

# TOPANGA PROFESSIONAL BUILDING

5348 Topanga Canyon Boulevard  
Los Angeles, CA 91364

Office/Medical For Lease

1,298 - 4,691 SF



For More Information:

**Camilo Fabros**  
CalDRE #01121121  
714.689.1443  
cfabros@lpc.com

# Lincoln

Lincoln Property Company  
2392 Morse Avenue  
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[www.lpc.com](http://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.

## 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	01/01/2025 or sooner
Suite 203	1,298 SF	\$1.95 SF/month MG	Immediately
Suite 206	1,621 SF	\$1.95 SF/month MG	Immediately
Suite 207	1,728 - 4,691 SF	\$1.95 SF/month MG	Immediately

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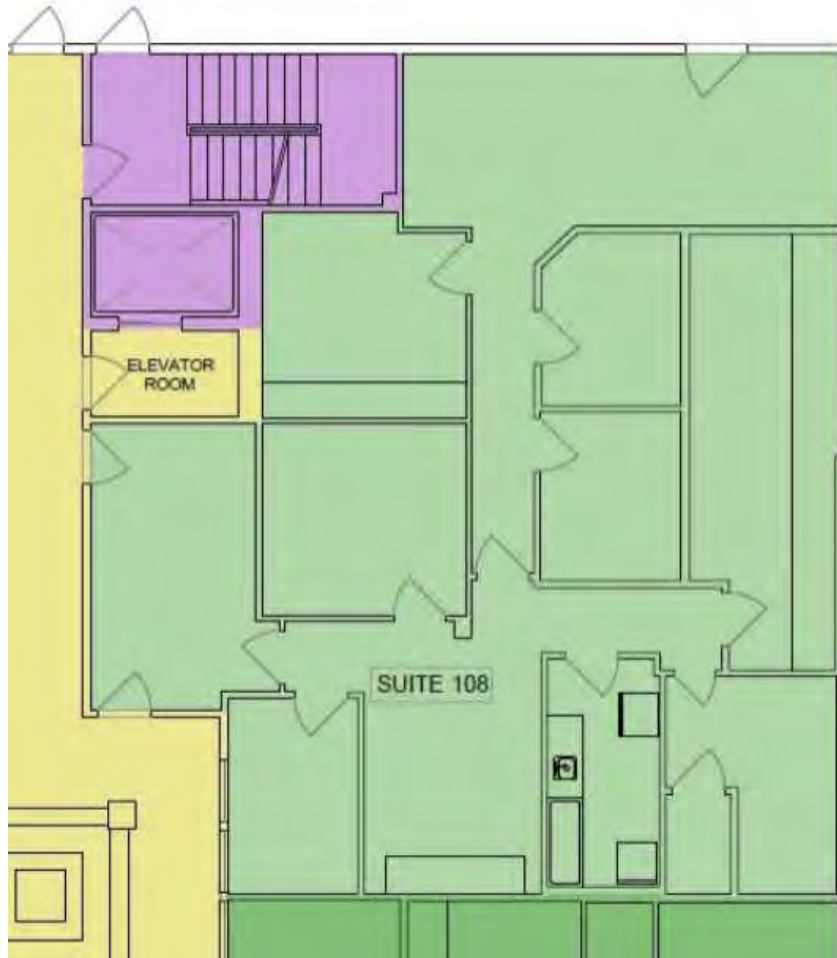
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# TOPANGA PROFESSIONAL BUILDING

Suite 108

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Suite	Size	Lease Rate	Description
Suite 108	1,947 SF	\$3.00 SF/month NNN	Currently used as an Animal Hospital; Available January 1, 2025. Call Broker if space needed sooner. 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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# TOPANGA PROFESSIONAL BUILDING

Suite 203

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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.

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# TOPANGA PROFESSIONAL BUILDING

Suite 206

5348 Topanga Canyon Boulevard | Los Angeles, CA 91364



Suite	Size	Lease Rate	Description
■ Suite 206	1,621 SF	\$1.95 SF/month MG	Previous Dental Practice Space Available Immediately. 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.

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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 4,691 sq. ft. with contiguous suites.

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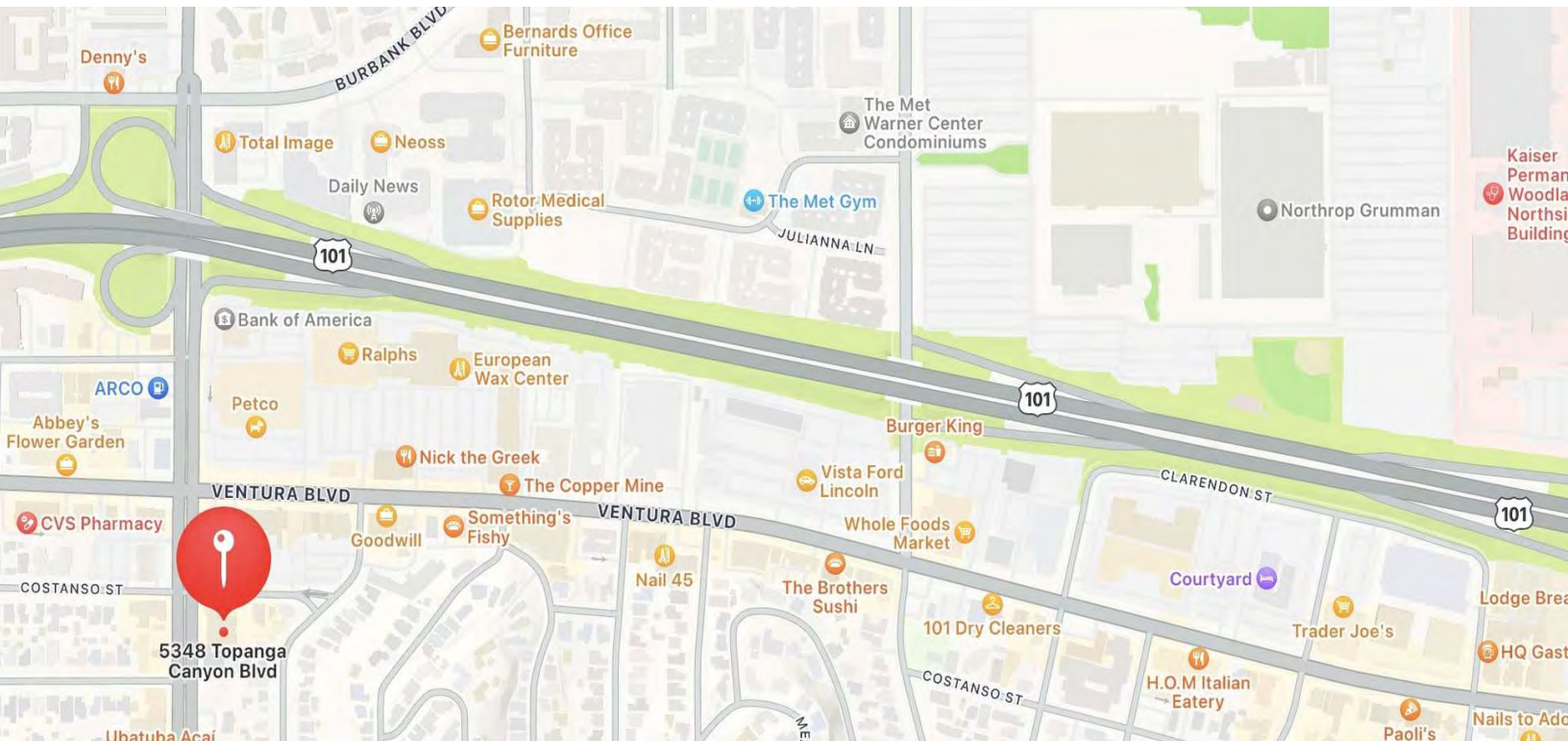
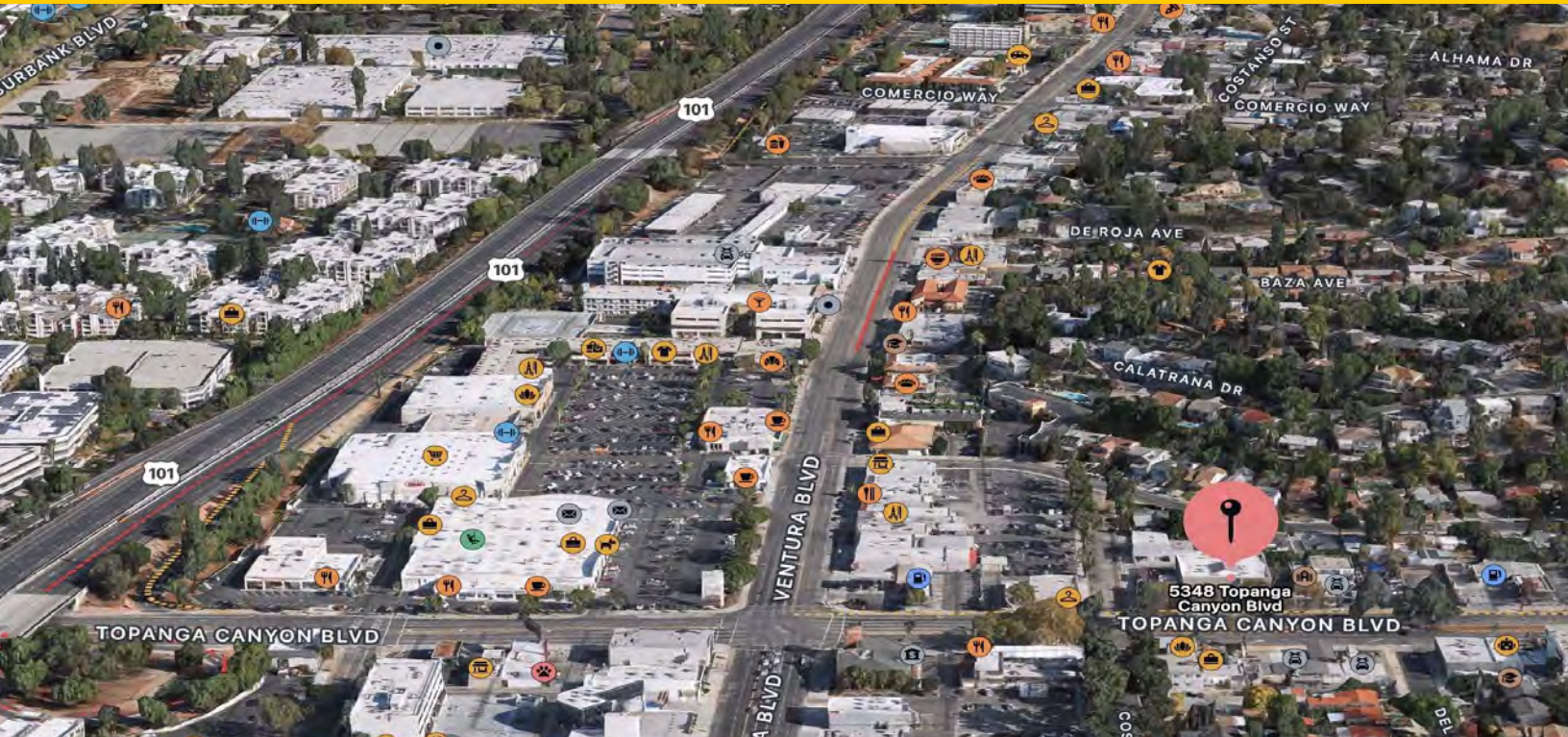
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# TOPANGA PROFESSIONAL BUILDING

Aerial & Map

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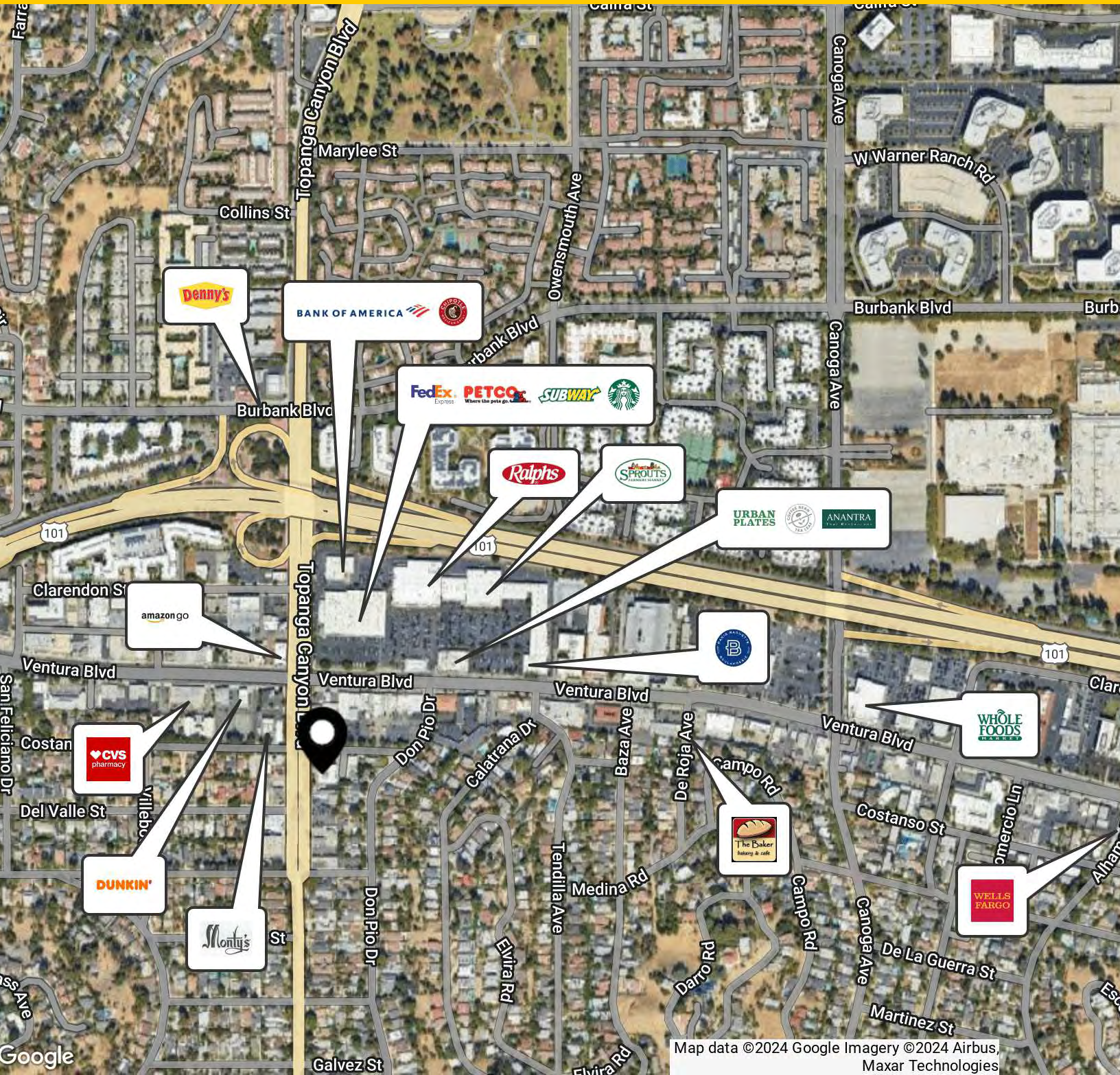
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# TOPANGA PROFESSIONAL BUILDING

## Nearby Amenities

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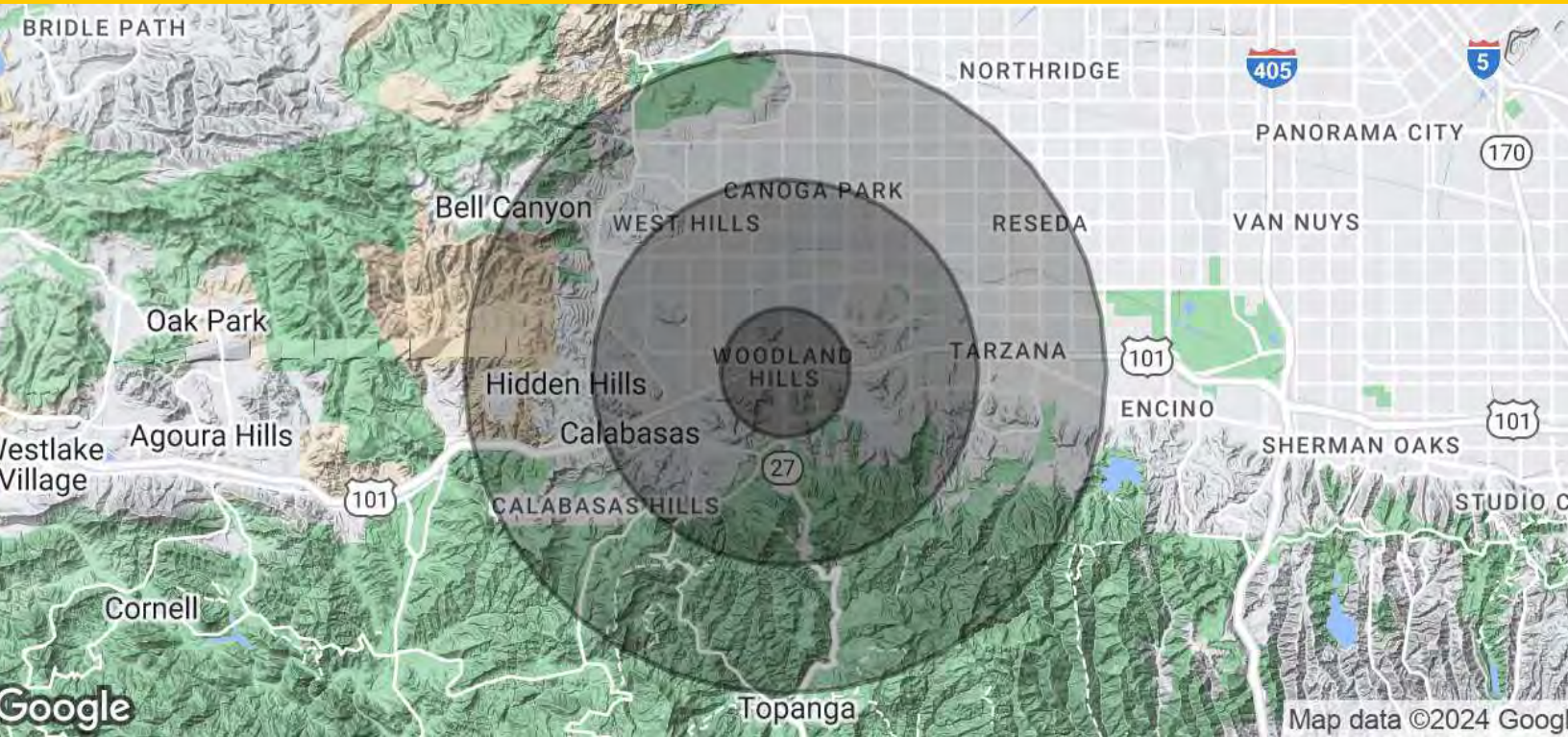
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# TOPANGA PROFESSIONAL BUILDING

# 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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