

250 -370 N. Westlake Boulevard, Westlake Village

# WESTLAKE OFFICE PARK



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# WESTLAKE OFFICE PARK

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## 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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AVAILABILITY SUMMARY

## 250 N. Westlake Blvd

| SUITE | SIZE     | RATE   | NOTES            |
|-------|----------|--------|------------------|
| 100   | 1,817 SF | \$2.35 | Available 6/1/26 |
| 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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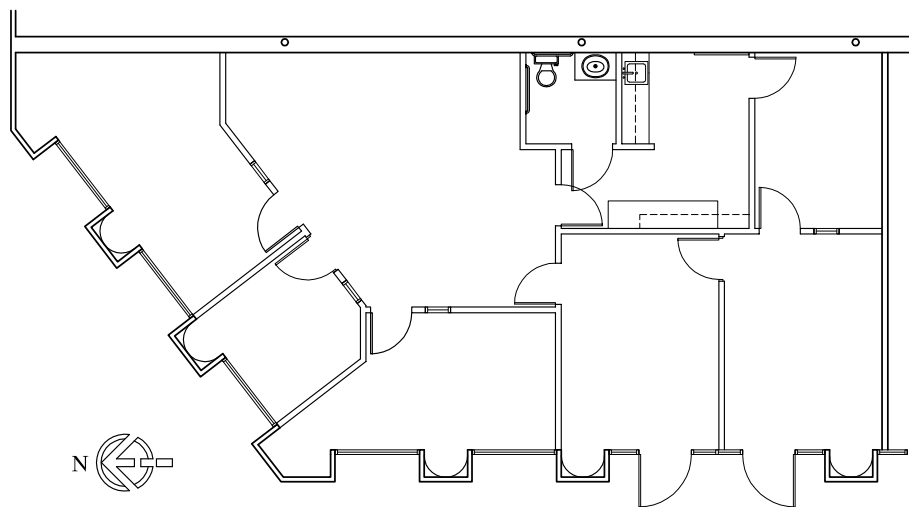
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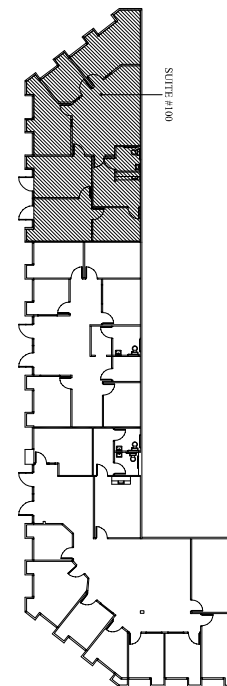
# WESTLAKE OFFICE PARK

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

# 250 WESTLAKE



SUITE  
100



## Suite 100

1,817 RSF \$2.35 FSG

Direct Access

Kitchen

Private Restroom



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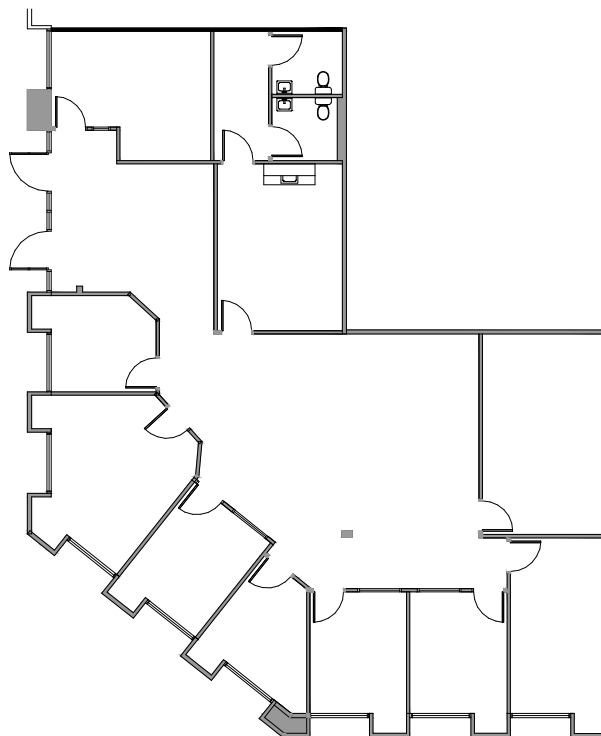
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# 250 WESTLAKE

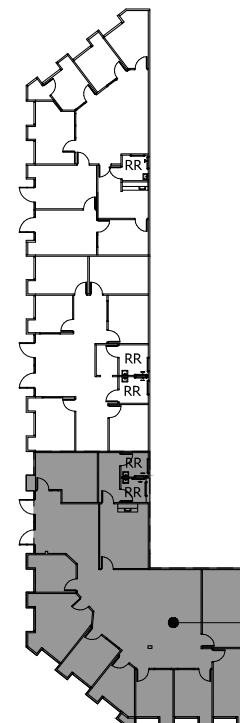
**Suite 150**

3,162 RSF \$2.35 FSG



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## SUITE 150



SUITE 150

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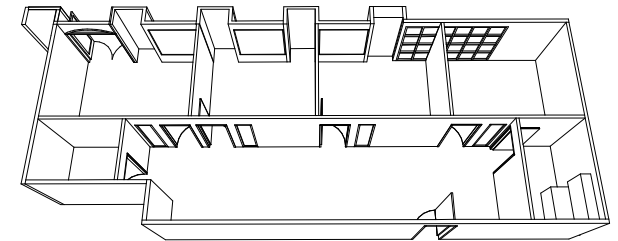
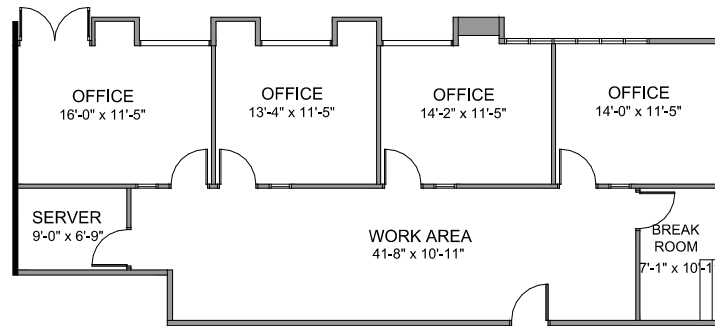
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310  
WESTLAKE

SUITE  
140



## Suite 140

1,509 RSF \$2.35 FSG

4 Offices  
Work Area  
Break Room  
Server Room



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# WESTLAKE OFFICE PARK

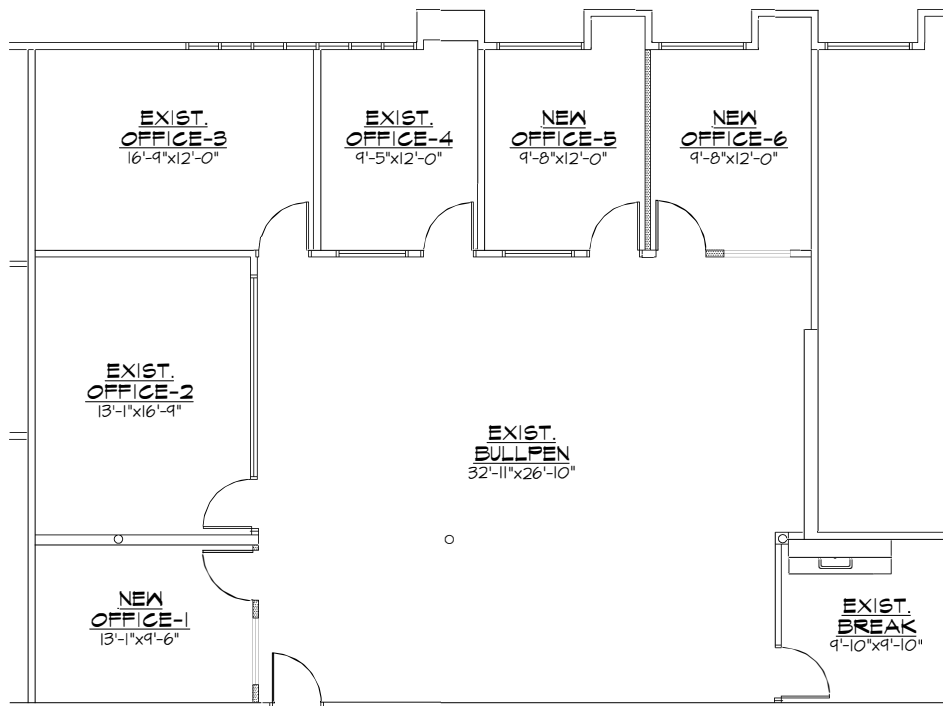
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340  
WESTLAKE

## Suite 105

2,238 RSF \$2.35 FSG

Five Offices  
Conference Room  
Kitchen/Break Room  
Open Bullpen Area



SUITE  
105



NORTH

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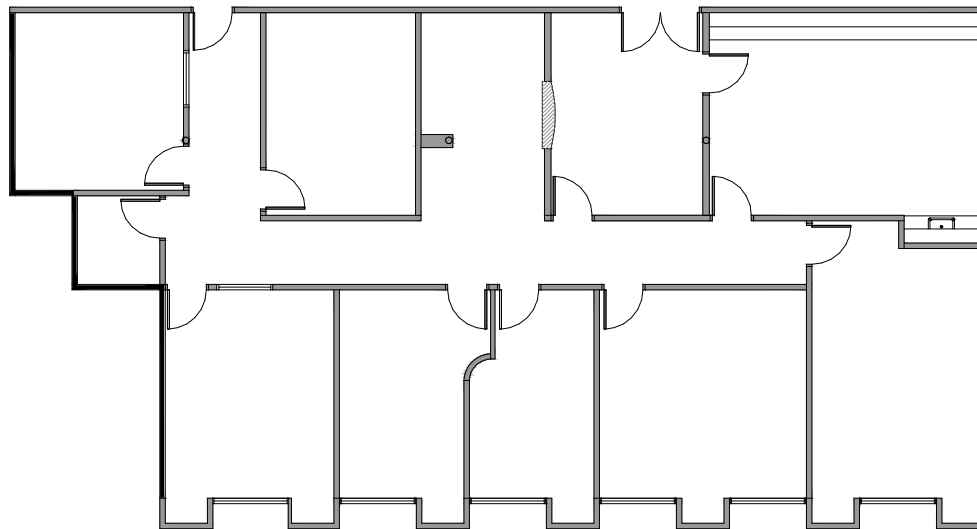
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# WESTLAKE OFFICE PARK

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

340  
WESTLAKE



SUITE  
112

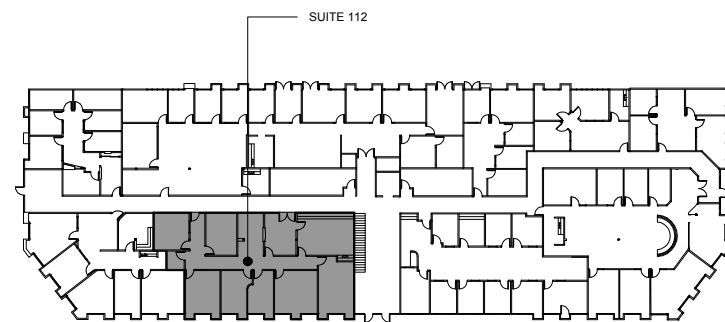
## Suite 112

3,016 RSF \$2.35 FSG

Seven Offices  
Conference Room  
Kitchen/Break Room



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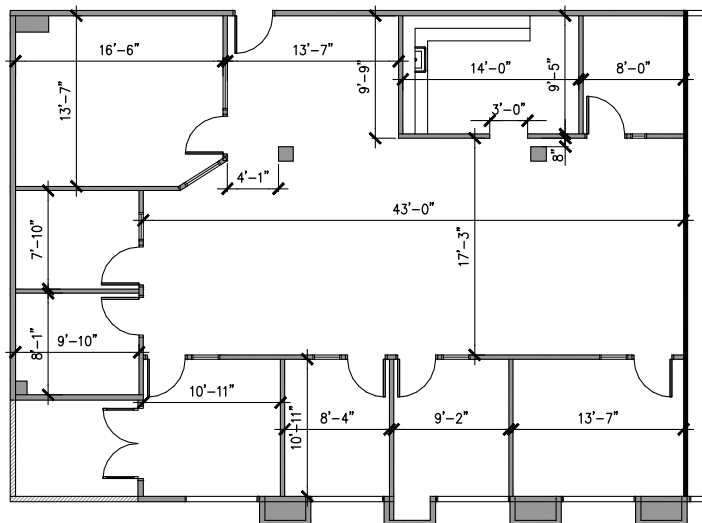
# WESTLAKE OFFICE PARK

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

# 340

WESTLAKE

SUITE  
200



## Suite 200

2,253 RSF \$2.35 FSG

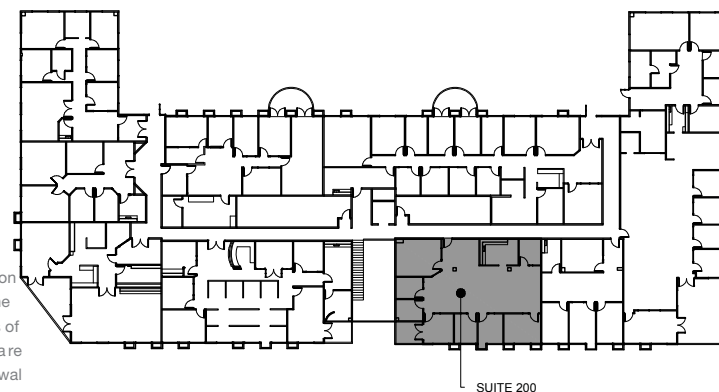
Bullpen  
Reception  
Conference Room  
7 Offices, Kitchen  
Private Balcony



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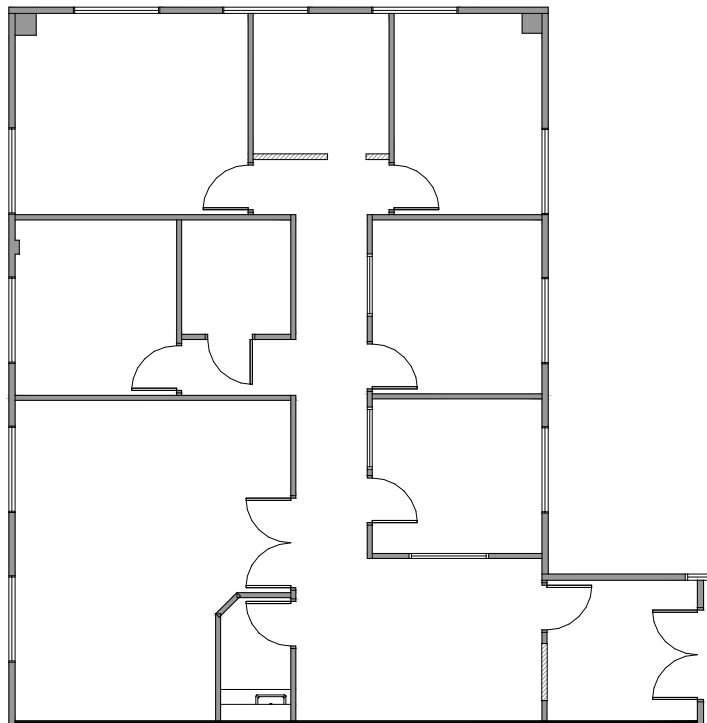
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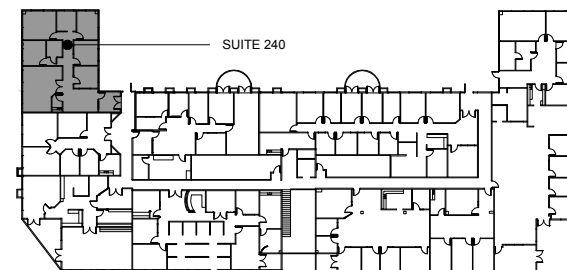
WESTLAKE

Suite 240

2,026 RSF \$2.35 FSG



SUITE  
240



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# 370 WESTLAKE

## Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:

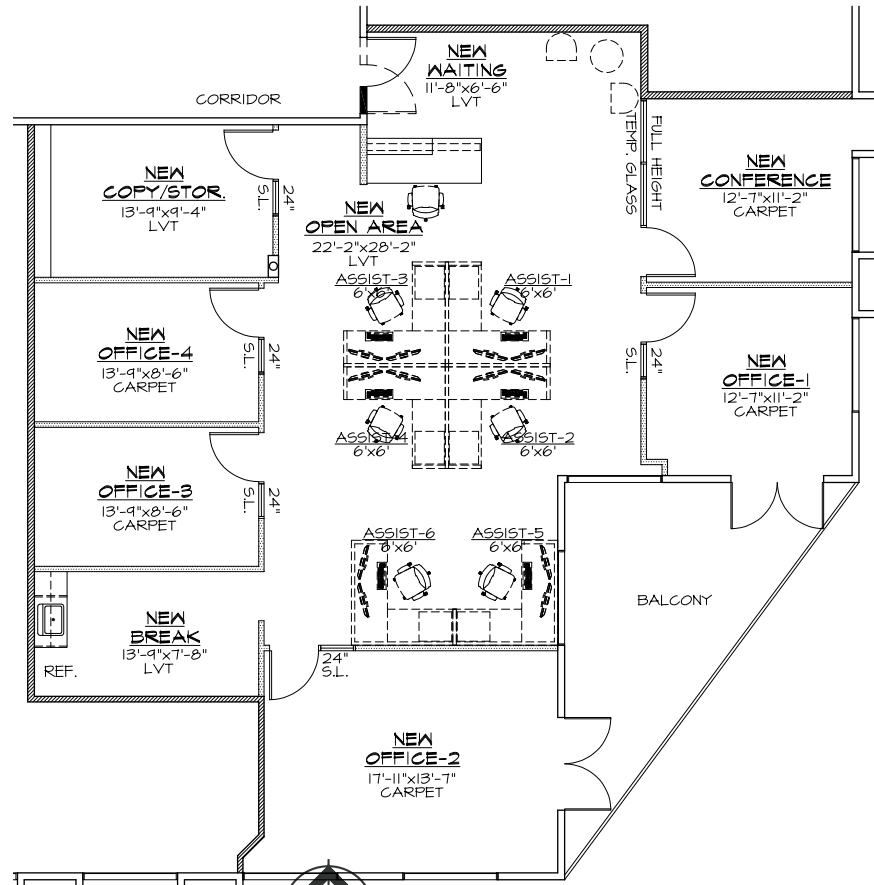
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



## SUITE 220

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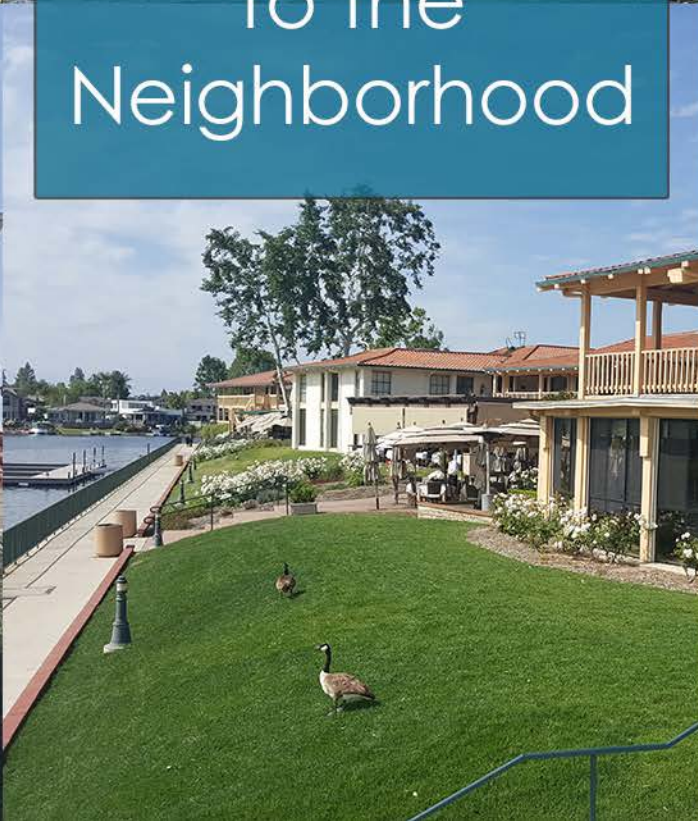
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Welcome  
to the  
Neighborhood



# 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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