



# Premier Office Space In Warner Center

5959 Topanga Canyon Boulevard  
Woodland Hills, CA



Please Contact:

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EARNED ENERGY STAR CERTIFICATION  
IN 2020 FOR IMPLEMENTING NEW  
ENERGY-EFFICIENT PRACTICES TO  
LOWER BUILDING EXPENSES & REDUCE  
GREENHOUSE GAS EMISSIONS AND  
OTHER POLLUTANTS CAUSED BY THE  
INEFFICIENT USE OF ENERGY.



# About

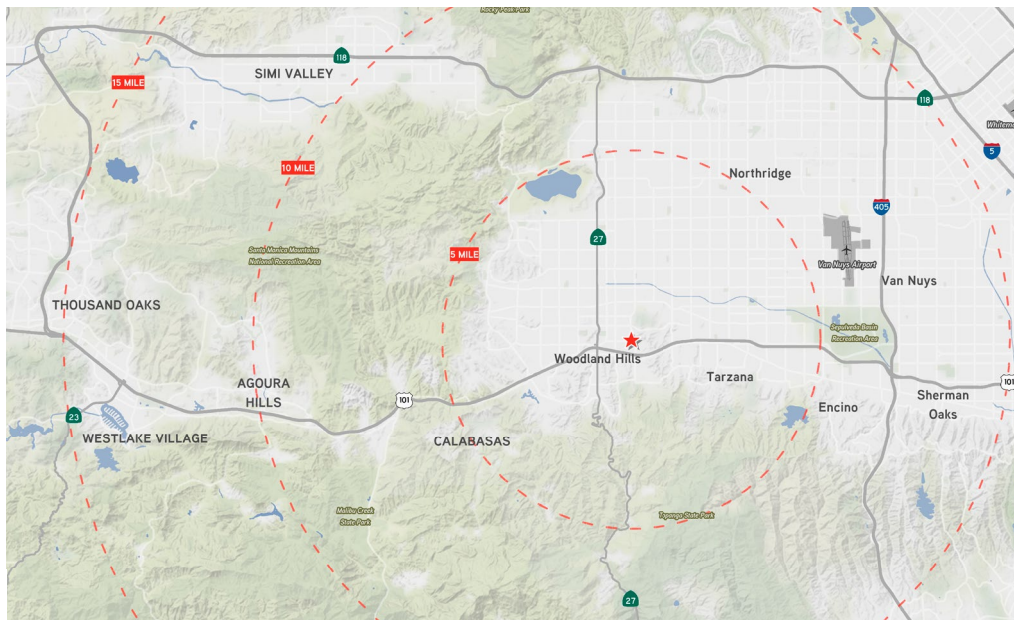
## Building Highlights

- Over \$1.5 million of energy efficient building improvements
  - New LED lighting throughout, HVAC upgrades, EV charging stations, etc
- 3/1,000 covered parking in subterranean lot
- FREE visitor parking
- Prominent monument signage available



## Location Highlights

- Located in the heart of Warner Center
- Direct access to the Ventura (101) Freeway
- Prominent identity & visibility along Topanga Canyon Blvd. (Hwy 27)
- Minutes away from Calabasas, Encino & Sherman Oaks
- Close proximity to numerous amenities including restaurants, retail, public parks, hotels, banks and fitness centers

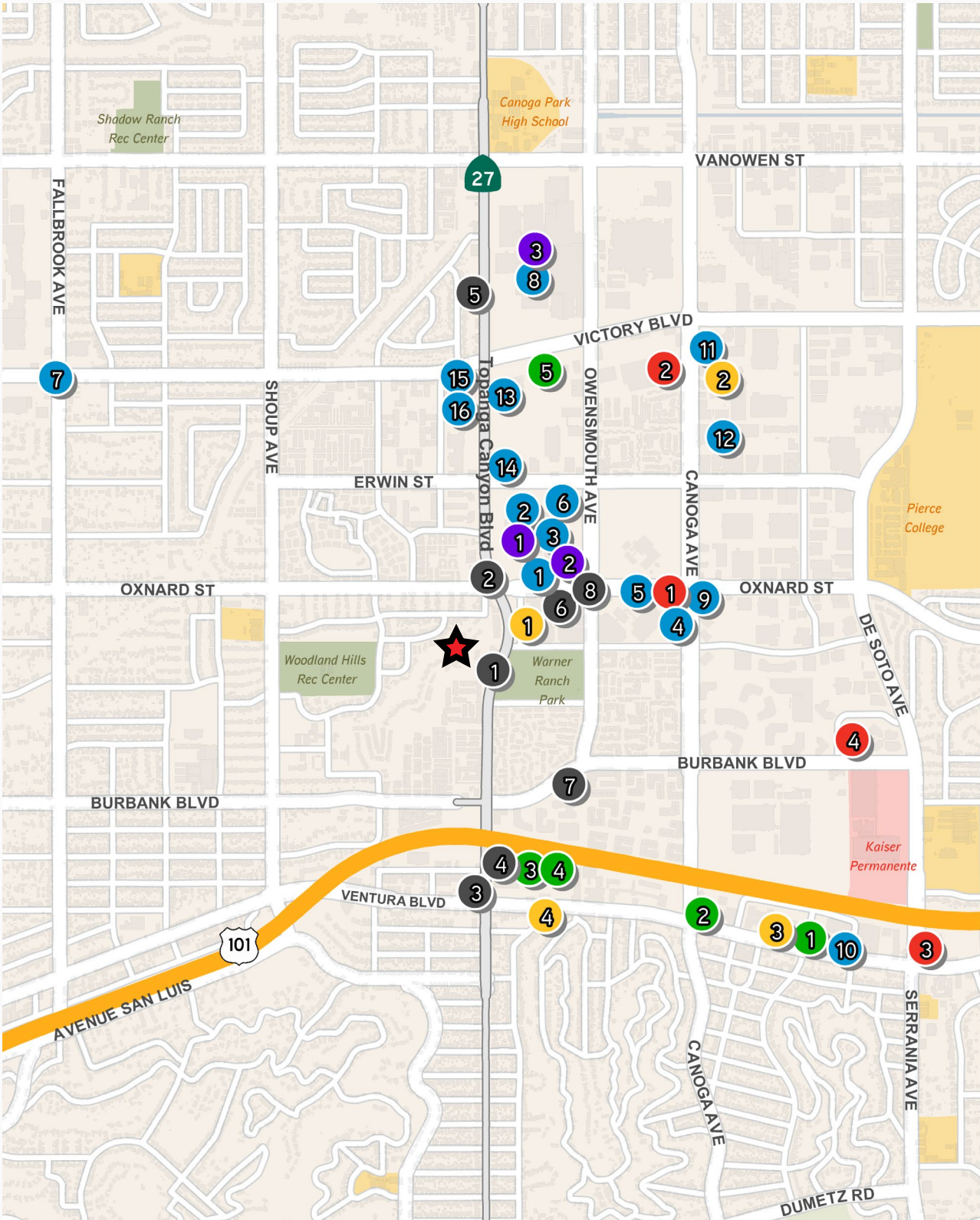


# Availability

Suite #	Sq Ft	Available
115	941	8/1/2025
320	1,460	Immediately







GROCERY STORES

- |   |                        |
|---|------------------------|
| 1 | Trader Joe's           |
| 2 | Whole Foods Market     |
| 3 | Ralphs                 |
| 4 | Sprouts Farmers Market |
| 5 | Costco                 |

RESTAURANTS

- |    |                             |
|----|-----------------------------|
| 1  | P.F. Chang's                |
| 2  | Corner Bakery Café          |
| 3  | Ruth's Chris Steak House    |
| 4  | TGI Fridays                 |
| 5  | Trejo's Cantina             |
| 6  | Maggiano's Little Italy     |
| 7  | SUBWAY                      |
| 8  | California Pizza Kitchen    |
| 9  | Starbucks                   |
| 10 | Poquito Mas                 |
| 11 | BJ's Restaurant & Brewhouse |
| 12 | Morton's The Steakhouse     |
| 13 | Il Fornaio                  |
| 14 | Sushi KATSU-YA              |
| 15 | Fleming's Prime Steakhouse  |
| 16 | Roy's Hawaiian              |

HOTELS

- |   |                             |
|---|-----------------------------|
| 1 | Warner Center Marriott      |
| 2 | Hilton Woodland Hills       |
| 3 | Courtyard Los Angeles       |
| 4 | Best Western Woodland Hills |

FITNESS / GYMS

- |   |                                 |
|---|---------------------------------|
| 1 | Equinox                         |
| 2 | LA Fitness                      |
| 3 | Breakthrough Strength & Fitness |
| 4 | Woodland Hills Athletic Club    |

FINANCIAL INSTITUTIONS

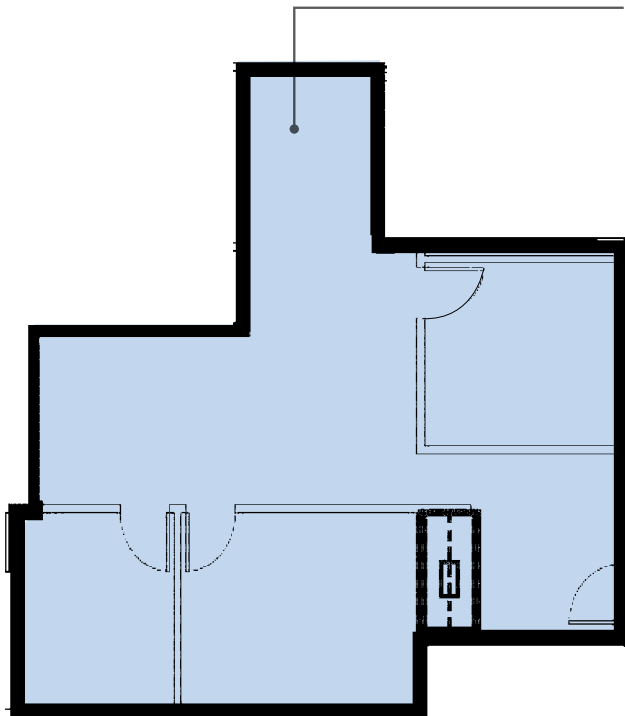
- |   |                         |
|---|-------------------------|
| 1 | Union Bank              |
| 2 | Wells Fargo Bank        |
| 3 | Chase Bank              |
| 4 | Bank of America         |
| 5 | U.S. Bank               |
| 6 | City National           |
| 7 | California Bank & Trust |
| 8 | Banc of California      |

ENTERTAINMENT

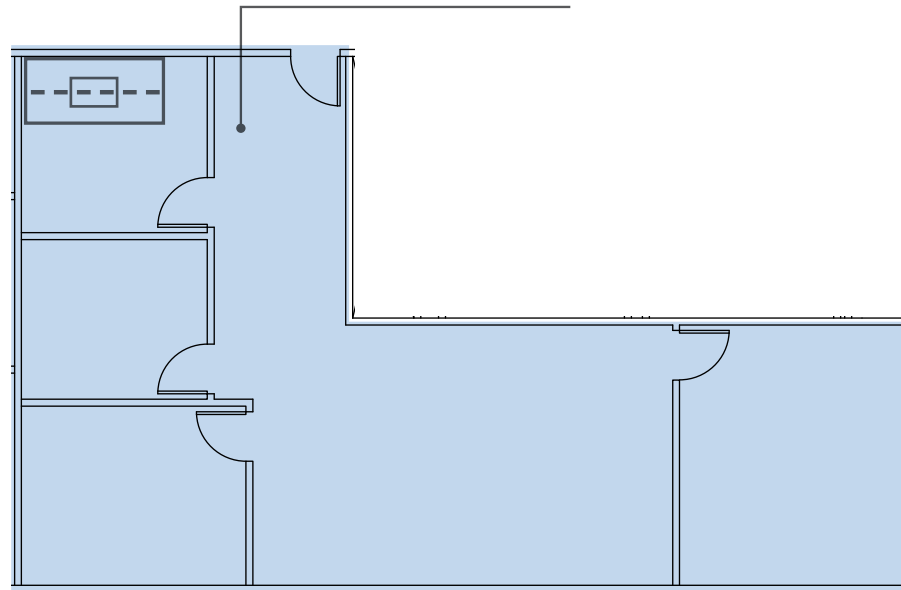
- |   |                                  |
|---|----------------------------------|
| 1 | Westfield Promenade              |
| 2 | AMC Promenade 16                 |
| 3 | The Village At Westfield Topanga |

# Floor Plans - 3rd Floor

Suite 115 - 941 RSF



Suite 320 - 1,460 RSF







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