6800 Owensmouth Avenue | Warner Center, CA

PRIME WARNER CENTER

OFFICE SPACE FOR LEASE



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

LEASING TERMS

- Asking Rate: $2.00 FSG
- Lease Term: 3-7 Years
- Parking: $55/Car (3/1,000 RSF) | Free Visitor

PROPERTY HIGHLIGHTS

- Steps To Westfield Topanga's Premier Retail & Dining
- Move-In Ready Suites Available
- On-Site Cafe - Ring Cafe
- Free Visitor Parking And Covered Tenant Parking
- Private Balconies On Select Suites
- Shared Conference Room

AVAILABLE SPACES

SUITE	SIZE
200	2,587 RSF
265	1,240 RSF (Available 12/1/26)
300*	3,205 RSF
310*	1,940 RSF
315*	3,209 RSF
330**	1,050 RSF (Available 12/1/26)
340**	941 RSF (Available 12/1/26)
350**	3,570 RSF (Available 12/1/26)
370	5,603 RSF
440	755 RSF

**Suites 300, 310, 315 Contiguous for 8,354 RSF*
***Suites 350, 340, 330 are contiguous for 5,561 RSF*





Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME WARNER CENTER OFFICE SPACE FOR LEASE

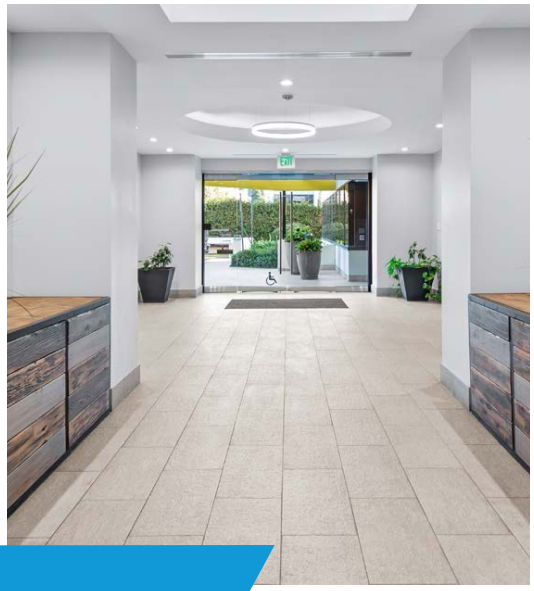
6800 Owensmouth Avenue | Warner Center, CA











Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

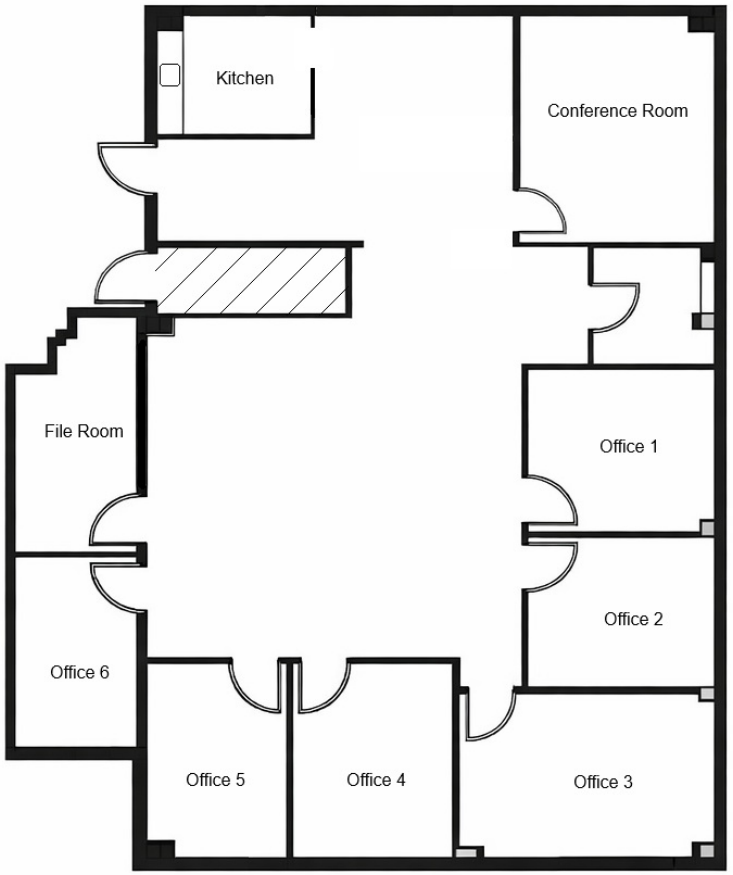
All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE



SUITE
200

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

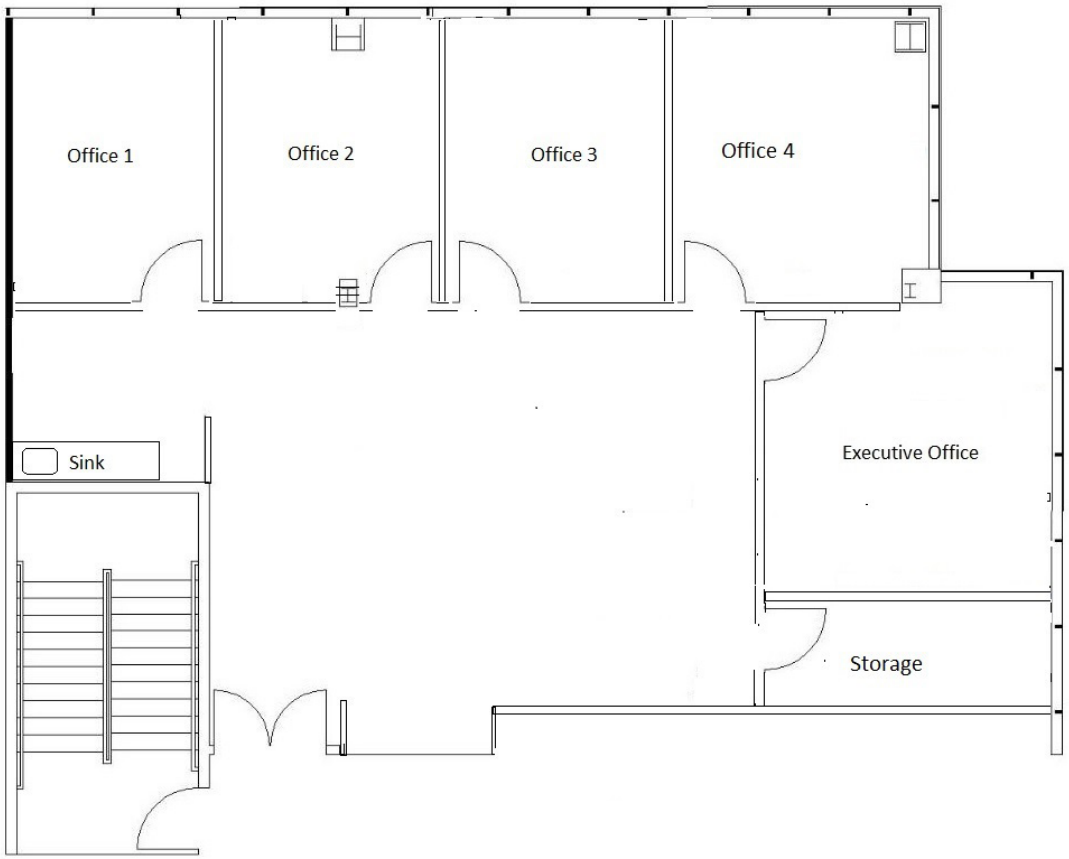
PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE

SUITE
210



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

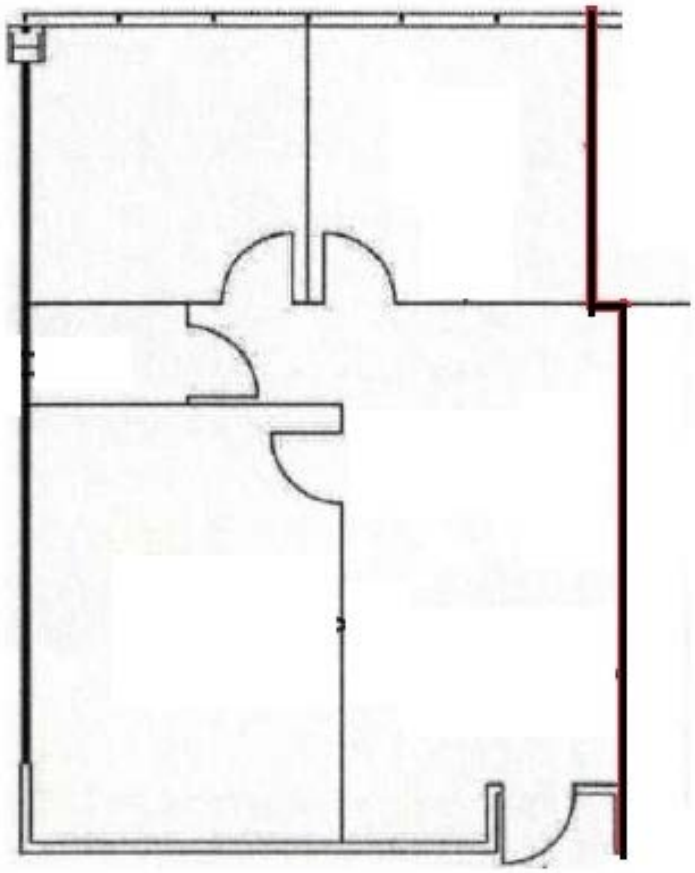
PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE

SUITE
265



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

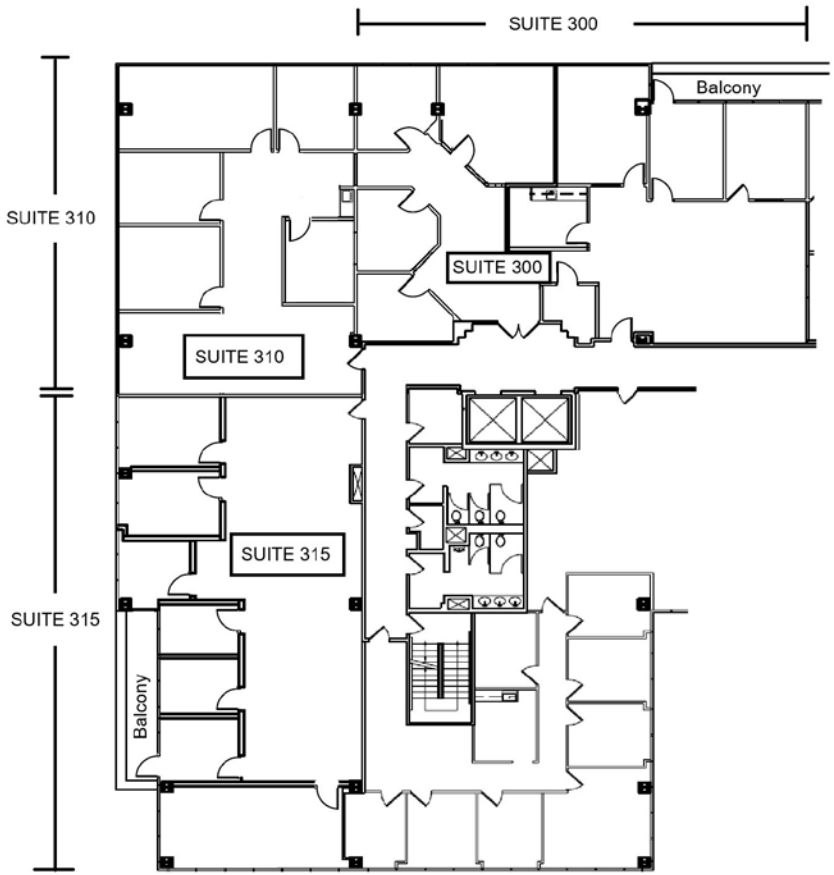
All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE



SUITES
300
310
315

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

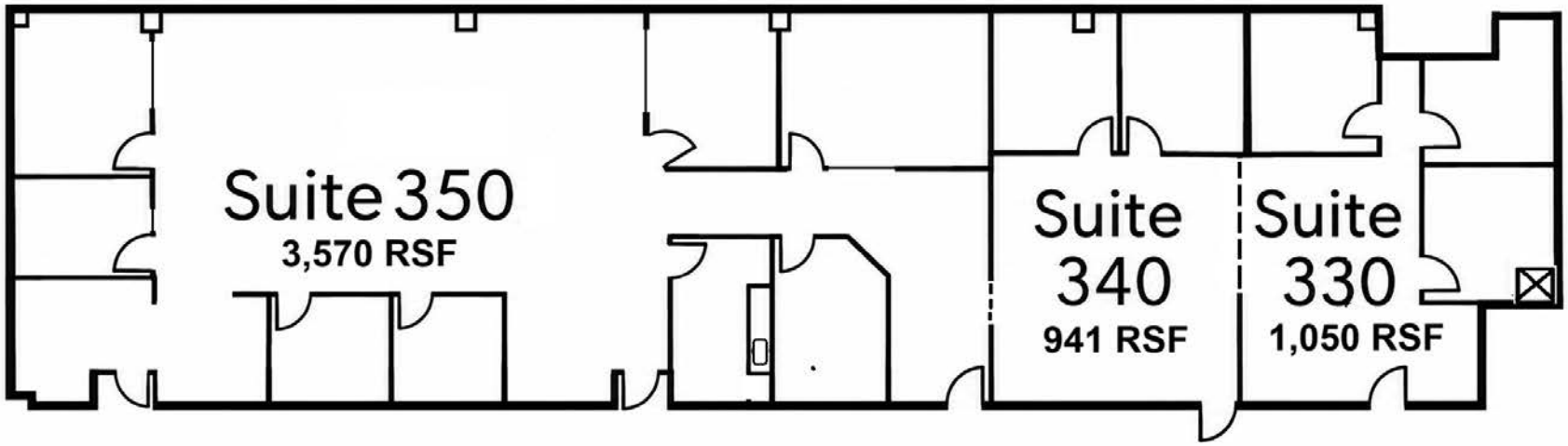
PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE

SUITES
350
340
330



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

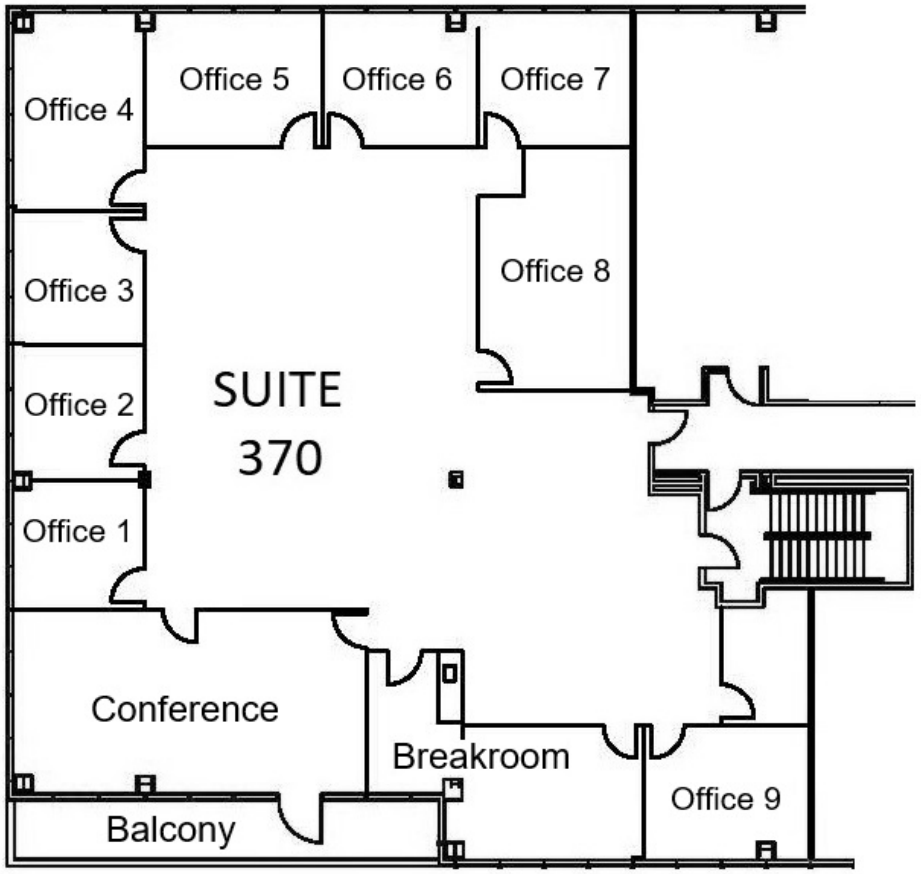
PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE

SUITE
370



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

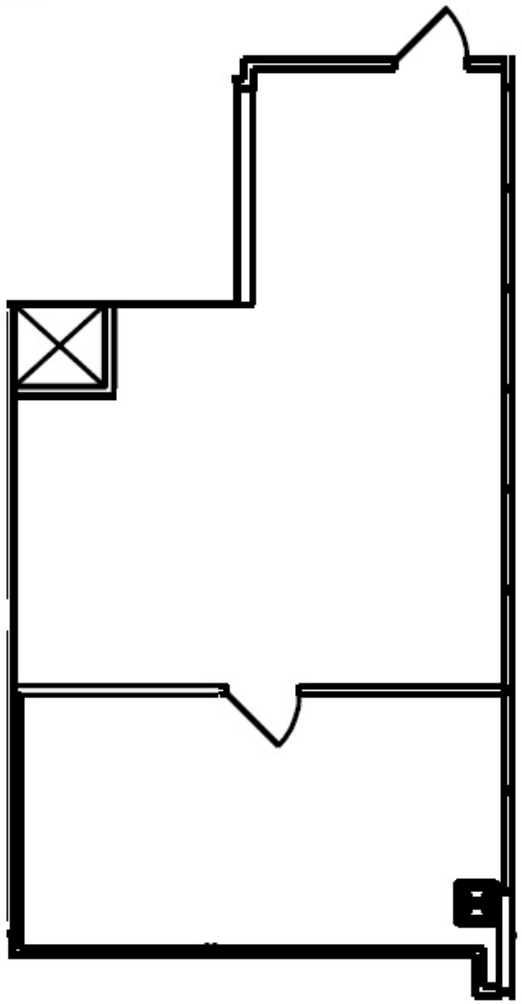
All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA

6800

OWENSMOUTH AVE



SUITE
440

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME WARNER CENTER OFFICE SPACE FOR LEASE

6800 Owensmouth Avenue | Warner Center, CA



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.