

# TOPANGA PROFESSIONAL BUILDING

5348 Topanga Canyon Boulevard  
Los Angeles, CA 91364

Office/Medical For Sale & Lease

1,298 - 4,691 SF



For More Information:

**Camilo Fabros**  
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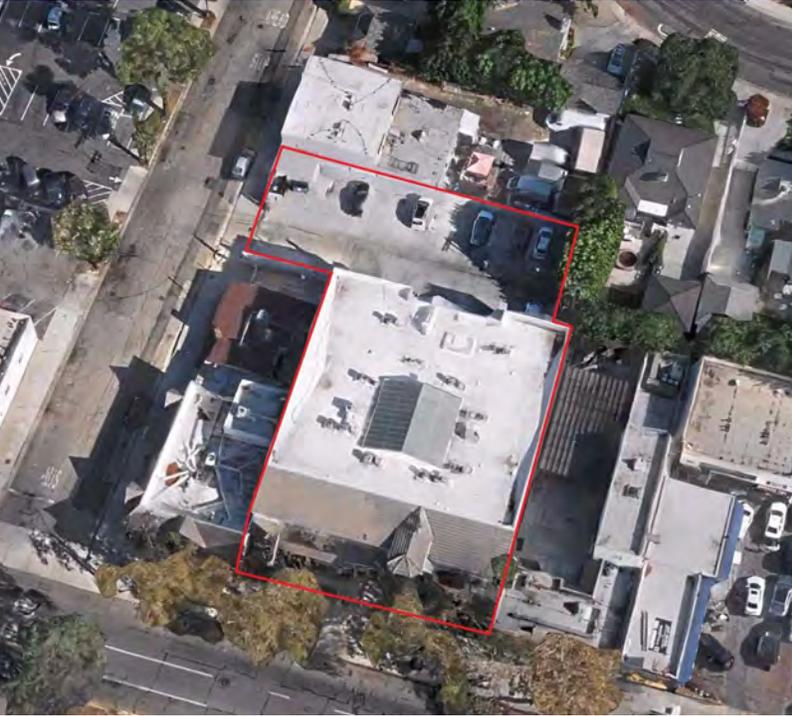
# Lincoln

Lincoln Property Company  
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[www.lpc.com](http://www.lpc.com)

# TOPANGA PROFESSIONAL BUILDING Office/Medical For Sale & Lease

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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 108	1,947 SF	\$3.00 SF/month NNN	Immediately
Suite 203	1,298 SF	\$1.95 SF/month MG	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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# TOPANGA PROFESSIONAL BUILDING

Suite 108

5348 Topanga Canyon Boulevard | Los Angeles, CA 91364



Suite	Size	Lease Rate	Description
■ Suite 108	1,947 SF	\$3.00 SF/month NNN	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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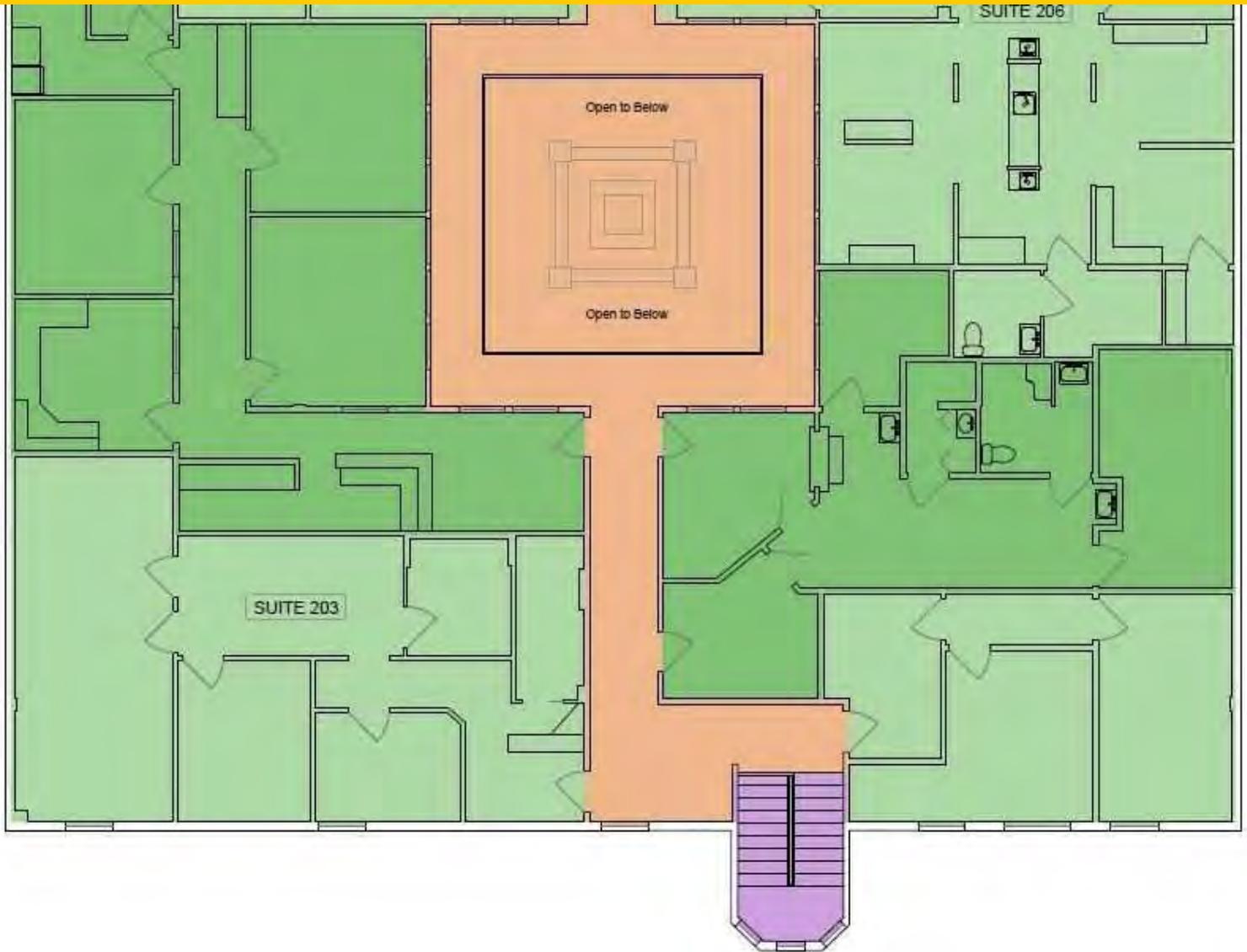
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# TOPANGA PROFESSIONAL BUILDING

Suite 203

5348 Topanga Canyon Boulevard | Los Angeles, CA 91364



Suite	Size	Lease Rate	Description
■ Suite 203	1,298 SF	\$1.95 SF/month MG	Office/Medical Space Available Immediately. 4 Private offices, reception area, large central open area. Small sink installation potential. 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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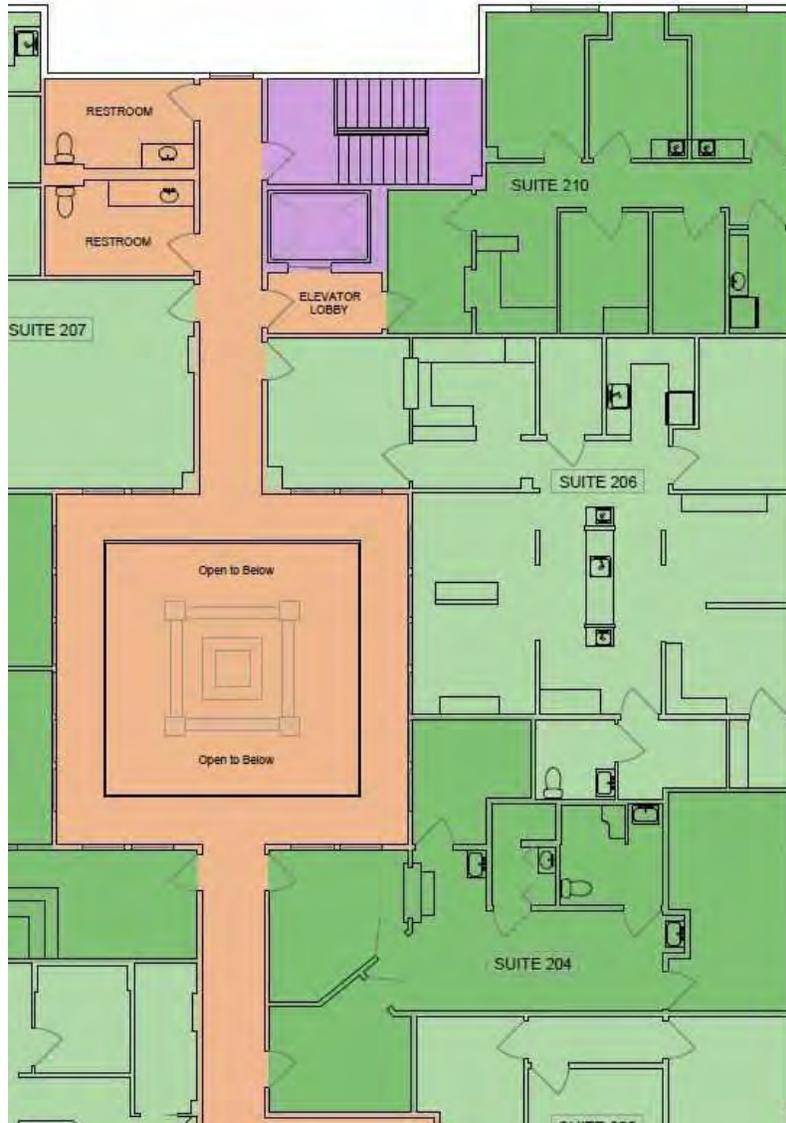
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# TOPANGA PROFESSIONAL BUILDING

Suite 204

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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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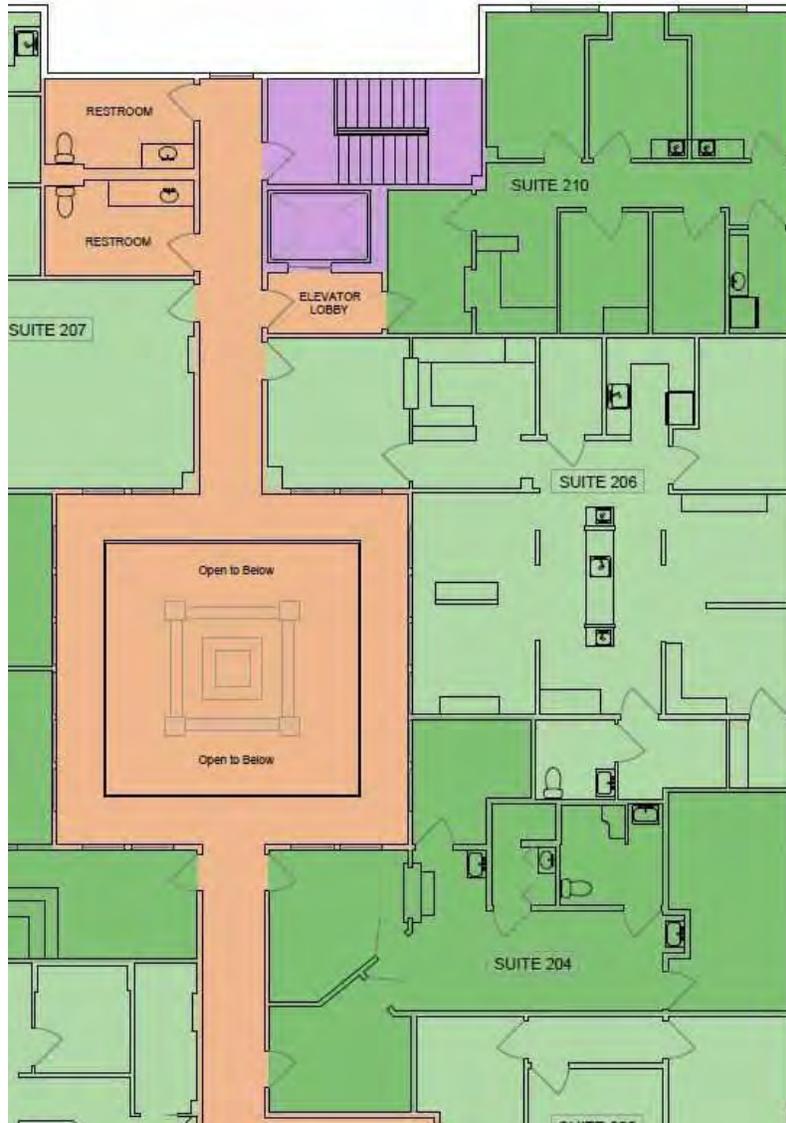
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# TOPANGA PROFESSIONAL BUILDING

Suite 206

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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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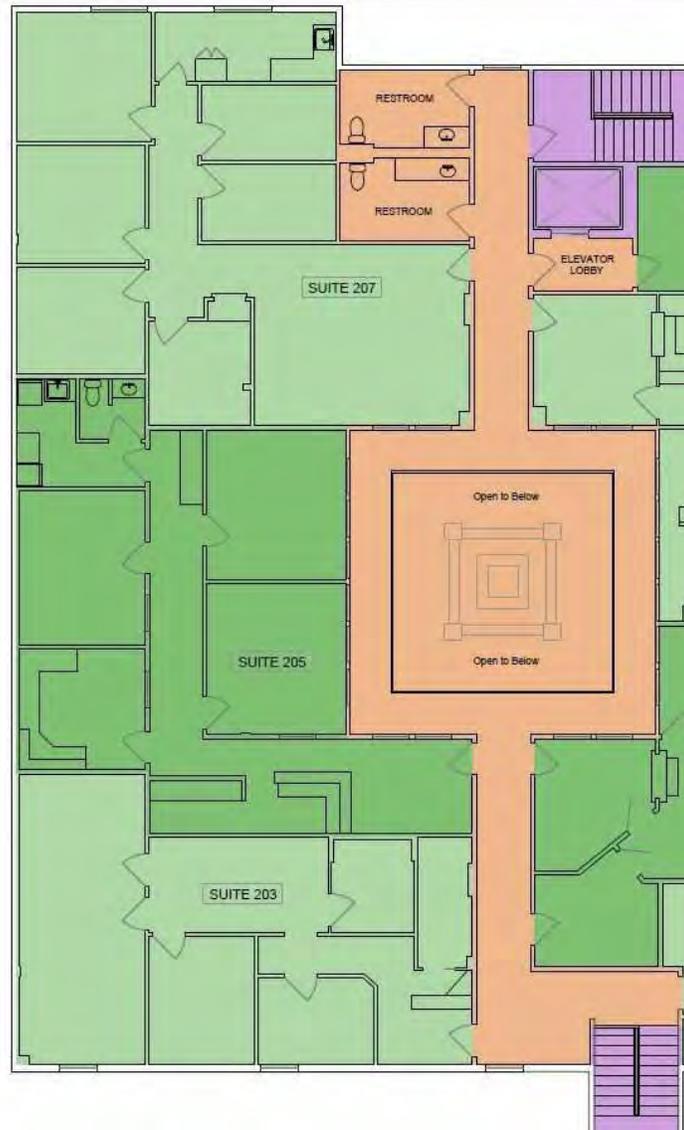
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# TOPANGA PROFESSIONAL BUILDING

Suiet 207

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Suite	Size	Lease Rate	Description
■ Suite 207	1,728 - 4,691 SF	\$1.95 SF/month MG	Office 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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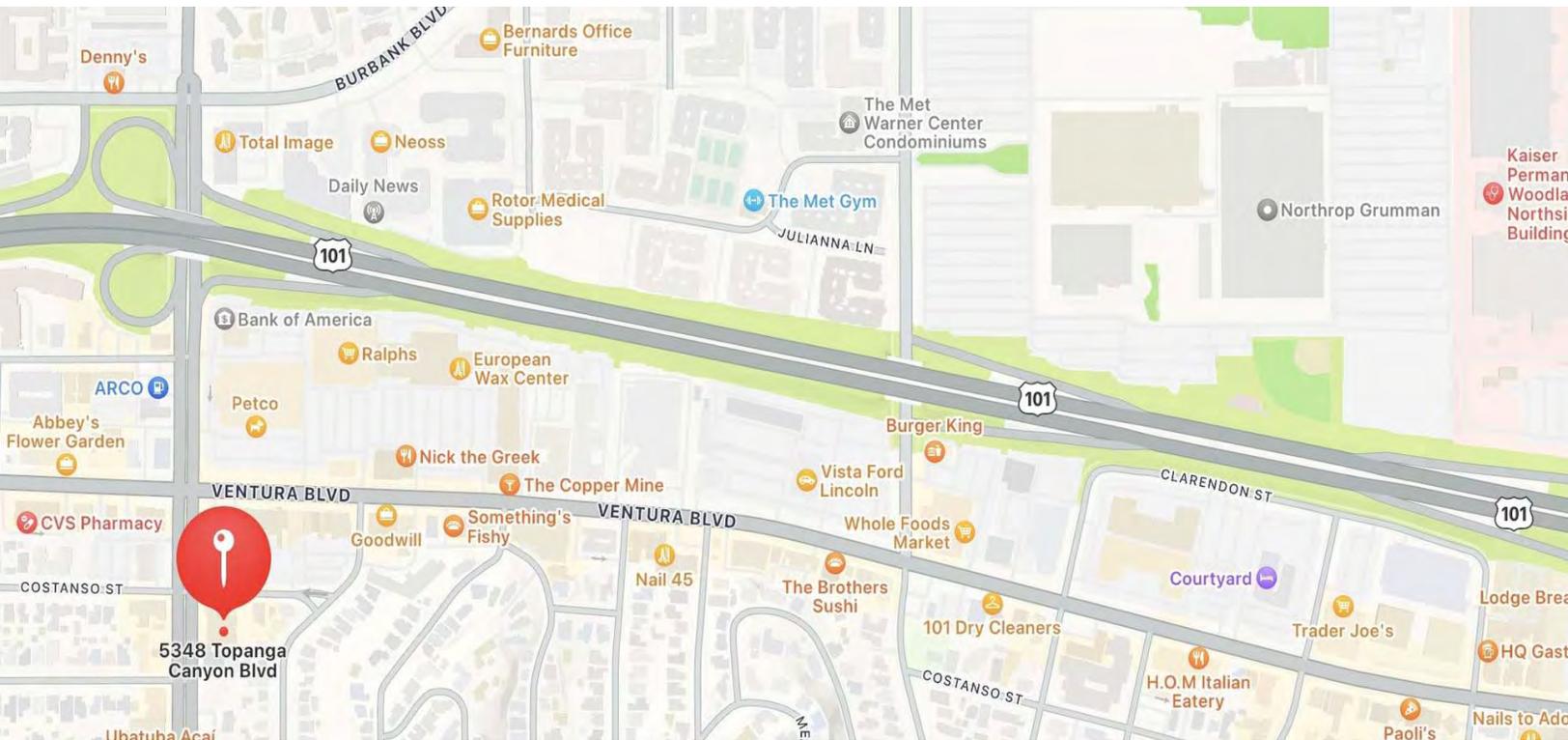
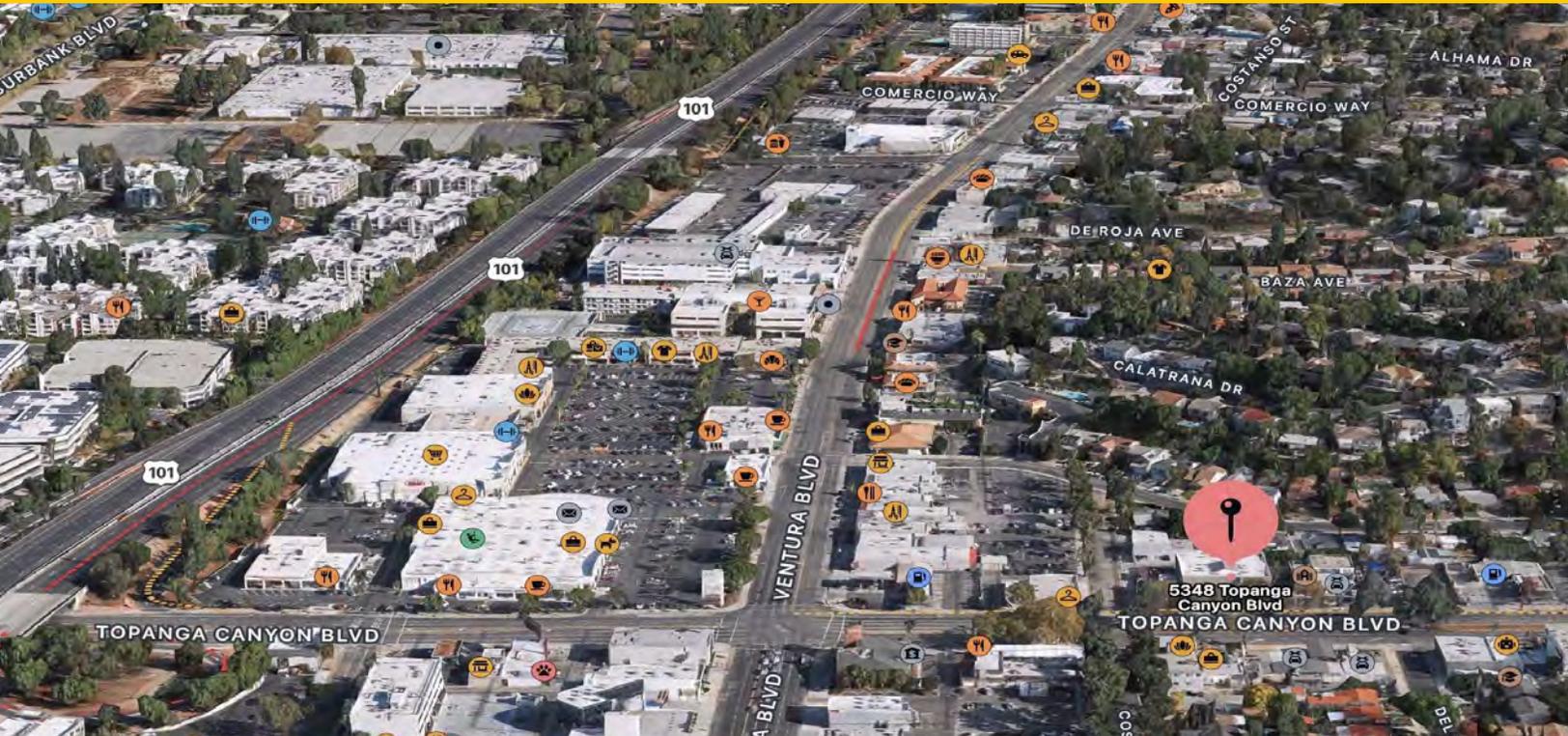
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# TOPANGA PROFESSIONAL BUILDING

Aerial & Map

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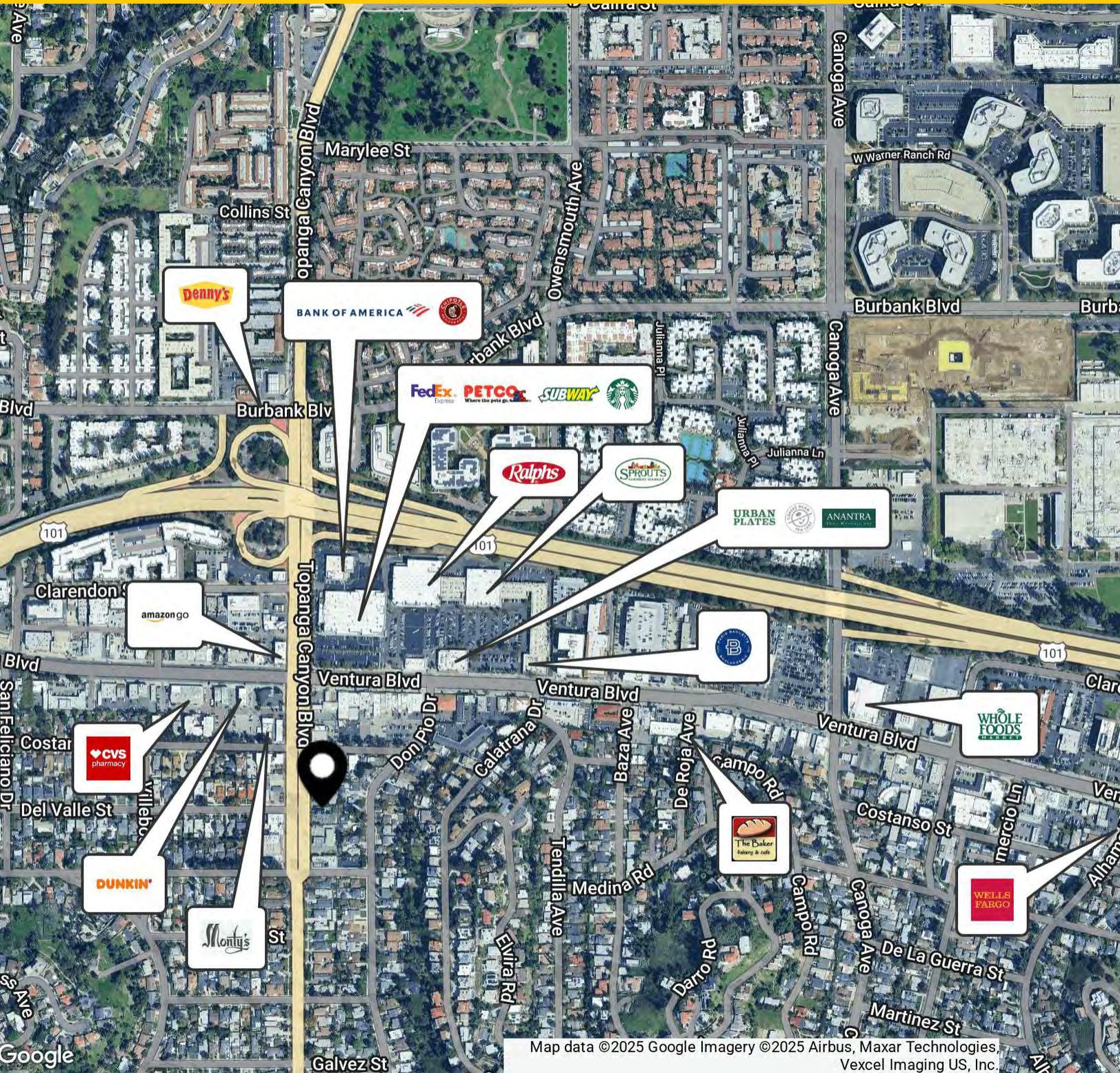
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# TOPANGA PROFESSIONAL BUILDING

## Nearby Amenities

5348 Topanga Canyon Boulevard | Los Angeles, CA 91364



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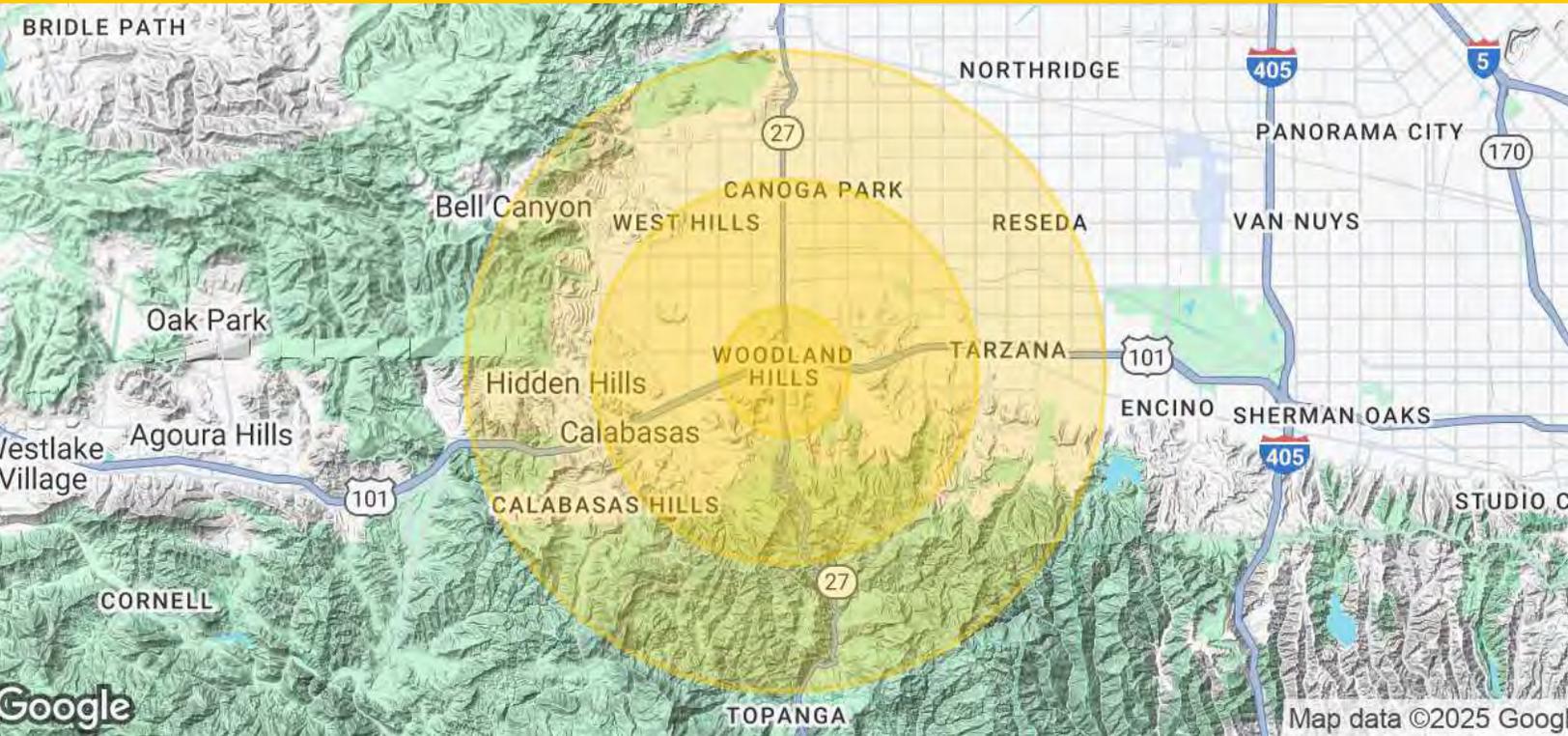
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# TOPANGA PROFESSIONAL BUILDING

# Demographics Map & Report

5348 Topanga Canyon Boulevard | Los Angeles, CA 91364



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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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