

250 -370 N. Westlake Boulevard, Westlake Village

# WESTLAKE OFFICE PARK



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES



# WESTLAKE OFFICE PARK

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

## LEASING TERMS

- Asking Rate: \$2.35 FSG
- Office Suite Opportunities from 1,115 - 6,126 RSF
- Flexible Lease Term: 3-10 Years
- Free Surface Parking at 3.8/1000 RSF Leased
- Tenant Improvements Available for Suite Modifications

## 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 and Westlake Blvd



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Lee & Associates® LA North/Ventura, Inc.  
Corp ID #01191898 - A Member of the Lee & Associates Group of Companies  
5707 Corsa Ave., STE 200, Westlake Village, CA 91362

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# WESTLAKE OFFICE PARK

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## 280 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
120	1,115 SF	\$2.35	Ground floor with private restroom
205	1,089 RSF	\$2.35	Available 11/01/22, Contiguous with suite 210 for 2,965 RFS
210	1,876 RSF	\$2.35	Contiguous with suite 205 for 2,965 RFS

## 310 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
110	3,590 SF	\$2.35	

## 340 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
105	2,238 SF	\$2.35	Contiguous with 115 for 4,910 RSF
115	2,672 SF	\$2.35	Contiguous with 105 for 4,910 RSF
118	2,680 SF	\$2.35	Contiguous with 150 for 6,126 RSF
150	3,446 SF	\$2.35	Contiguous with 118 for 6,126 RSF
230	1,296 SF	\$2.35	Spec Suite
250	1,870 SF	\$2.35	Private Entry, Contiguous with 255 for 4,671 RSF
255	2,801 SF	\$2.35	Contiguous with 250 for 4,671 RSF

## 370 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
220	2,115 SF	\$2.35	Shell Condition, Private Balcony



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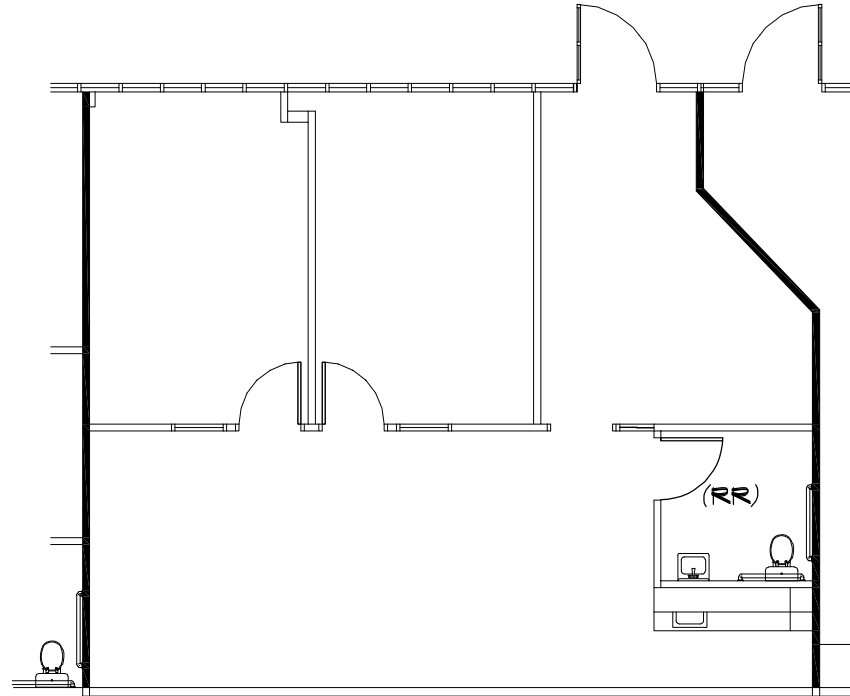
# 280

WESTLAKE

## Suite 120

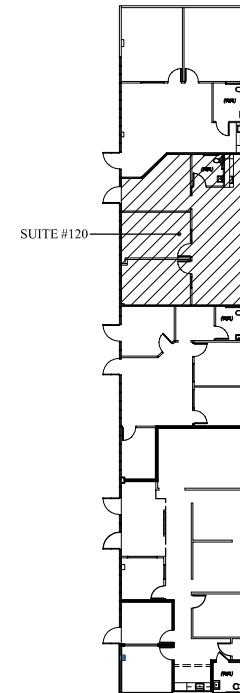
1,115 RSF \$2.35 FSG

Reception  
2 Offices  
Private Restroom  
Kitchen



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SUITE  
120



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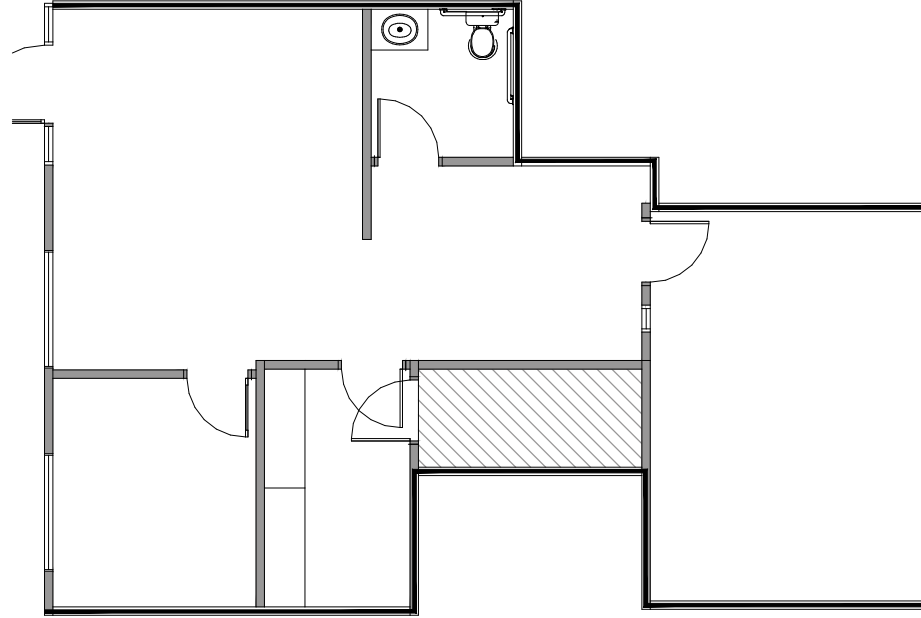
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WESTLAKE

## Suite 205

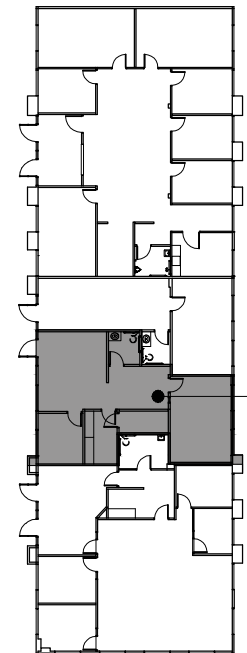
1,089 RSF \$2.25 FSG

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



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SUITE  
205



SUITE 205

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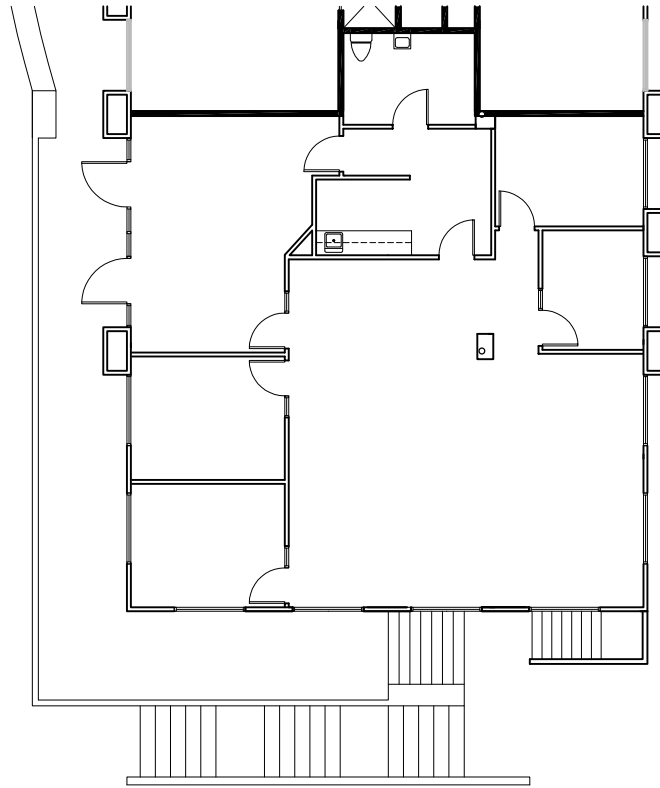
# 280

WESTLAKE

## Suite 210

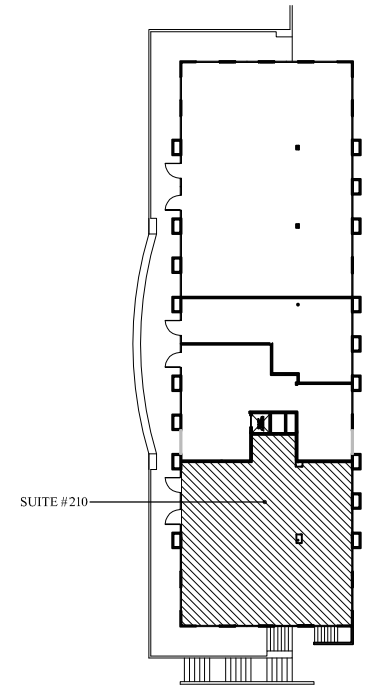
1,876 RSF \$2.35 FSG

Four Offices  
Kitchen  
Private Restroom  
Reception Area  
Bullpen



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SUITE  
210



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310  
WESTLAKE

## Suite 110

3,590 RSF \$2.35 FSG

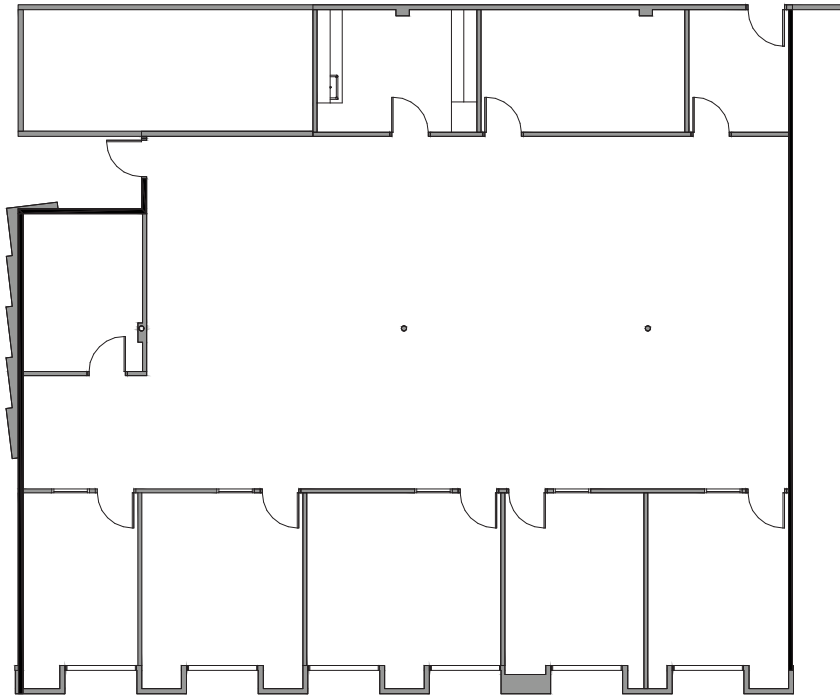
Large Bullpen

6 Offices

Conference Room

Kitchen

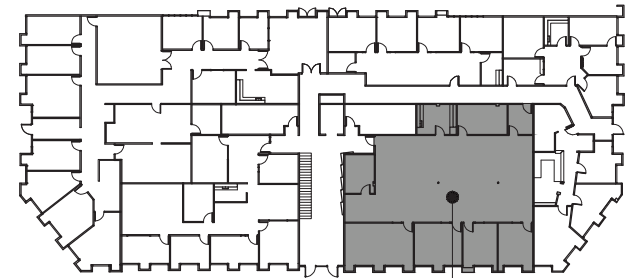
Server Room



SUITE  
110



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SUITE 110

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# 340

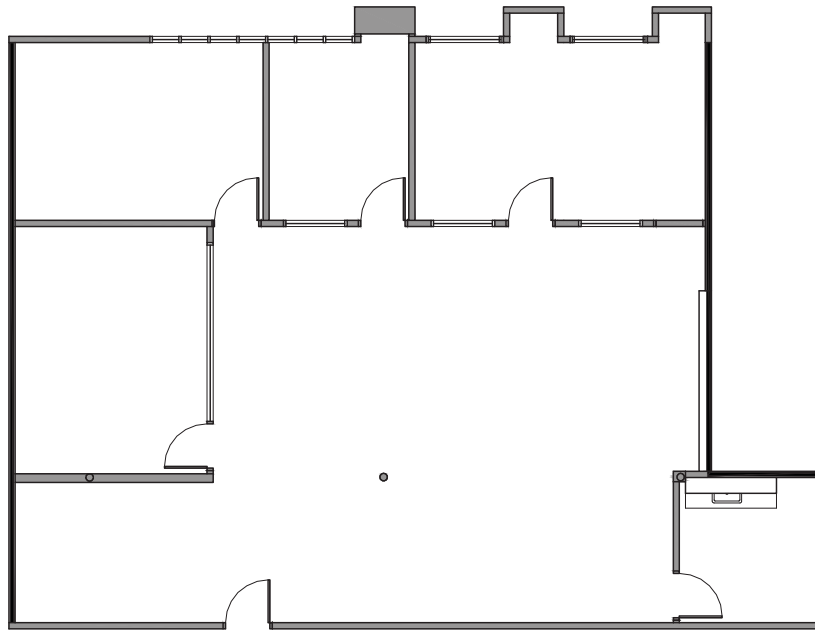
WESTLAKE

## Suite 105

2,238 RSF \$2.35 FSG

Three Windowed Offices  
Conference Room  
Kitchen/Break Room  
Open Bullpen Area

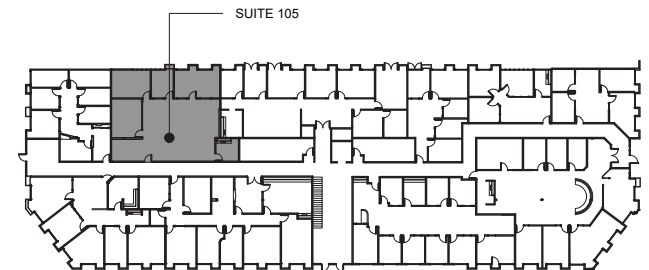
Contiguous with Suite 100  
for 3,654 RS



SUITE  
105



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# 340

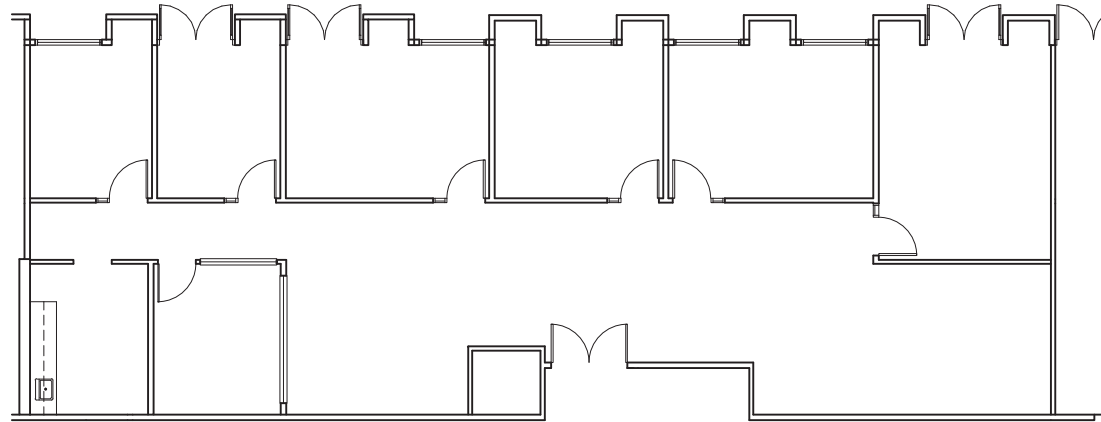
WESTLAKE

## Suite 115

2,672 RSF \$2.35 FSG

Reception  
5 Offices  
Conference Room  
Kitchen  
Large Bullpen

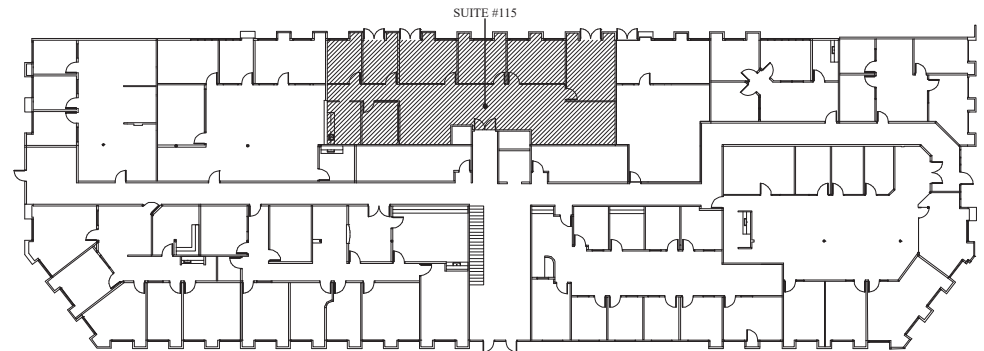
Suite 105/115 Contiguous  
4,910 RSF



SUITE  
115



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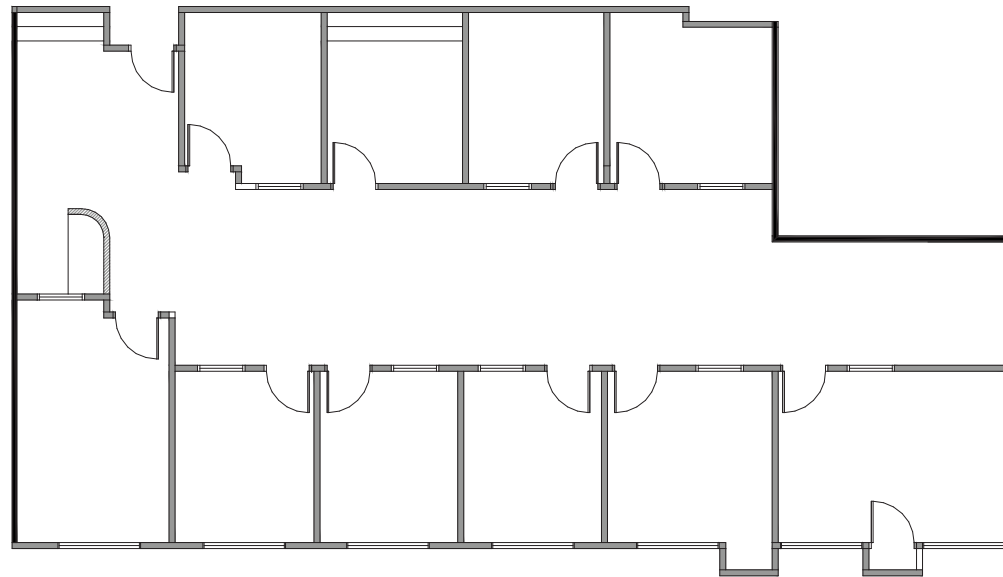
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## Suite 118

2,680 RSF \$2.35 FSG

Bullpen  
Reception  
8 Offices  
Conference Room  
Kitchen

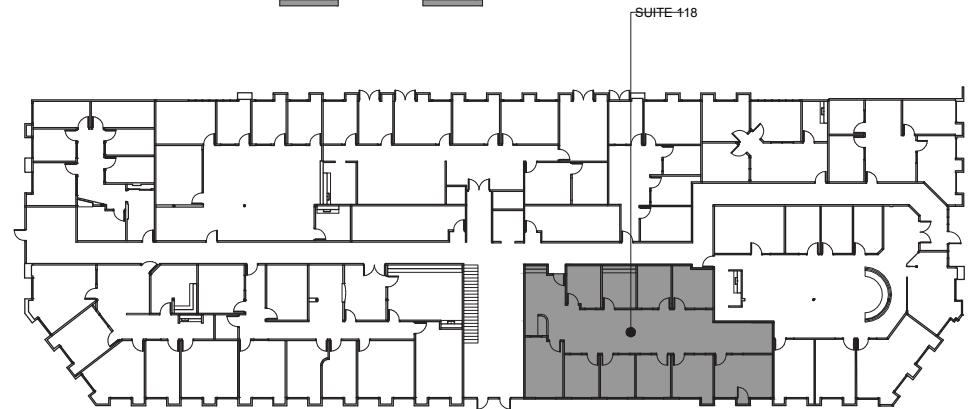
Suite 118/150 Contiguous for 6,126 RSF



SUITE  
118



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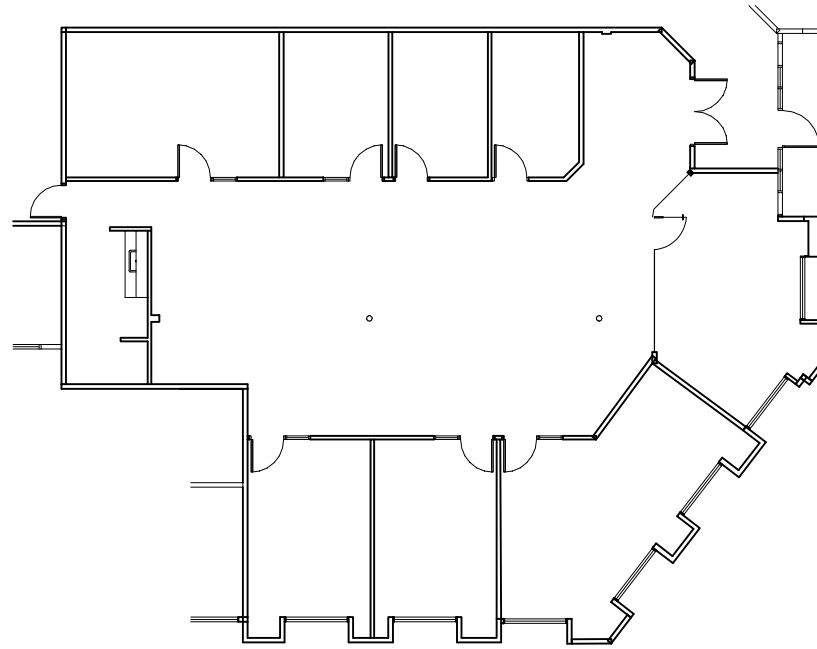
340  
WESTLAKE

## Suite 150

3,446 RSF \$2.35 FSG

Bullpen  
Reception  
Conference Room  
7 Offices, Kitchen

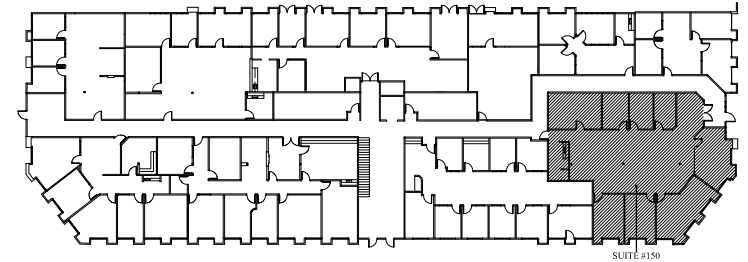
Suite 118/150 Contiguous for 6,126 RSF



SUITE  
150



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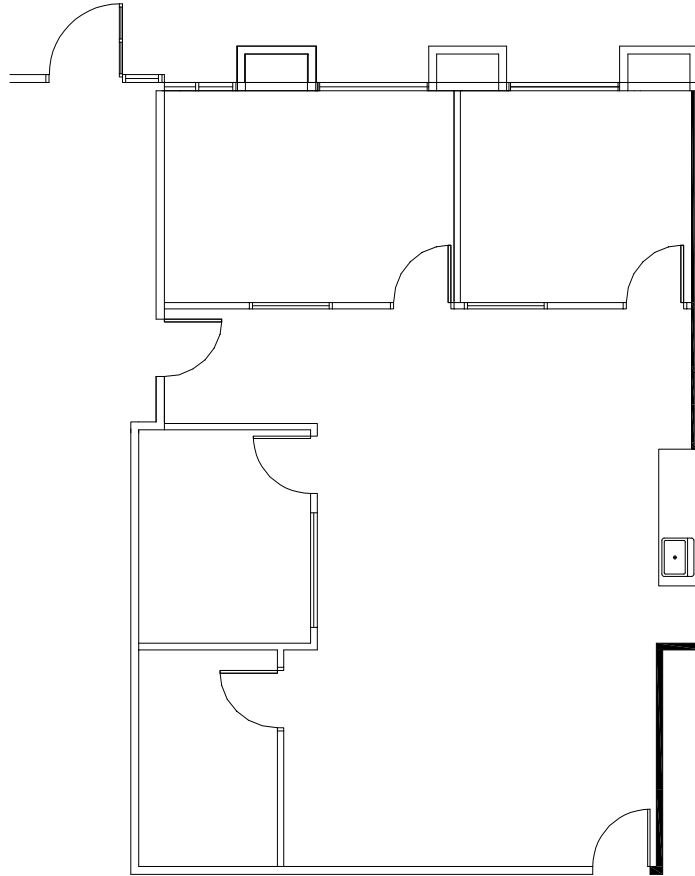
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WESTLAKE

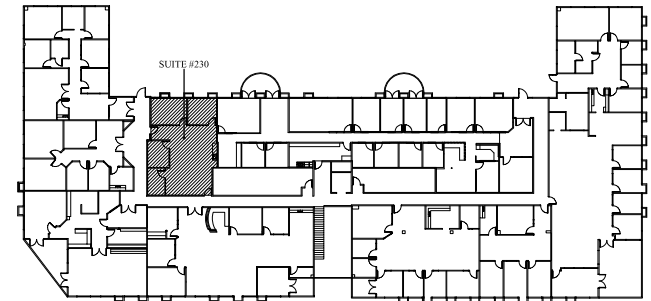
## Suite 230

1,296 RSF \$2.35 FSG

Spec Suite  
3 Offices  
Bullpen  
Kitchenette



SUITE  
230



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# 340

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## Suite 250

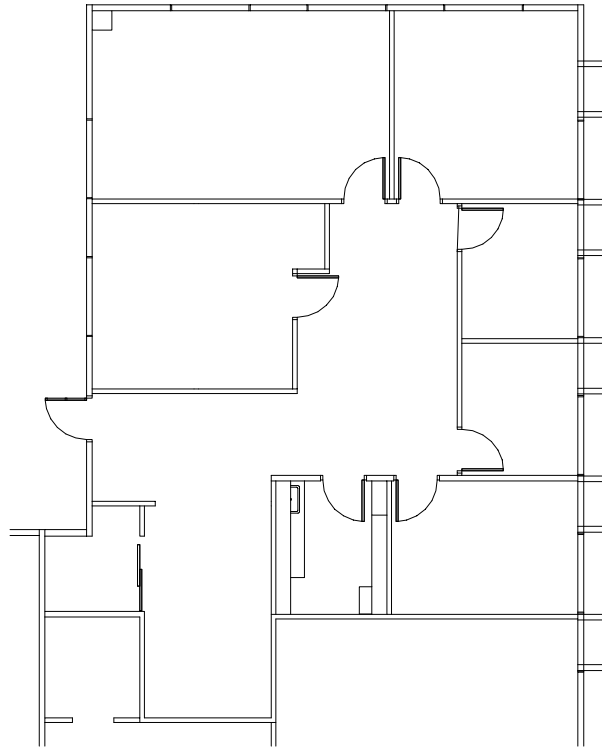
1,870 RSF \$2.35 FSG

5 Offices

Conference Room

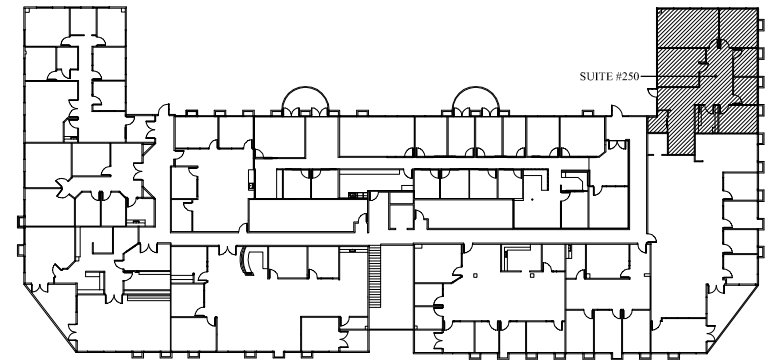
Kitchen, Private Entrance

**Suite 250/255 Contiguous  
for 4,671 RSF**



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SUITE  
250



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# 340

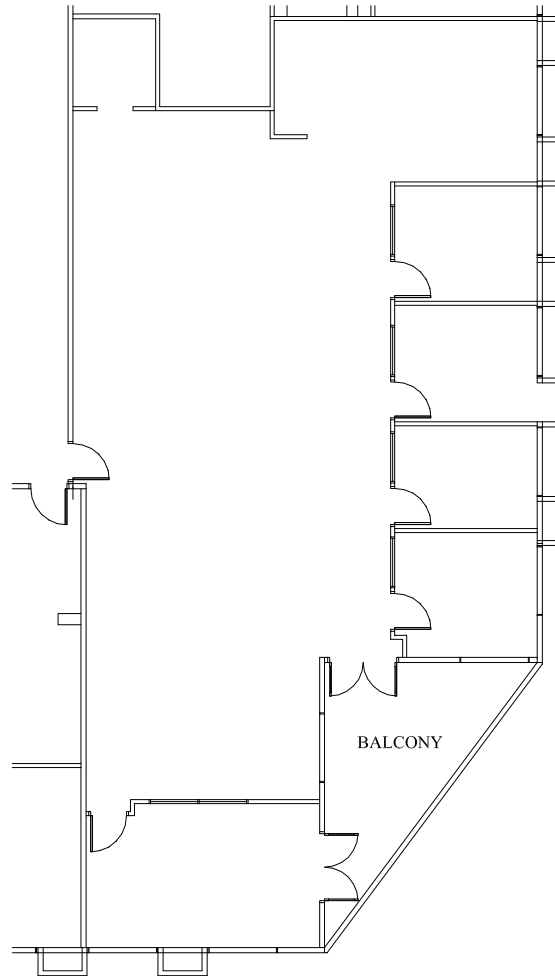
WESTLAKE

## Suite 255

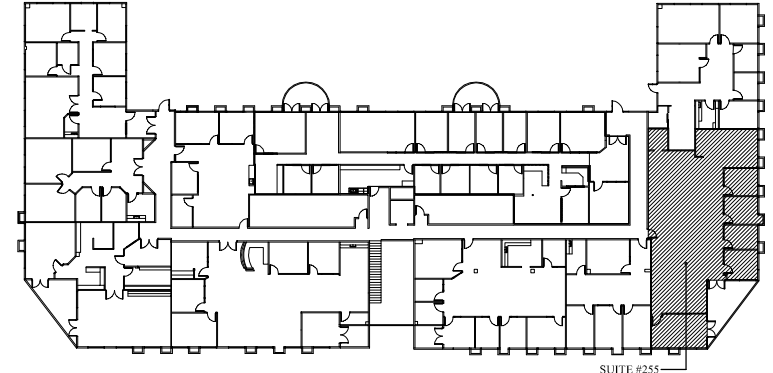
2,801 RSF \$2.35 FSG

Large Bullpen  
4 Offices  
Conference Room  
Balcony

Suite 250/255 Contiguous  
for 4,671 RSF



SUITE  
255



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# WESTLAKE OFFICE PARK

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370  
WESTLAKE

## Suite 220

2,115 RSF \$2.35 FSG

### Proposed Layout:

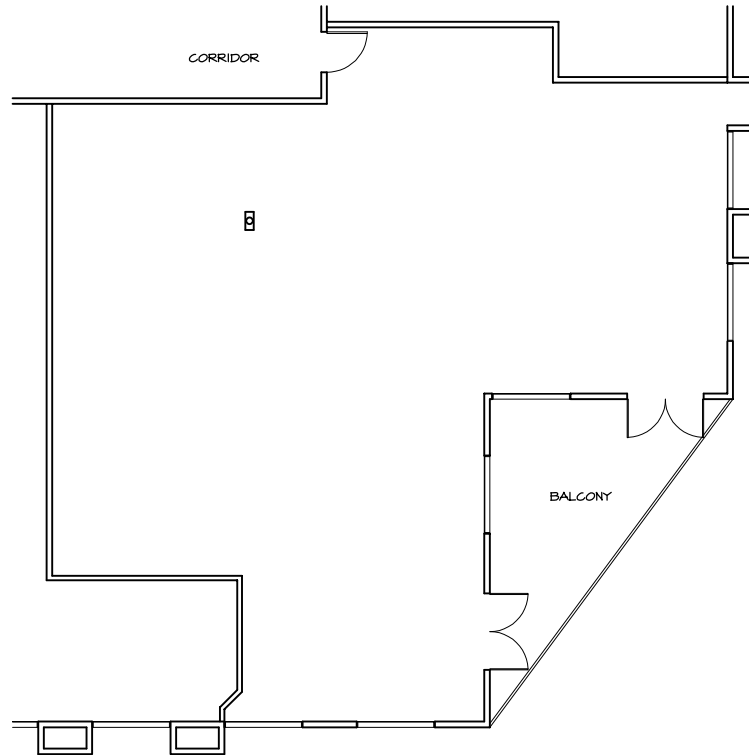
Bullpen

4 Offices

Conference Room

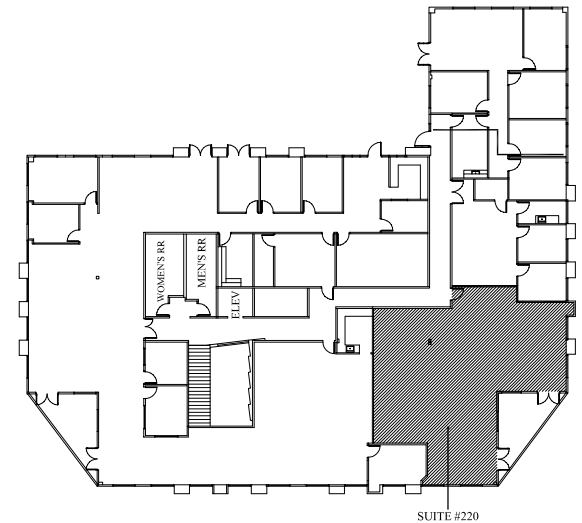
Kitchen

Balcony



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SUITE  
220



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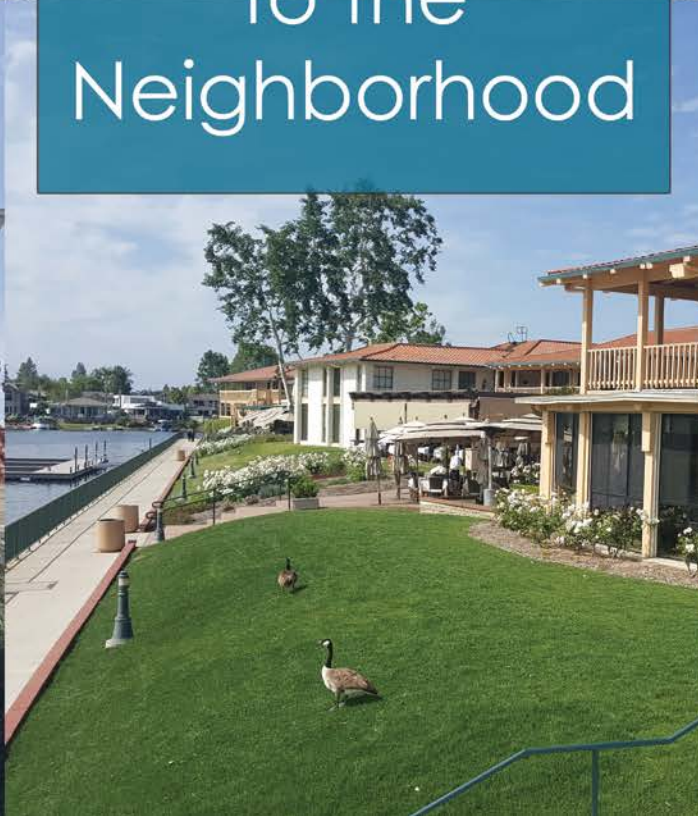
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Welcome  
to the  
Neighborhood





# WESTLAKE OFFICE PARK

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## SHOPPING

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



## GOLF COURSE

6. Westlake Village Golf Course
7. North Ranch Country Club



## ATHLETIC CLUB/SPA

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



## FINE DINING

11. The Landing



## HOTEL

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



## SCHOOLS

15. Westlake High School
16. Oaks Christian



## YACHT CLUB

17. Westlake Village Yacht Club



## SUBJECT PROPERTY

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

LIVE.WORK.PLAY.

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# 280

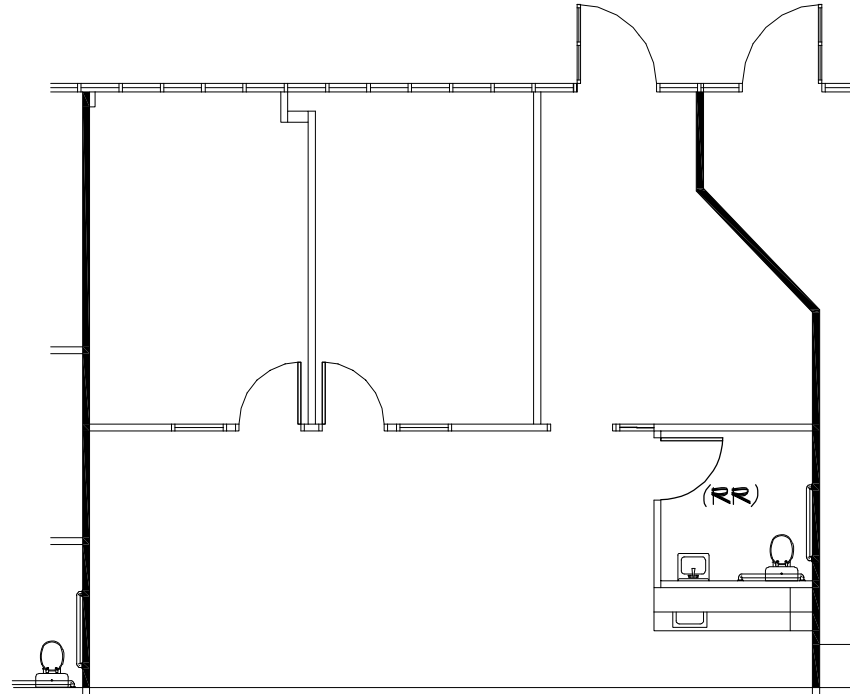
WESTLAKE

## Suite 120

1,115 RSF \$2.35 FSG

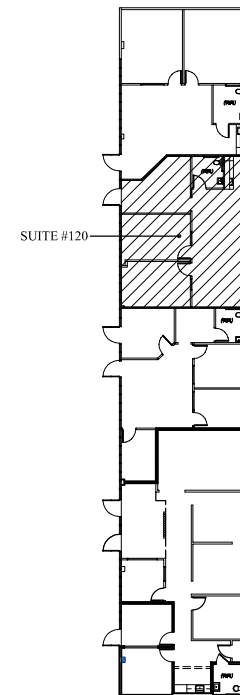
Reception  
2 Offices  
Private Restroom  
Kitchen

Suite 110/120 Contiguous  
2,042 RSF



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SUITE  
120



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