

250 -370 N. Westlake Boulevard, Westlake Village

WESTLAKE OFFICE PARK



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **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 1,559 - 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.



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
www.lee-associates.com

WESTLAKE OFFICE PARK

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

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



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

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

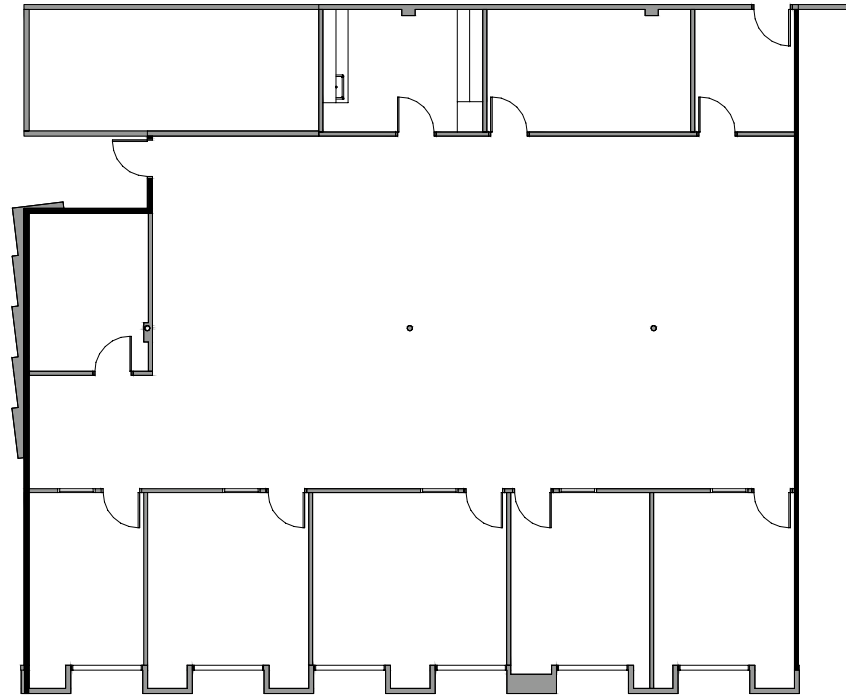
310

WESTLAKE

Suite 110

3,590 RSF \$2.35 FSG

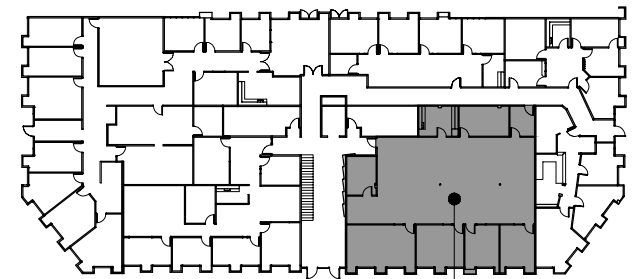
Large Bullpen
6 Offices
Conference Room
Kitchen
Server Room



SUITE
110



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.



SUITE 110

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

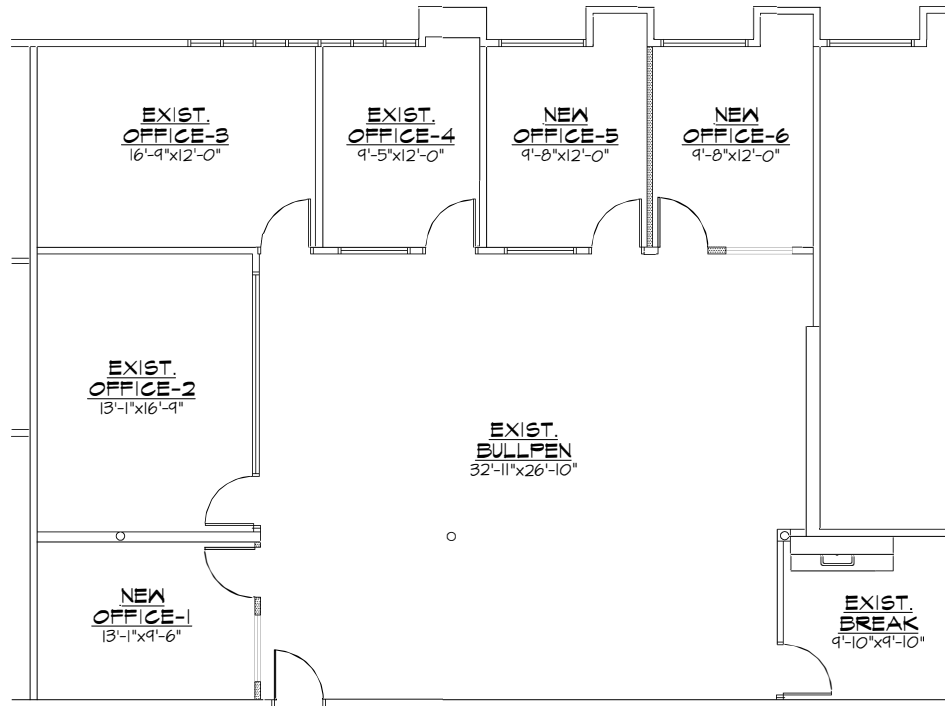
250 - 370 N. Westlake Boulevard, Westlake Village, California

340
WESTLAKE

Suite 105

2,238 RSF \$2.35 FSG

Five Offices
Conference Room
Kitchen/Break Room
Open Bullpen Area



SUITE
105



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.

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

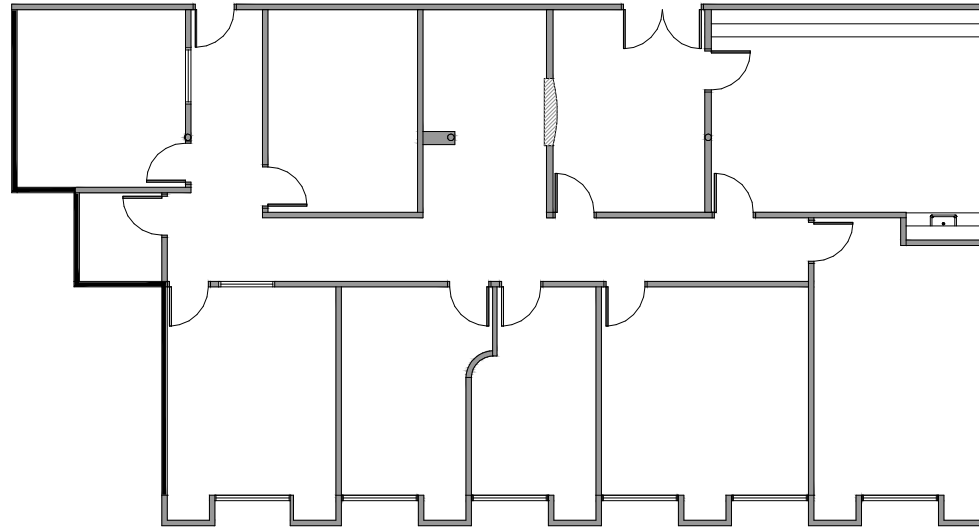
250 - 370 N. Westlake Boulevard, Westlake Village, California

340
WESTLAKE

Suite 112

3,016 RSF \$2.35 FSG

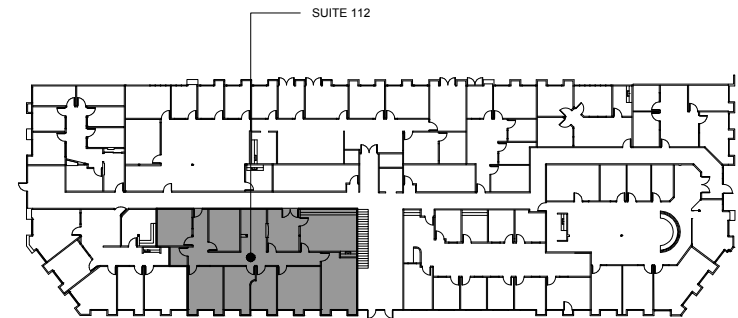
Seven Offices
Conference Room
Kitchen/Break Room



SUITE
112



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.



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

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

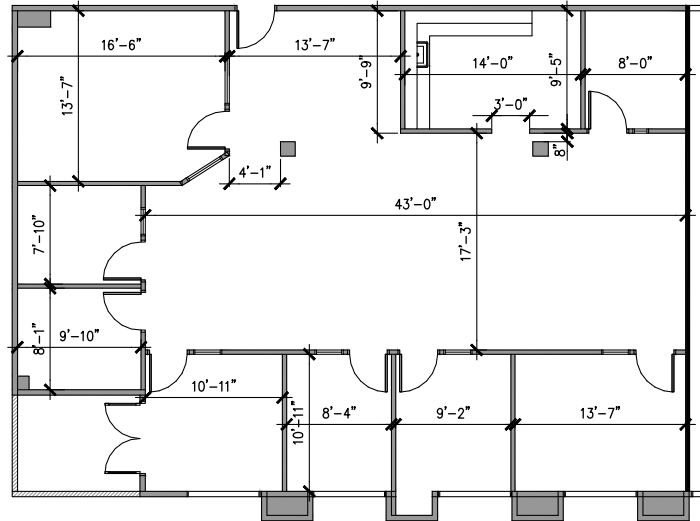
340

WESTLAKE

Suite 200

2,253 RSF \$2.35 FSG

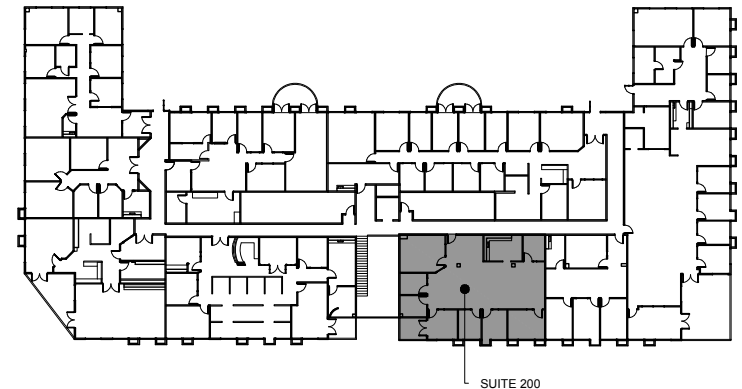
Bullpen
Reception
Conference Room
7 Offices, Kitchen
Private Balcony



SUITE
200



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.



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

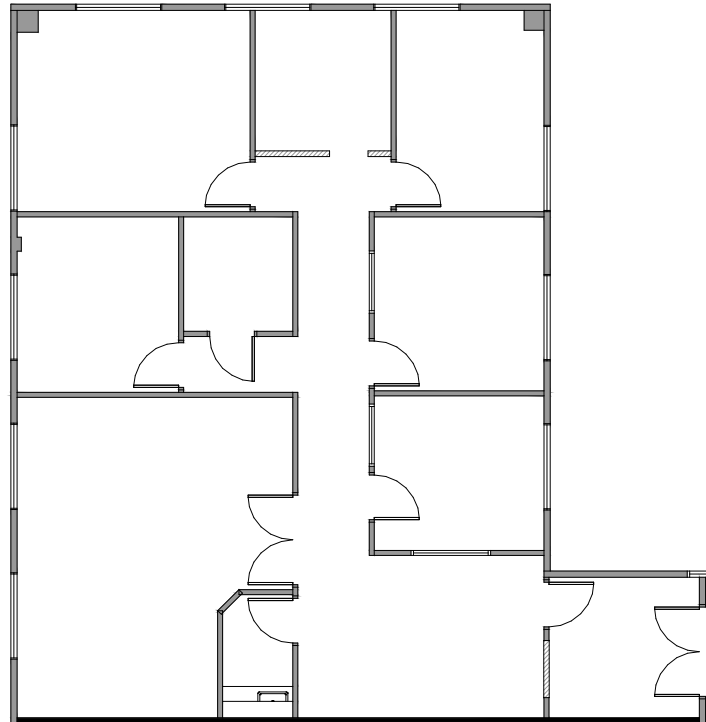
WESTLAKE OFFICE PARK

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

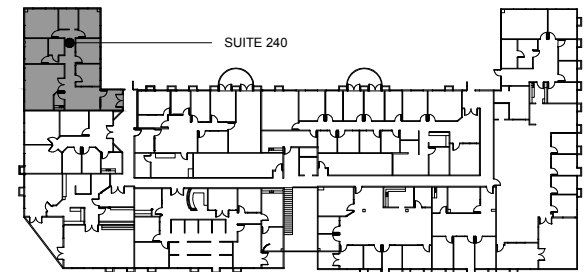
340
WESTLAKE

Suite 240

2,062 RSF \$2.35 FSG



SUITE
240



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

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

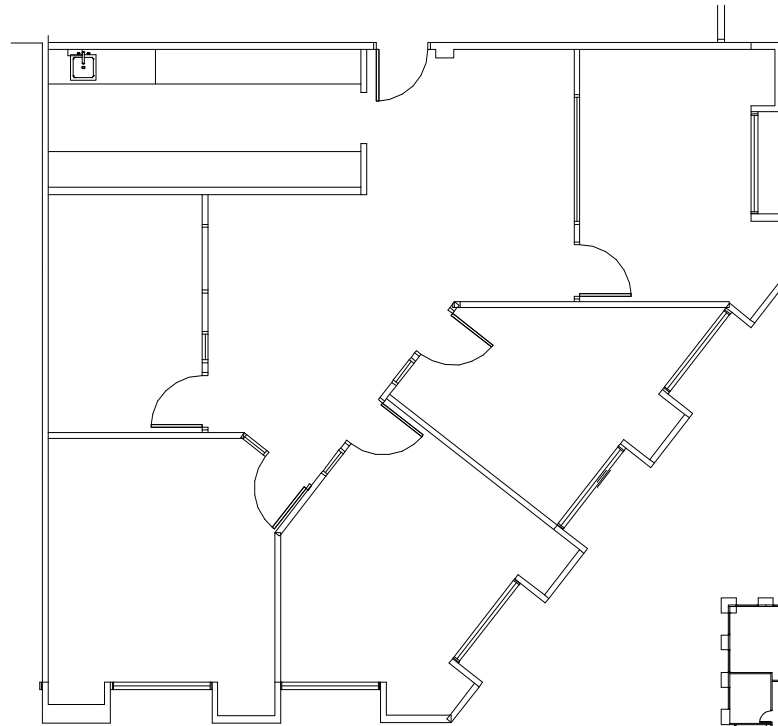
370

WESTLAKE

Suite 130

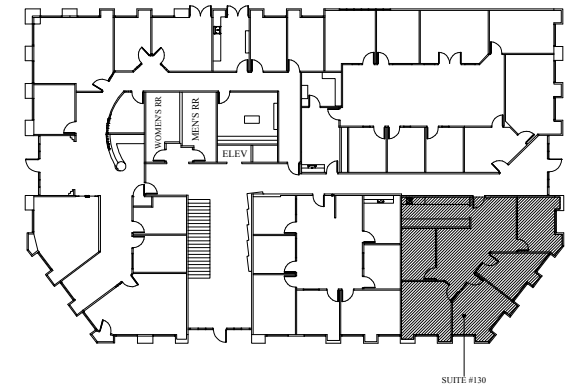
1,559 RSF \$2.35 FSG

Proposed Layout:
5 Offices
Work Room



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.

SUITE
130



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

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

370

WESTLAKE

Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:

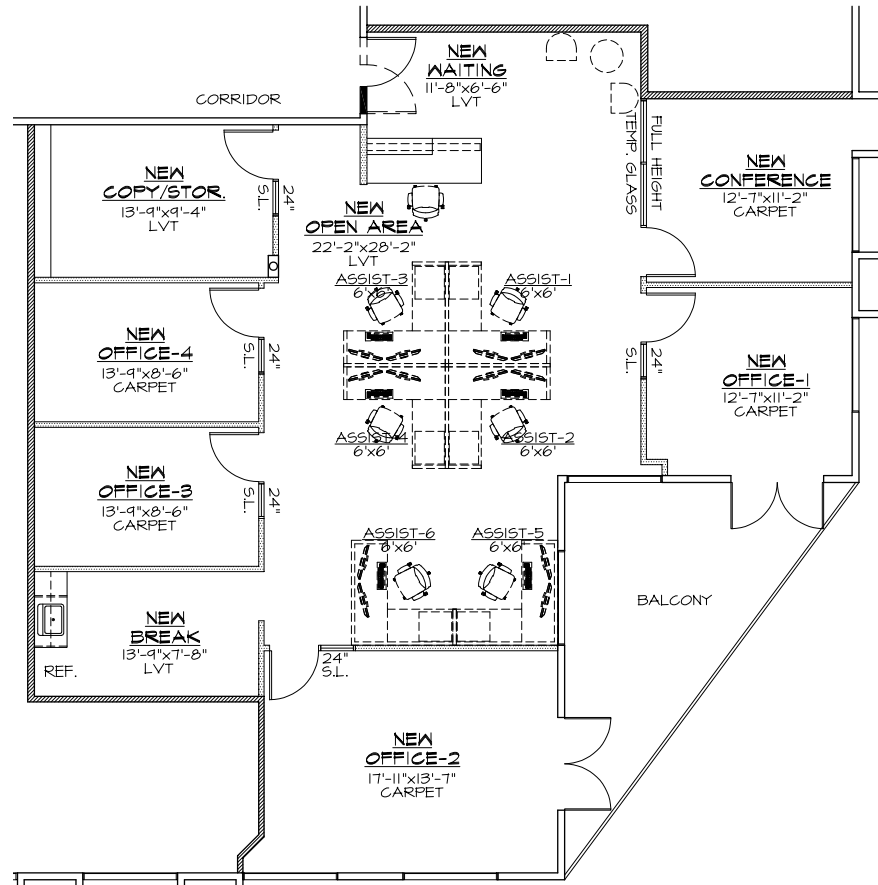
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



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.

SUITE
220

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WESTLAKE OFFICE PARK

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



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

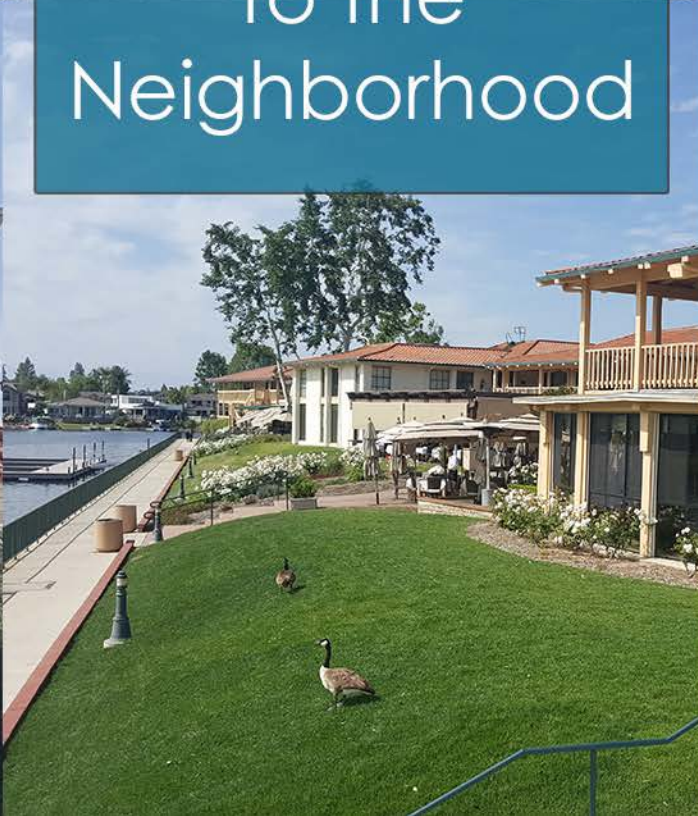
Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Welcome
to the
Neighborhood



WESTLAKE OFFICE PARK

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



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.

Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE# 01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE# 01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE# 01521416

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

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES