

# Warner Financial Center

6355 Topanga Canyon Blvd., Woodland Hills, CA

Office & Medical Suites For Lease

Rental Rate \$2.30 PSF Full-Service Gross (Office Use)  
\$3.30 PSF Full-Service Gross (Medical Use)

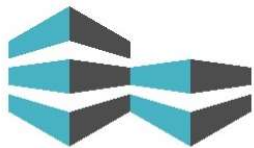
Parking 3/1,000 SF  
Rooftop = \$55 per space/ Mo.  
Covered Non-Reserved = \$88 per space/ Mo.  
Covered Reserved = \$121 per space/ Mo.

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
240	2,672	7 window offices, break room
326A	1,214	3 window offices, open area
335	1,974	3 window offices, 1 interior office, conference room, break room, reception, open area
428	2,029	2 window offices, break room, open area



**PACIFIC PARTNERS**  
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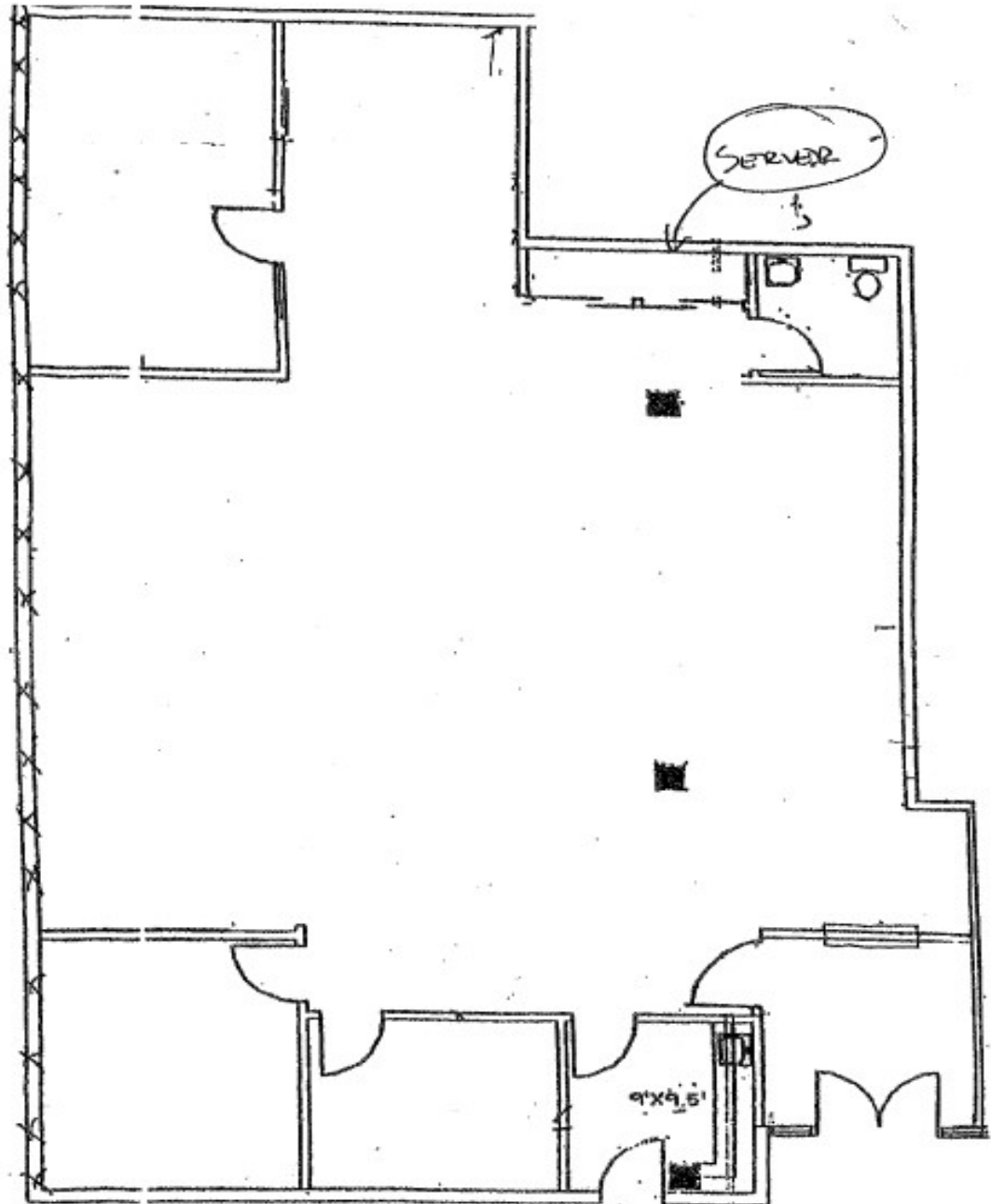
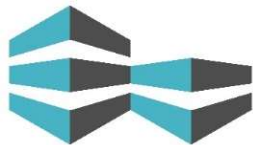
**LISA SHIRTLIFF**

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[lisa@pacificpartnerscre.com](mailto:lisa@pacificpartnerscre.com)  
CA BRE: 01891301

# Suite

## 115

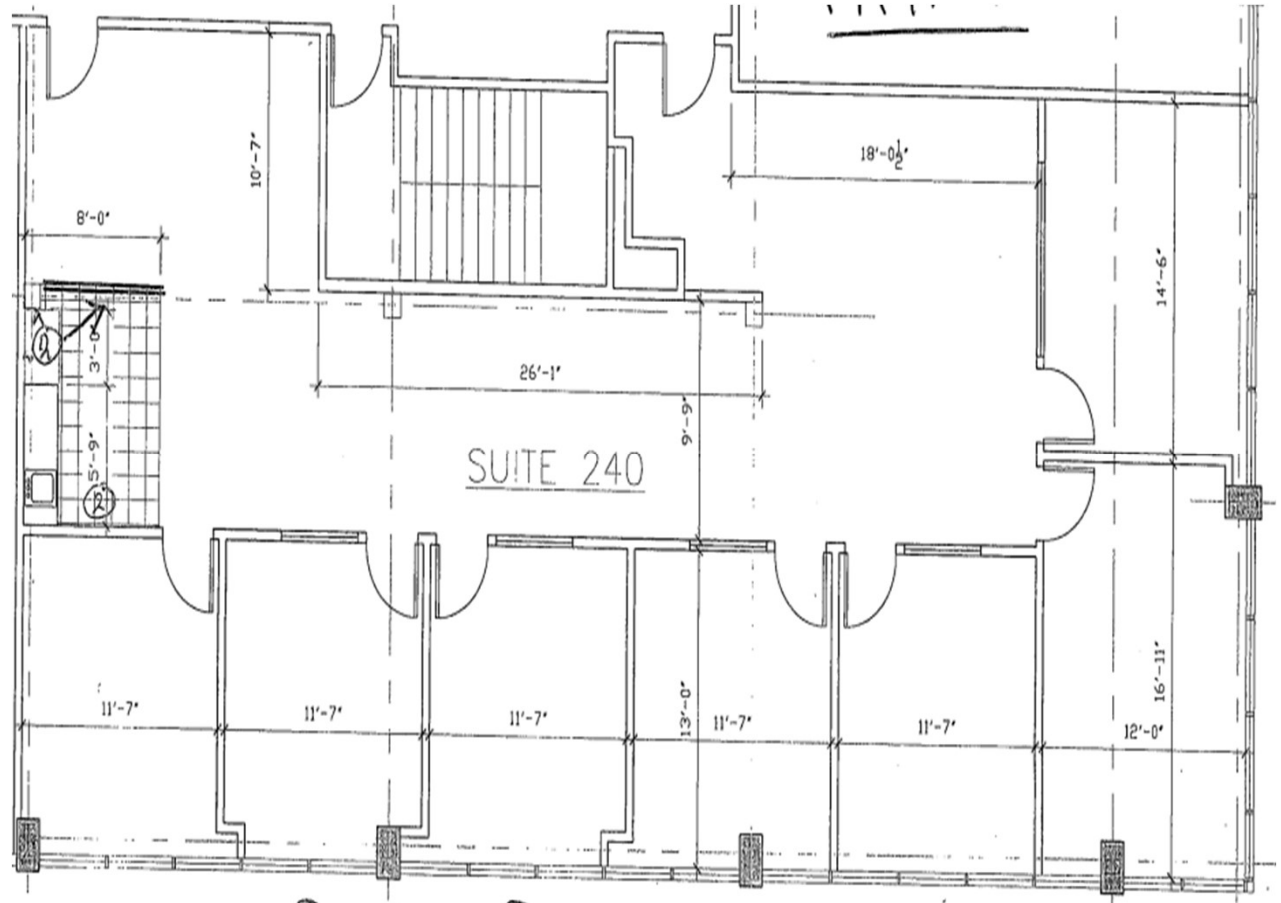
3,124 RSF



# Suite

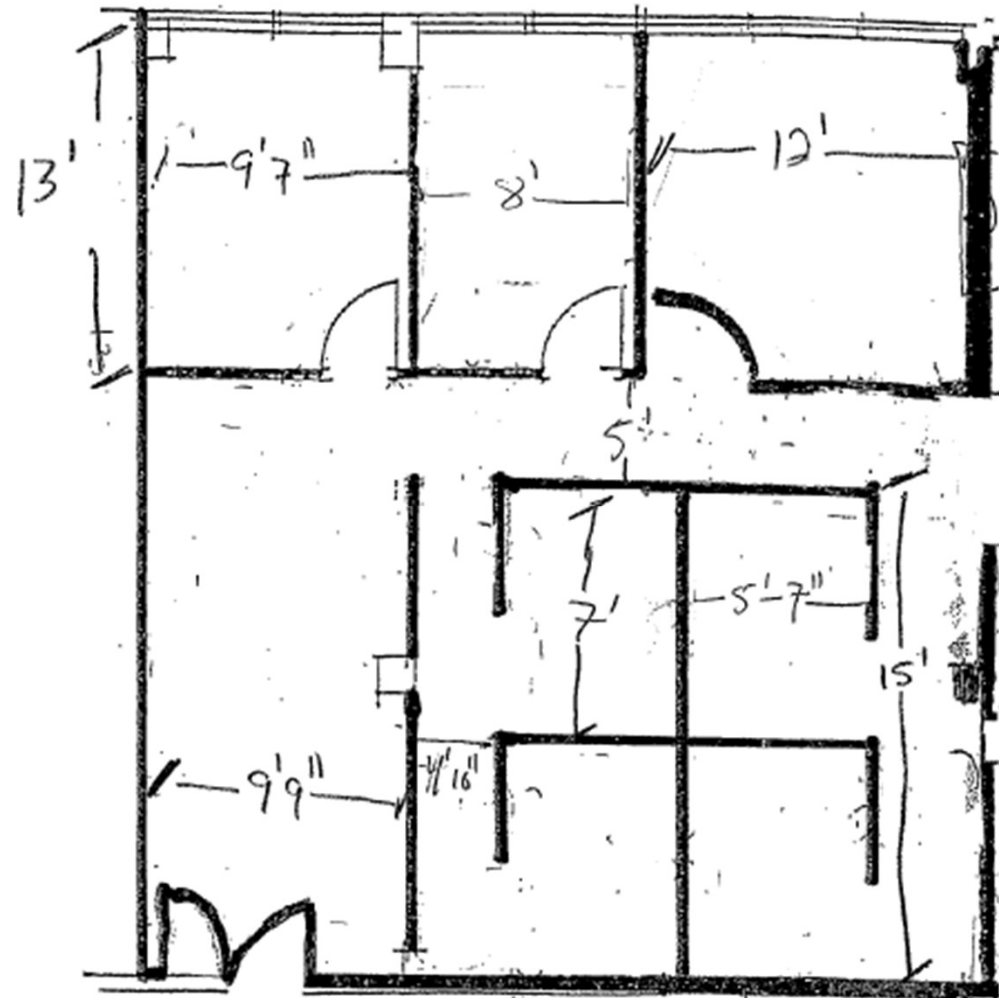
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2,672 RSF



# Suite 326A

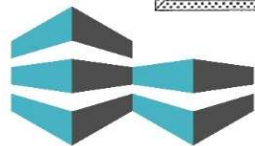
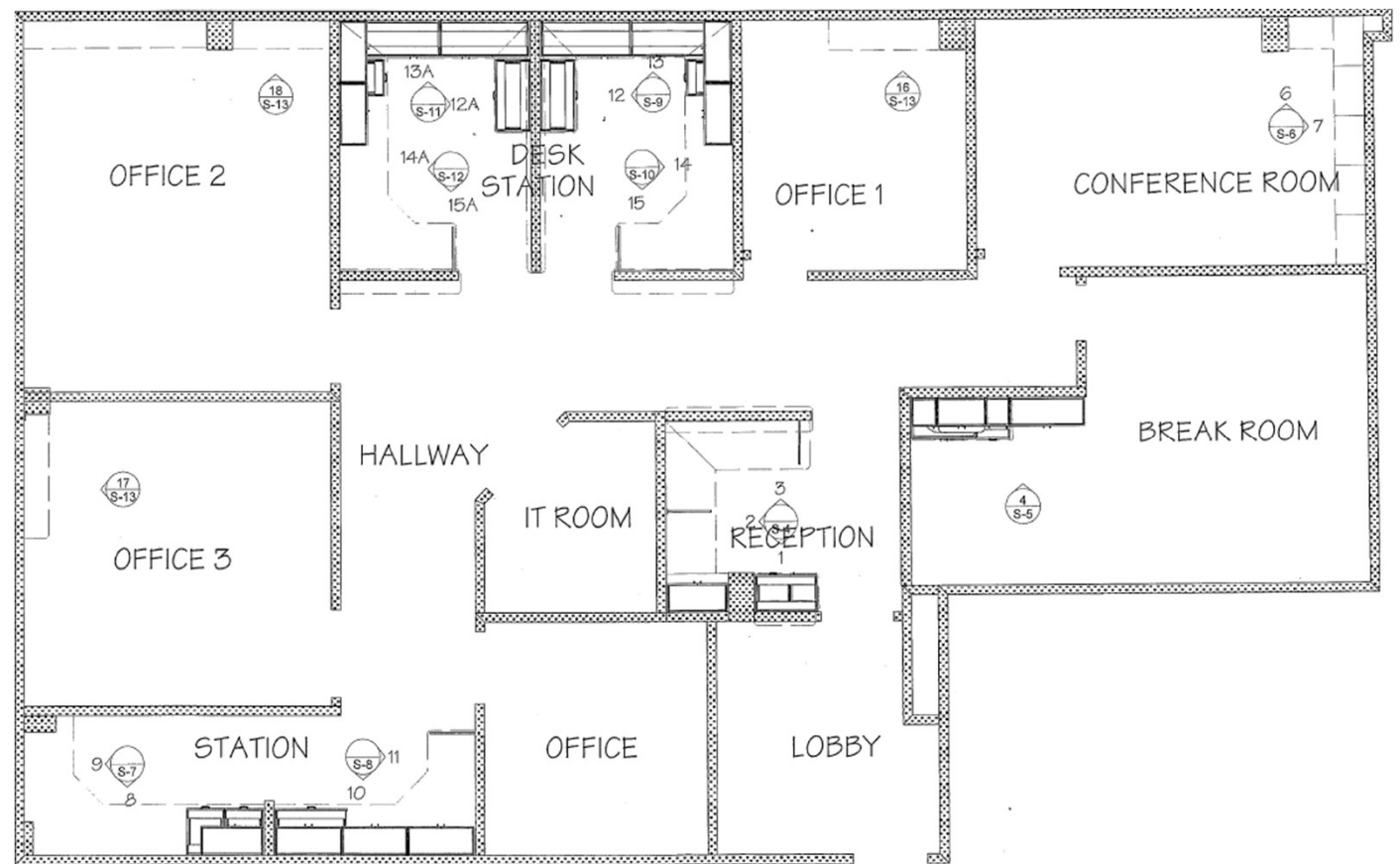
RSF 1,214



# Suite

# 335

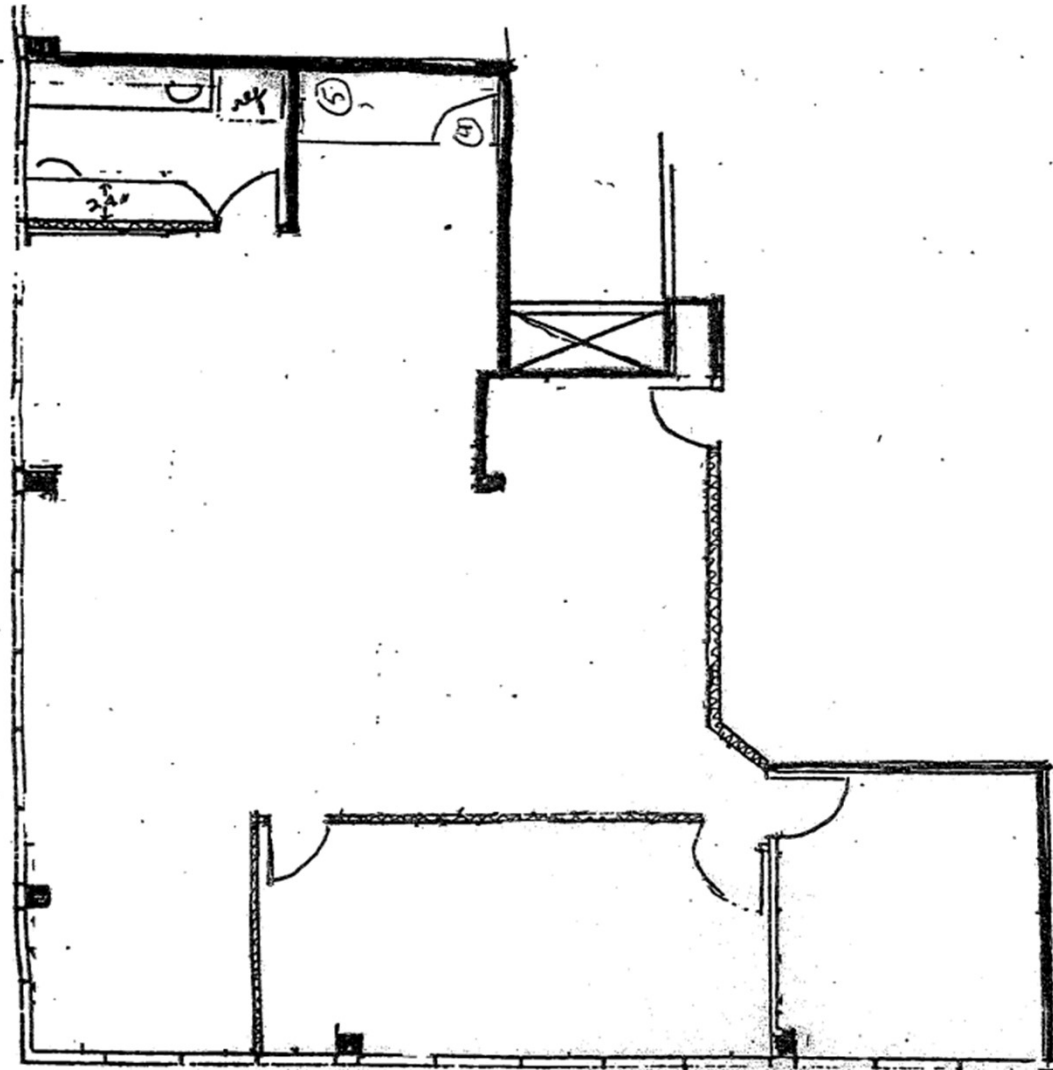
RSF 1,974



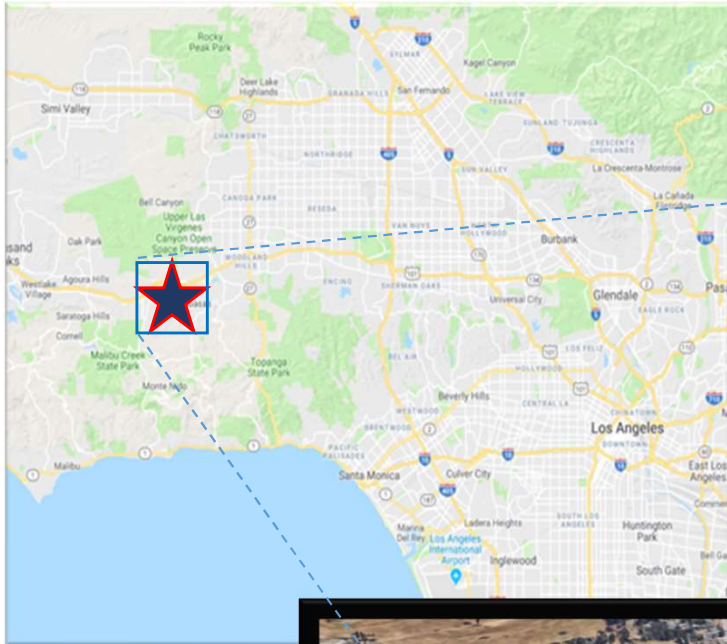
Suite

428

RSF 2,029







### 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

