

250 -370 N. Westlake Boulevard, Westlake Village

WESTLAKE OFFICE PARK



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 **LEE &
ASSOCIATES**
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 - 4,910 RSF
- Flexible Lease Term: 3-10 Years
- Free Surface Parking at 3.8/1,000 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 Selected Suites
- Amazing Elevated Views of 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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AVAILABILITY SUMMARY

280 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
120	1,115 SF	\$2.35	Ground Floor with Private Restroom
210	1,876 SF	\$2.35	Private Entry with Private Restroom

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
150	3,446 SF	\$2.35	
200	2,253 SF	\$2.35	Available 10/1/24
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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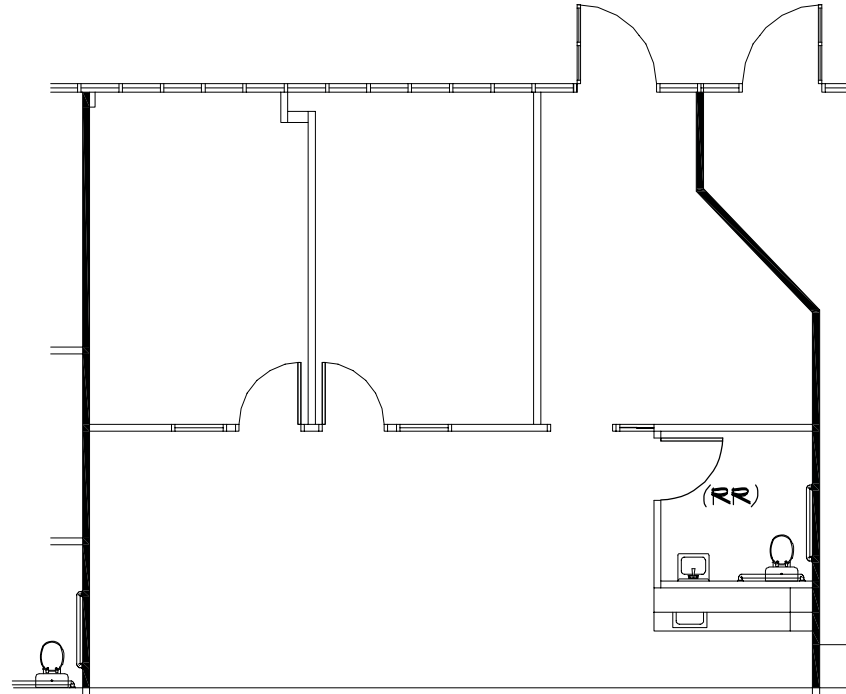
280

WESTLAKE

Suite 120

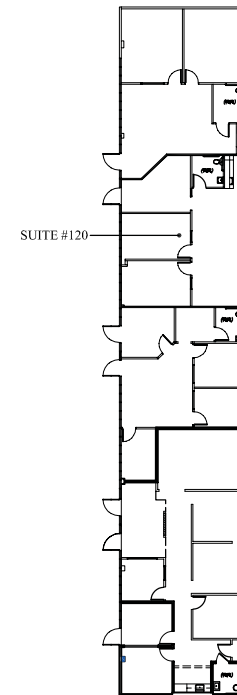
1,115 RSF \$2.35 FSG

Reception
2 Offices
Private Restroom
Kitchen



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SUITE
120



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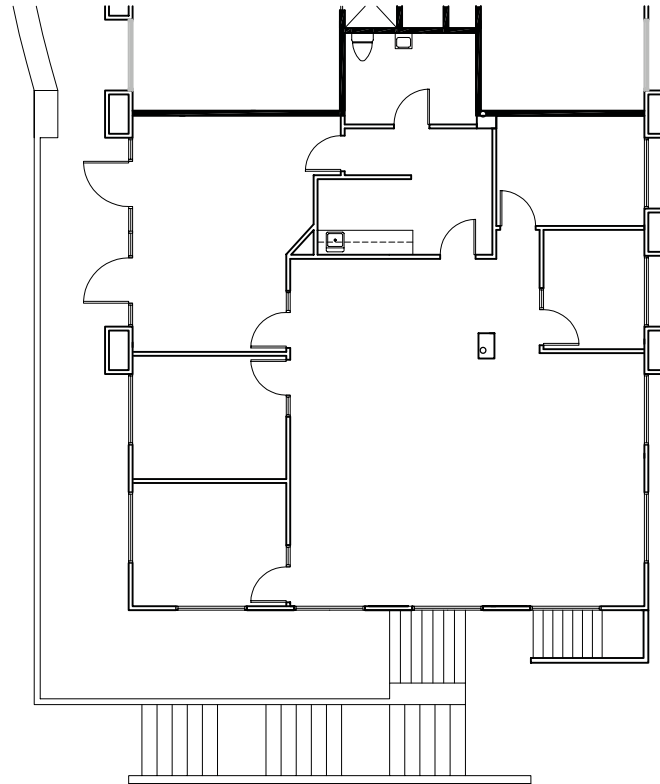
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WESTLAKE

Suite 210

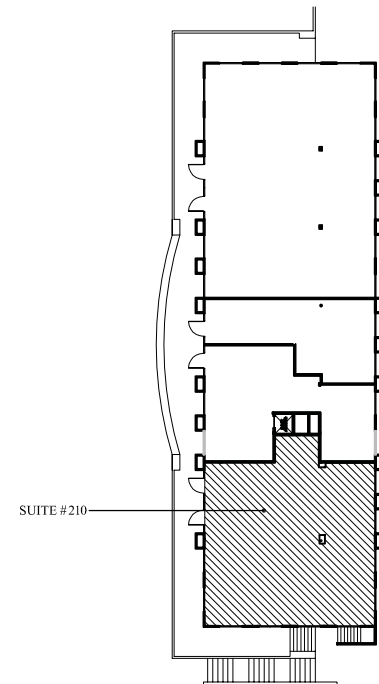
1,876 RSF \$2.35 FSG

Four Offices
Kitchen
Private Restroom
Reception Area
Bullpen



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SUITE 210



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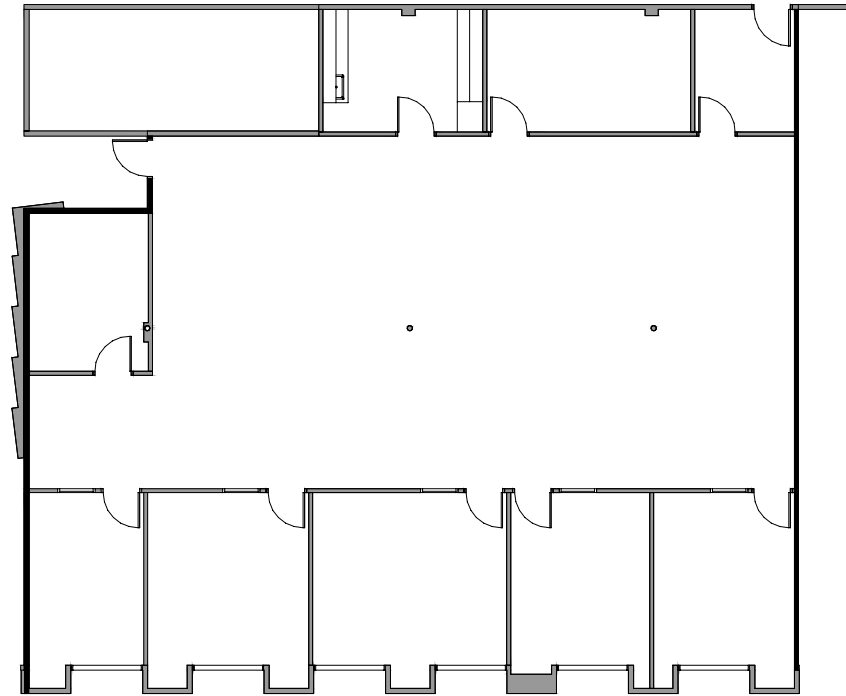
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WESTLAKE

Suite 110

3,590 RSF \$2.35 FSG

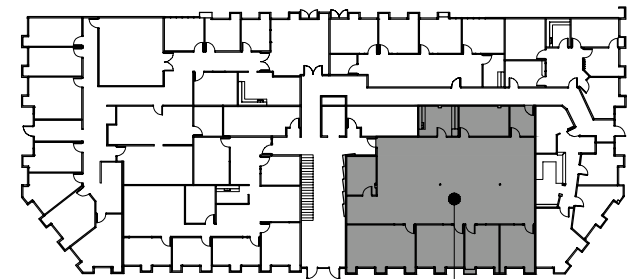
Large Bullpen
6 Offices
Conference Room
Kitchen
Server Room



SUITE
110



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SUITE 110

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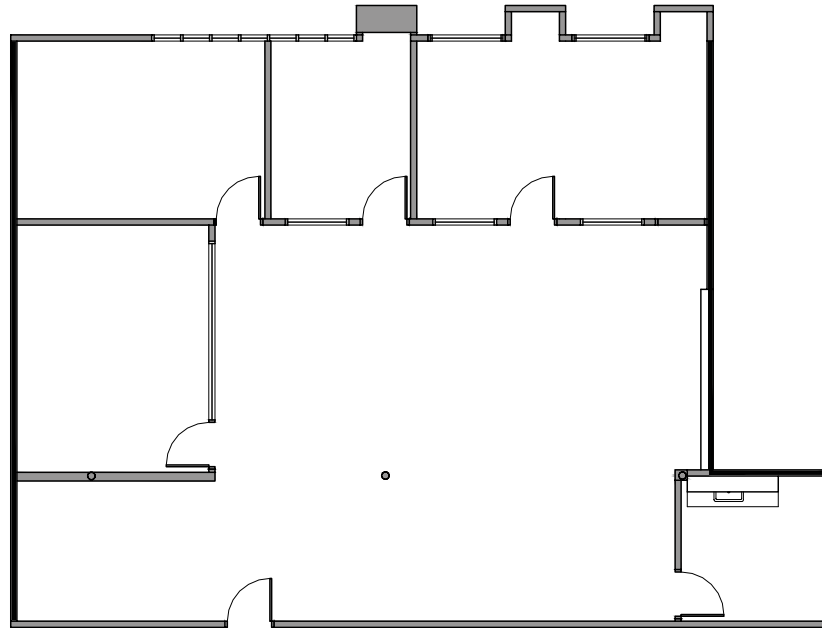
340
WESTLAKE

Suite 105

2,238 RSF \$2.35 FSG

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

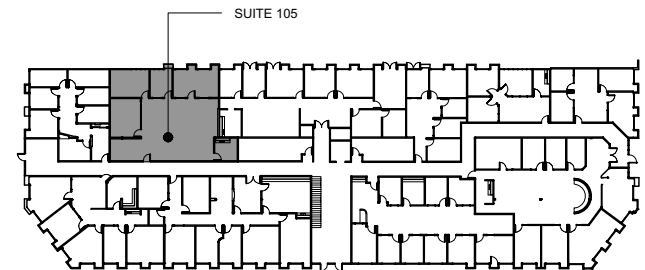
Contiguous with Suite 115
for 4,910 RSF



SUITE
105



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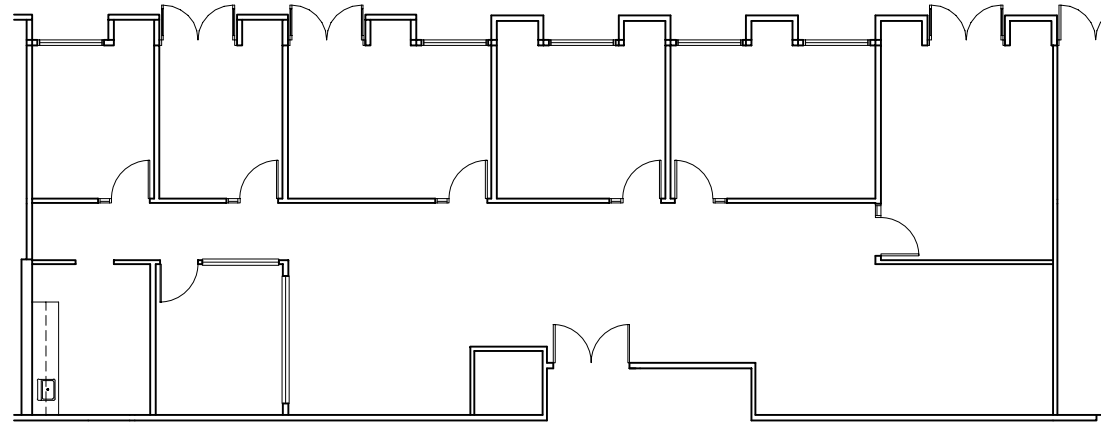
WESTLAKE

Suite 115

2,672 RSF \$2.35 FSG

Reception
5 Offices
Conference Room
Kitchen
Large Bullpen

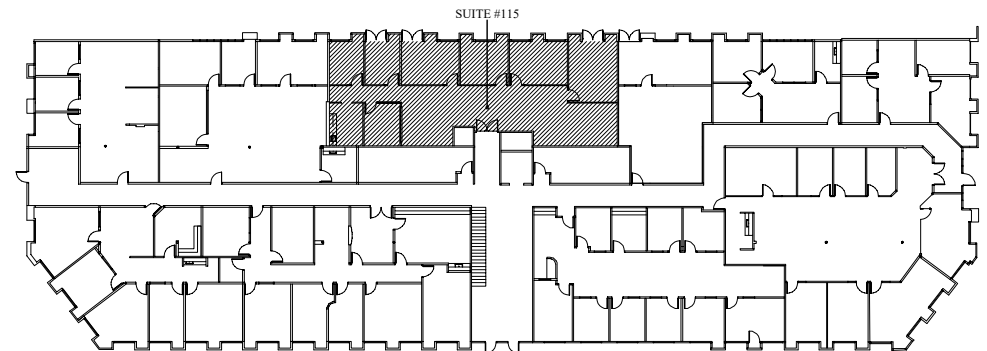
Suite 105/115 Contiguous
4,910 RSF



SUITE
115



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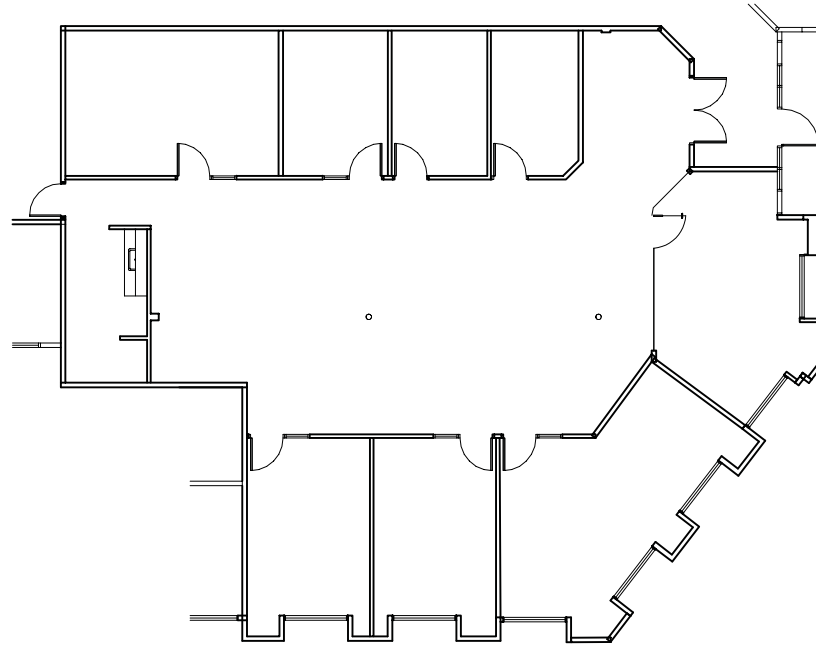
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WESTLAKE

Suite 150

3,446 RSF \$2.35 FSG

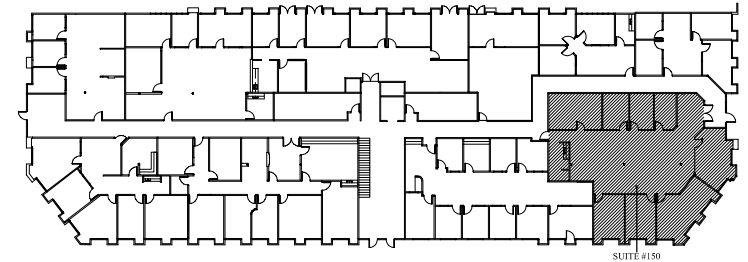
Bullpen
Reception
Conference Room
7 Offices, Kitchen



SUITE
150



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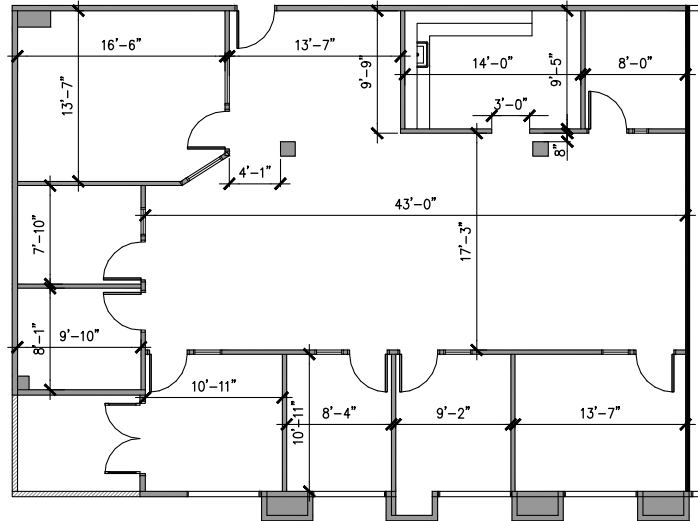
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WESTLAKE

Suite 200

2,253 RSF \$2.35 FSG
(available 10/1/24)

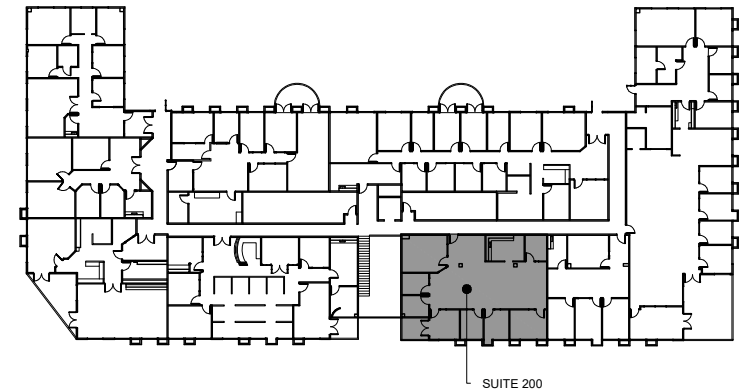
Bullpen
Reception
Conference Room
7 Offices, Kitchen
Private Balcony



SUITE
200



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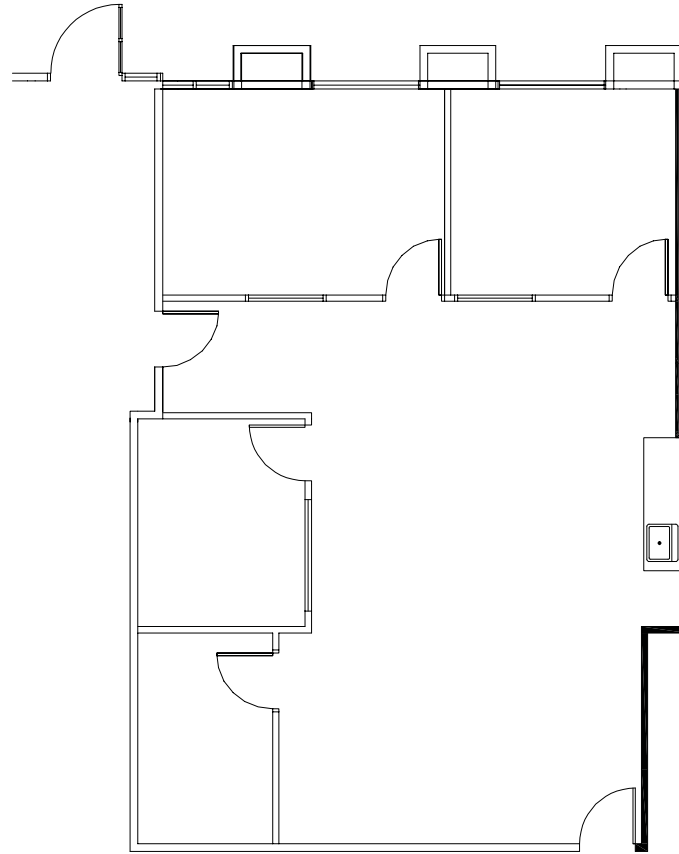
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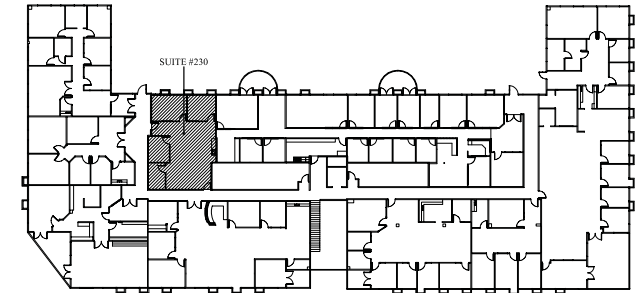
Suite 230

1,296 RSF \$2.35 FSG

Spec Suite
3 Offices
Bullpen
Kitchenette



SUITE
230



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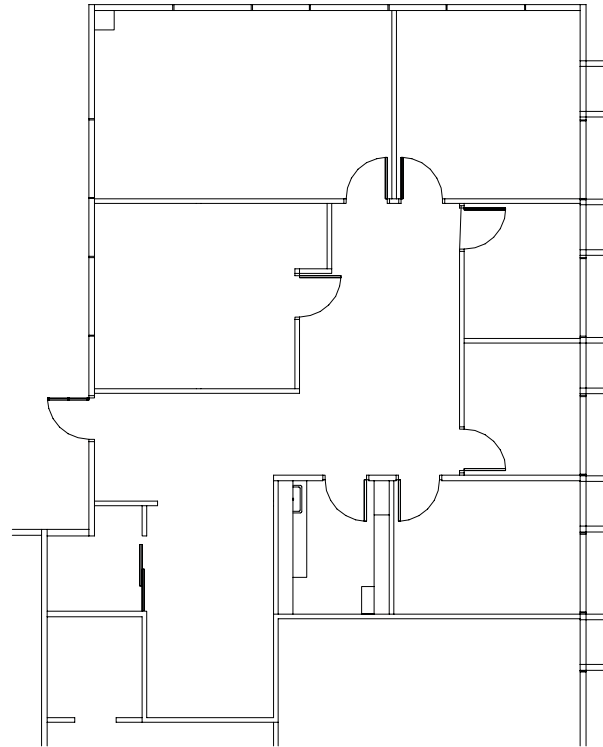
WESTLAKE

Suite 250

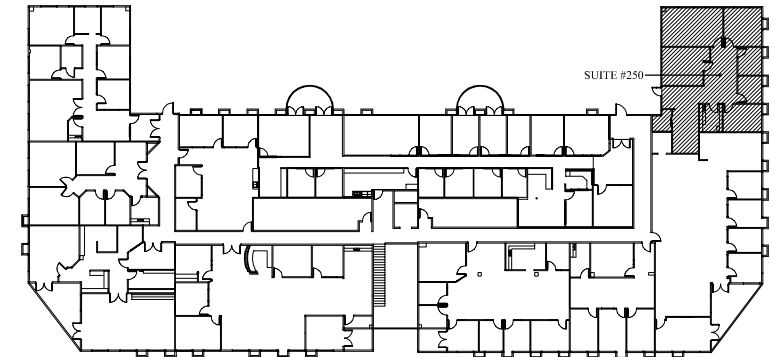
1,870 RSF \$2.35 FSG

5 Offices
Conference Room
Kitchen, Private Entrance

Suite 250/255 Contiguous
for 4,671 RSF



SUITE
250



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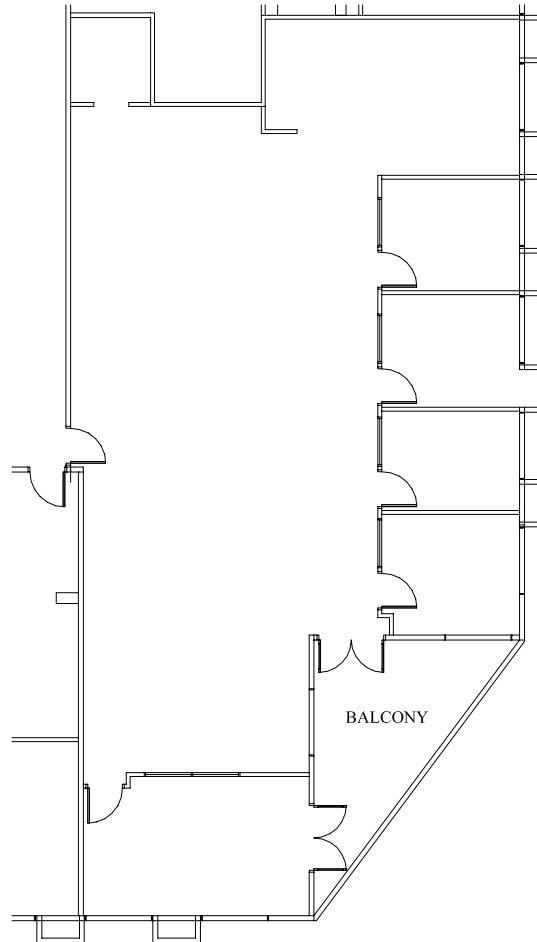
WESTLAKE

Suite 255

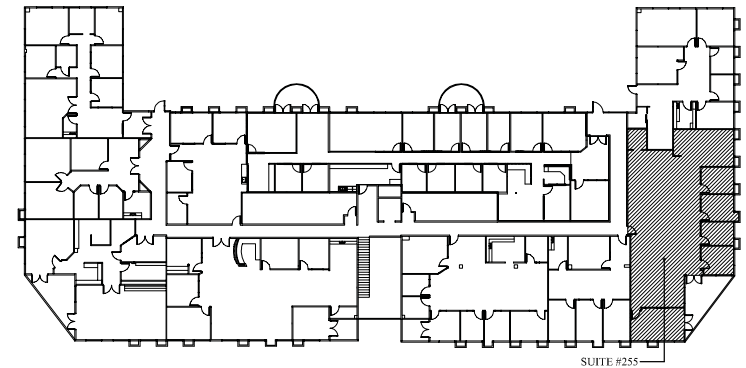
2,801 RSF \$2.35 FSG

Large Bullpen
4 Offices
Conference Room
Balcony

Suite 250/255 Contiguous
for 4,671 RSF



SUITE
255



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370

WESTLAKE

Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:

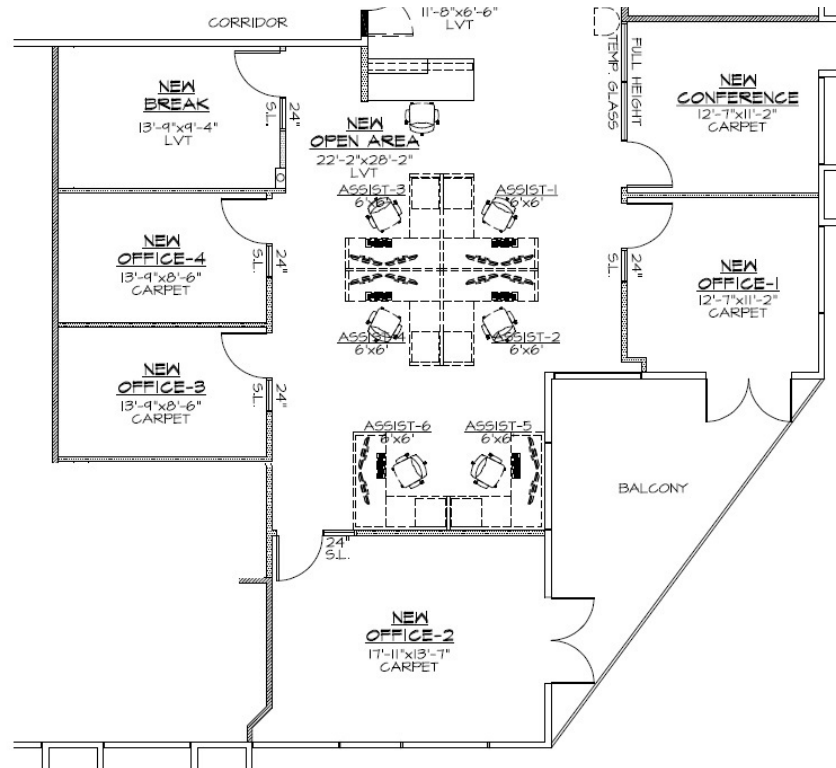
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



SUITE
220



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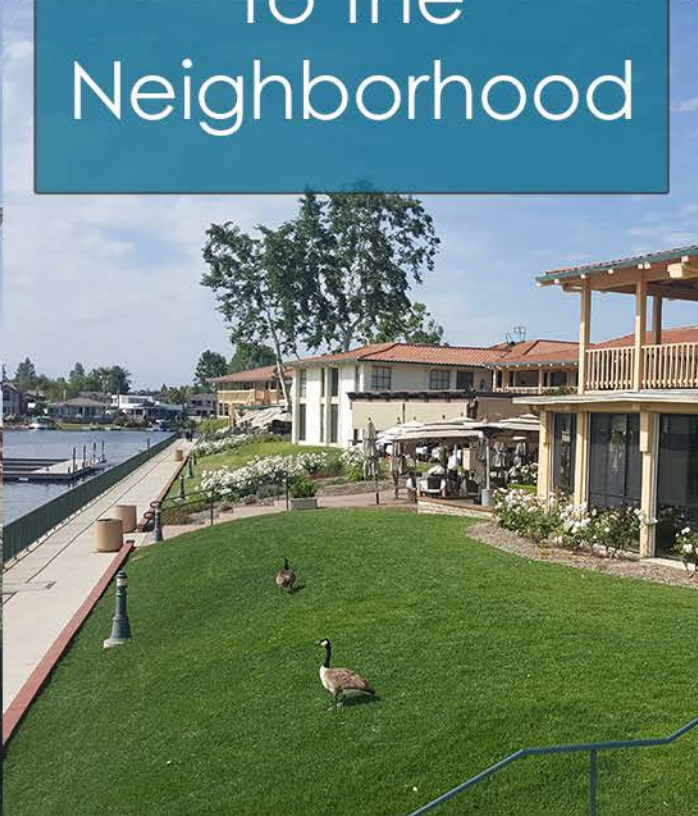
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Welcome
to the
Neighborhood



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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