

250 -370 N. Westlake Boulevard, Westlake Village

# WESTLAKE OFFICE PARK



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COMMERCIAL REAL ESTATE SERVICES

# WESTLAKE OFFICE PARK

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

## 280 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
202	799 SF	\$2.35	Available 11/1/25

## 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	Spec Suite
112	3,016 SF	\$2.35	Available 2/1/26
200	2,253 SF	\$2.35	
240	2,026 SF	\$2.35	Private Balcony

## 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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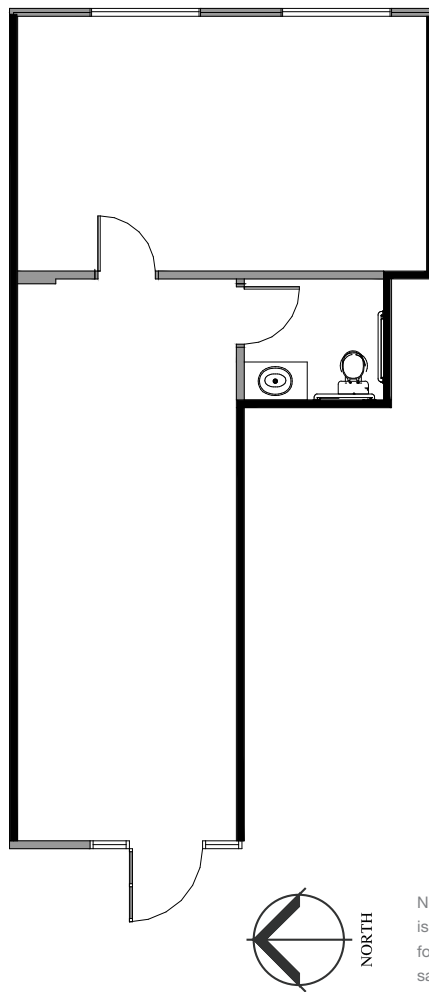
# WESTLAKE OFFICE PARK

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

280  
WESTLAKE

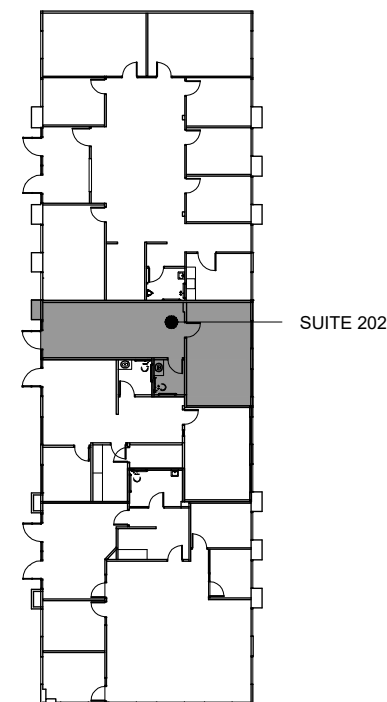
Suite 202

799 RSF \$2.35 FSG



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SUITE  
202



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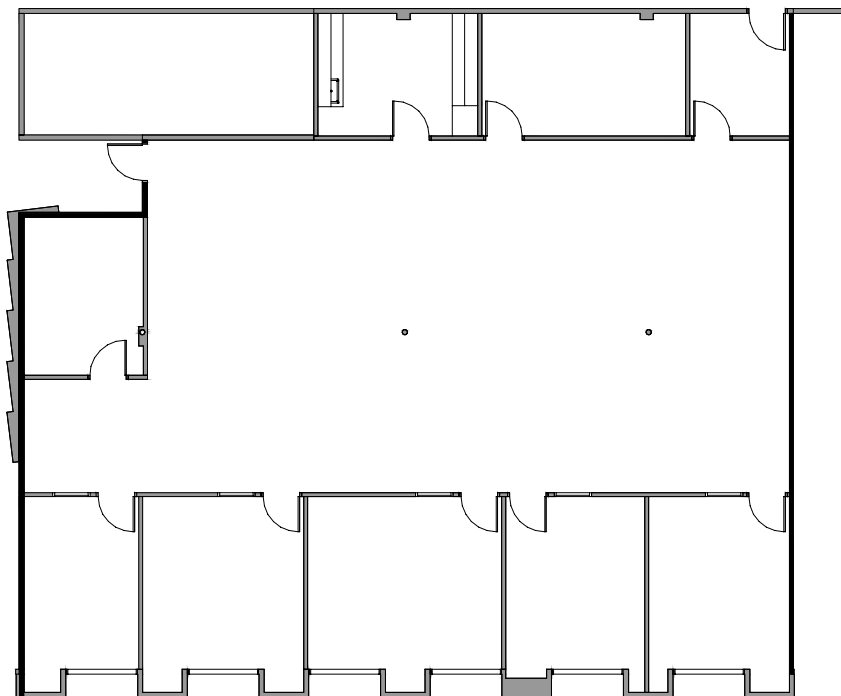
# 310

WESTLAKE

## Suite 110

3,590 RSF \$2.35 FSG

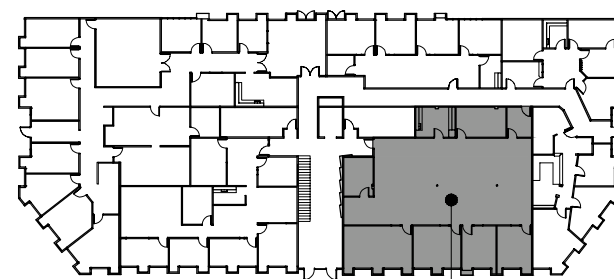
Large Bullpen  
6 Offices  
Conference Room  
Kitchen  
Server Room



SUITE  
110



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SUITE 110

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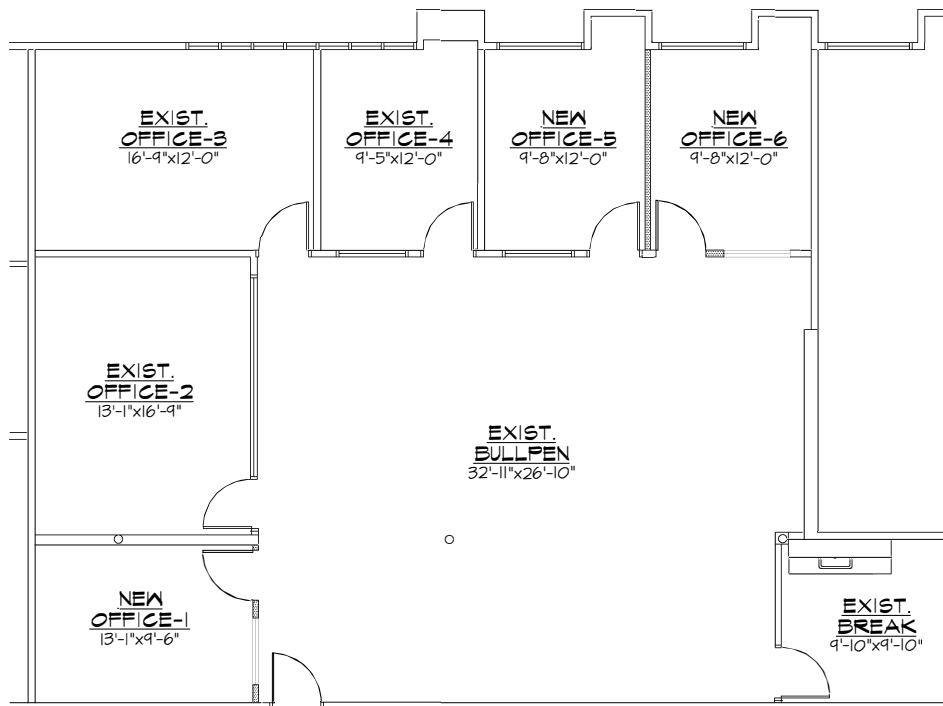
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340  
WESTLAKE

## Suite 105

2,238 RSF \$2.35 FSG

Five Offices  
Conference Room  
Kitchen/Break Room  
Open Bullpen Area



SUITE  
105



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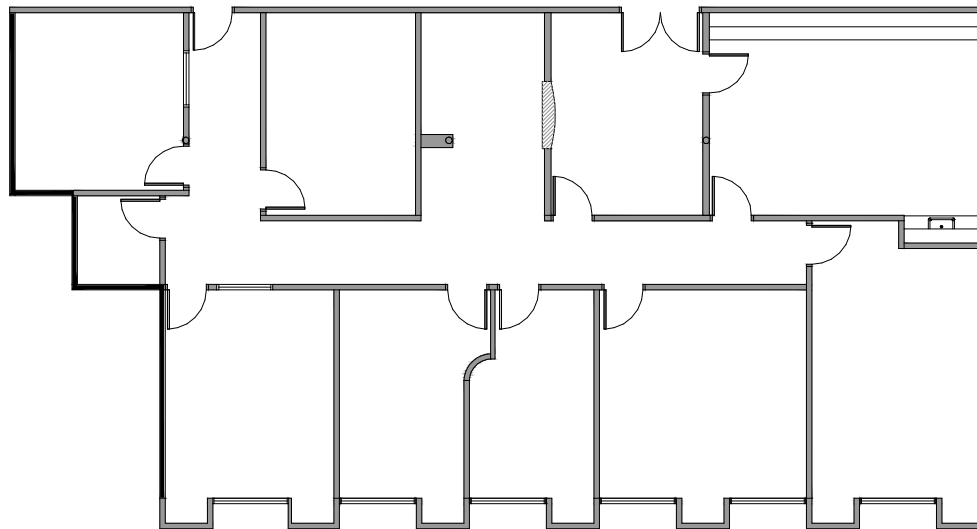
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# WESTLAKE OFFICE PARK

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SUITE  
112

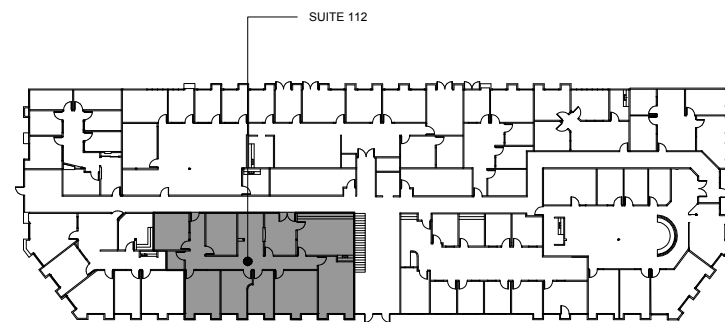
## Suite 112

3,016 RSF \$2.35 FSG

Seven Offices  
Conference Room  
Kitchen/Break Room



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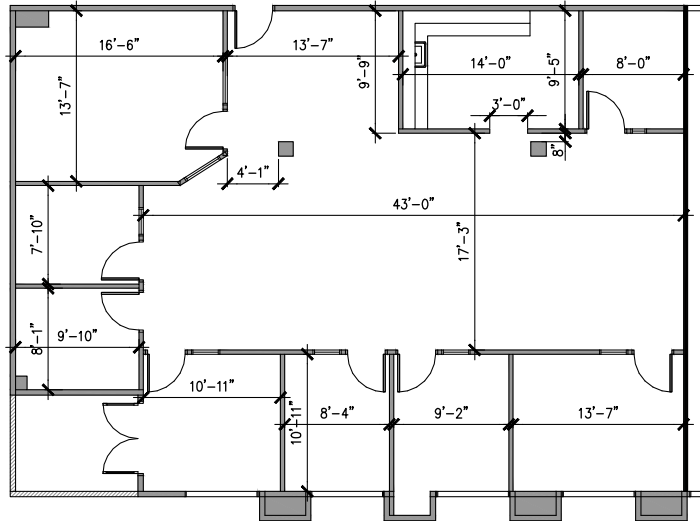
# WESTLAKE OFFICE PARK

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# 340

WESTLAKE

SUITE  
200



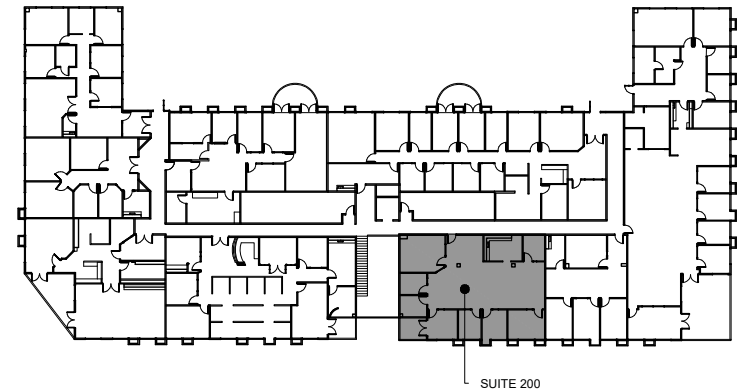
## Suite 200

2,253 RSF \$2.35 FSG

Bullpen  
Reception  
Conference Room  
7 Offices, Kitchen  
Private Balcony



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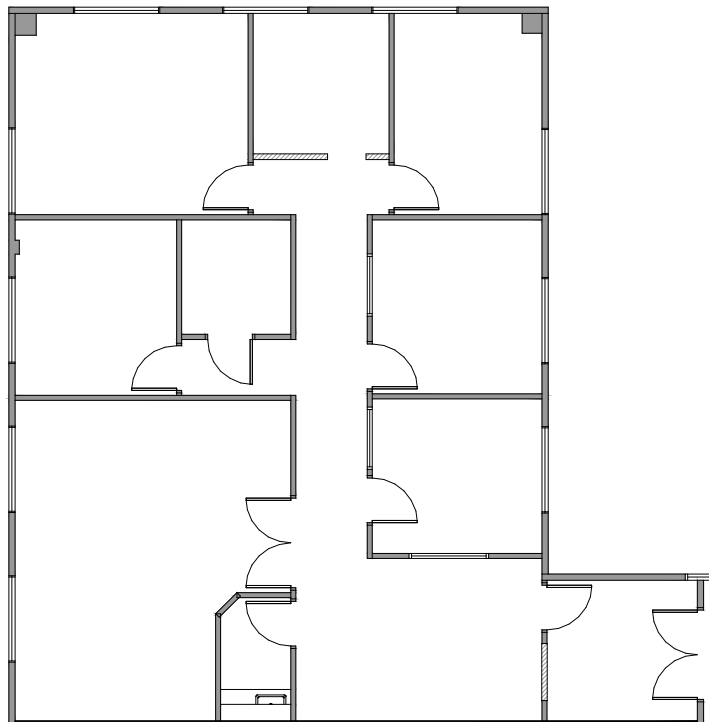
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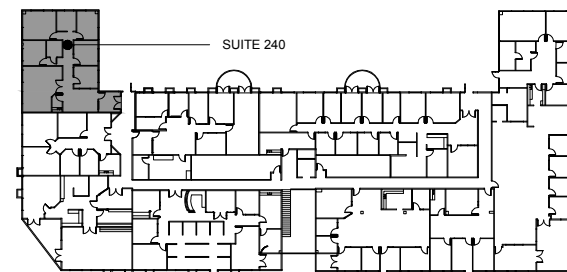
340  
WESTLAKE

Suite 240

2,062 RSF \$2.35 FSG



SUITE  
240



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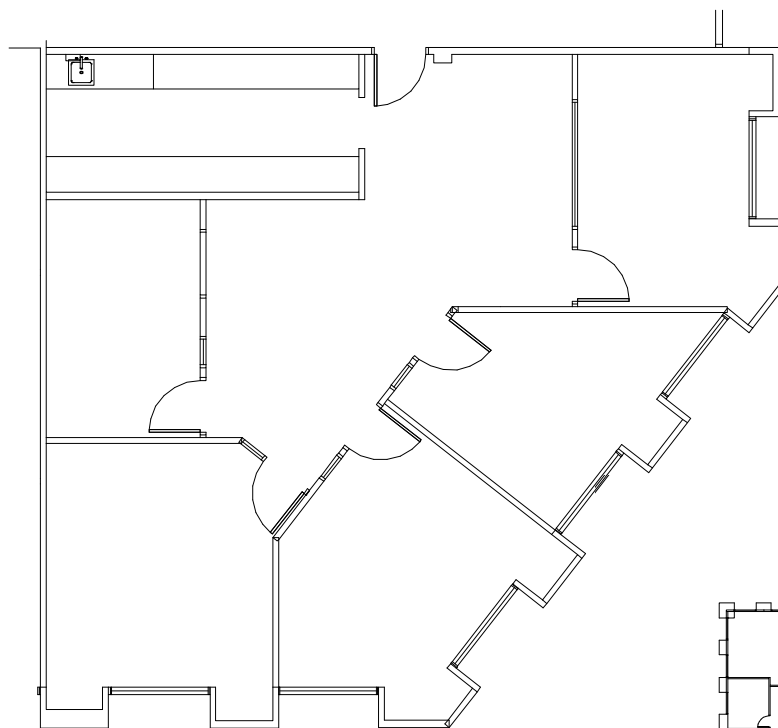
## Suite 130

1,559 RSF \$2.35 FSG

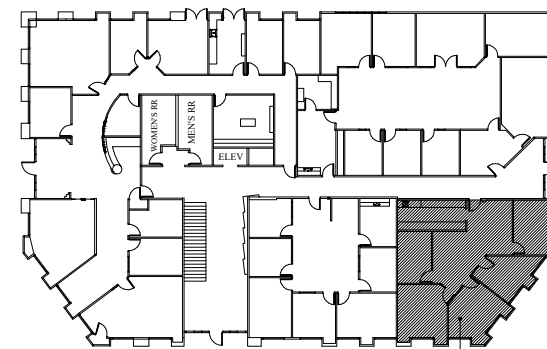
Proposed Layout:

5 Offices

Work Room



SUITE  
130



SUITE #130



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# 370

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## Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:

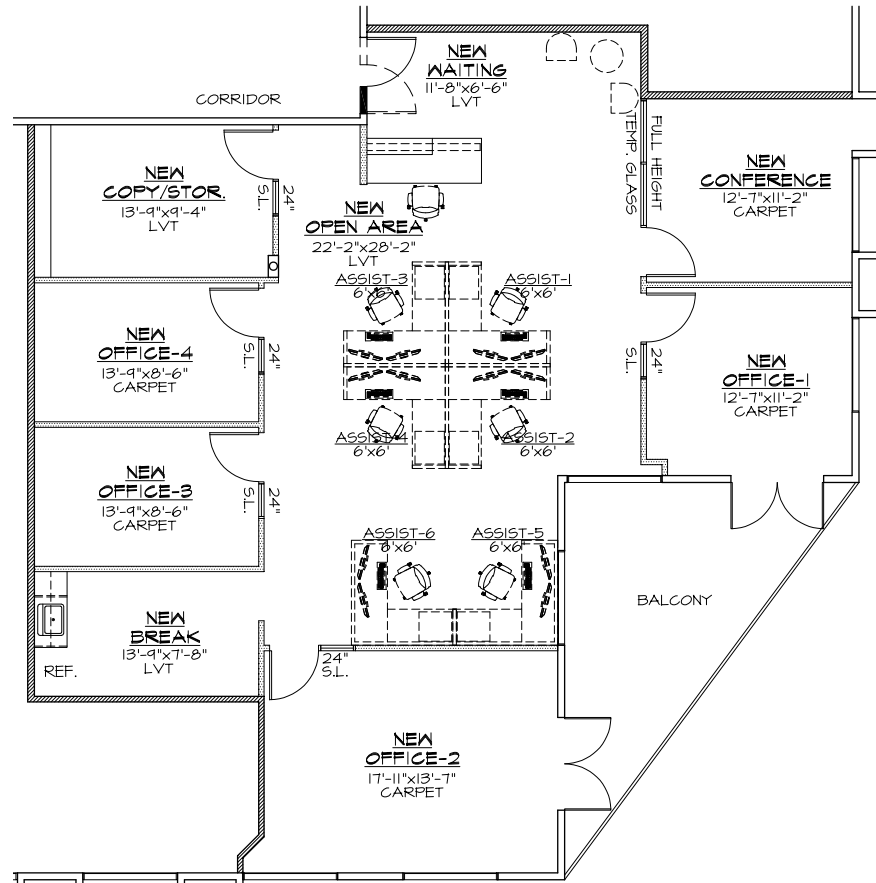
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



SUITE  
220



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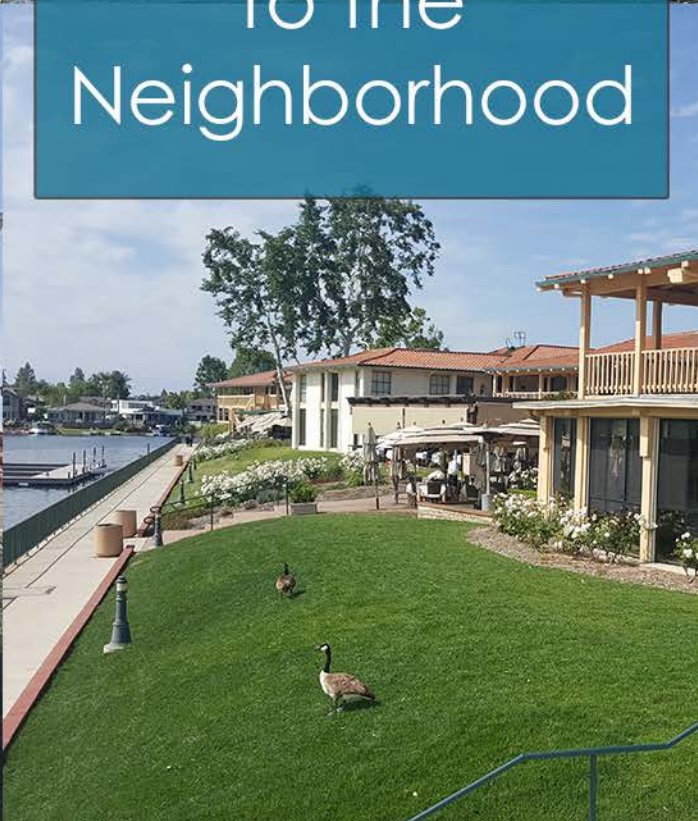
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Welcome  
to the  
Neighborhood



# 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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