



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

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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

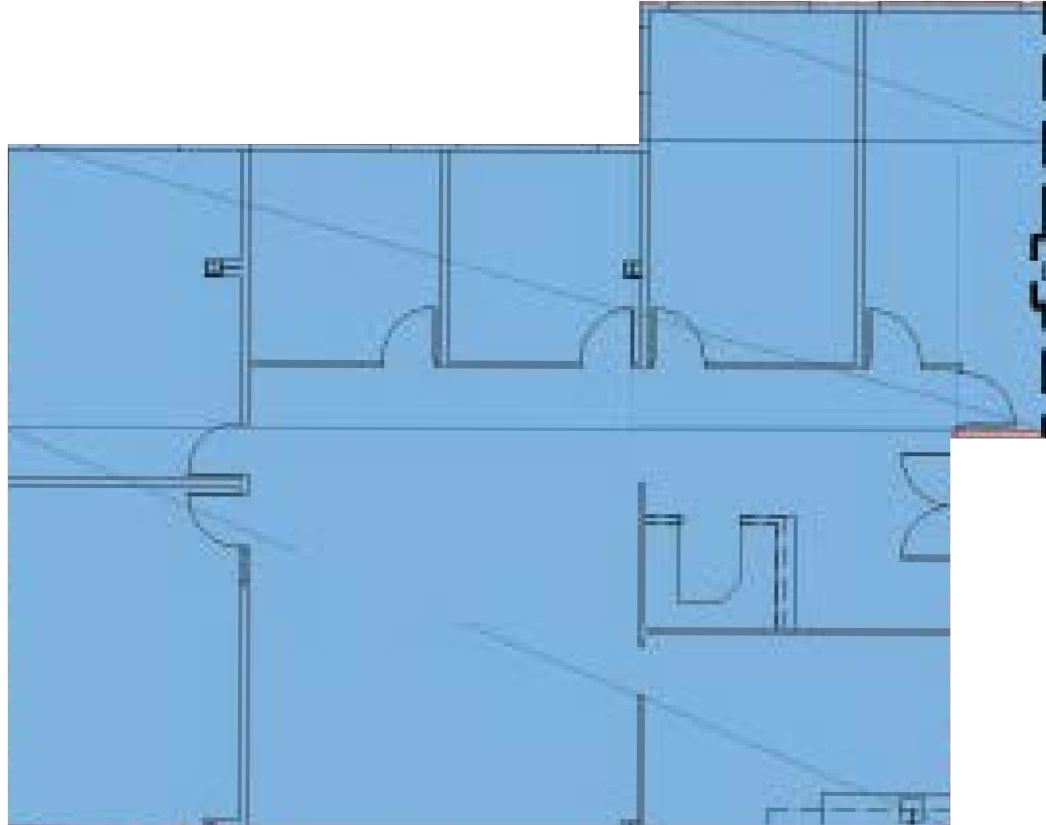
*SUITES 110 & 120 ARE CONTIGUOUS FOR 2,806-8,118 RSF

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

SUITE 110

2,806 SQUARE FEET

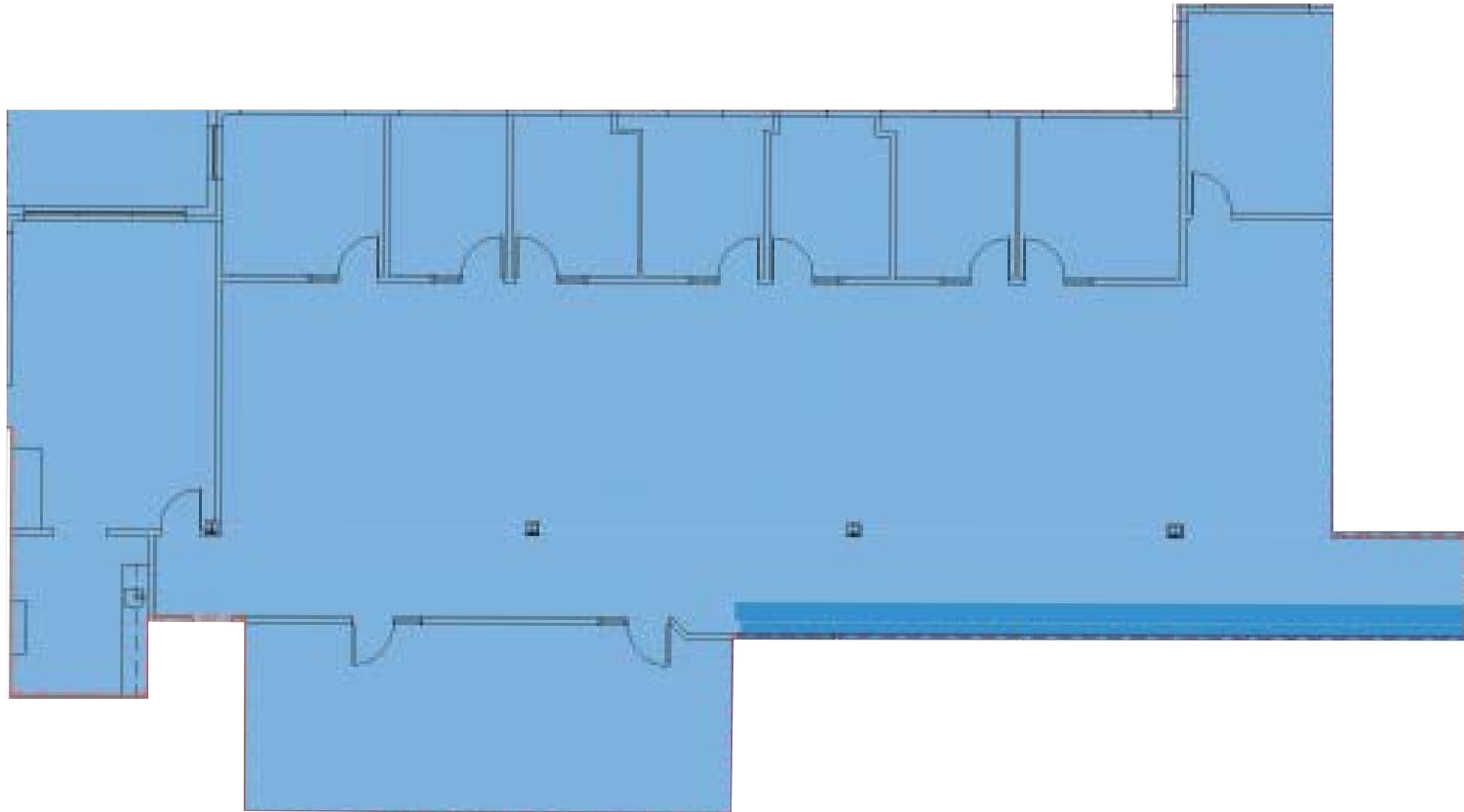
Five Window Offices, One Conference Room, Bullpen Space, Professionally Built Out Reception And Waiting Area, Kitchen.



SUITE 120

5,312 SQUARE FEET

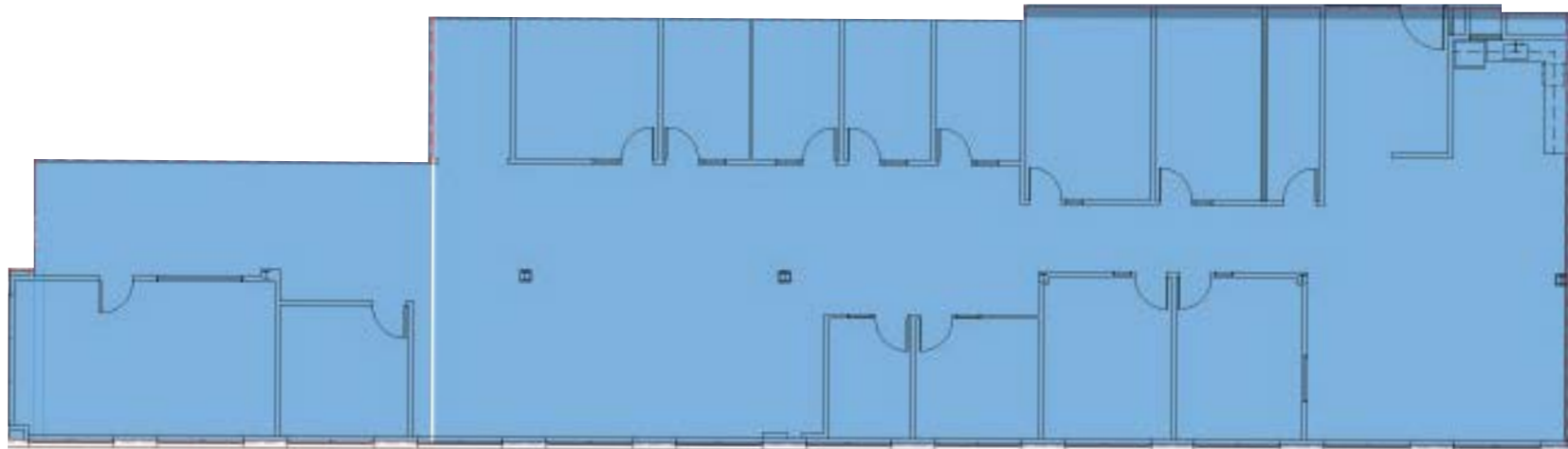
Eight Window Offices, Large Kitchen And Break Room, Extensive Bullpen Space For Efficient Cubicle Layout, Large Interior Work Room/ Storage Room.



SUITE 140

6,002 SQUARE FEET

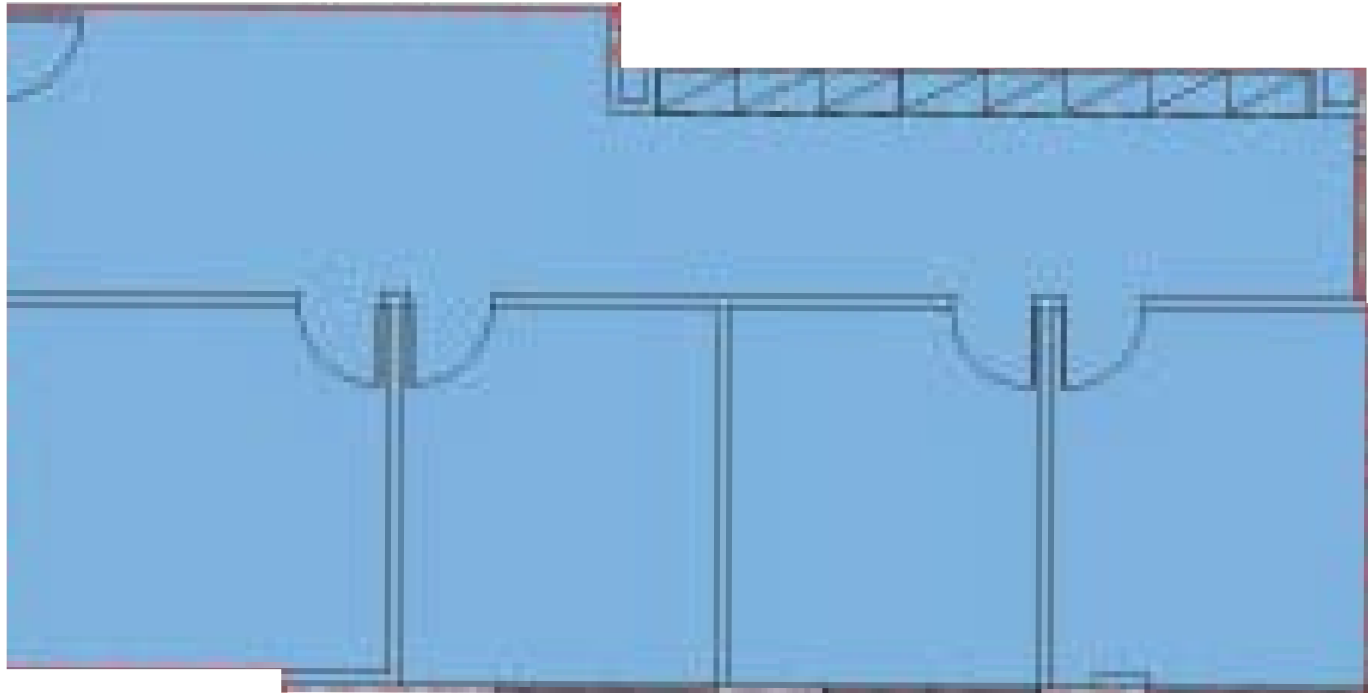
Five Window Offices, Seven Interior Offices, Glass Walled Conference Room, High End Employee Lounge And Kitchen, Bullpen Space, Storage Room.



SUITE 150

1,387 SQUARE FEET – SPEC SUITE

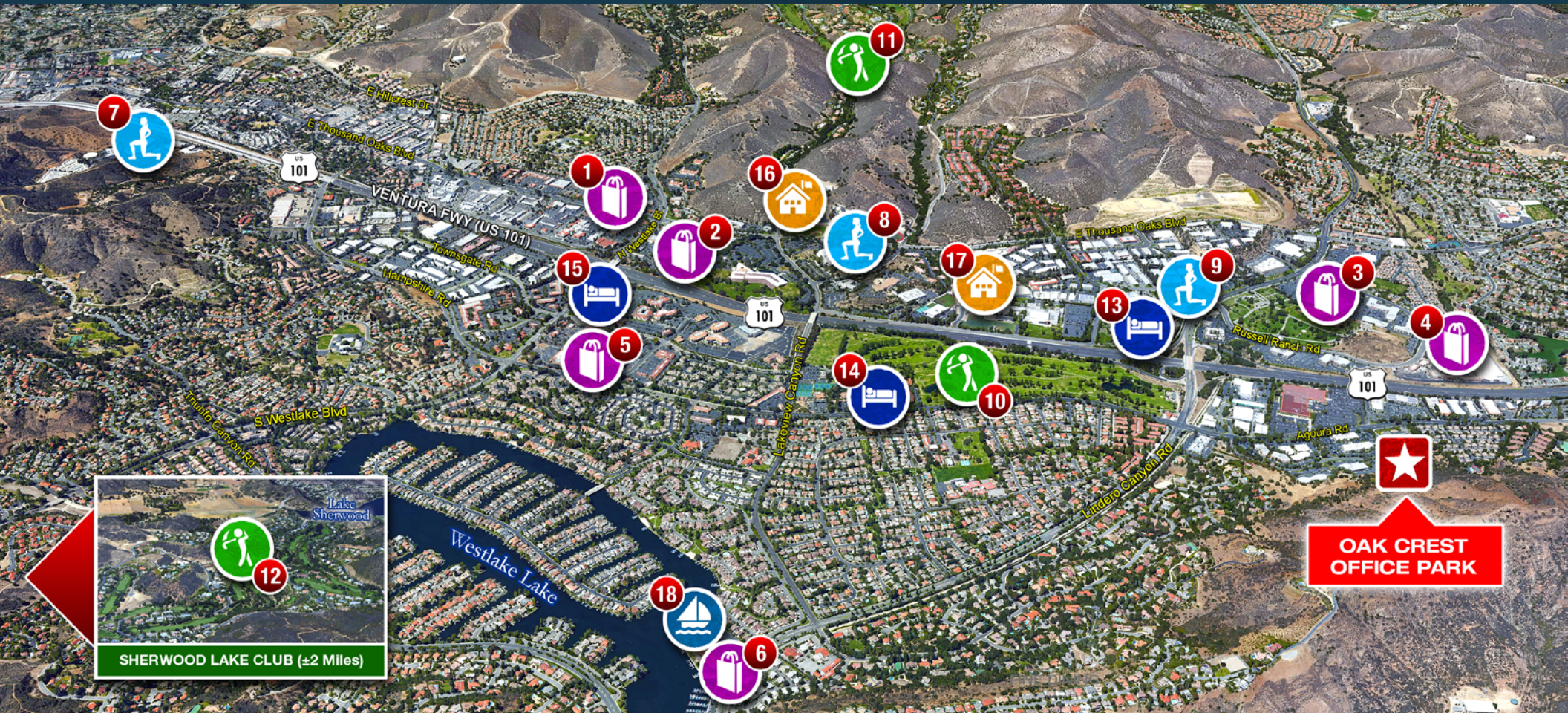
Four Window Offices, Open Style Kitchenette With Cabinetry, Small Bullpen Space.



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

FOR MORE INFORMATION, PLEASE CONTACT

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