



OAK CREST  
— COLLECTIVE —

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31248

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# 31248 OAK CREST DRIVE

OFFICE SPACE FOR LEASE | WESTLAKE VILLAGE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**S | D | G**  
**SELLECK**  
DEVELOPMENT GROUP

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DRE #01839532

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DRE #01483890

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**1,387–14,120 RSF**  
AVAILABILITY RANGE



**\$2.85/SF**  
Net of Janitorial  
ASKING RENT



**±4/1,000 SF**  
Free Surface Parking  
PARKING RATIO

LEASE TERM 1-10 YEARS

USE OFFICE

AVAILABILITY IMMEDIATE

# FOR LEASE

## 31248 OAK CREST DRIVE

### WESTLAKE VILLAGE



TURNKEY  
"SPEC SUITE"  
AVAILABLE



HIGHLY  
ARTICULATED  
ARCHITECTURAL  
DESIGN FEATURES



RECENT FULL  
BUILDING  
RENOVATIONS  
COMPLETED

## PROPERTY OVERVIEW



**PREMIER CLASS A OFFICE CAMPUS**  
Three-story 53,133 RSF Class A office building featuring abundant parking at a ±4/1,000 SF ratio.



**EXCEPTIONAL FREEWAY CONNECTIVITY**  
Conveniently located with immediate access to the 101 Freeway via Lindero Canyon Road.



**SURROUNDING AMENITIES**  
Positioned near a wide variety of business-oriented restaurants, retail destinations, and hotels.



**PRESTIGIOUS CORPORATE ENVIRONMENT**  
Located among major corporate neighbors including the Los Angeles Rams, PennyMac, Zebra Technologies, UCLA Medical, and Farmers Insurance.



**UNMATCHED CONEJO VALLEY VIEWS**  
Offers some of the most impressive panoramic views in the Conejo Valley market.



**CREATIVE INDOOR & OUTDOOR WORKSPACE**  
Features 12-foot creative office ceiling heights and a spacious outdoor entertainment area with BBQs, dining spaces, and water features.

## AVAILABILITIES

SUITE	SIZE	RATE	STATUS	AVAILABILITY
110*	2,806 RSF	\$2.85 Net of J	Vacant	Immediate
120*	5,312 RSF	\$2.85 Net of J	Vacant	Immediate
150	1,387 RSF	\$2.85 Net of J	Vacant	Immediate
140*	6,002 RSF	\$2.85 Net of J	Vacant	Immediate

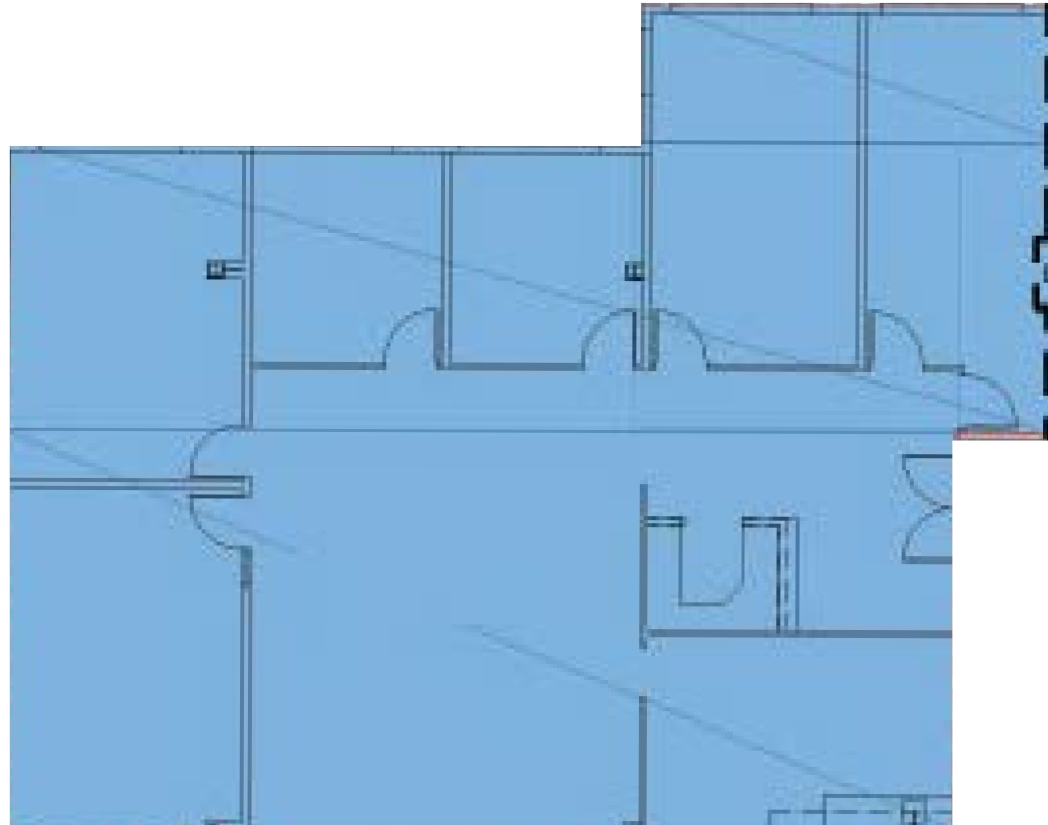
\*SUITES 110 & 120 ARE CONTIGUOUS FOR 2,806-8,118 RSF

\*\*SUITES 110, 120 & 140 ARE CONTIGUOUS FOR 2,806-14,120 RSF

# SUITE 110

## 2,806 SQUARE FEET

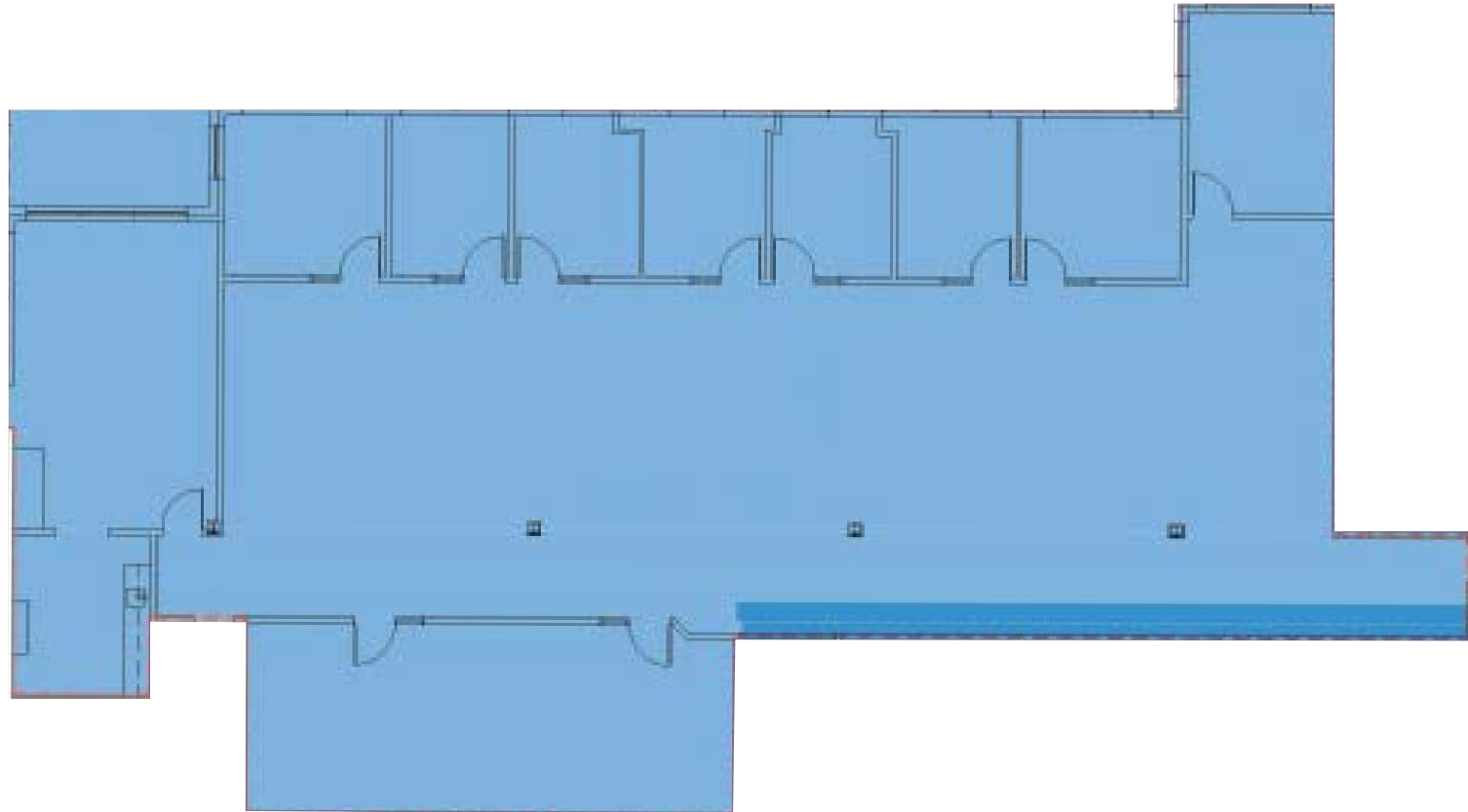
Five Window Offices, One Conference Room, Bullpen Space, Professionally Built Out Reception And Waiting Area, Kitchen.



# SUITE 120

## 5,312 SQUARE FEET

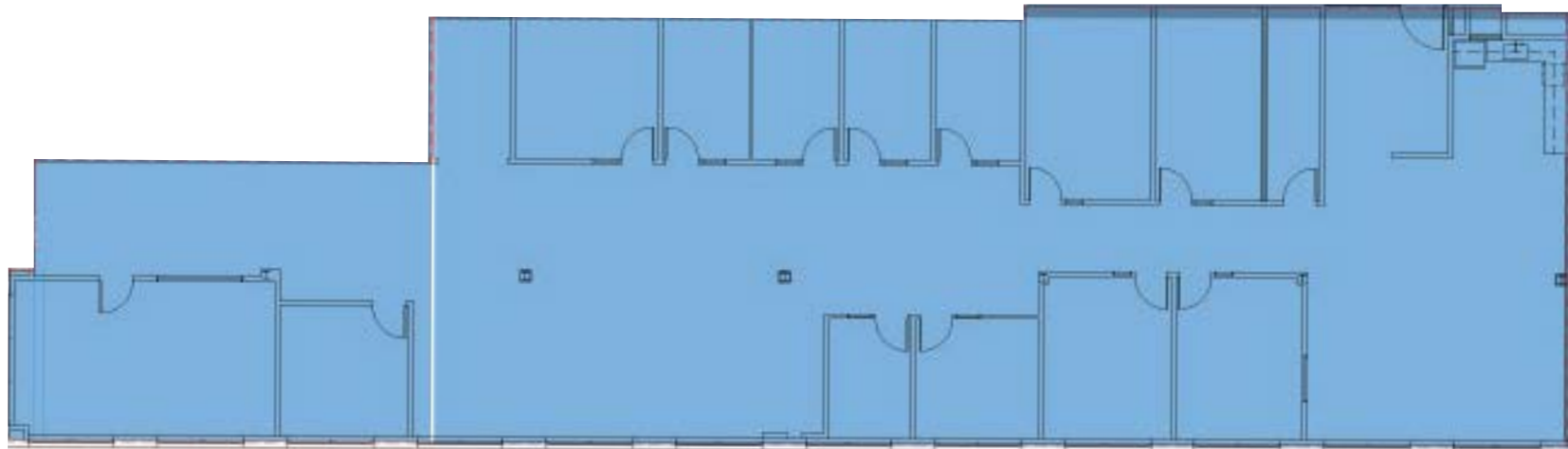
Eight Window Offices, Large Kitchen And Break Room, Extensive Bullpen Space For Efficient Cubicle Layout, Large Interior Work Room/ Storage Room.



# SUITE 140

## 6,002 SQUARE FEET

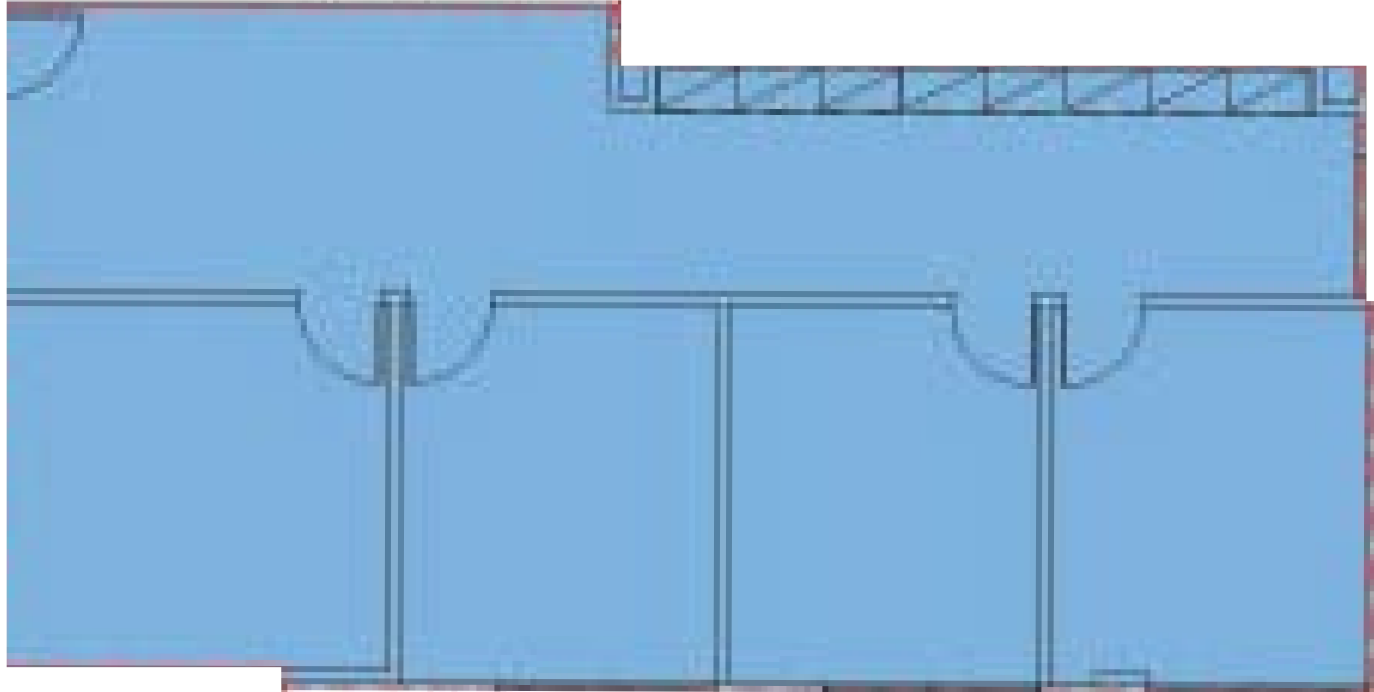
Five Window Offices, Seven Interior Offices, Glass Walled Conference Room, High End Employee Lounge And Kitchen, Bullpen Space, Storage Room.



# SUITE 150

## 1,387 SQUARE FEET – SPEC SUITE

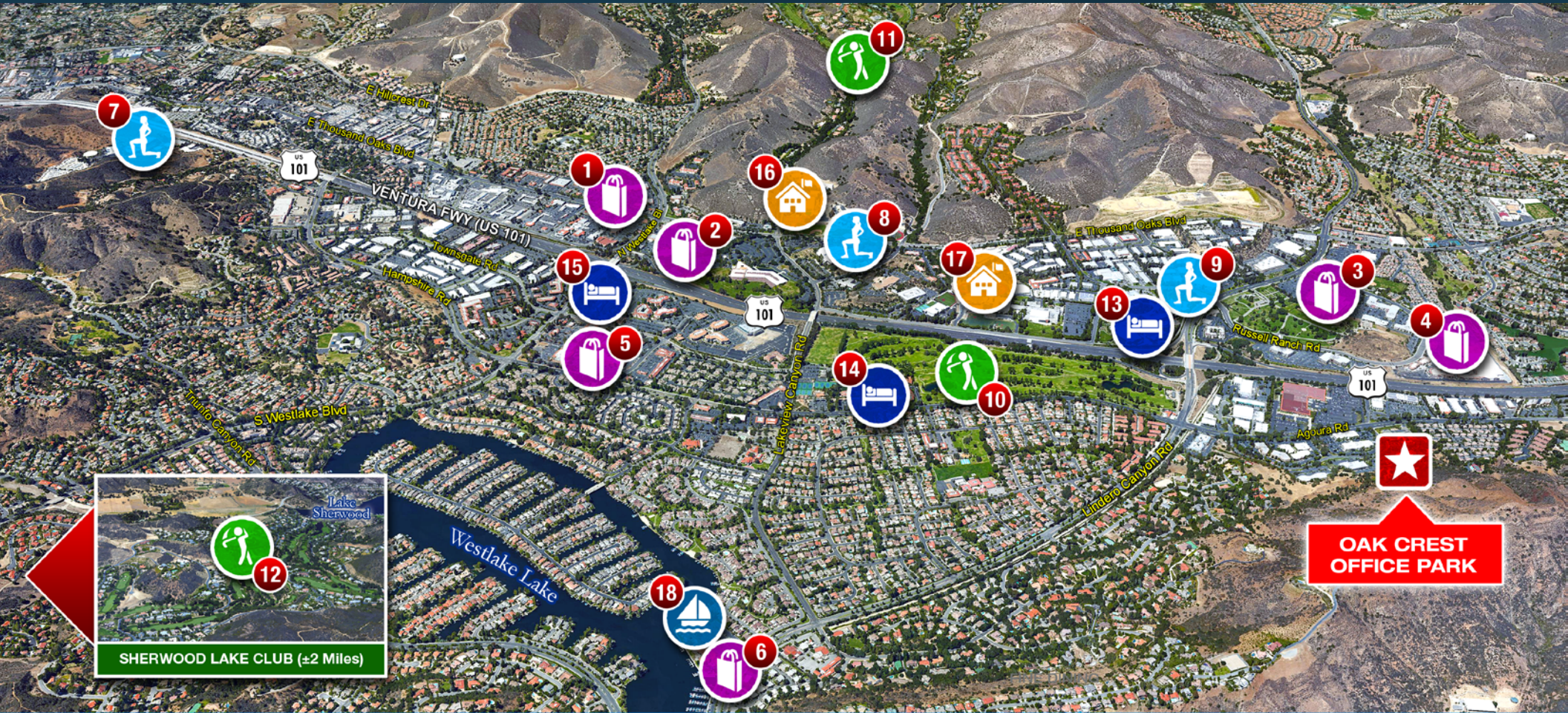
Four Window Offices, Open Style Kitchenette With Cabinetry, Small Bullpen Space.



# PROPERTY PHOTOS



# AMENITIES AERIAL



## SHOPPING & FINE DINING

1. North Ranch Mall
2. The Promenade
3. Costco
4. Shoppes @ Westlake
5. Westlake Plaza
6. The Landing



## ATHLETIC CLUB/SPA

7. Bay Club
8. Equinox
9. Calif. Longevity & Health Institute



## GOLF COURSE

10. Westlake Village Golf Course
11. North Ranch Country Club
12. Sherwood Lake Club



## HOTEL

13. Four Seasons
14. Westlake Village Inn
15. Westlake Hyatt



## SCHOOLS

16. Westlake High School
17. Oaks Christian



## YACHT CLUB

18. Westlake Village Yacht Club



## SUBJECT PROPERTY

Oak Crest Office Park, 31248 Oak Crest Drive  
Westlake Village, CA

LIVE.WORK.PLAY.

31248 OAK CREST DR

WESTLAKE VILLAGE, CA

Oak Crest Dr

[WWW.LEEWLV.COM](http://WWW.LEEWLV.COM)

FOR MORE INFORMATION, PLEASE CONTACT

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