

250 -370 N. Westlake Boulevard, Westlake Village

WESTLAKE OFFICE PARK



Jay Rubin
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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 1,509 to 3,162 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

WESTLAKE OFFICE PARK

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

250 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
150	3,162 SF	\$2.35	Available 5/1/26

310 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
140	1,509 SF	\$2.35	Available 6/1/26

340 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
105	2,238 SF	\$2.35	Spec Suite
112	3,016 SF	\$2.35	
200	2,253 SF	\$2.35	
240	2,026 SF	\$2.35	Private Balcony

370 N. Westlake Blvd

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



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WESTLAKE OFFICE PARK

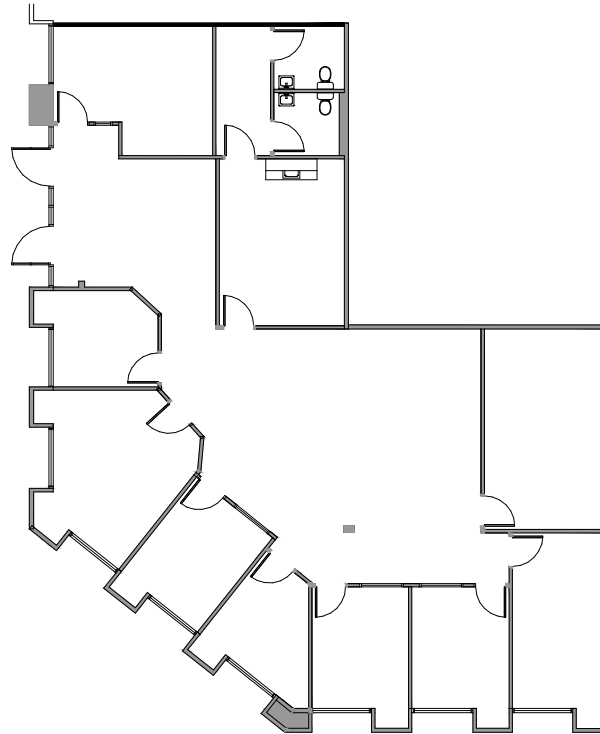
250 - 370 N. Westlake Boulevard, Westlake Village, California

250

WESTLAKE

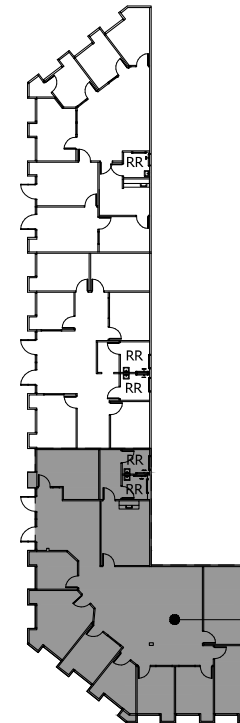
Suite 150

3,162 RSF \$2.35 FSG



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SUITE
150



SUITE 150

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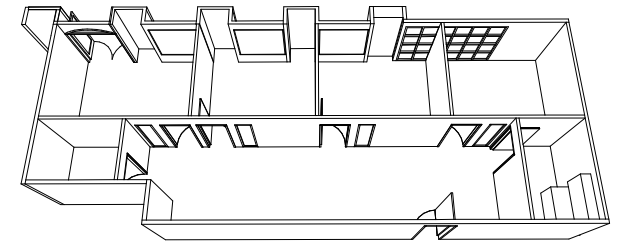
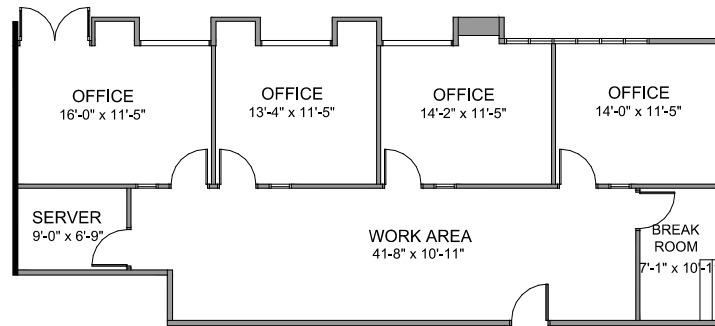
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310

WESTLAKE

SUITE
140



NORTH

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Suite 140

1,509 RSF \$2.35 FSG

4 Offices
Work Area
Break Room
Server Room

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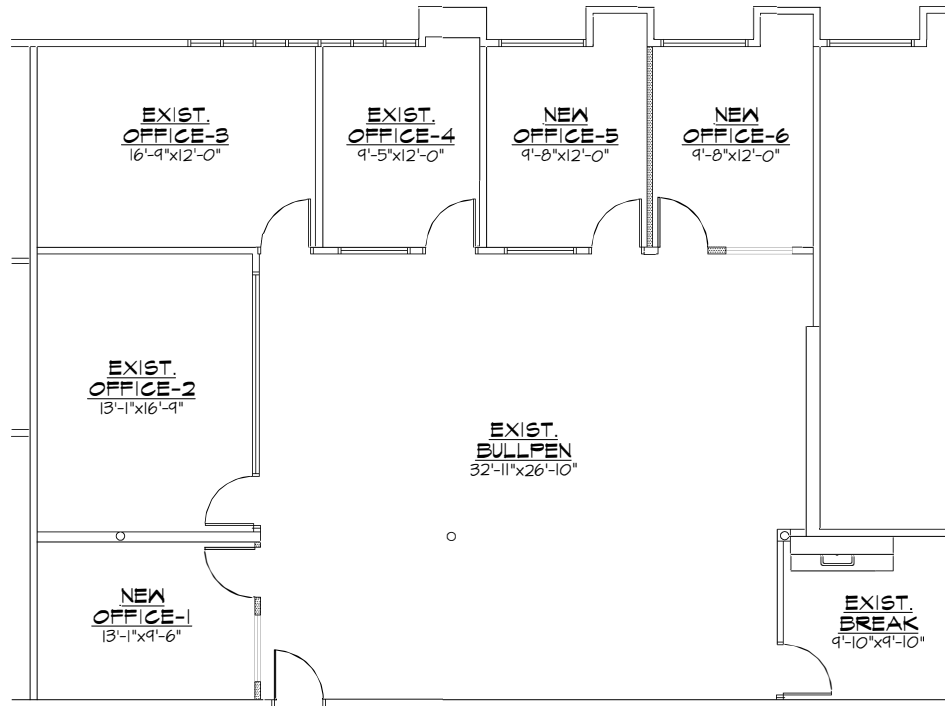
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340
WESTLAKE

Suite 105

2,238 RSF \$2.35 FSG

Five Offices
Conference Room
Kitchen/Break Room
Open Bullpen Area



SUITE
105



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WESTLAKE OFFICE PARK

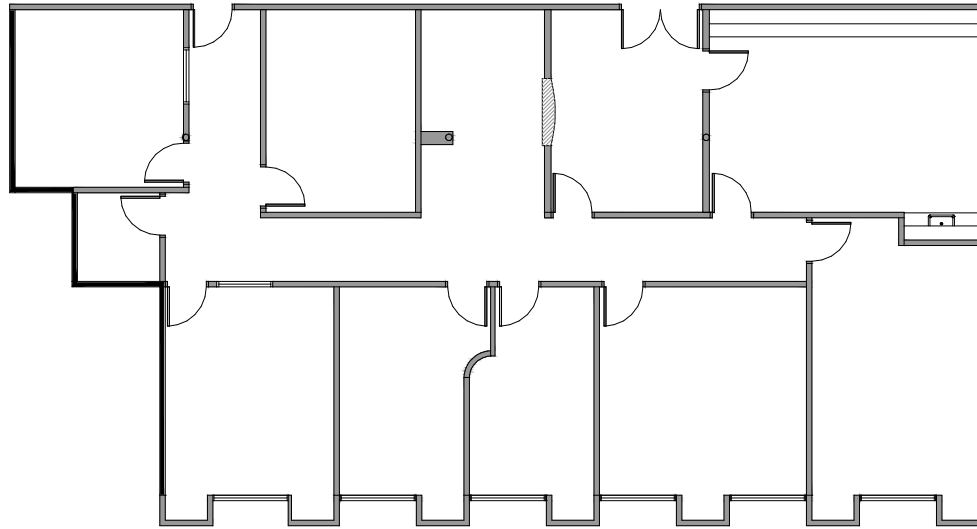
250 - 370 N. Westlake Boulevard, Westlake Village, California

340
WESTLAKE

Suite 112

3,016 RSF \$2.35 FSG

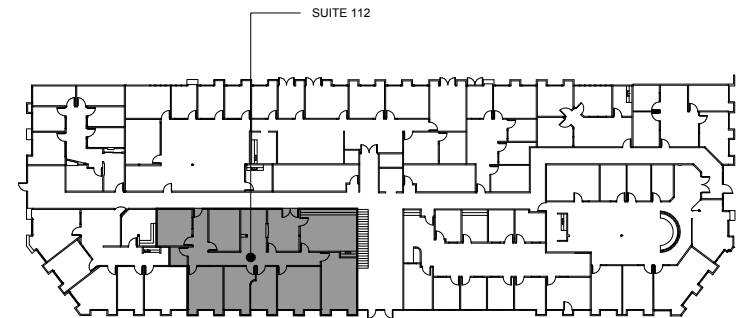
Seven Offices
Conference Room
Kitchen/Break Room



SUITE
112



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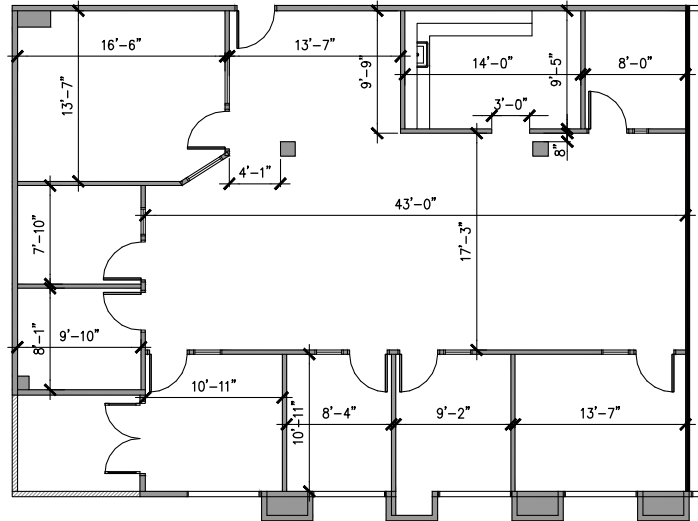
340

WESTLAKE

Suite 200

2,253 RSF \$2.35 FSG

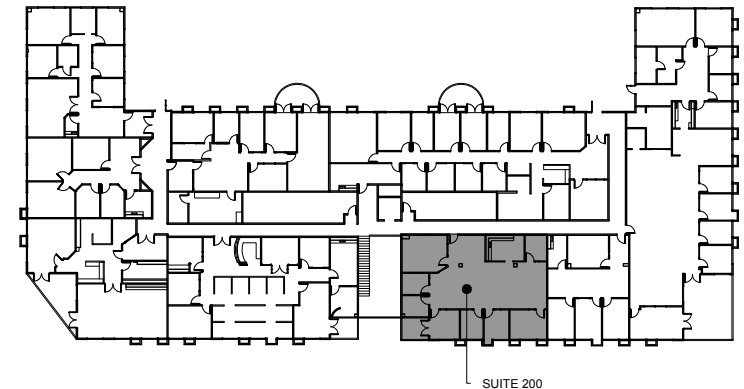
Bullpen
Reception
Conference Room
7 Offices, Kitchen
Private Balcony



SUITE
200



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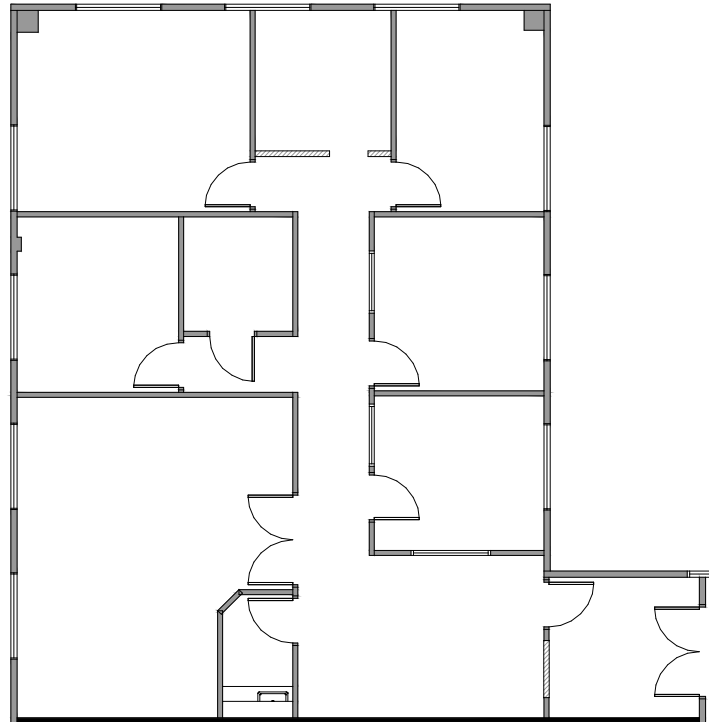
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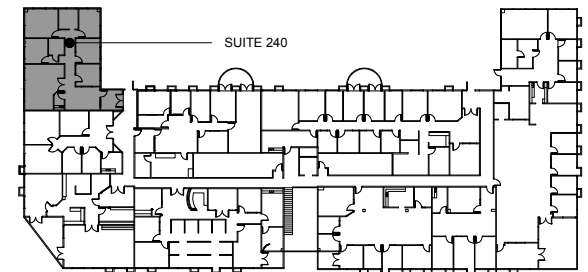
340
WESTLAKE

Suite 240

2,062 RSF \$2.35 FSG



SUITE
240



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370

WESTLAKE

Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:

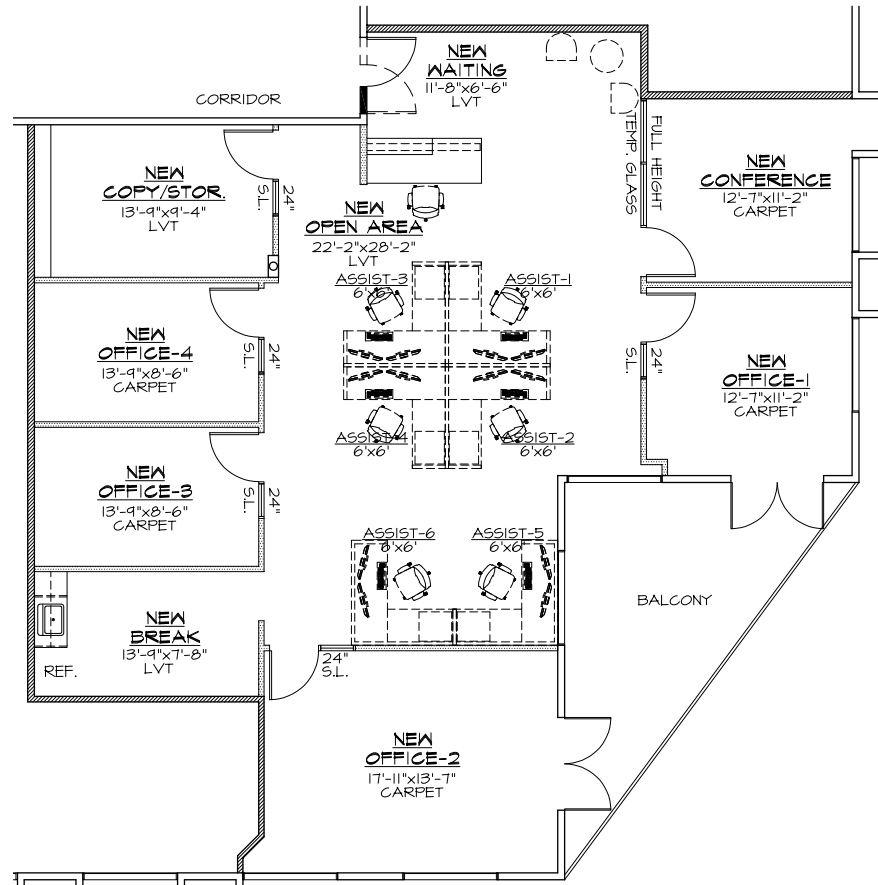
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



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SUITE
220

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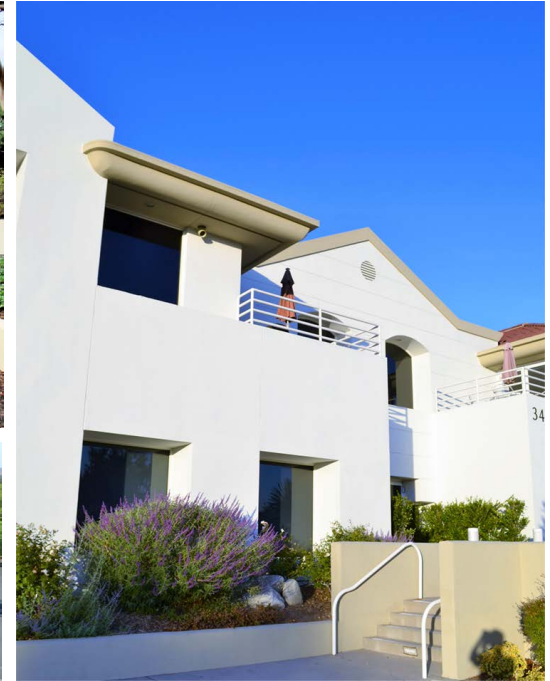
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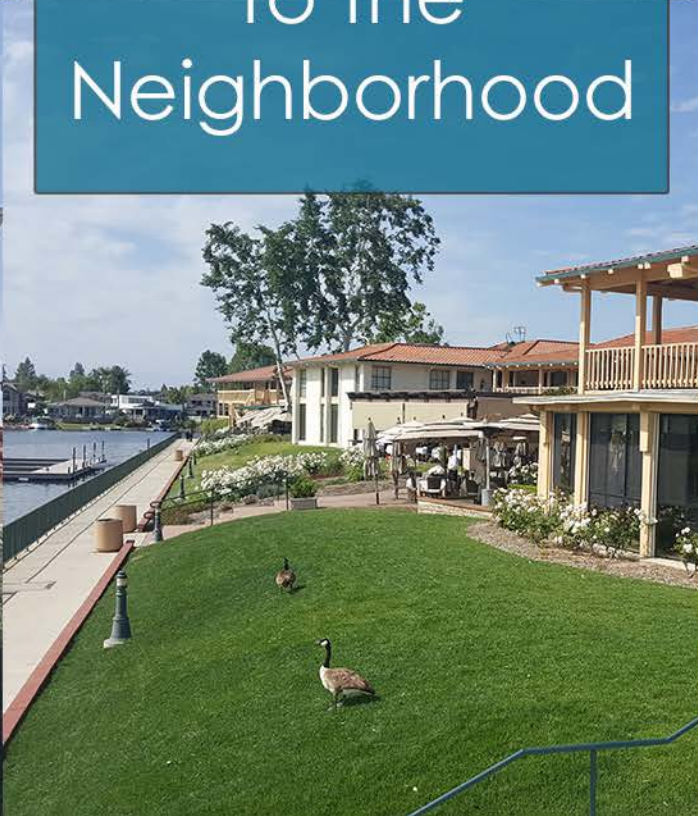
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Welcome
to the
Neighborhood



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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