

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 1,296 - 4,910 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

## 280 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
210	1,876 SF	\$2.35	Private Entry with Private Restroom

## 310 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
110	3,590 SF	\$2.35	
220	1,405 SF	\$2.35	

## 340 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
105	2,238 SF	\$2.35	Contiguous with 115 for 4,910 RSF
115	2,672 SF	\$2.35	Contiguous with 105 for 4,910 RSF
200	2,253 SF	\$2.35	
230	1,296 SF	\$2.35	Spec Suite
255	2,801 SF	\$2.35	

## 370 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
220	2,115 SF	\$2.35	Shell Condition, Private Balcony
230	1,771 SF	\$2.35	Available



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# WESTLAKE OFFICE PARK

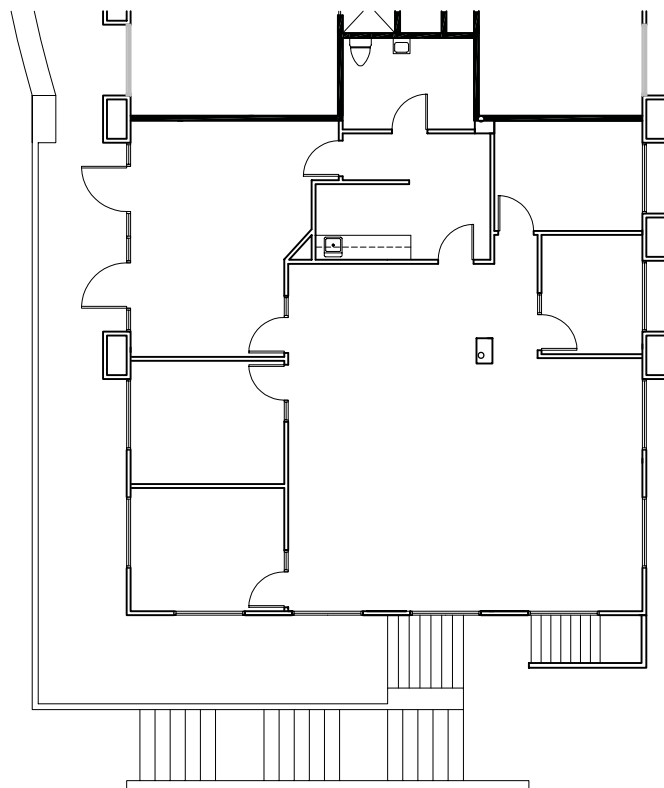
250 - 370 N. Westlake Boulevard, Westlake Village, California

280  
WESTLAKE

## Suite 210

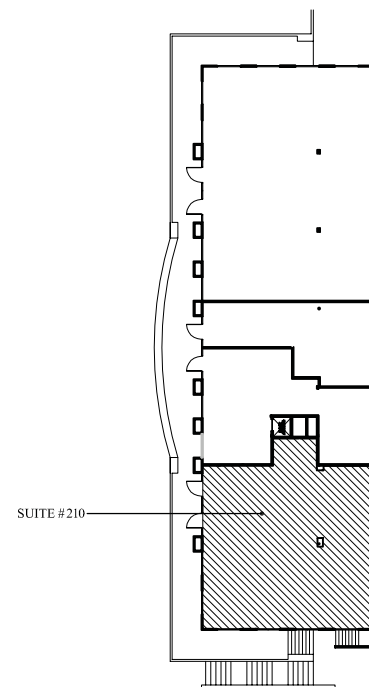
1,876 RSF \$2.35 FSG

Four Offices  
Kitchen  
Private Restroom  
Reception Area  
Bullpen



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SUITE  
210



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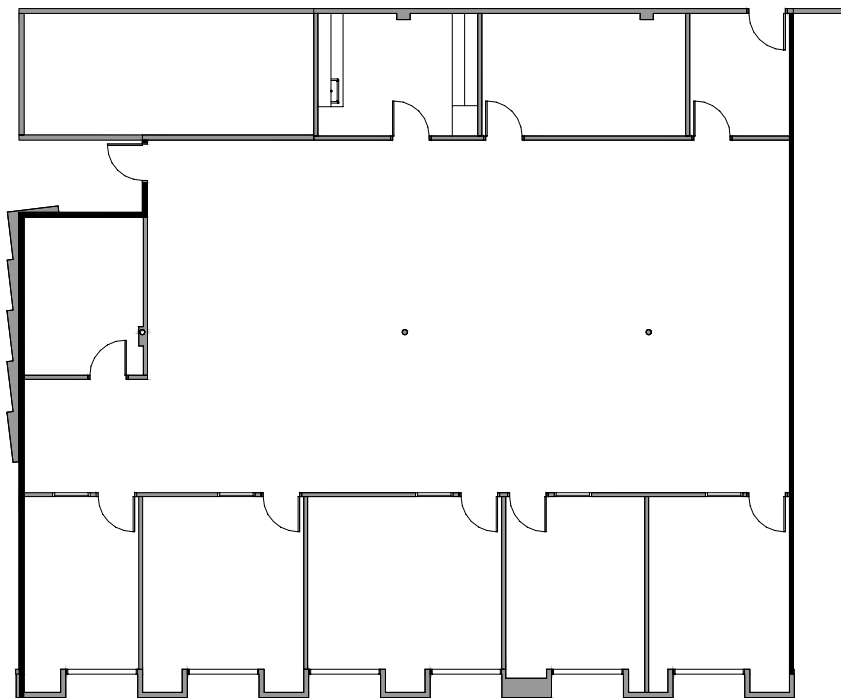
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**310**  
WESTLAKE

## Suite 110

3,590 RSF \$2.35 FSG

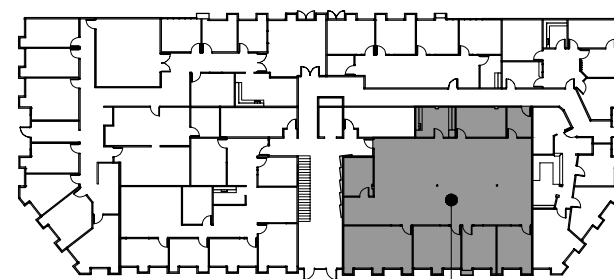
Large Bullpen  
6 Offices  
Conference Room  
Kitchen  
Server Room



SUITE  
110



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SUITE 110

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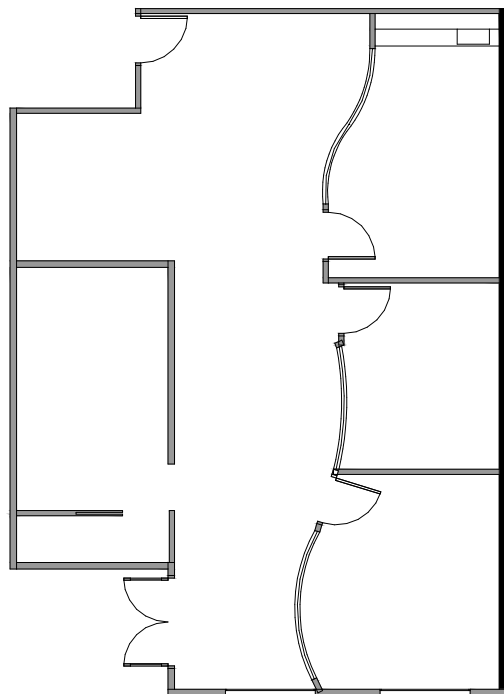
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310  
WESTLAKE

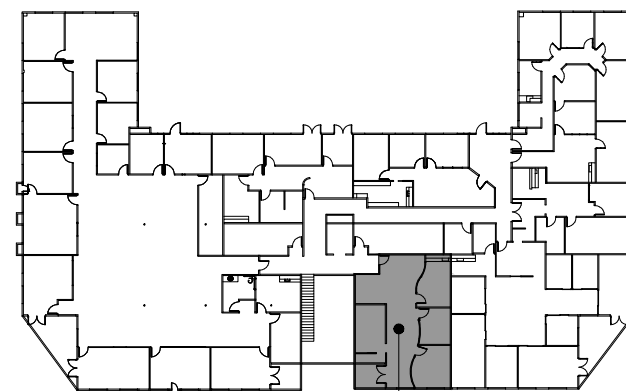
## Suite 220

1,405 RSF \$2.35 FSG

Small Bullpen  
1 Interior Office  
1 Windowed Office  
Conference Room  
Kitchen  
Storage Room



SUITE  
220



SUITE 220



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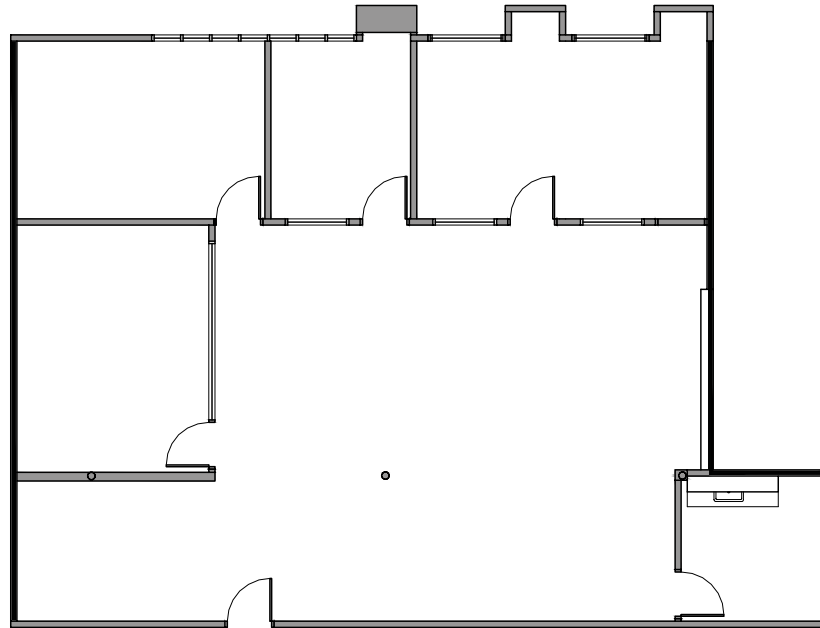
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340  
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SUITE  
105

## Suite 105

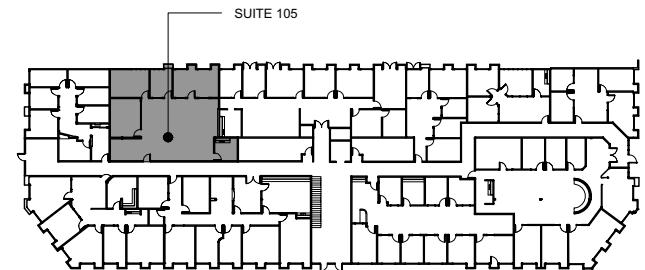
2,238 RSF \$2.35 FSG

Three Windowed Offices  
Conference Room  
Kitchen/Break Room  
Open Bullpen Area

Contiguous with Suite 115  
for 4,910 RSF



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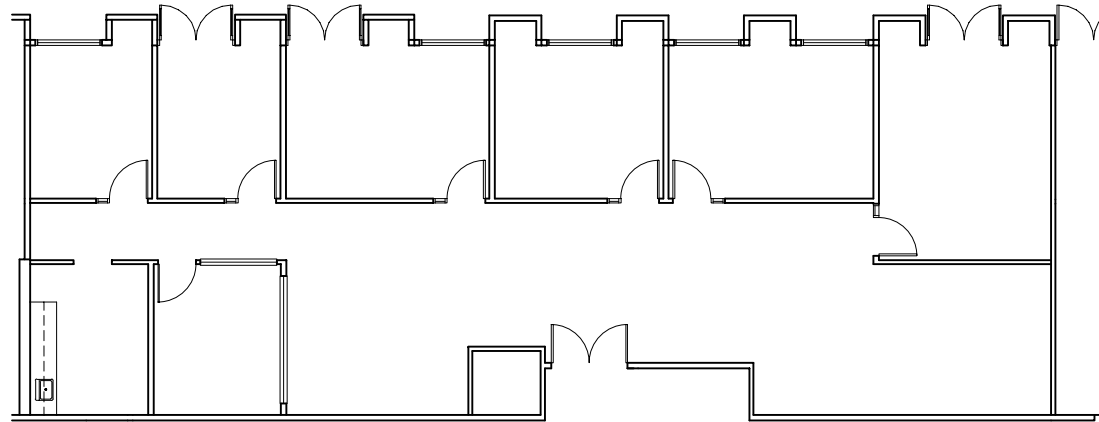
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# 340

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SUITE  
115

## Suite 115

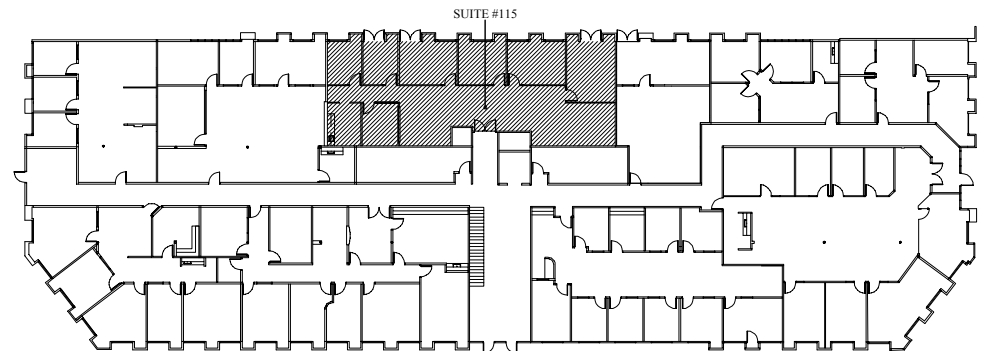
2,672 RSF \$2.35 FSG

Reception  
5 Offices  
Conference Room  
Kitchen  
Large Bullpen

Suite 105/115 Contiguous  
4,910 RSF



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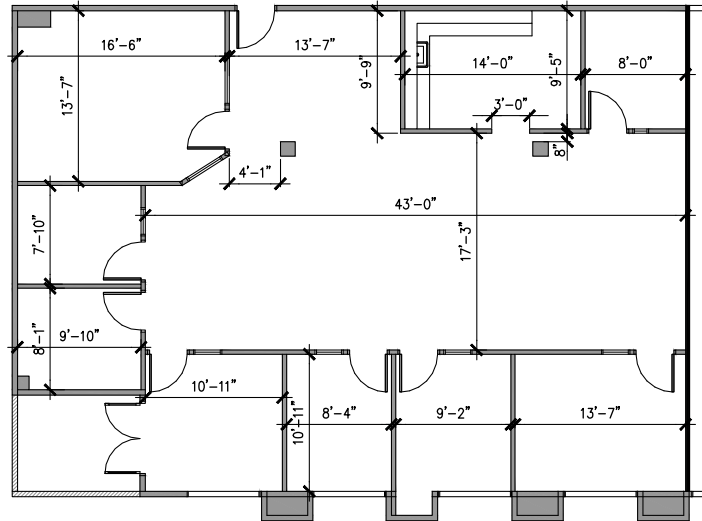


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# 340

WESTLAKE



SUITE  
200

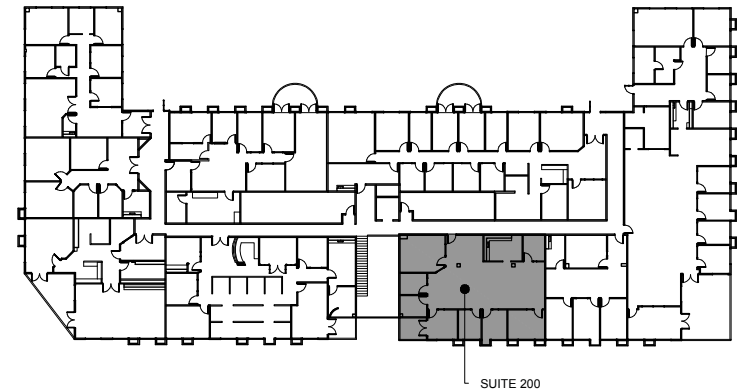
## Suite 200

2,253 RSF \$2.35 FSG  
(available 10/1/24)

Bullpen  
Reception  
Conference Room  
7 Offices, Kitchen  
Private Balcony



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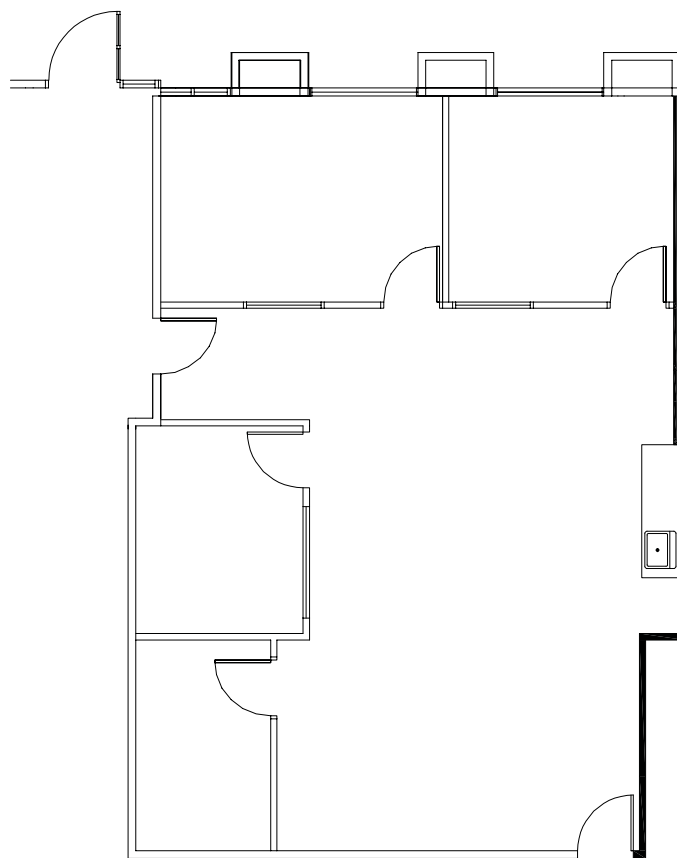
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340  
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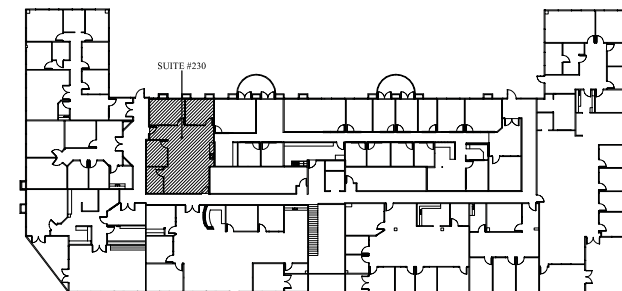
## Suite 230

1,296 RSF \$2.35 FSG

Spec Suite  
3 Offices  
Bullpen  
Kitchenette



SUITE  
230



NORTH

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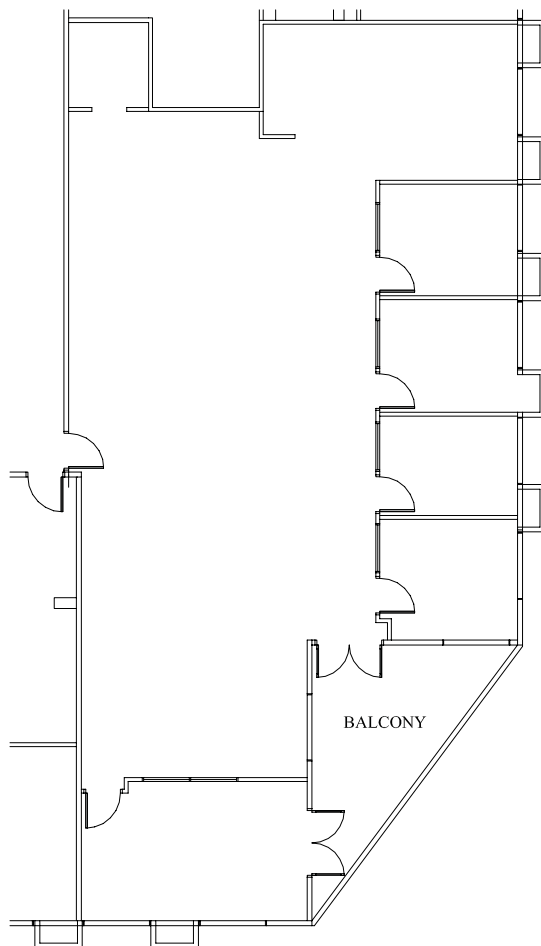
**340**  
WESTLAKE

## Suite 255

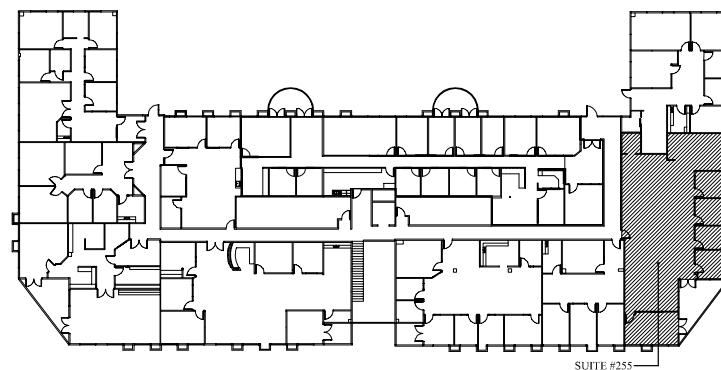
2,801 RSF \$2.35 FSG

Large Bullpen  
4 Offices  
Conference Room  
Balcony

Suite 250/255 Contiguous  
for 4,671 RSF



SUITE  
255



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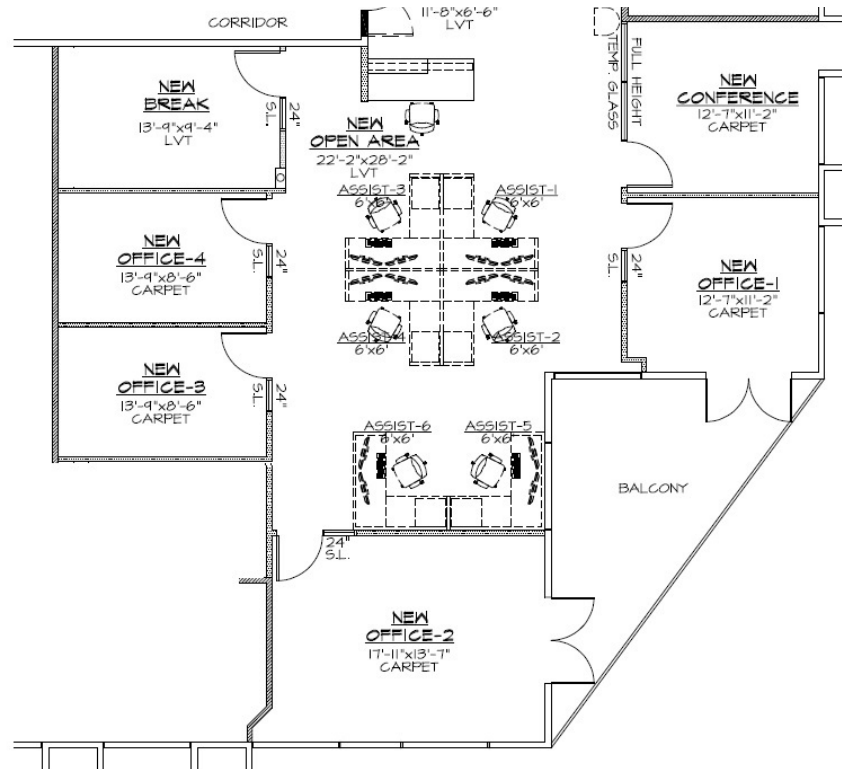
# 370 WESTLAKE

## Suite 220

2,115 RSF \$2.35 FSG

### Proposed Layout:

- Bullpen
- 4 Offices
- Conference Room
- Kitchen
- Balcony



## SUITE 220



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370  
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## Suite 230

1,771 RSF \$2.35 FSG

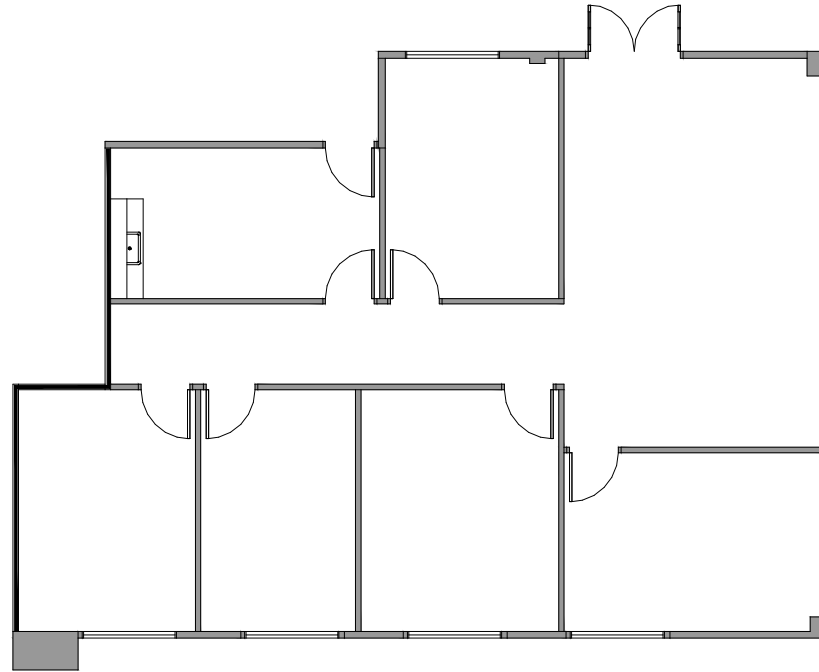
### Proposed Layout:

Reception Area

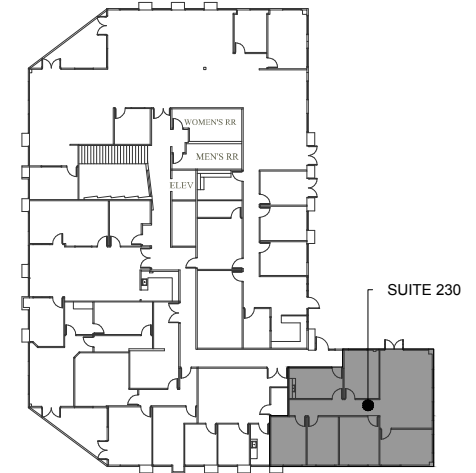
4 Offices

Conference Room

Break Room



SUITE  
230



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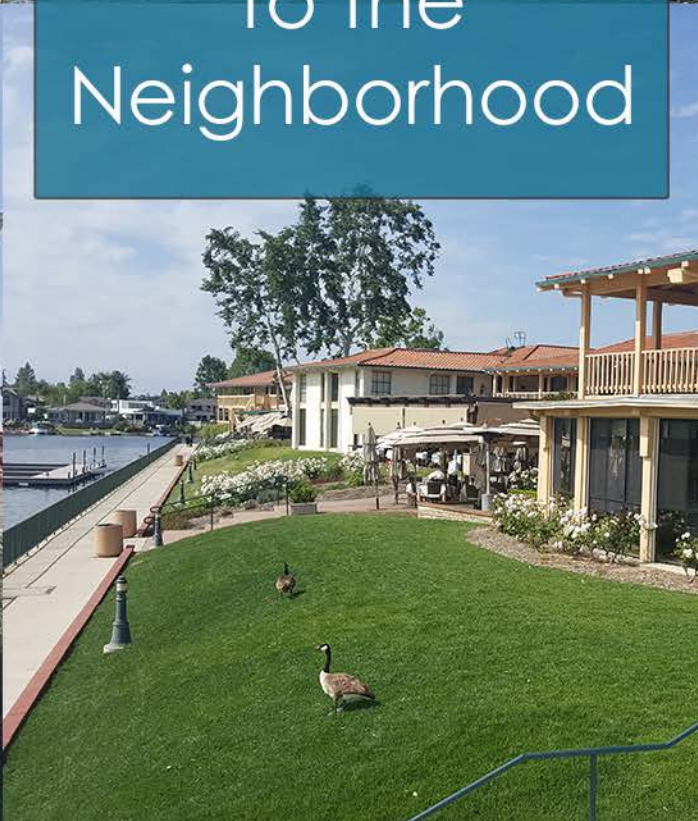
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Welcome  
to the  
Neighborhood



# 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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