250 -370 N. Westlake Boulevard, Westlake Village

WESTLAKE
OFFICE PARK



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COMMERCIAL REAL ESTATE SERVICES
www.leewlv.com

WESTLAKE OFFICE PARK

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

LEASING TERMS

- Asking Rate: $2.45 FSG
- Office Suite Opportunities from 1,328 to 3,016 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	$2.45	

340 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
100	1,416 SF	$2.45	Available 1/1/2027
112	3,016 SF	$2.45	
240	2,026 SF	$2.45	
270	1,328 SF	$2.45	

370 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
220	2,115 SF	$2.45	Shell Condition, Private Balcony



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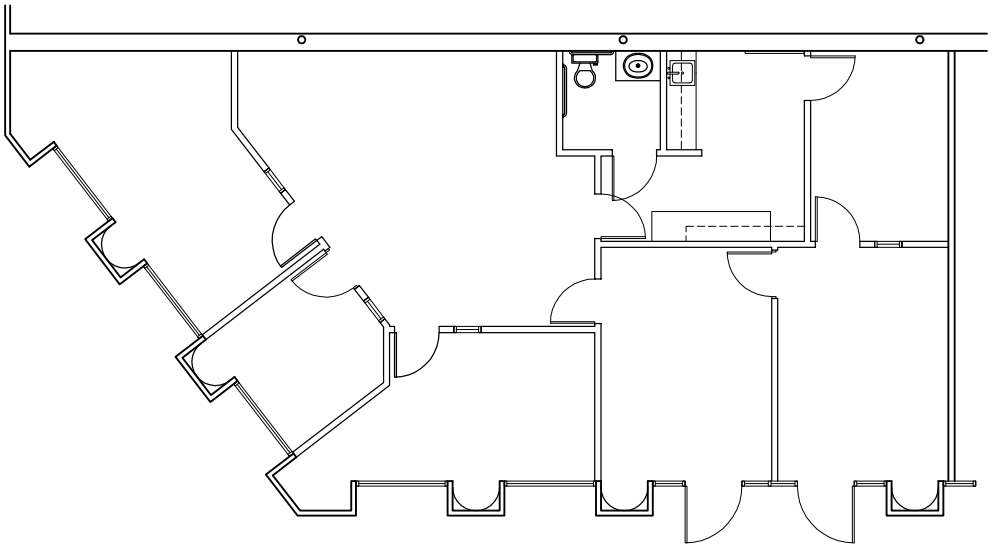
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250 WESTLAKE

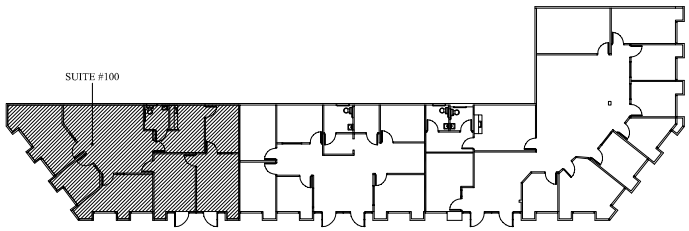


SUITE 100

Suite 100

1,817 RSF $2.45 FSG

Direct Access
Kitchen
Private Restroom



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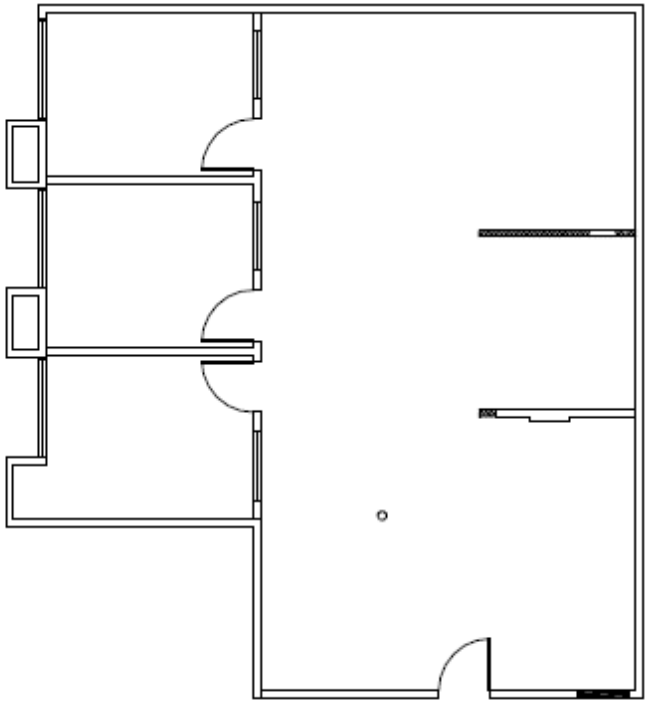
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340 WESTLAKE

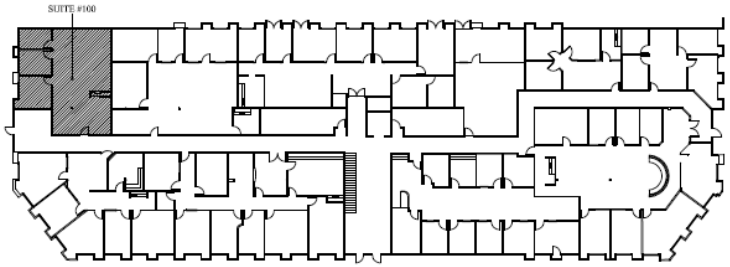


SUITE 100

Suite 100

1,416 RSF $2.45 FSG

Available 1/1/2027



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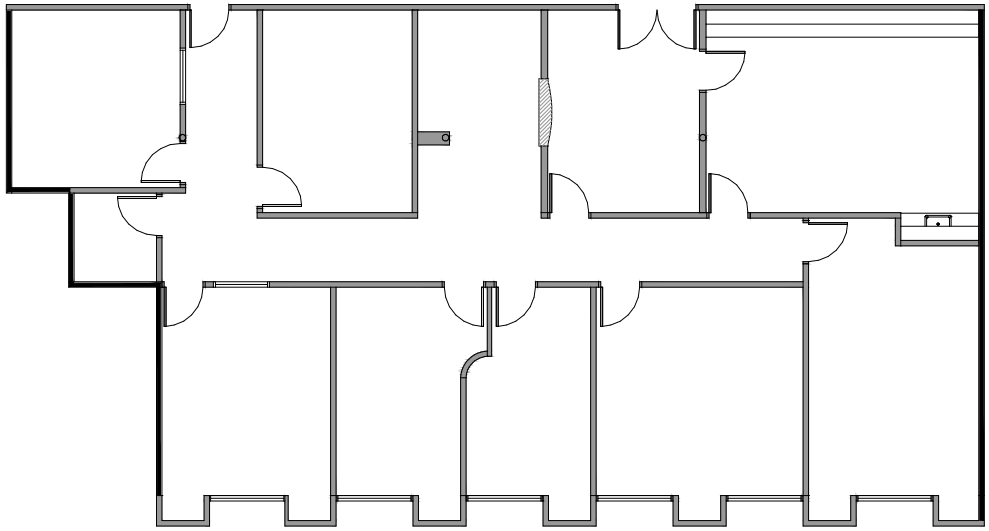
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340 WESTLAKE

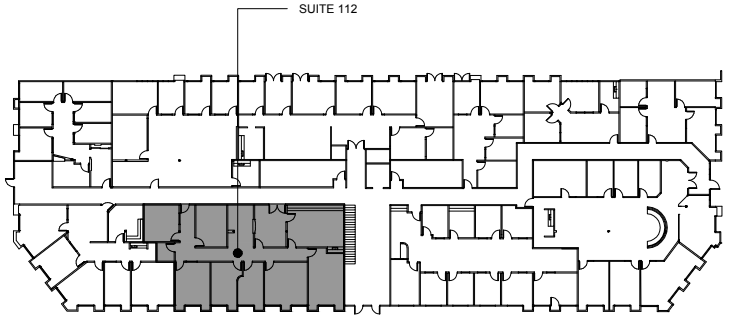


SUITE 112

Suite 112

3,016 RSF $2.45 FSG

Seven Offices
Conference Room
Kitchen/Break Room



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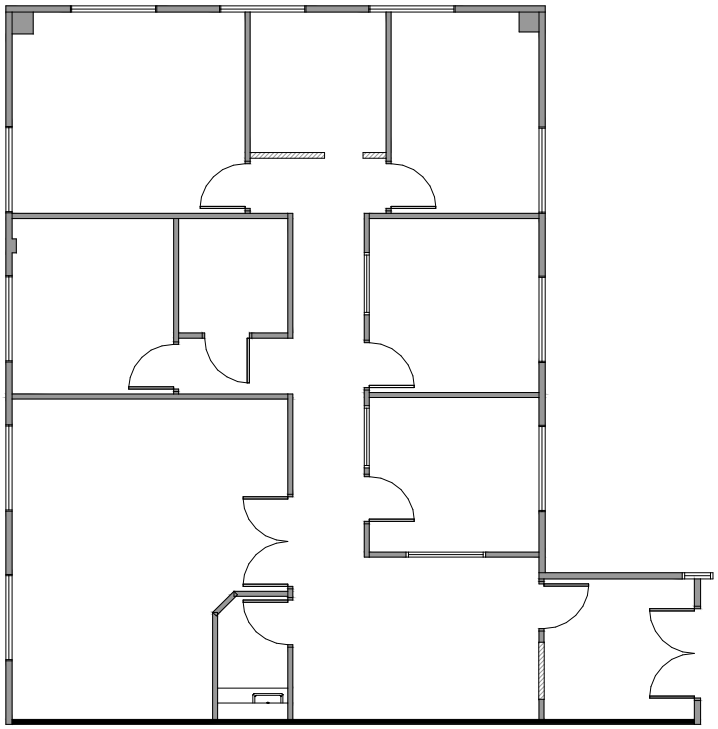
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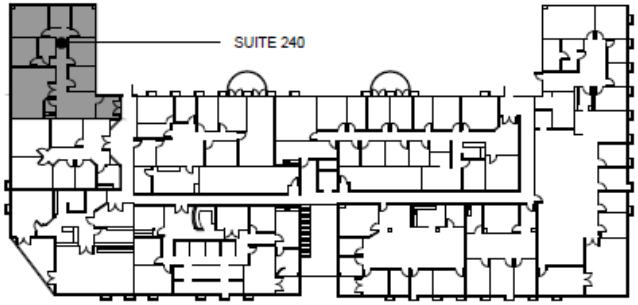
340 WESTLAKE



SUITE 240

Suite 240

2,026 RSF $2.45 FSG



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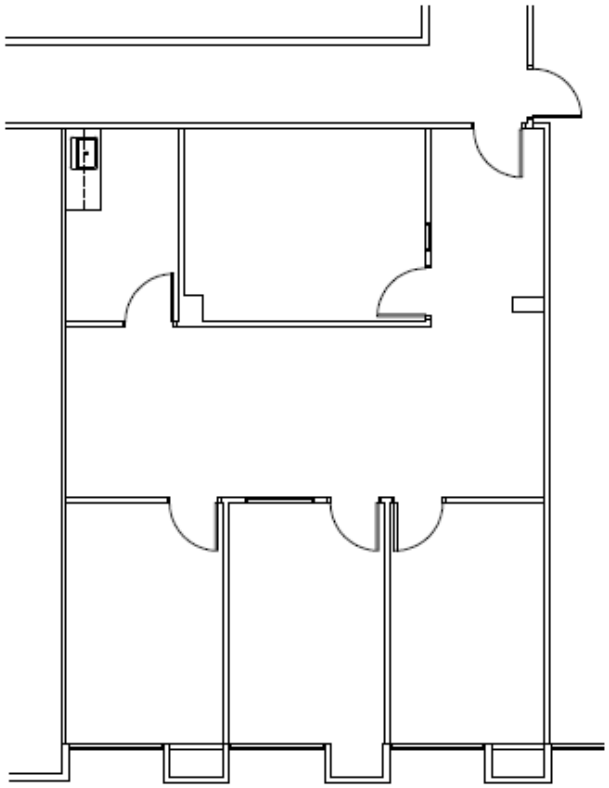
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340 WESTLAKE

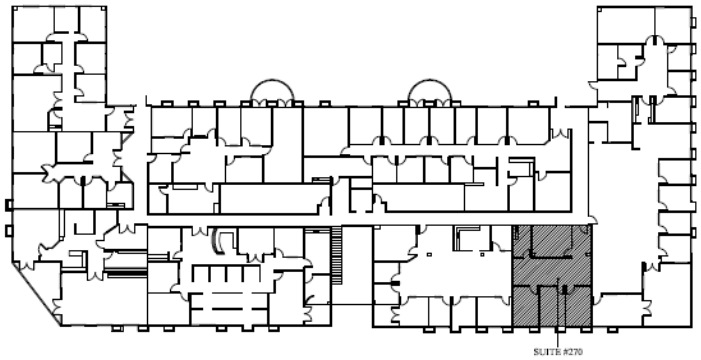
SUITE 270



Suite 270

1,328 RSF $2.45 FSG

Conference Room
Four Offices
Private Balcony
Bullpen



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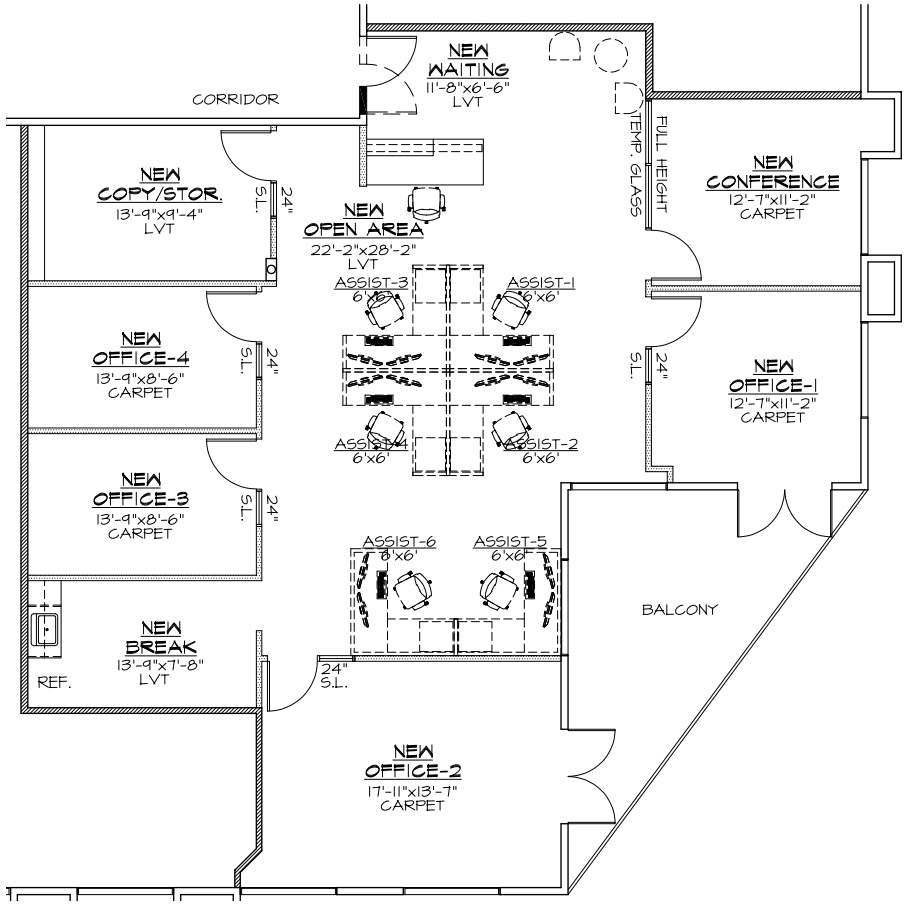
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WESTLAKE OFFICE PARK

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

370 WESTLAKE

SUITE 220



Suite 220

2,115 RSF $2.45 FSG

Proposed Layout:
Bullpen
4 Offices
Conference Room
Kitchen
Balcony

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Welcome
to the
Neighborhood
at Westlake
Cinépolis
LUXURY
CINEMAS

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.

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