



# Townsgate Atrium

2277 Townsgate Rd. | Westlake Village

SMALL OFFICE SUITES  
FOR LEASE

**CBRE**

# Property Overview

Townsgate Atrium is a newly updated, 2-story professional office building near the corner of Townsgate and Hampshire Roads.

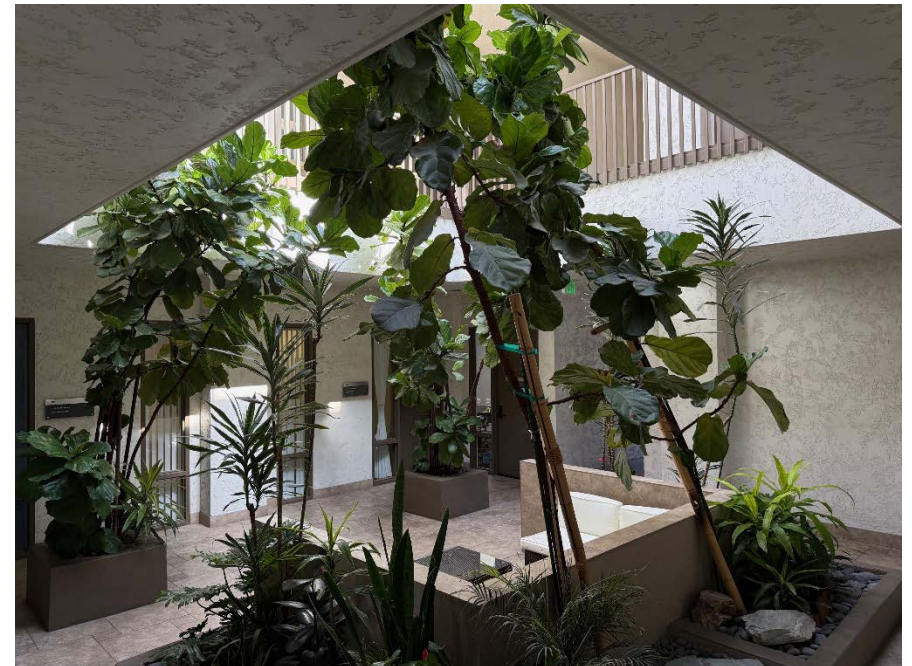
- Flexible lease terms
- Move in ready, small office suites
- Modified Gross lease structure. Tenants are responsible for their own janitorial service.
- Abundant surface parking is shared in common and at no additional cost
- Close to retail and restaurant amenities
- Convenient access to the Vta 101 Fwy at Westlake Blvd. or Hampshire Rd.
- **ASKING RATE: \$2.50 / RSF, MG + JANITORIAL**

## Current Availability

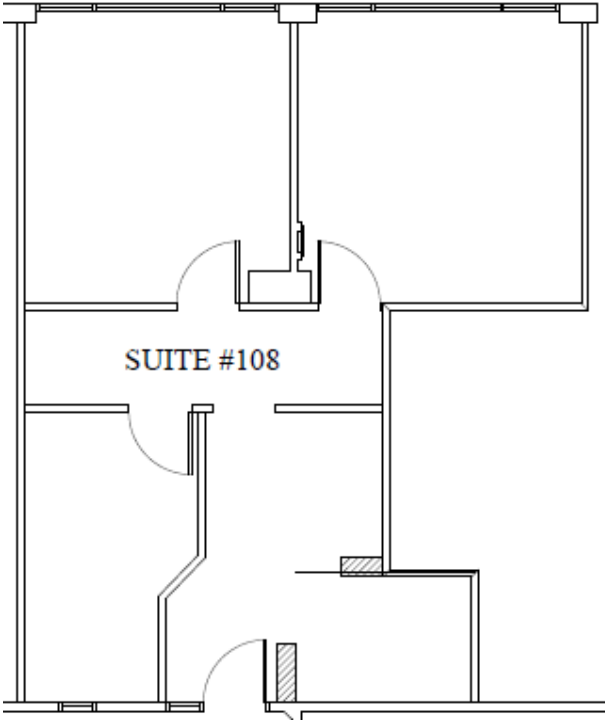
Suite	Size	Availability
#108	880 RSF <b>Promo Rate: \$1.85/SF **</b>	Immediate
#202	1,387 RSF	Immediate
#210 *	1,237 RSF	Immediate
#212 *	1,109 RSF	Immediate
#214 *	1,137 RSF	Immediate
#220 *	781 RSF	Immediate

\* #210/220 contiguous to 2,018 RSF; #210/220/212 contiguous to 3,127 RSF; #210/212/214/220 contiguous to 4,264 RSF.

\*\* Suite 108 : \$1.85 /SF for first 6 months; 3-year min term; Leased signed by 6/30/2026.



# Suite 108



## Size

880 RSF



## Promo Rate

\$1.85 / RSF, MG + J, first 6 months with a 3-year minimum term; signed by 6/30/2026.

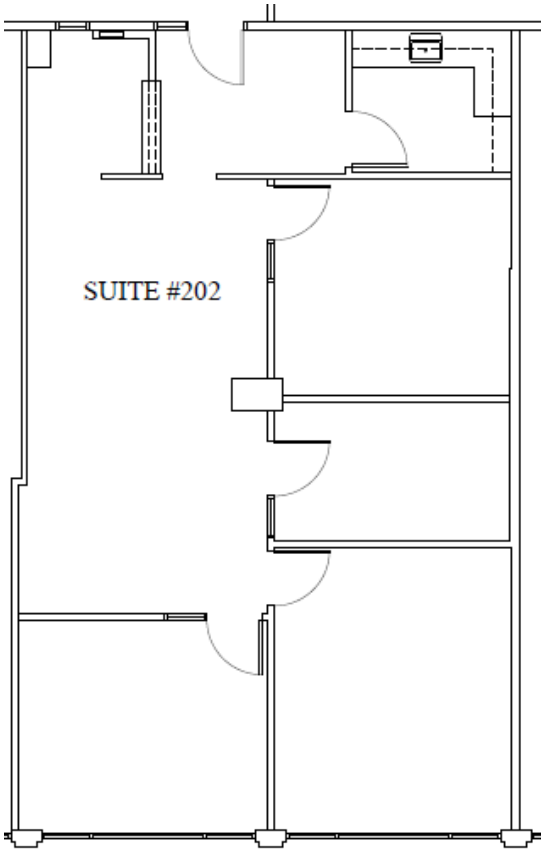


## Timing

Immediately



# Suite 202



**Size**  
1,387 RSF

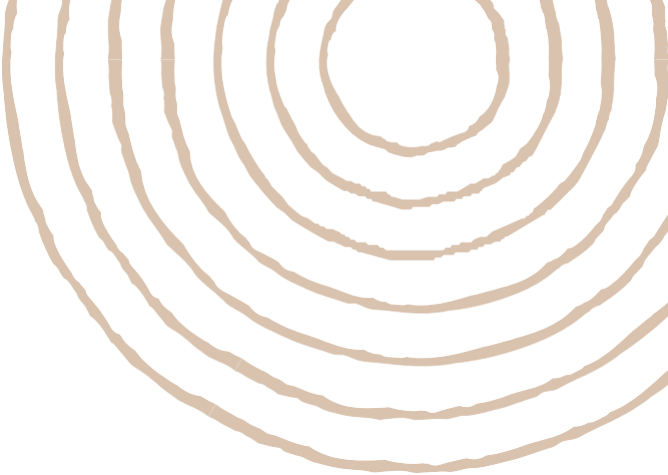
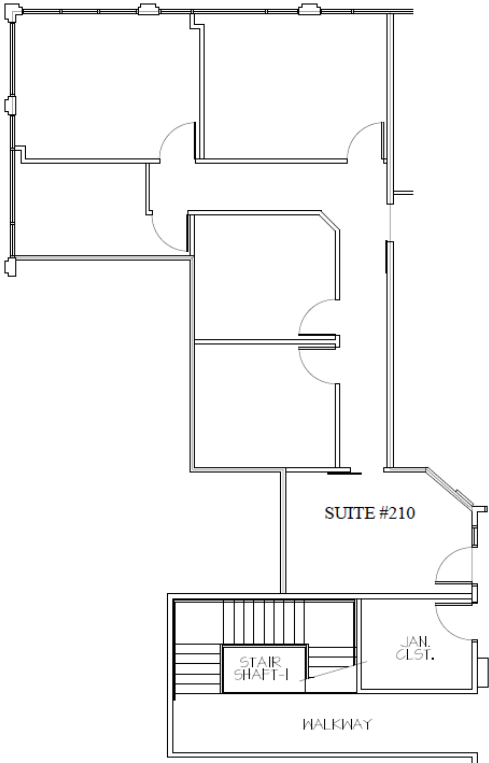


**Asking Rate**  
\$2.50 / RSF, MG + J



**Timing**  
Immediately

# Suite 210



**Size**  
1,273 RSF



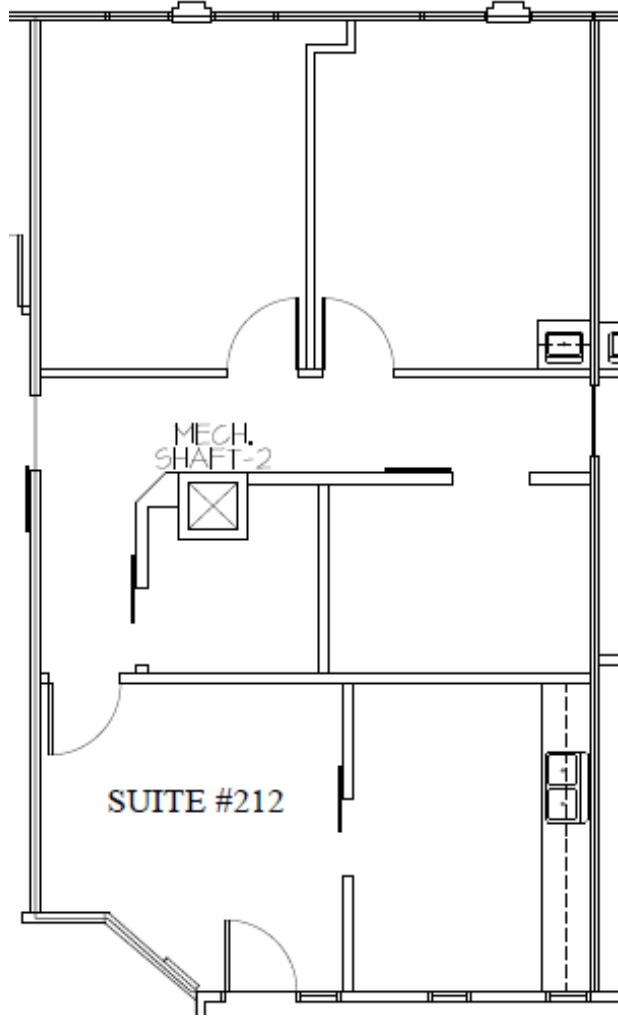
**Asking Rate**  
\$2.50 / RSF, MG + J



**Timing**  
Immediate



# Suite 212



**Size**  
1,109 RSF

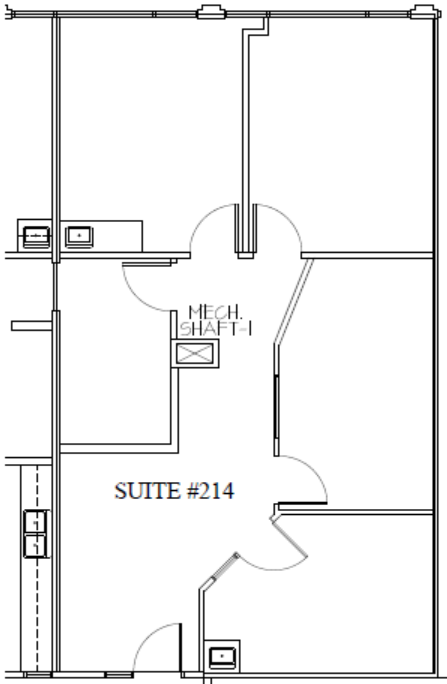


**Asking Rate**  
\$2.50 / RSF, MG + J



**Timing**  
Immediate – Move in Ready!

# Suite 214



## Size

1,137 RSF



## Asking Rate

\$2.50 / RSF, MG + J

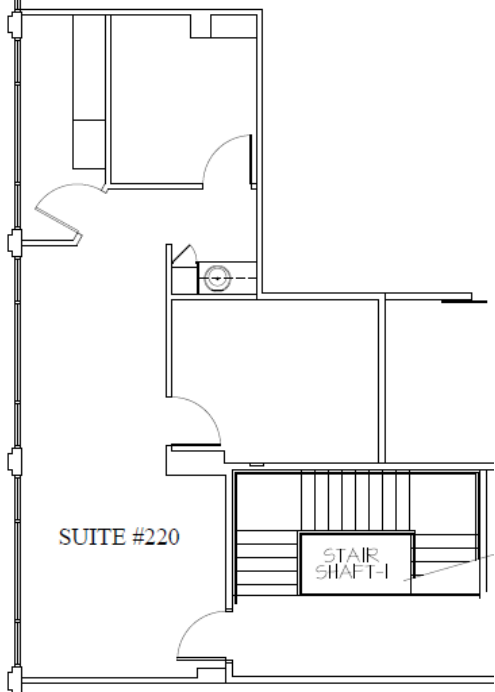


## Timing

October 2025



# Suite 220



Size

781 RSF



Asking Rate

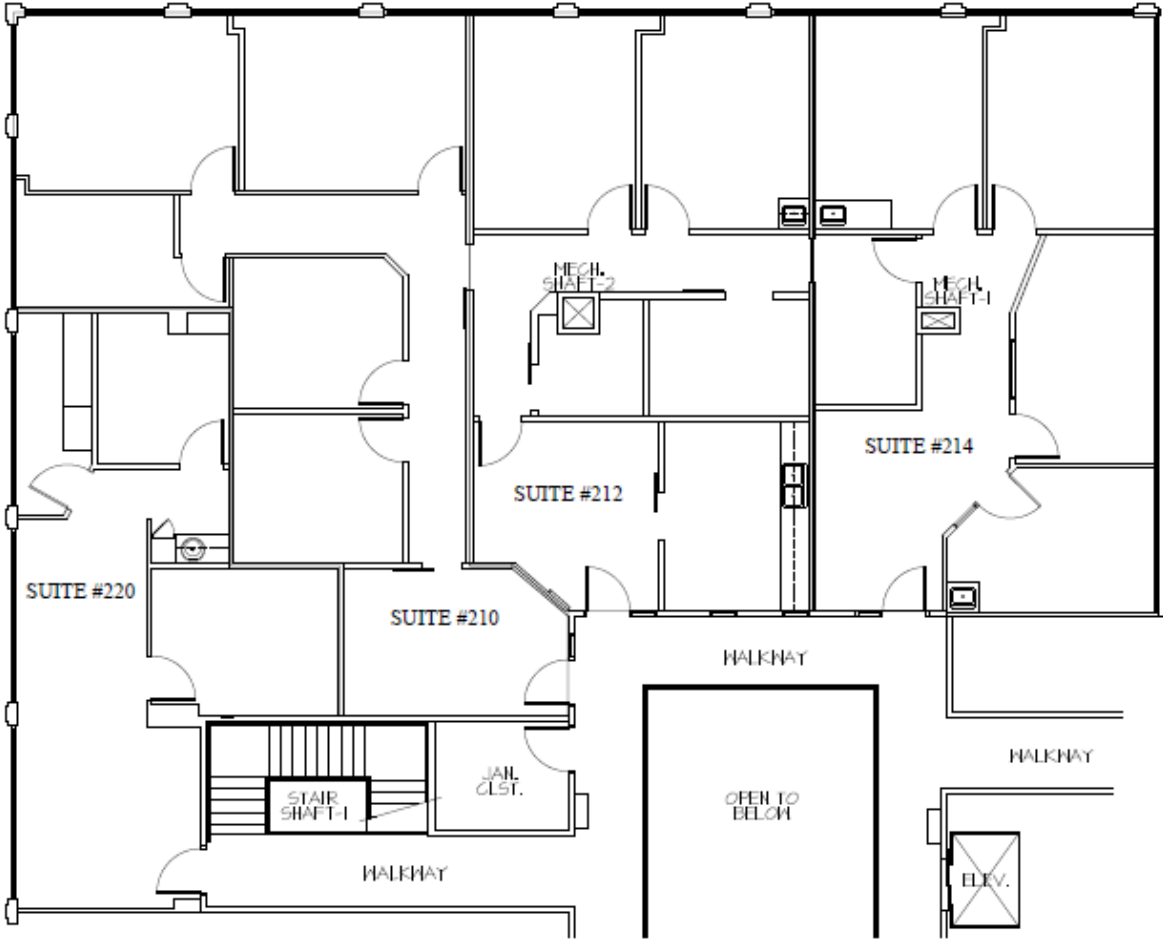
\$2.50 / RSF, MG + J



Timing

Immediate – Move in Ready!

# Suite 210, 212, 214, 220



## Size

Up to 4,264 RSF contiguous



## Asking Rate

\$2.50 / RSF, MG + J



## Timing

Immediate



2277

**THE PROMENADE**  
AT WESTLAKE

amazon fresh WILLIAMS SONOMA *farfalla*

Marmolade CAFE Paul Martin's AMERICAN GRILL SEABUTTER

cinépolis SHAKE SHACK SOOM SOOM FRESH

POTTERY BARN sweetgreen

**WESTLAKE PLAZA**

COFFEE BEAN TEA LEO

Gelson's Crawford's

FINNEY'S CRAFTHOUSE The Natural Cafe

Le Pain QUOTIDIEN Starbuck's SPROUTS FARMERS MARKET

Mendocino Farms kansui ramen

**Westlake COMMONS**

moody Rooster E+ MON

EUROPEAN WAX CENTER Juice RANCH CLUB LAGREE

POPEYES JOI Cafe SUBWAY Westlake Florist

# Amenity Map

# 2277 Townsgate Rd. Westlake Village, CA

## CONTACTS

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