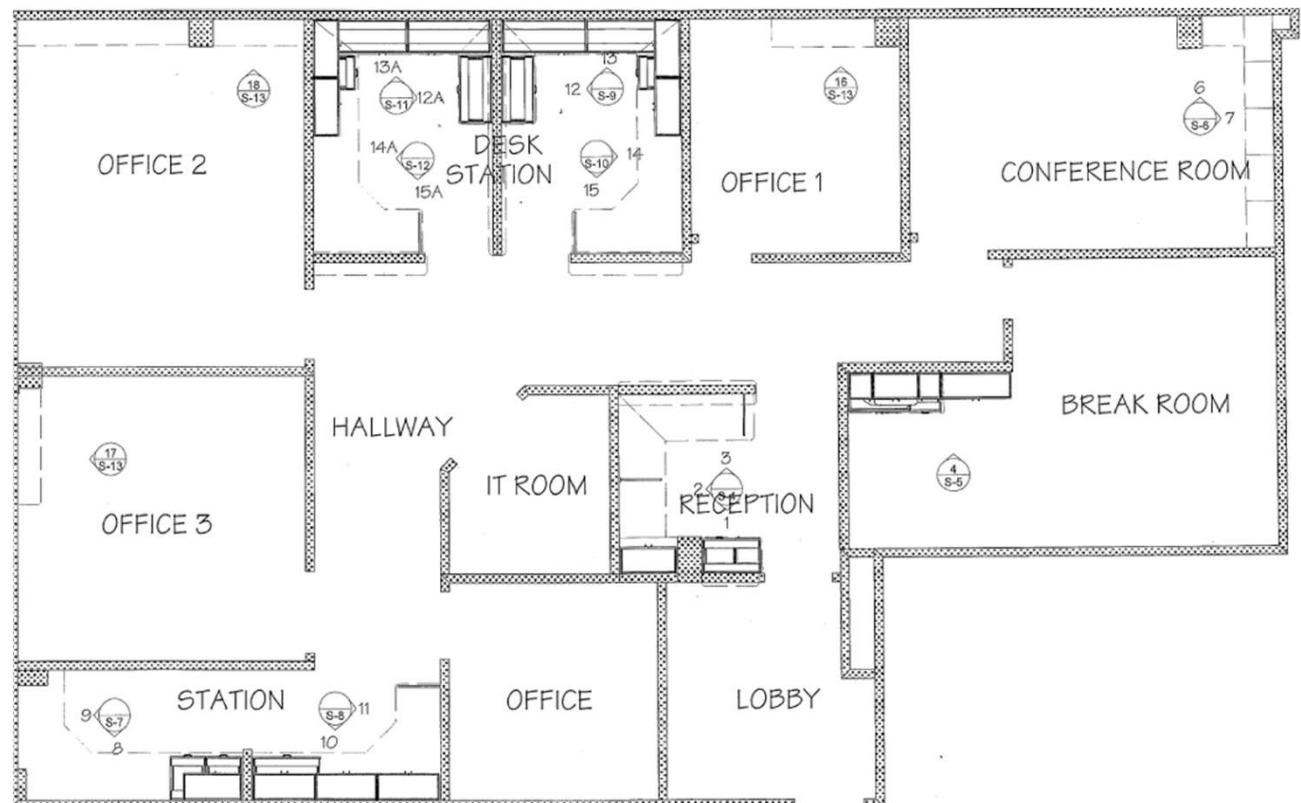
260

1,016 RSF



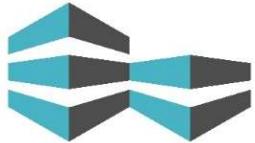
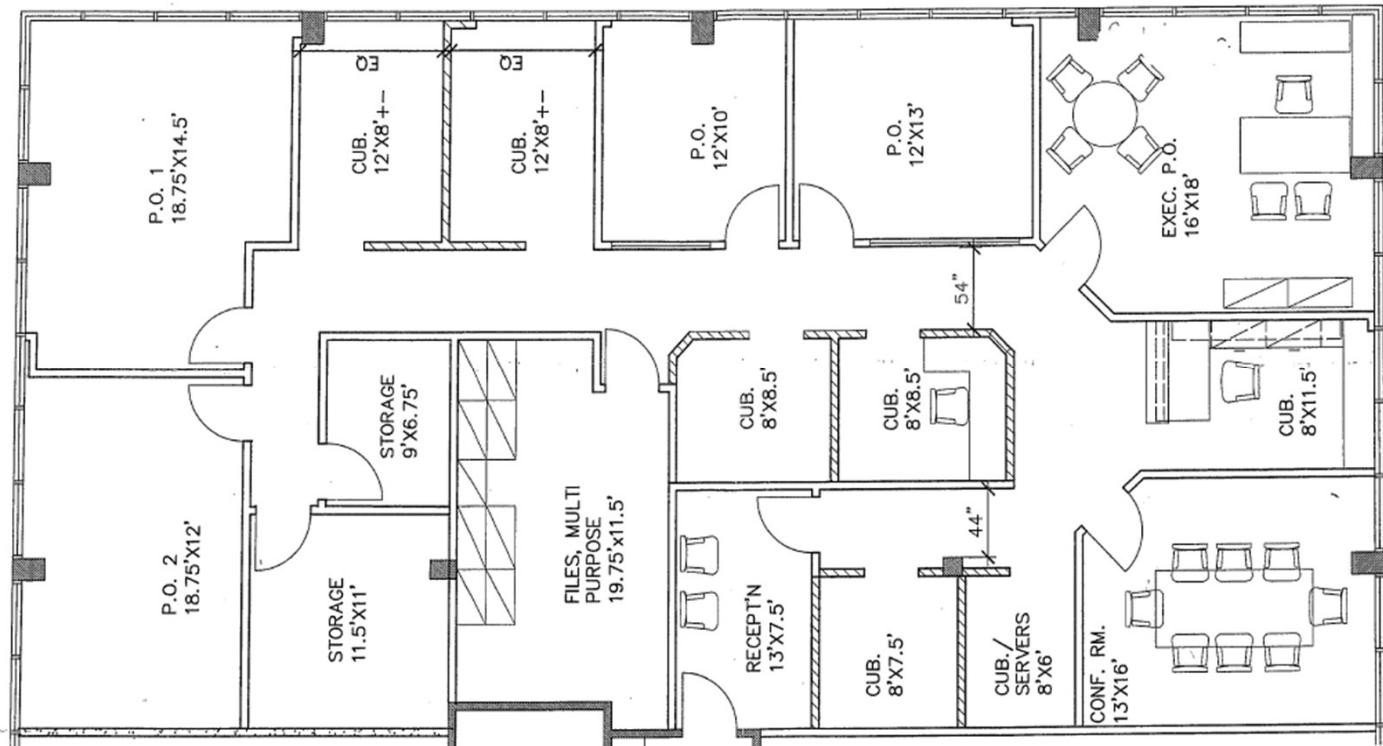
Suite 335

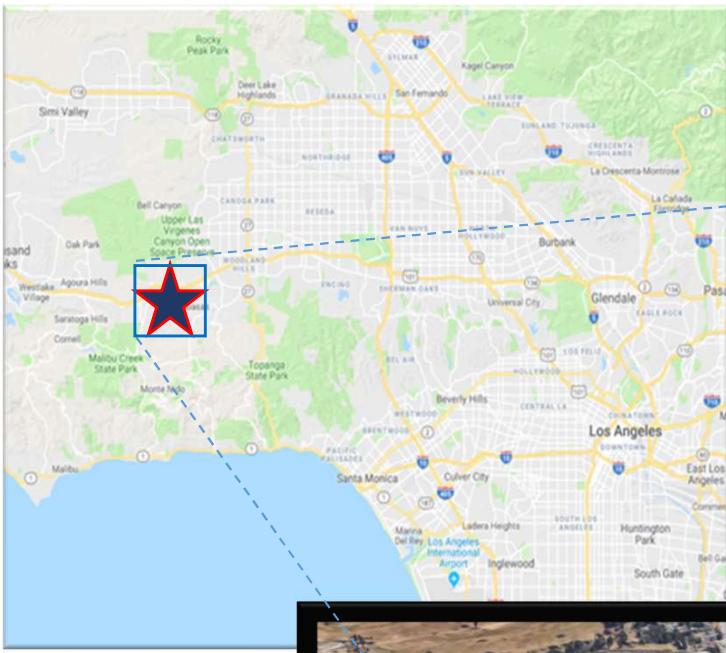
1,974 RSF



Suite 355

3,298 RSF





Local Malls, Restaurants & Shops:

- 1 The Village – Joey, Il Fornaio, Tender Greens, Katsuya
- 2 Westfield Topanga – Nordstrom, Tiffany's, Louis Vuitton
- 3 Costco + Costco Gas Station
- 4 Shops and Restaurants – Nordstrom Rack, Urban homes
- 5 Los Angeles Rams Training Facility

★ Warner Financial Center

