



WESTLAKE OFFICE PARK

250 -370 N. Westlake Boulevard, Westlake Village, California



COMMERCIAL REAL ESTATE SERVICES Corp ID #01191898

WESTLAKE OFFICE PARK

250 -370 N. Westlake Boulevard, Westlake Village, California

PROPERTY HIGHLIGHTS

- ▶ 131,087 SF Beautifully Master Planned 5-Building Office Campus
- ▶ Several Outdoor Common Area Patios Conducive to Team Meetings or Outdoor Lunch
- ▶ Private Balconies in Select Suites
- ▶ Amazing Elevated Views of the Conejo Valley
- ▶ Located Within Blocks of Dozens of Amenities Anchored by the Westlake Promenade
- ▶ Easily Accessible via the 101 Freeway & Westlake Blvd

LEASING TERMS

- ▶ Asking Rate: \$2.25 - 2.45 FSG
- ▶ Office Suite Opportunities from 1,089 - 5,265 RSF
- ▶ Flexible Lease Term: 2-10 Years
- ▶ Free Surface Parking at 3.8/1000 RSF Leased
- ▶ Tenant Improvements Available for Suite Modifications

Mark Leonard

Principal
818.449.4414
mleonard@lee-re.com
BRE# 01031863

Jared Smits

Principal
818.444.4986
jsmits@lee-re.com
BRE# 01839532



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates®-LA North/Ventura, Inc.
Corp ID #01191898
A Member of the Lee & Associates Group of Companies
26050 Mureau Road, Suite
101, Calabasas, CA 91302
www.lee-associates.com



WESTLAKE OFFICE PARK

250 -370 N. Westlake Boulevard, Westlake Village, California

AVAILABILITY SUMMARY

ADDRESS	SUITE	SIZE	RATE	AVAILABILITY
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250 N. Westlake Blvd	210	2,407 RSF	\$2.35 FSG	3/1/18
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Two Windowed Offices, Three Interior Offices, Reception Area, Open Area, Private Restroom. Contiguous with Suite 220 for 5,265 RSF.

250 N. Westlake Blvd	220	2,858 RSF	\$2.35 FSG	Immediate
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Spec Suite - *Three Windowed Offices, Three Interior Offices, Kitchen/Break Room, Private Restroom, Private Balcony, Reception Area, Two Open Bullpen Areas, Two Storage Rooms. Contiguous with Suite 210 for 5,265 RSF.*

280 N. Westlake Blvd	205	1,089 RSF	\$2.25 FSG	Immediate
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One Windowed Office, One Interior Office, Reception Area, Work Room, Private Restroom

310 N. Westlake Blvd	206	2,489 RSF	\$2.45 FSG	Immediate
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Spec Suite - *Five Windowed Offices, Conference Room, Kitchen/Break Room, Open Area, Private Restroom, Reception Area*

340 N. Westlake Blvd	100	1,416 RSF	\$2.35 FSG	Immediate
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Three Windowed Offices, Reception Area, Open Bullpen. Contiguous with Suite 105 for 3,654 RSF.

340 N. Westlake Blvd	105	2,238 RSF	\$2.35 FSG	Immediate
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Three Windowed Offices, One Interior Office, Kitchen/Break Room, Open Bullpen Area. Contiguous with Suite 100 for 3,654 RSF.

340 N. Westlake Blvd	155	1,125 RSF	\$2.35 FSG	Immediate
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Five Offices, Open Bullpen

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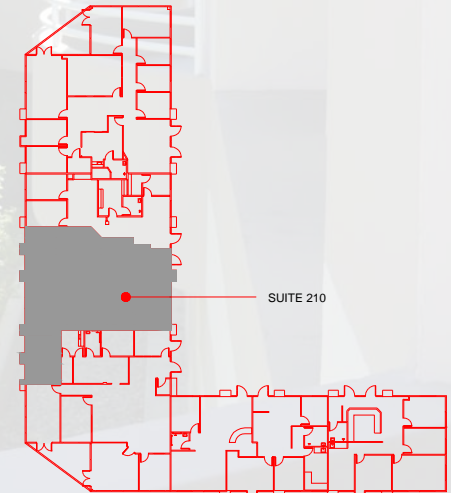
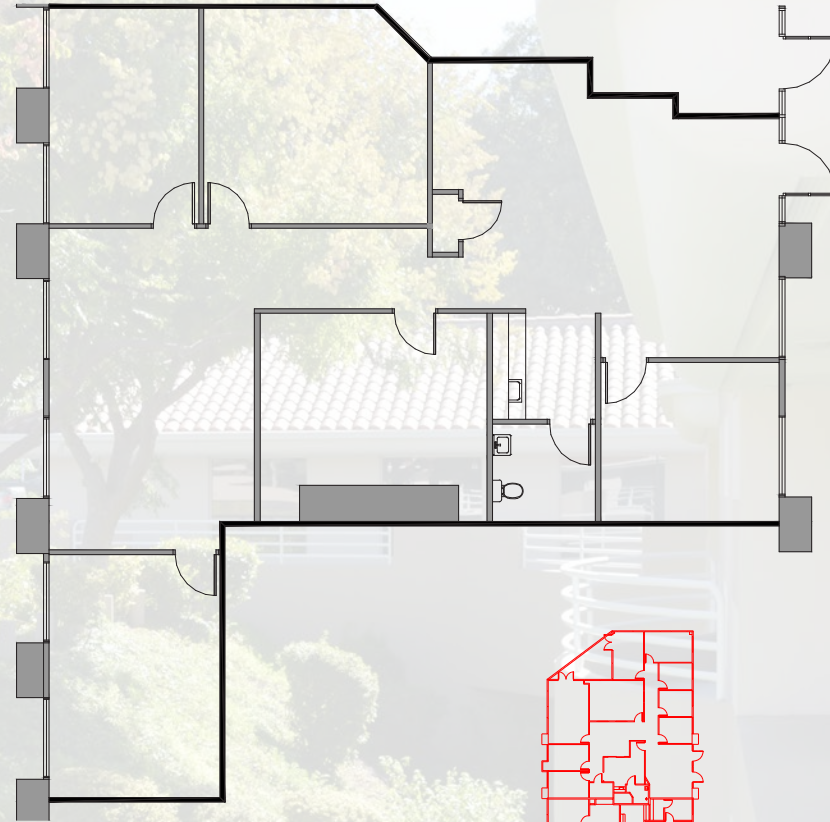
250 N. WESTLAKE BOULEVARD

NEW SPEC SUITE 210

2ND FLOOR AVAILABILITIES

Suite 210 2,407 RSF \$2.35 FSG

*Two Windowed Offices, Three Interior Offices,
Reception Area, Open Area, Private Restroom.
Contiguous with Suite 220 for 5,265 RSF.*



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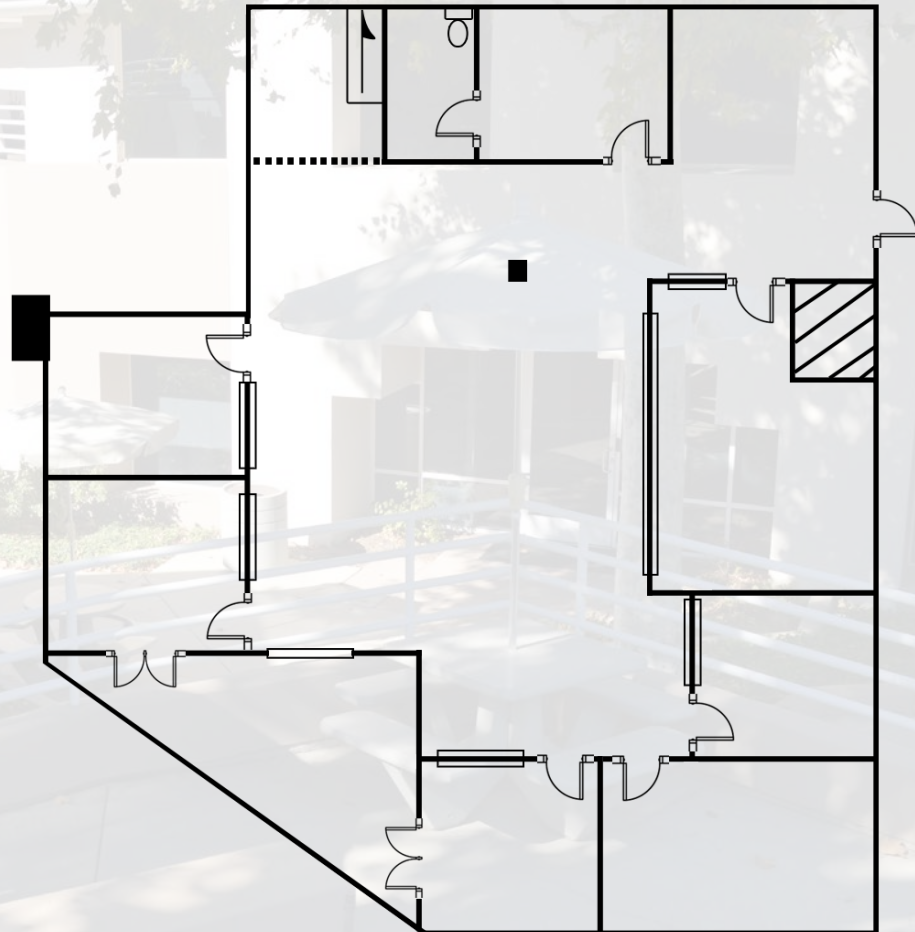
250 N. WESTLAKE BOULEVARD

NEW SPEC SUITE 220

2ND FLOOR AVAILABILITIES

Suite 220 2,858 RSF \$2.35 FSG

Spec Suite - Four Windowed Offices, Two Interior Offices, Large Conference Room, Kitchen/Break Room, Private Restroom, Private Balcony, Reception Area, Two Open Bullpen Areas, Two Storage Rooms. Contiguous with Suite 210 for 5,265 RSF.



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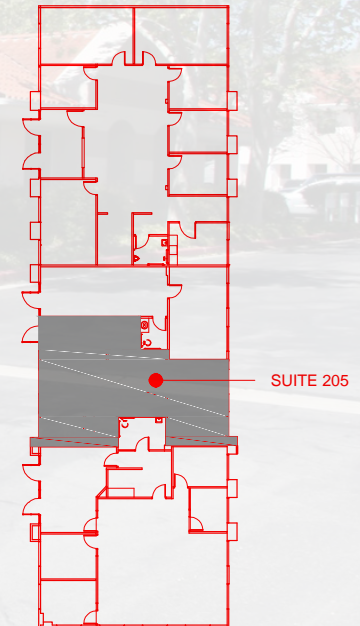
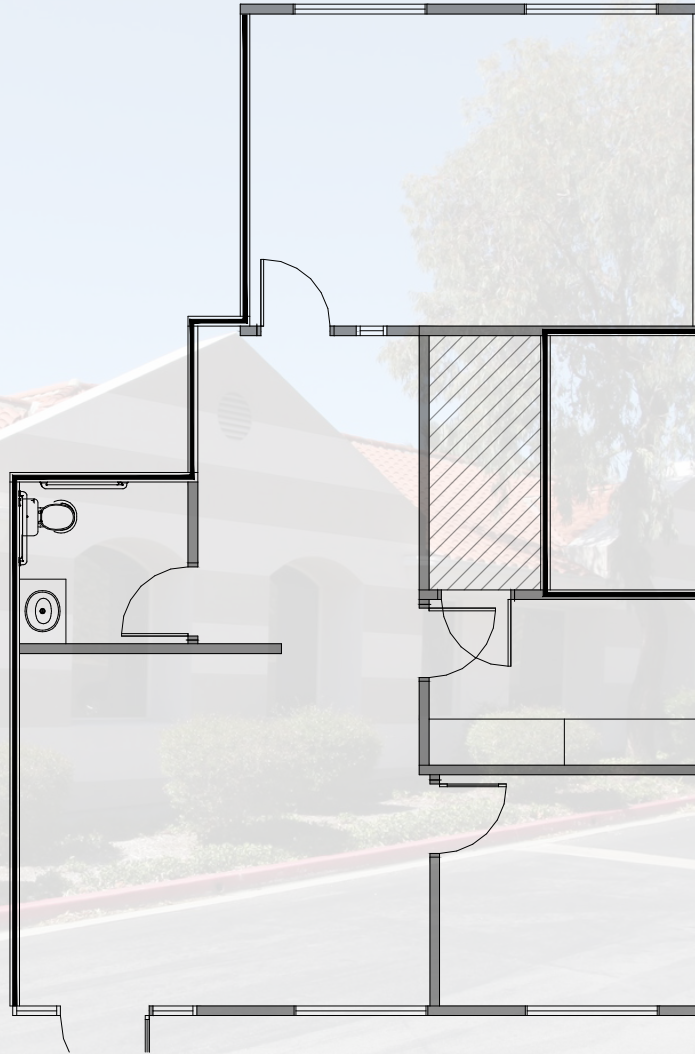
280 N. WESTLAKE BOULEVARD

SUITE 205

2ND FLOOR AVAILABILITIES

Suite 205 1,089 RSF \$2.25 FSG

*One Windowed Office, One Interior Office,
Reception Area, Work Room, Private Restroom*



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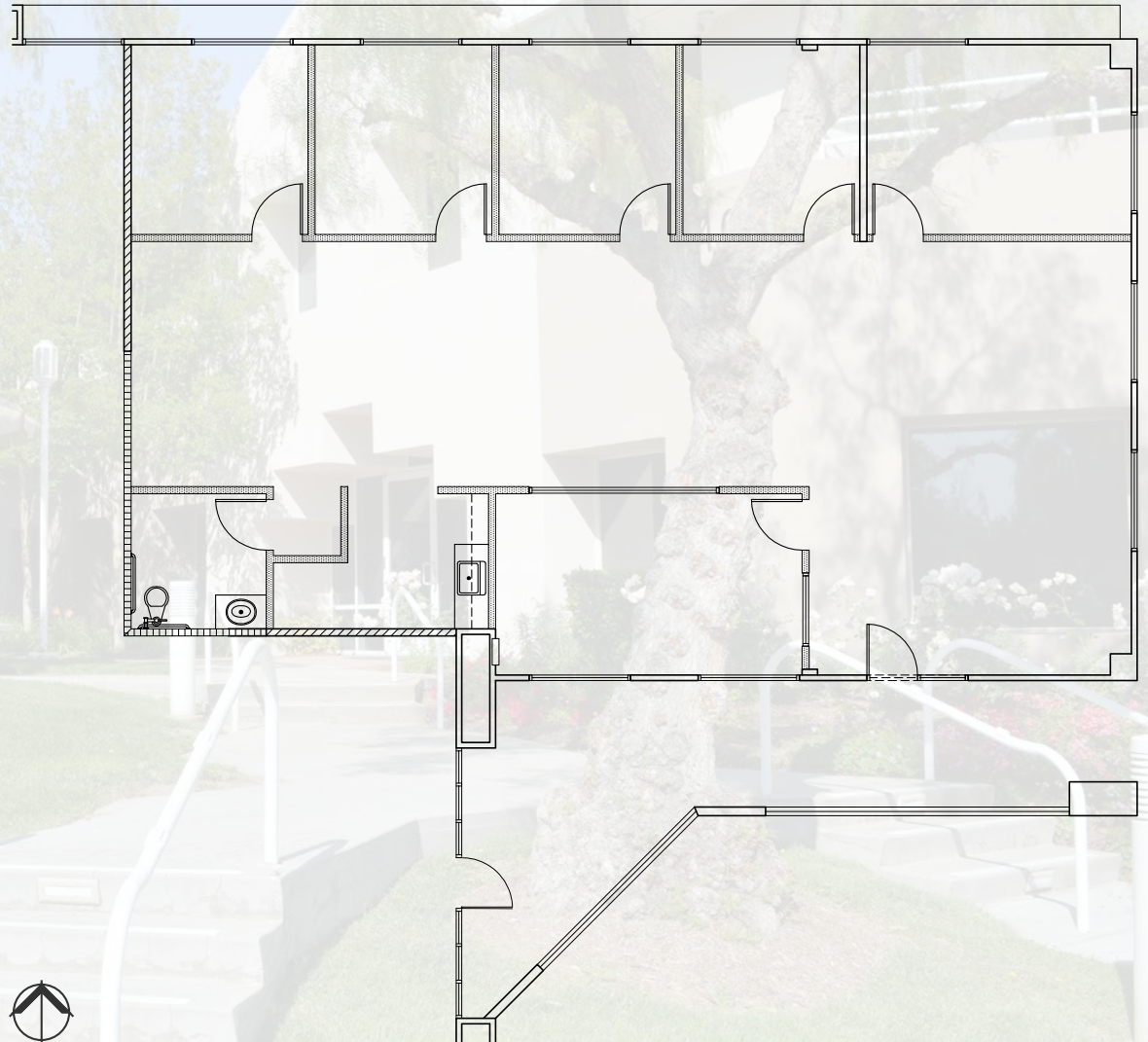
310 N. WESTLAKE BOULEVARD

NEW SPEC SUITE 206

2ND FLOOR AVAILABILITIES

Suite 206 2,489 RSF \$2.45 FSG

Spec Suite - Five Windowed Offices,
Conference Room, Kitchen/Break Room, Open
Area, Private Restroom, Reception Area



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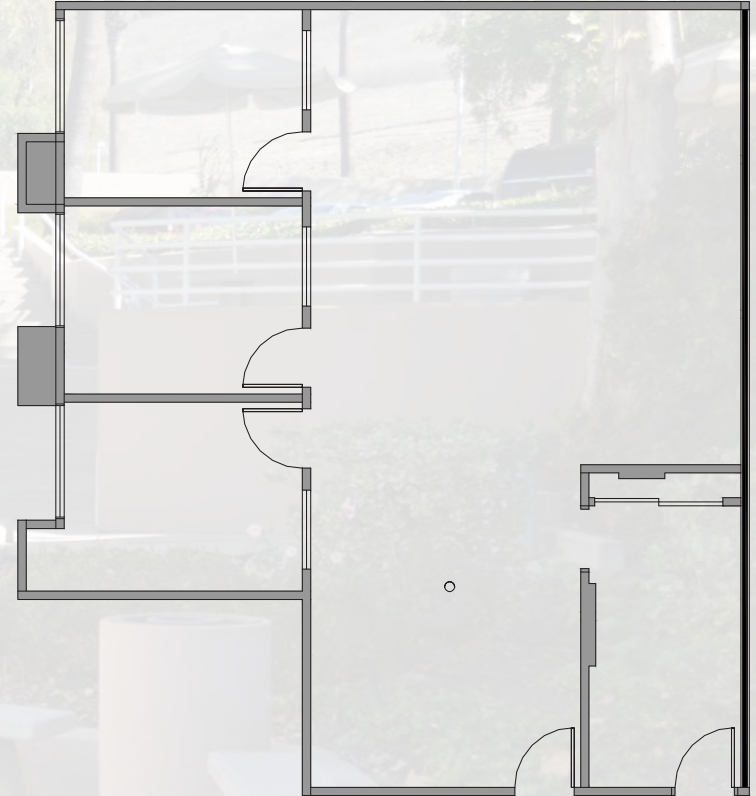
340 N. WESTLAKE BOULEVARD

SUITE 100

1ST FLOOR AVAILABILITIES

Suite 100 1,416 RSF \$2.35 FSG

*Two Windowed Offices, Three Interior Offices.
Contiguous with Suite 105 for 3,654 RSF.*



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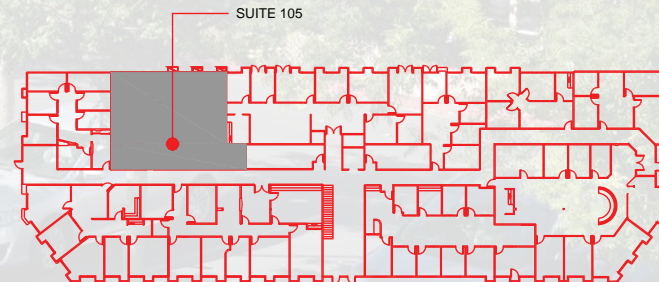
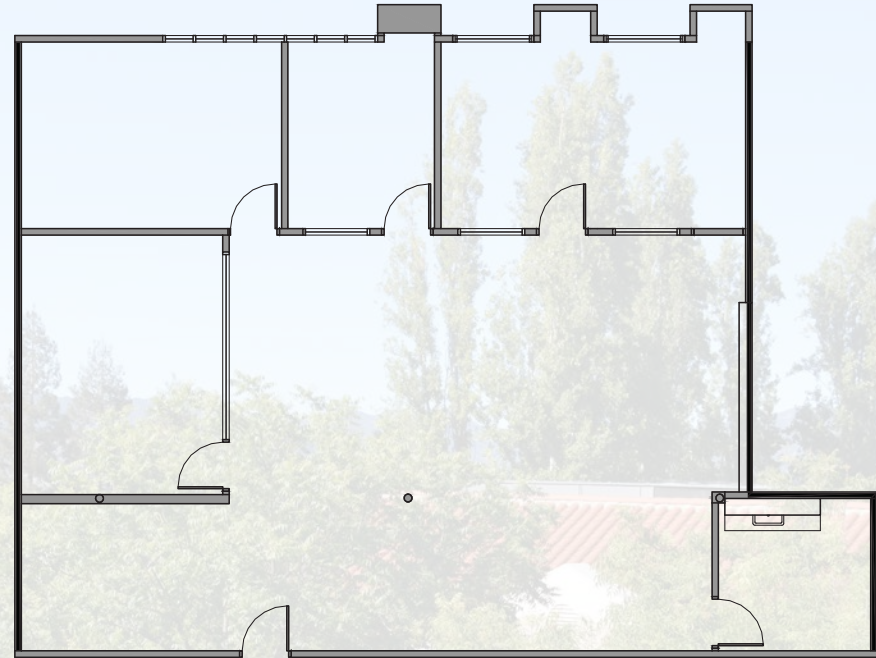
340 N. WESTLAKE BOULEVARD

SUITE 105

1ST FLOOR AVAILABILITIES

Suite 105 2,238 RSF \$2.35 FSG

*Three Windowed Offices, One Interior Office,
Kitchen/Break Room, Open Bullpen Area.
Contiguous with Suite 100 for 3,654 RSF.*



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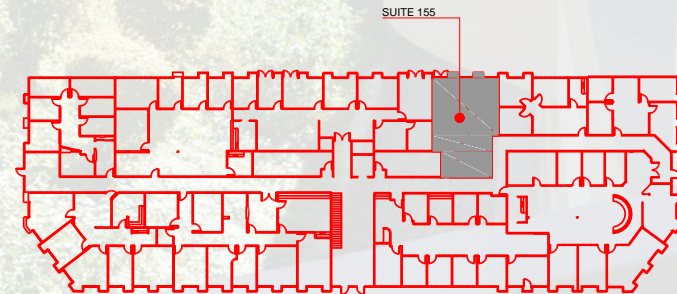
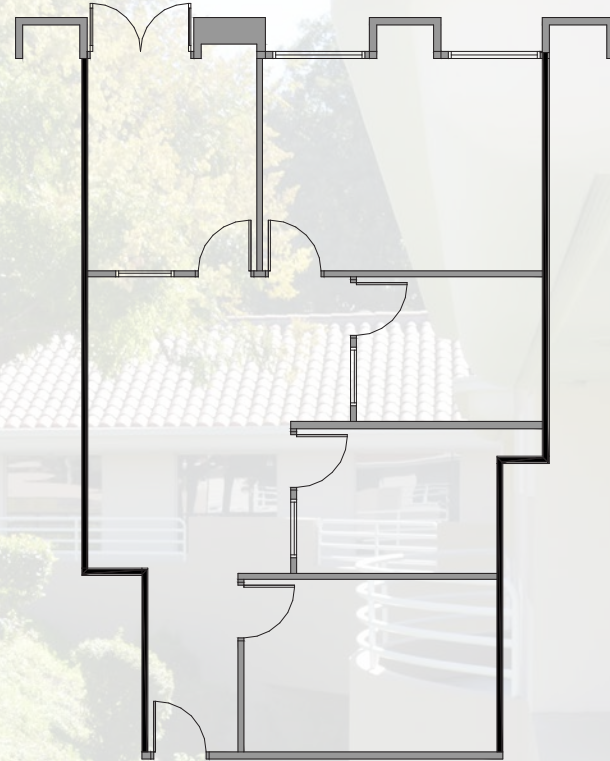
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SUITE 155

1ST FLOOR AVAILABILITIES

Suite 155 1,125 RSF \$2.35 FSG

Two Windowed Offices, Three Interior Offices



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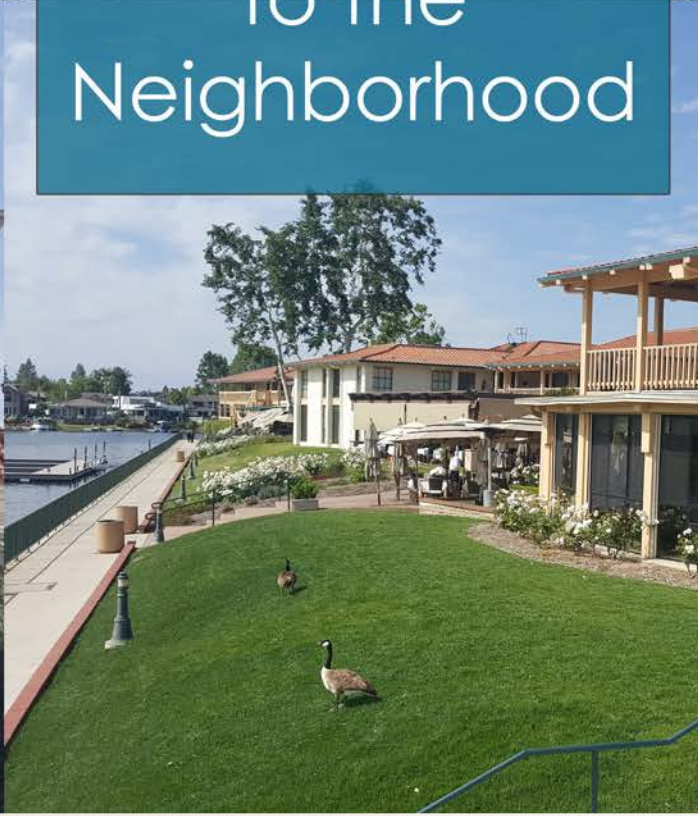
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Welcome
to the
Neighborhood



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SHOPPING & FINE DINING

1. North Ranch Mall
2. The Promenade
3. Costco
4. Shoppes @ Westlake
5. Westlake Plaza
6. The Landing



ATHLETIC CLUB/SPA

7. Bay Club
8. Equinox
9. Calif. Longevity & Health Institute



GOLF COURSE

10. Westlake Village Golf Course
11. North Ranch Country Club
12. Sherwood Lake Club



HOTEL

13. Four Seasons
14. Westlake Village Inn
15. Westlake Hyatt



SCHOOLS

16. Westlake High School
17. Oaks Christian



YACHT CLUB

18. Westlake Village Yacht Club



SUBJECT PROPERTY

Westlake Office Park, 250-370 N. Westlake Blvd.
Westlake Village, CA

LIVE.WORK.PLAY.