

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 799 - 3,590 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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www.lee-associates.com

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AVAILABILITY SUMMARY

280 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
202	799 SF	\$2.35	Available 11/1/25
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	
200	2,253 SF	\$2.35	
240	2,026 SF	\$2.35	
255	2,801 SF	\$2.35	

370 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
130	1,559 SF	\$2.35	
220	2,115 SF	\$2.35	Shell Condition, Private Balcony



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WESTLAKE OFFICE PARK

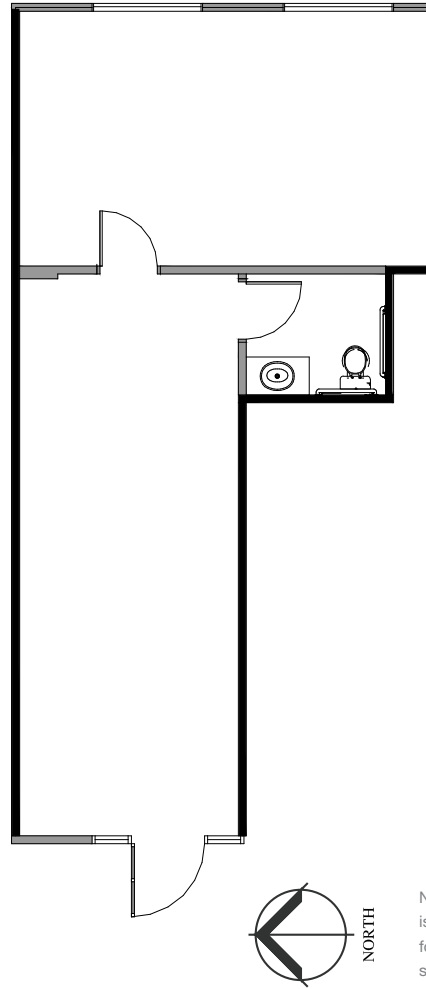
250 - 370 N. Westlake Boulevard, Westlake Village, California

280

WESTLAKE

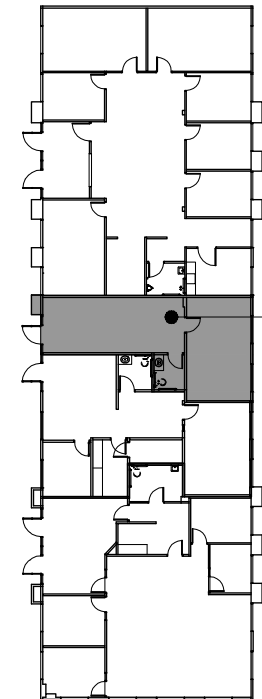
Suite 202

799 RSF \$2.35 FSG



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SUITE
202



SUITE 202

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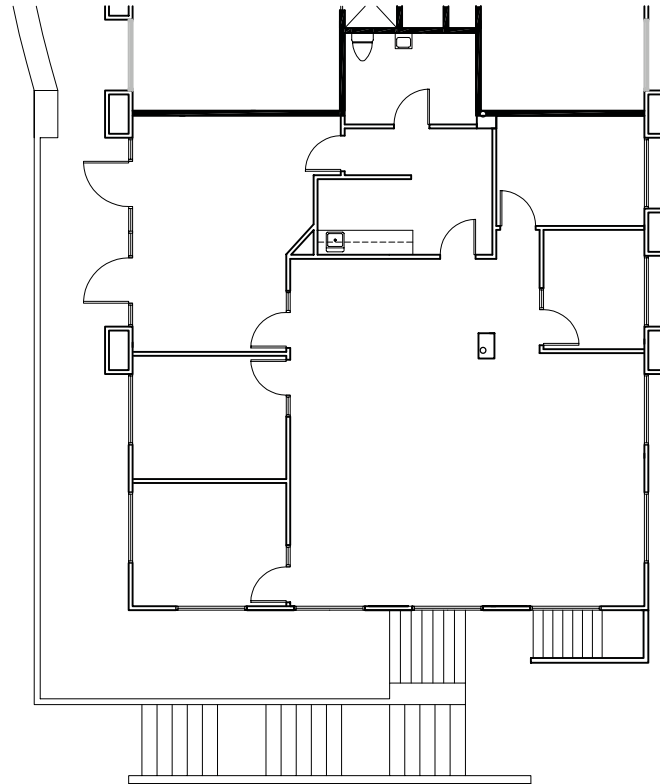
280

WESTLAKE

Suite 210

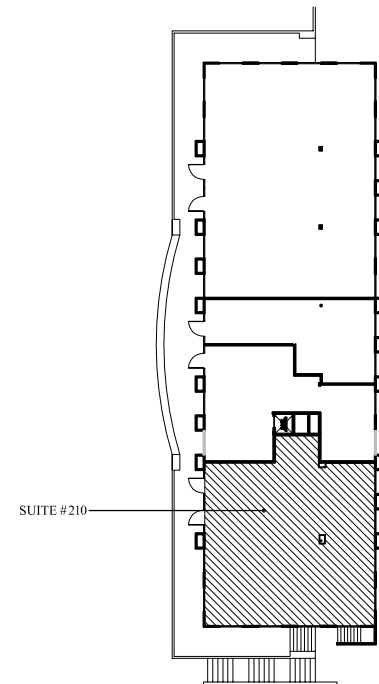
1,876 RSF \$2.35 FSG

Four Offices
Kitchen
Private Restroom
Reception Area
Bullpen



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SUITE 210



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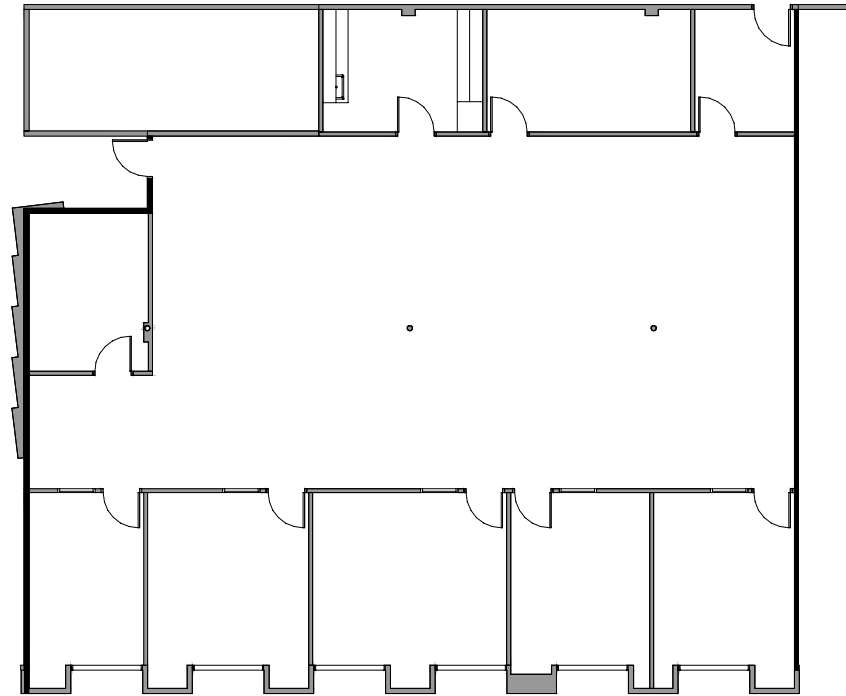
310

WESTLAKE

Suite 110

3,590 RSF \$2.35 FSG

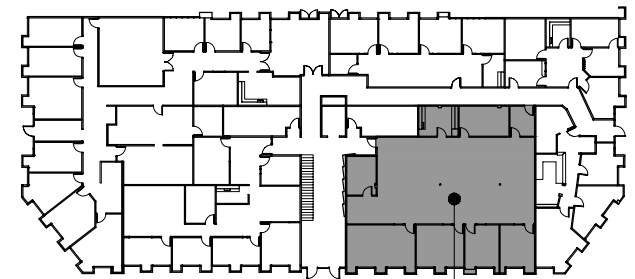
Large Bullpen
6 Offices
Conference Room
Kitchen
Server Room



SUITE
110



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SUITE 110

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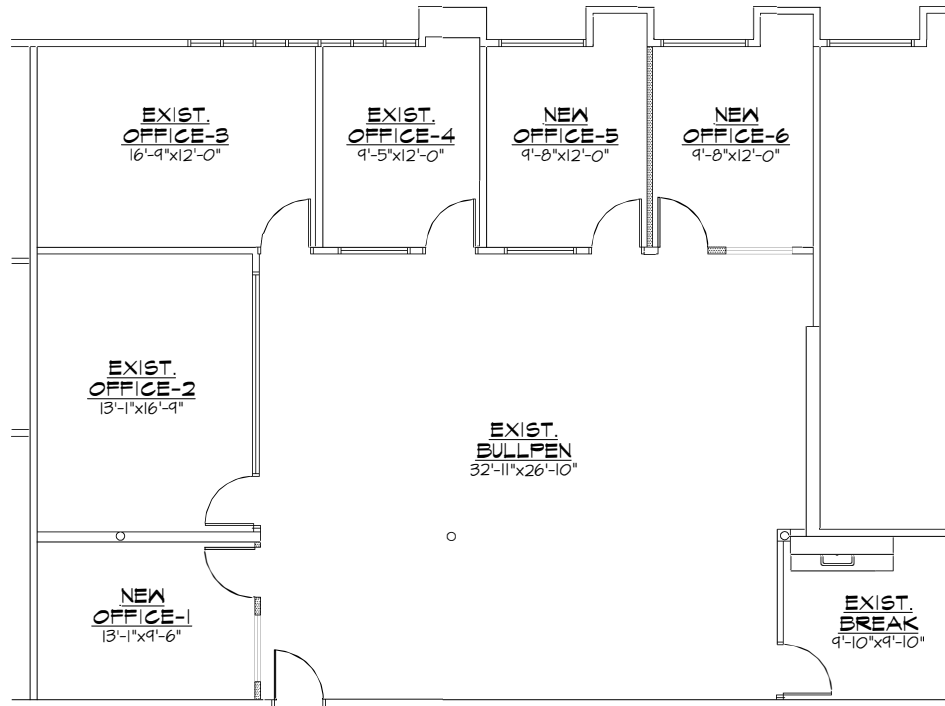
250 - 370 N. Westlake Boulevard, Westlake Village, California

340
WESTLAKE

Suite 105

2,238 RSF \$2.35 FSG

Five Offices
Conference Room
Kitchen/Break Room
Open Bullpen Area



SUITE
105



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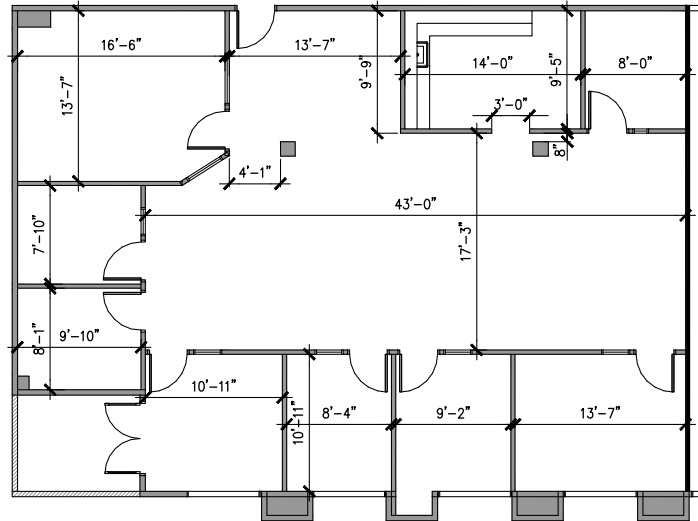
340

WESTLAKE

Suite 200

2,253 RSF \$2.35 FSG

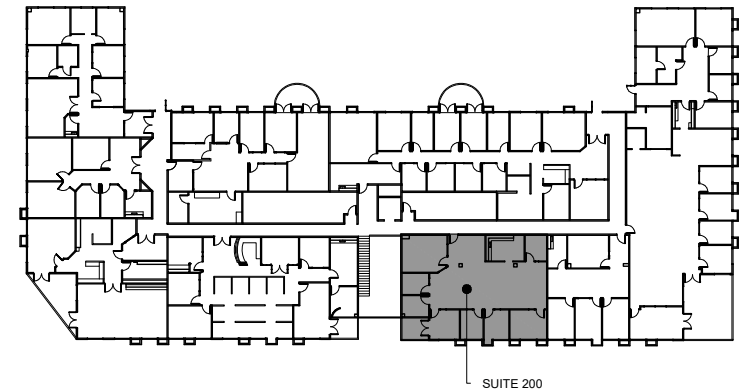
Bullpen
Reception
Conference Room
7 Offices, Kitchen
Private Balcony



SUITE
200



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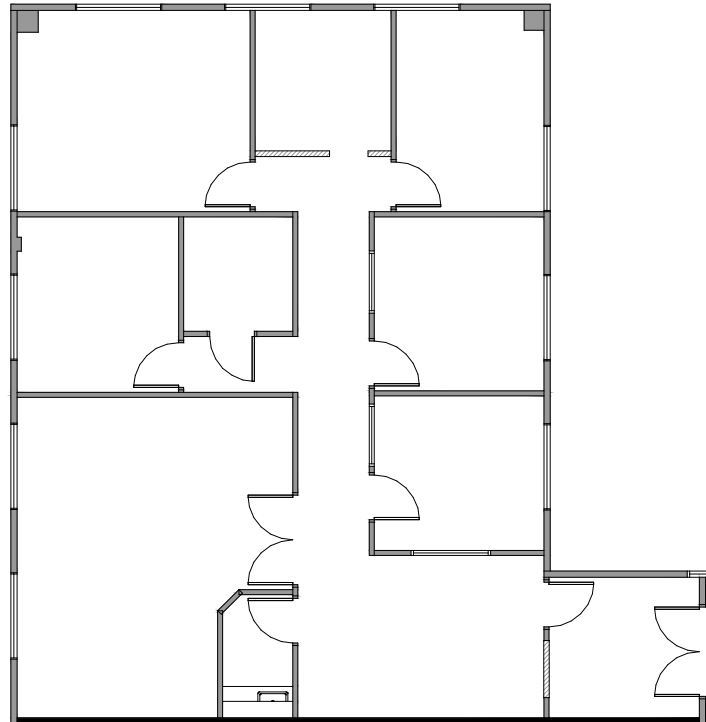
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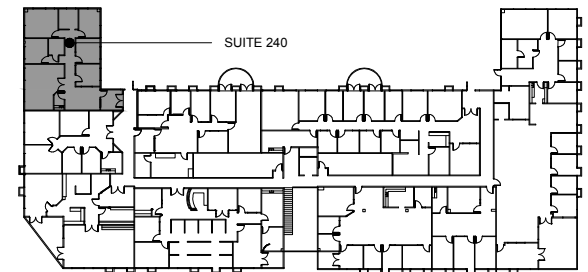
340
WESTLAKE

Suite 240

2,062 RSF \$2.35 FSG



SUITE
240



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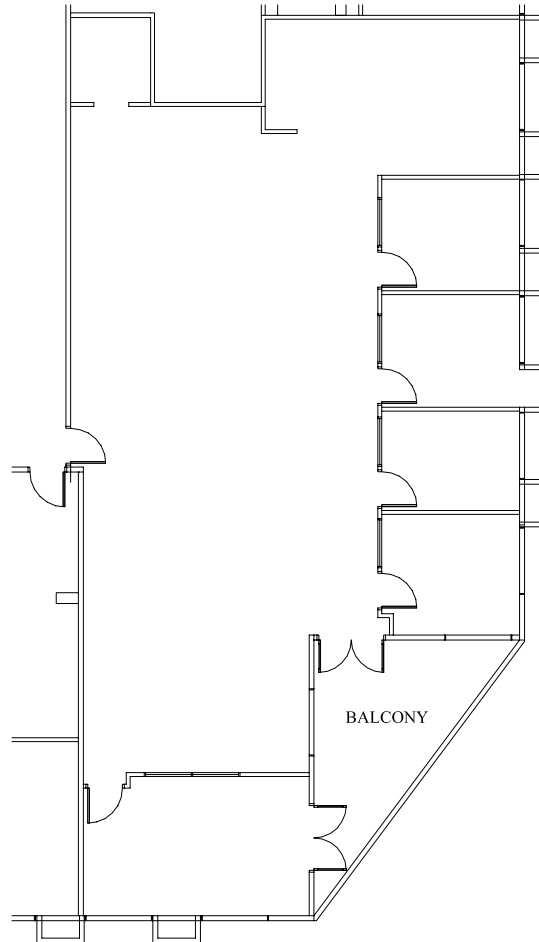
WESTLAKE

Suite 255

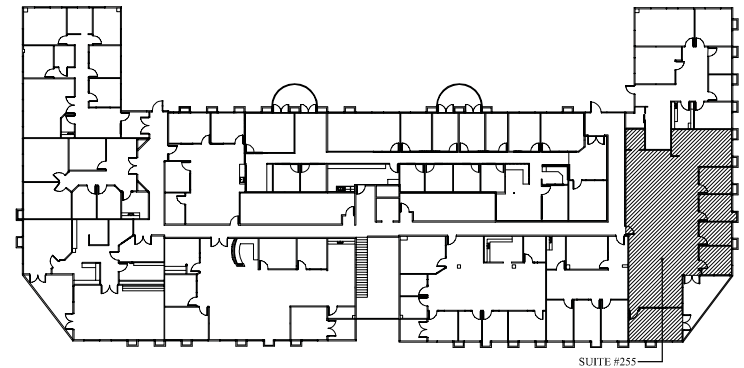
2,801 RSF \$2.35 FSG

Large Bullpen
4 Offices
Conference Room
Balcony

Suite 250/255 Contiguous
for 4,671 RSF



SUITE
255



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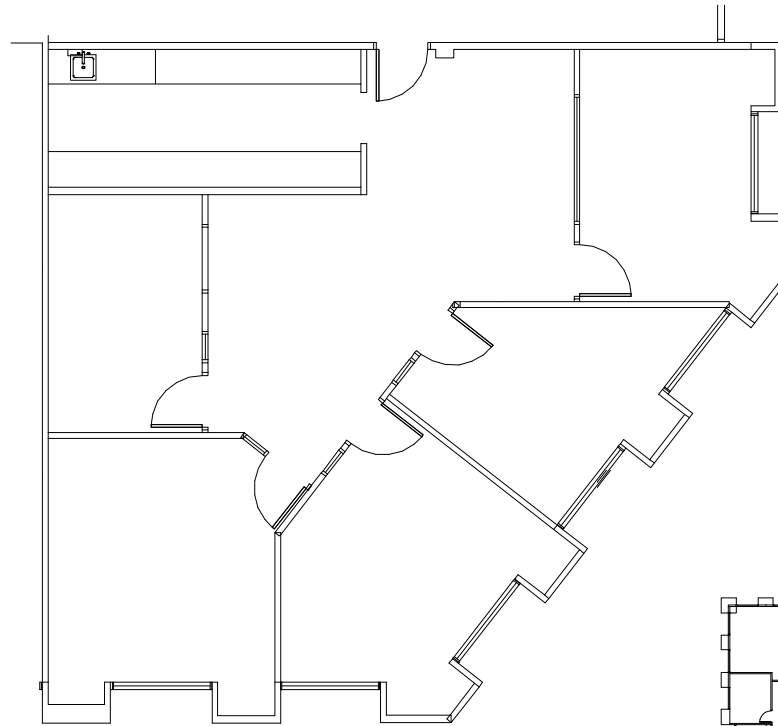
370

WESTLAKE

Suite 130

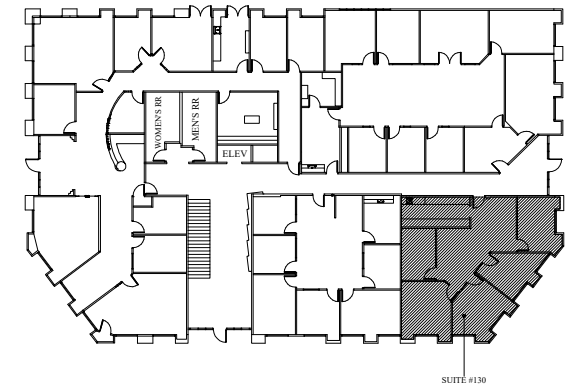
1,559 RSF \$2.35 FSG

Proposed Layout:
5 Offices
Work Room



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130



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370

WESTLAKE

Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:

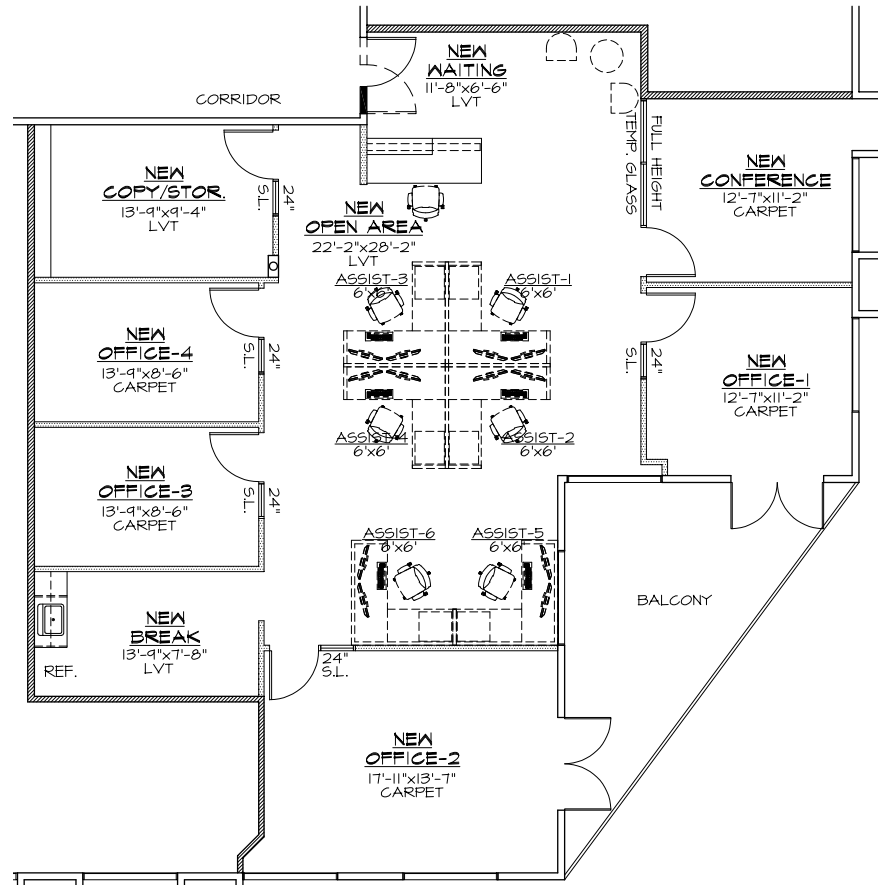
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



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SUITE
220

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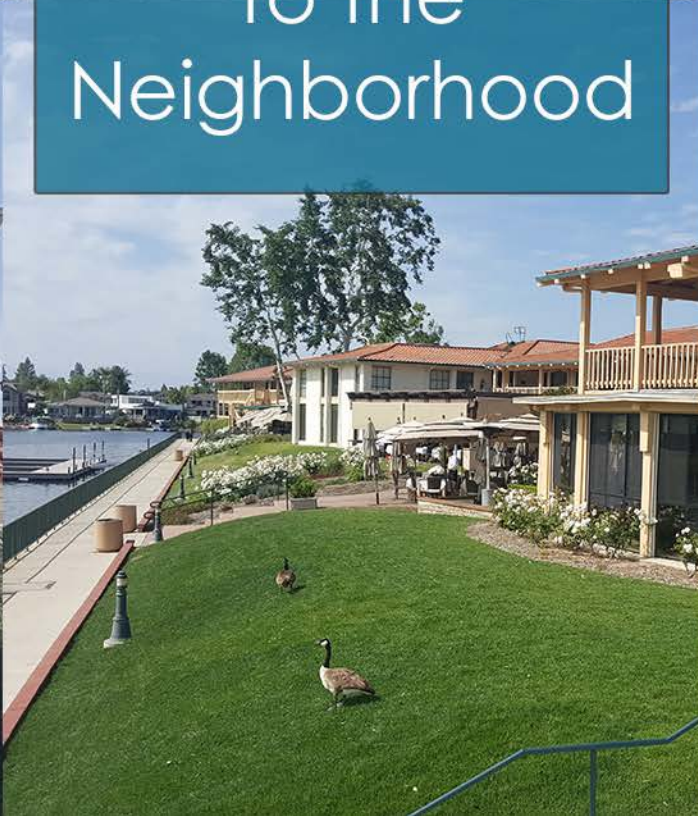
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Welcome
to the
Neighborhood



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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