

250 -370 N. Westlake Boulevard, Westlake Village

# WESTLAKE OFFICE PARK



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[www.leewlv.com](http://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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## 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 |
| 105   | 2,238 SF | \$2.45 | Spec Suite         |
| 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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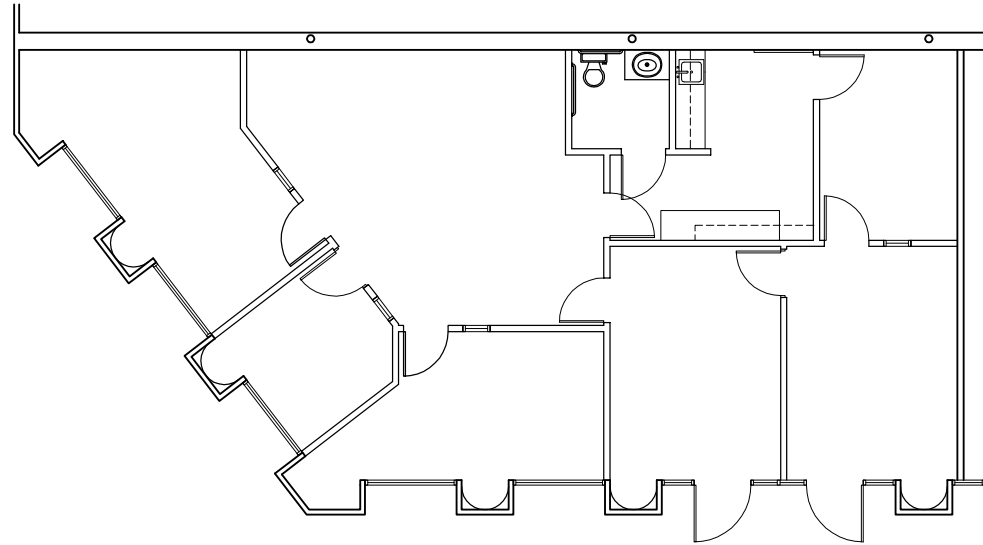
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250  
WESTLAKE



SUITE  
100

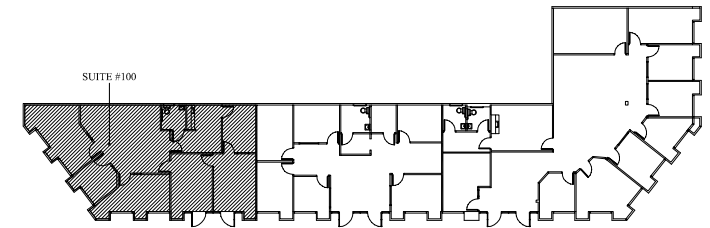
## Suite 100

1,817 RSF \$2.45 FSG

Direct Access

Kitchen

Private Restroom



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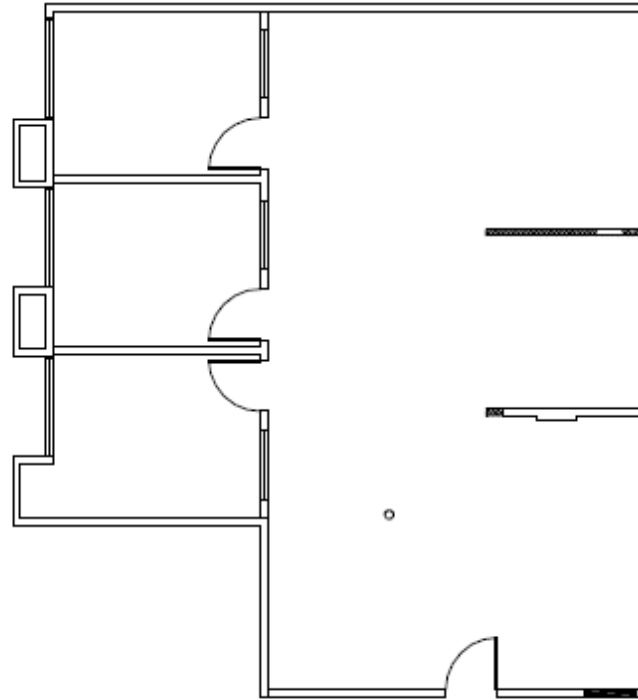
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340  
WESTLAKE

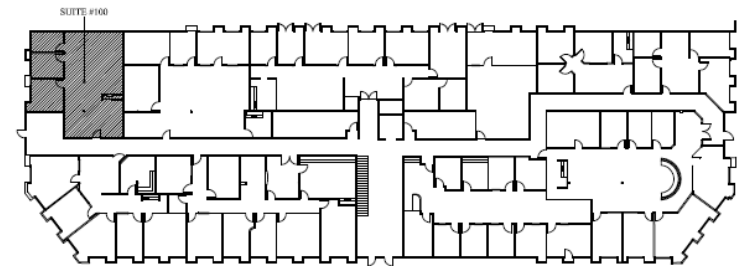
## Suite 100

1,416 RSF \$2.45 FSG

Available 1/1/2027



SUITE  
100



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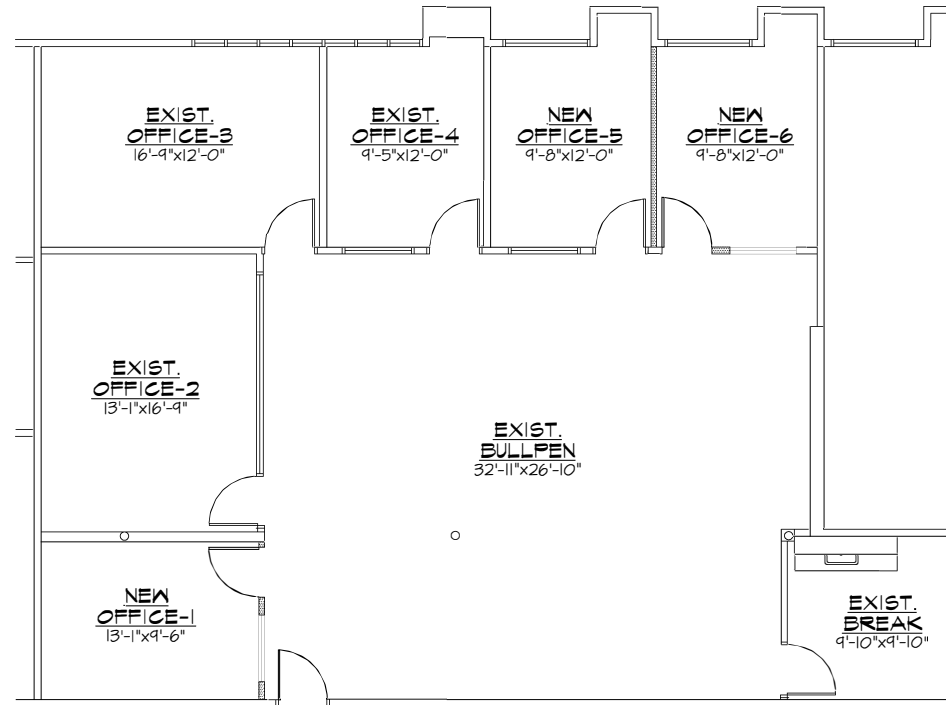
250 - 370 N. Westlake Boulevard, Westlake Village, California

340  
WESTLAKE

## Suite 105

2,238 RSF \$2.45 FSG

Five Offices  
Conference Room  
Kitchen/Break Room  
Open Bullpen Area



SUITE  
105

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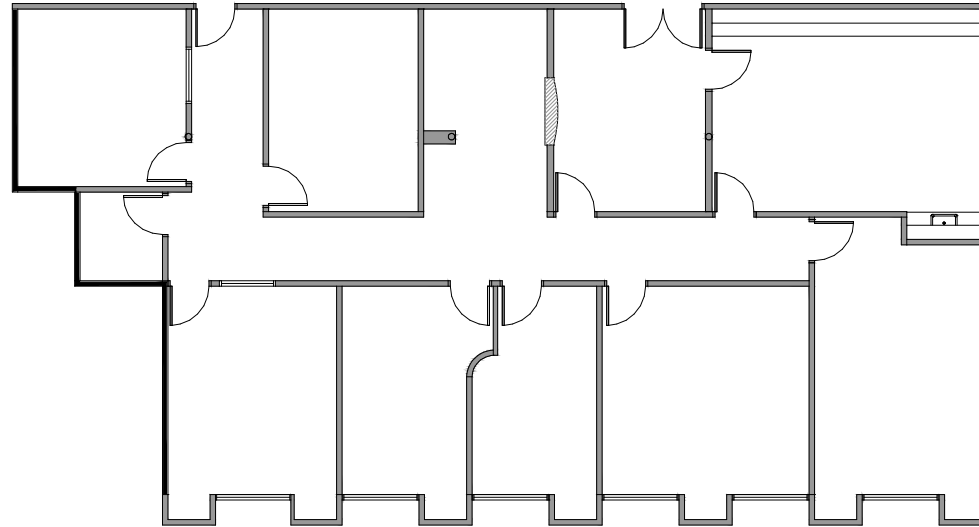
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340  
WESTLAKE

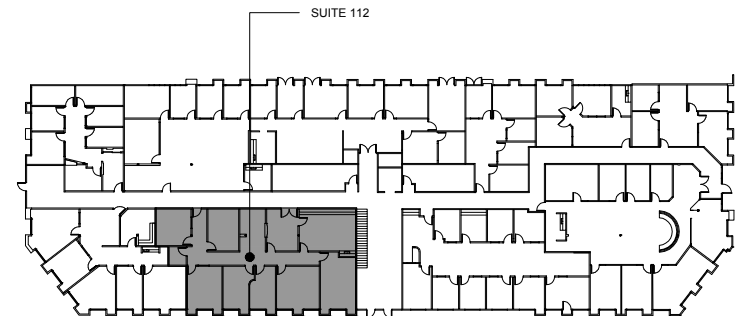
## Suite 112

3,016 RSF \$2.45 FSG

Seven Offices  
Conference Room  
Kitchen/Break Room



SUITE  
112



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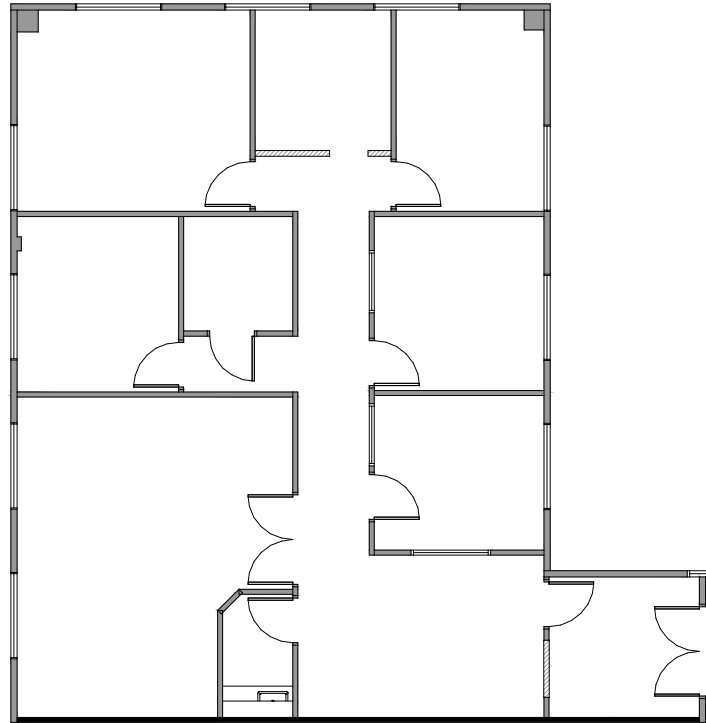
# WESTLAKE OFFICE PARK

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

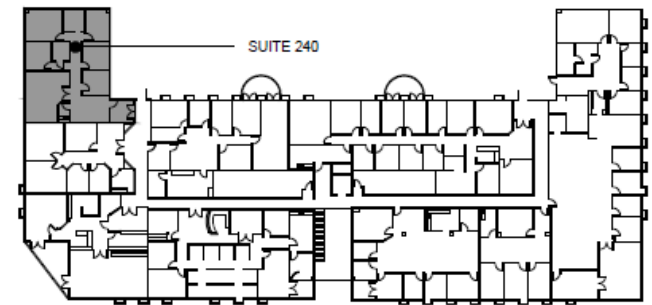
340  
WESTLAKE

## Suite 240

2,026 RSF \$2.45 FSG



SUITE  
240



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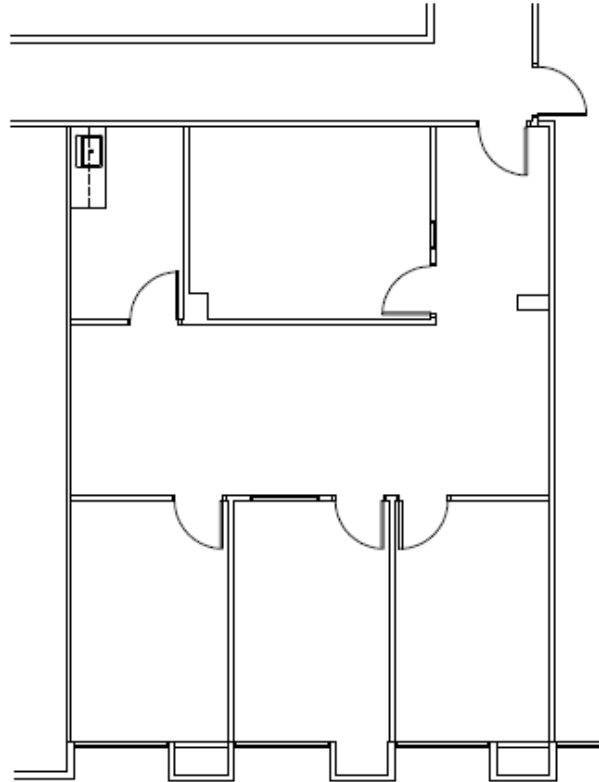
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340  
WESTLAKE

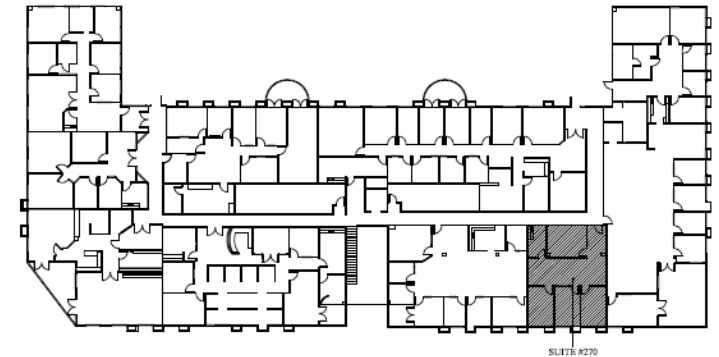
## Suite 270

1,328 RSF \$2.45 FSG

Conference Room  
Four Offices  
Private Balcony  
Bullpen



SUITE  
270



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# 370

WESTLAKE

## Suite 220

2,115 RSF \$2.45 FSG

Proposed Layout:

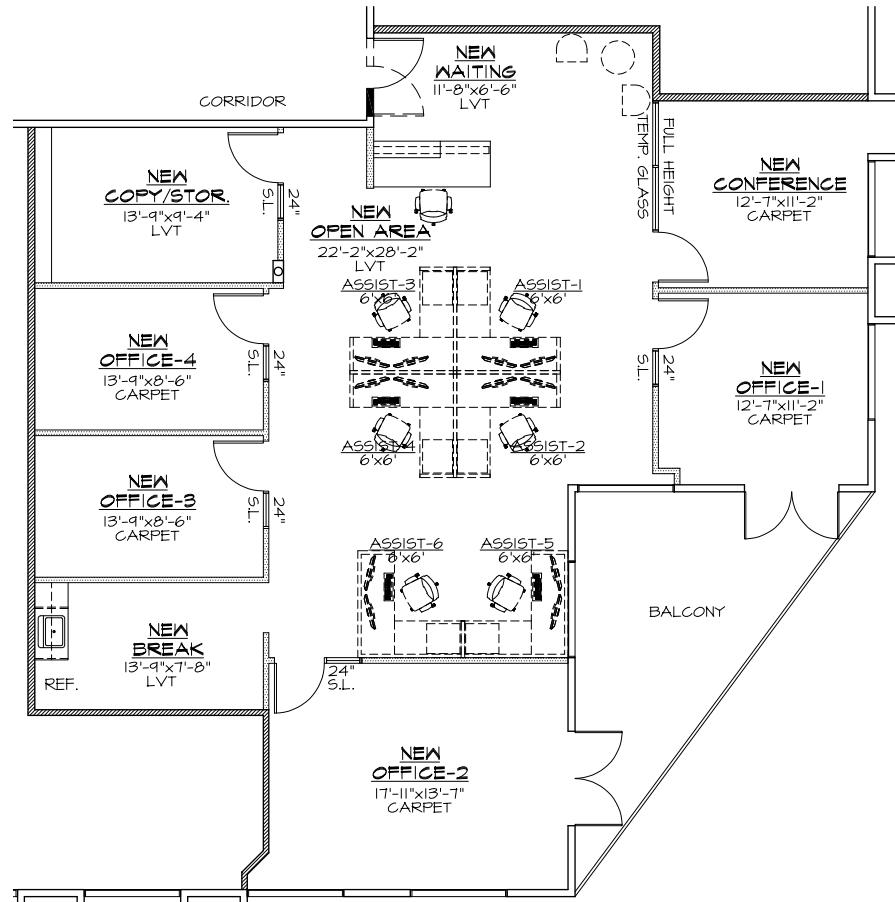
Bullpen

4 Offices

Conference Room

Kitchen

Balcony



SUITE  
220

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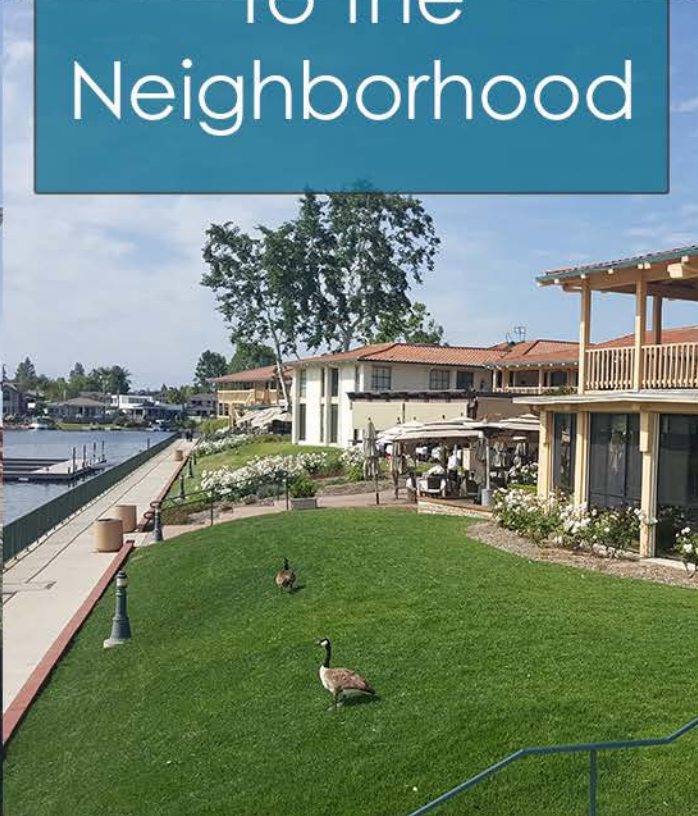
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Welcome  
to the  
Neighborhood



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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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