

Westlake Corporate Center

Located in the Heart of Westlake Village

875 S. Westlake Blvd. &
2659 Townsgate Rd.
Westlake Village, CA 91361



Westlake Corporate Center
875 S. Westlake Blvd. | 2659 Townsgate Rd.



AVAILABILITY

BUILDING	SUITE	SIZE	RATE/SF	AVAILABILITY
875 S. Westlake Blvd	#203	1,065 RSF	\$2.50 FSG	Vacant
875 S. Westlake Blvd	#214	719 RSF	\$2.50 FSG	30 Days
2659 Townsgate Rd.	#140	816 RSF	\$2.65 FSG	Sept. 2026
2659 Townsgate Rd.	#142	764 RSF	\$2.65 FSG	Vacant
2659 Townsgate Rd.	#227	9,318 RSF	\$2.65 FSG	30 Days

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875 S. Westlake Blvd. | 2659 Townsgate Rd.



Property Features

- Two-building office complex located at corner of Townsgate Rd and Westlake Blvd.
- Class A office location in the heart of Westlake Village.
- Within walking distance to multiple restaurants and retail amenities.
- FiOS and Spectrum Business high speed internet.
- Electric Vehicle charging stations on-site.
- Free surface parking at 4/1000 ratio.
- Brand new common area conference room available for tenant use.
- Excellent access to the Ventura (101) Freeway.
- Tenant Improvements negotiable

875 S. Westlake Blvd building



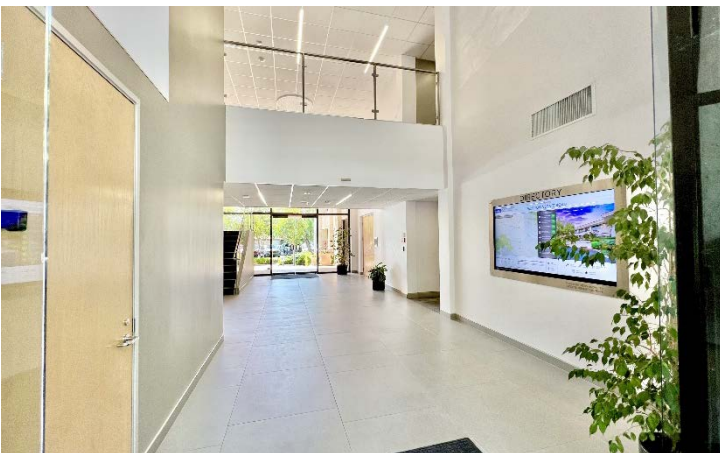
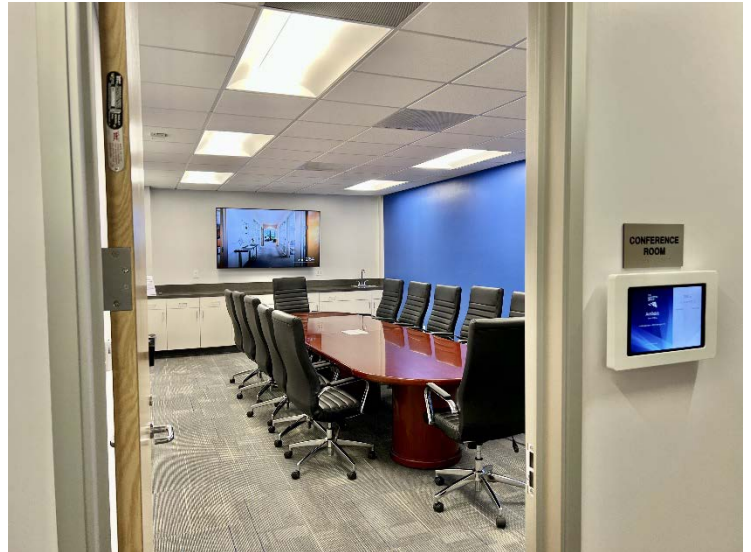
Common Area Amenities

Common conference room

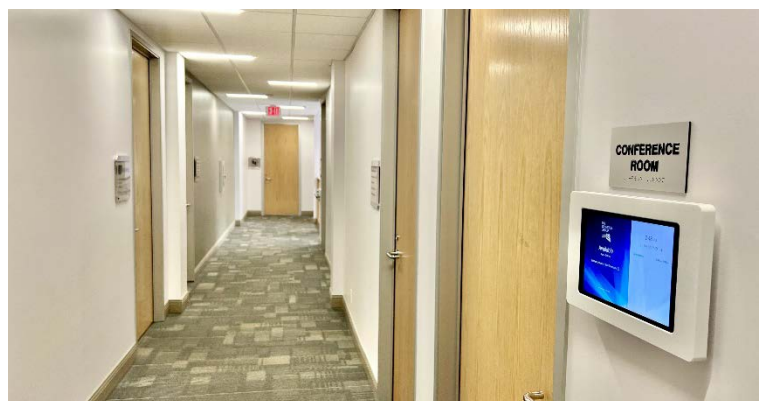
Renovated lobby with touch screen directory (2659)

Electric vehicle charging stations on-site

2659 Townsgate common conference room



2659 Townsgate building

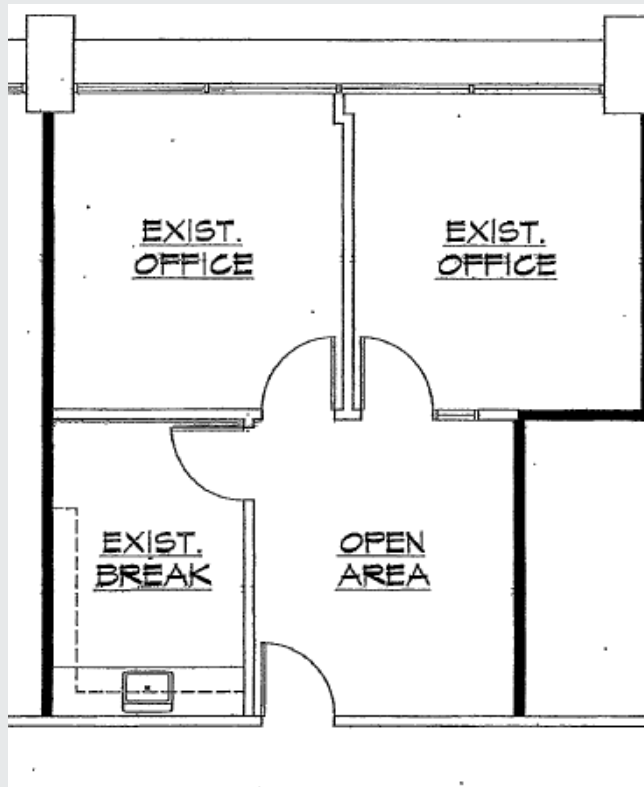


A technical line drawing of a mechanical system, likely a pump or motor assembly. The drawing shows a central vertical shaft or pipe. At the top, there is a horizontal pipe with a valve or fitting marked with an 'X'. Below this, the shaft descends and is connected to a horizontal pipe. On the right side, there is a vertical pipe that branches off from the main shaft. At the bottom, there are two large rectangular blocks, possibly representing pumps or motors, connected to the main shaft and the horizontal pipe. The drawing is a schematic representation of the system's layout.

Suite 203 = 1,065 RSF

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- The floor plan of the second floor includes the following rooms and features:
- SUITE 211**: Located in the top left.
 - SUITE 207**: Located in the top center.
 - SUITE 212**: Located in the top right.
 - SUITE 218**: Located in the top right, adjacent to SUITE 212.
 - SUITE 209**: Located in the bottom left.
 - SUITE 205**: Located in the bottom center, with a blue shaded area.
 - SUITE 201**: Located in the bottom center, adjacent to SUITE 205.
 - SUITE 200**: Located in the bottom right.
 - SUITE 202**: Located in the bottom right, adjacent to SUITE 200.
 - SUITE 210**: Located in the bottom right, adjacent to SUITE 202.
- Other features include:
- STAIRS**: Located in SUITE 211, SUITE 218, and SUITE 201.
 - UTILITY**: Located in SUITE 211, SUITE 218, and SUITE 201.
 - OPEN**: Located in SUITE 211, SUITE 209, SUITE 201, SUITE 200, SUITE 202, and SUITE 210.
 - RESTROOMS**: Located in SUITE 212, including **WOMEN** and **MEN** restrooms.

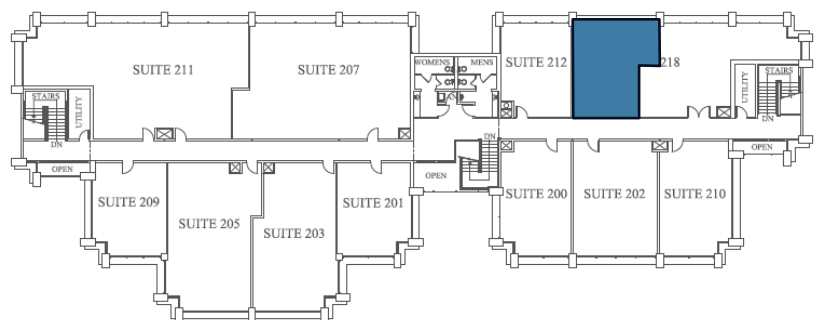
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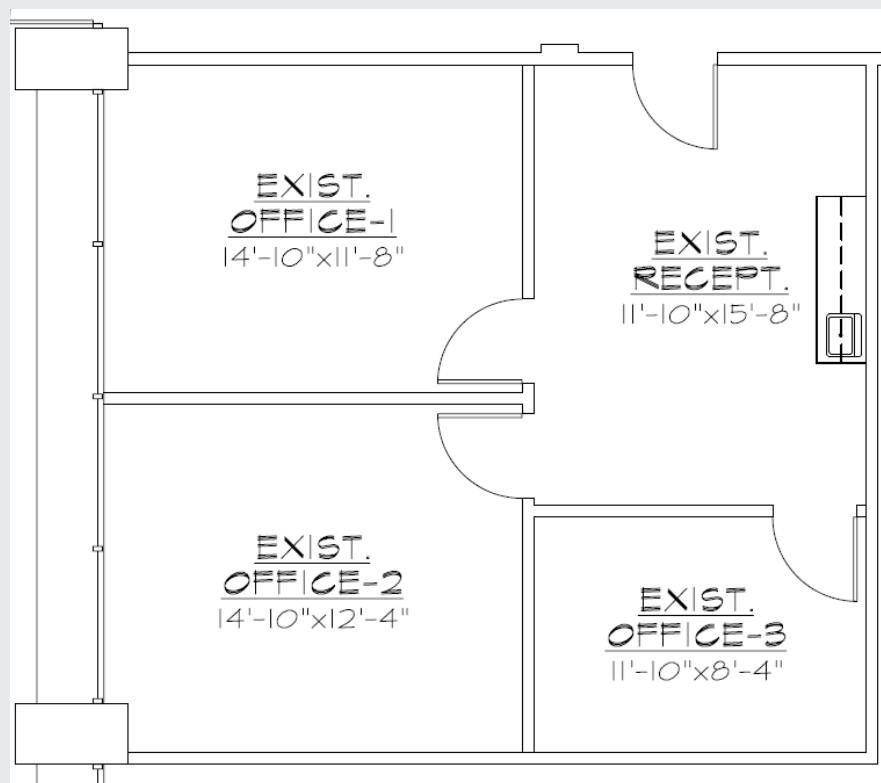


875 S. Westlake Blvd.

Suite 214 = 719 RSF

- Available with 30 days notice
- \$2.50 / RSF, Full Service Gross

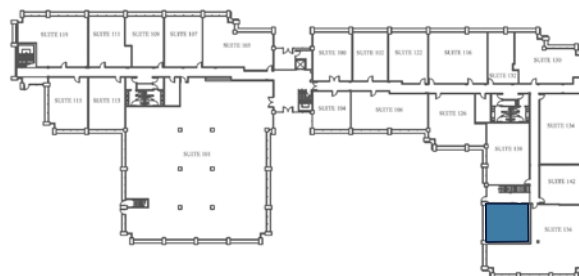


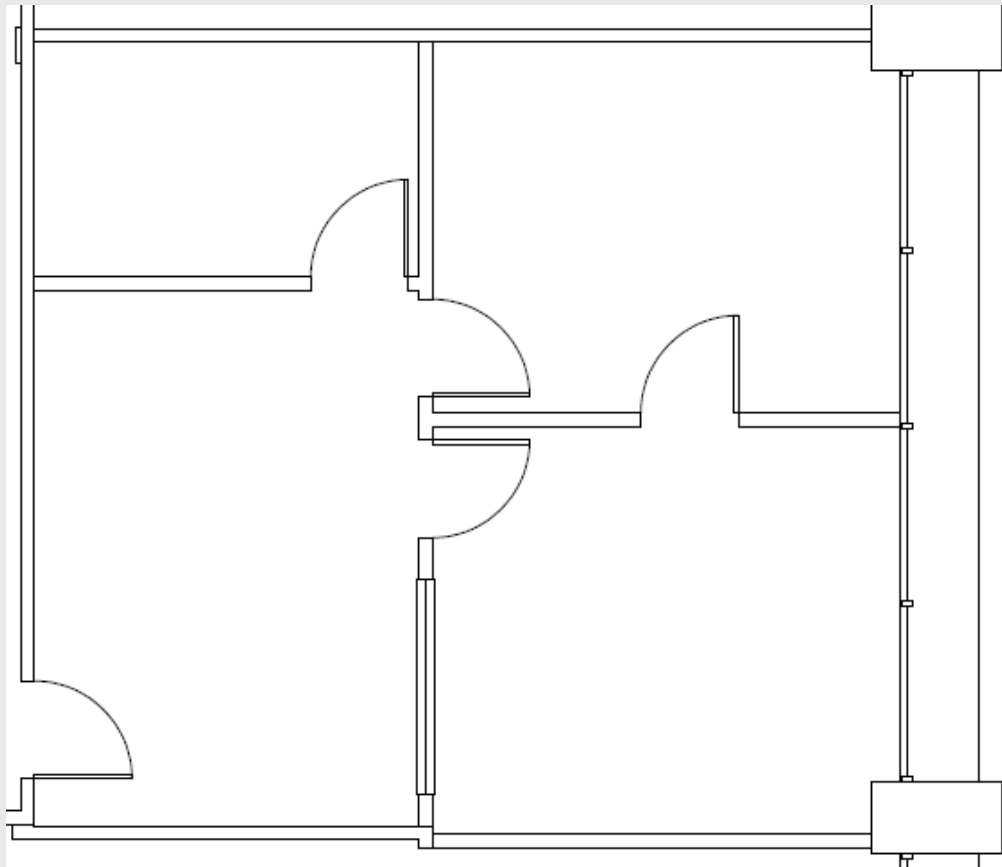


2659 Townsgate Road

Suite 140 = 816 RSF

- Available September 2026
- \$2.65 / RSF, Full Service Gross

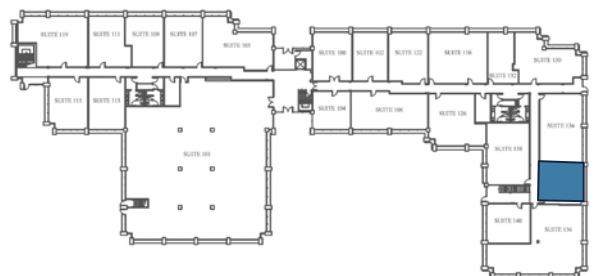




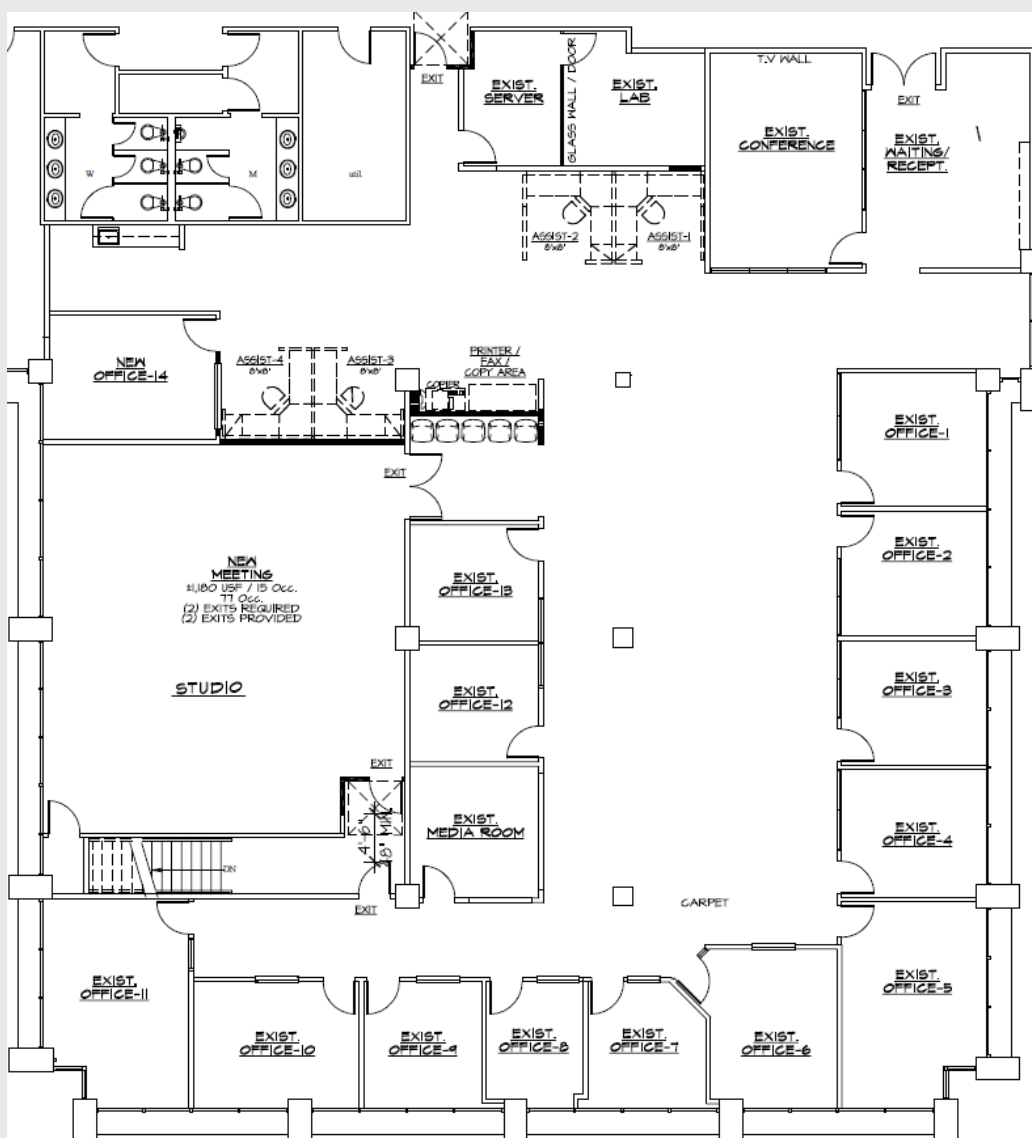
2659 Townsgate Road

Suite 142 = 764 RSF

- Available immediately
- \$2.65 / RSF, Full Service Gross



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2659 Townsgate Road

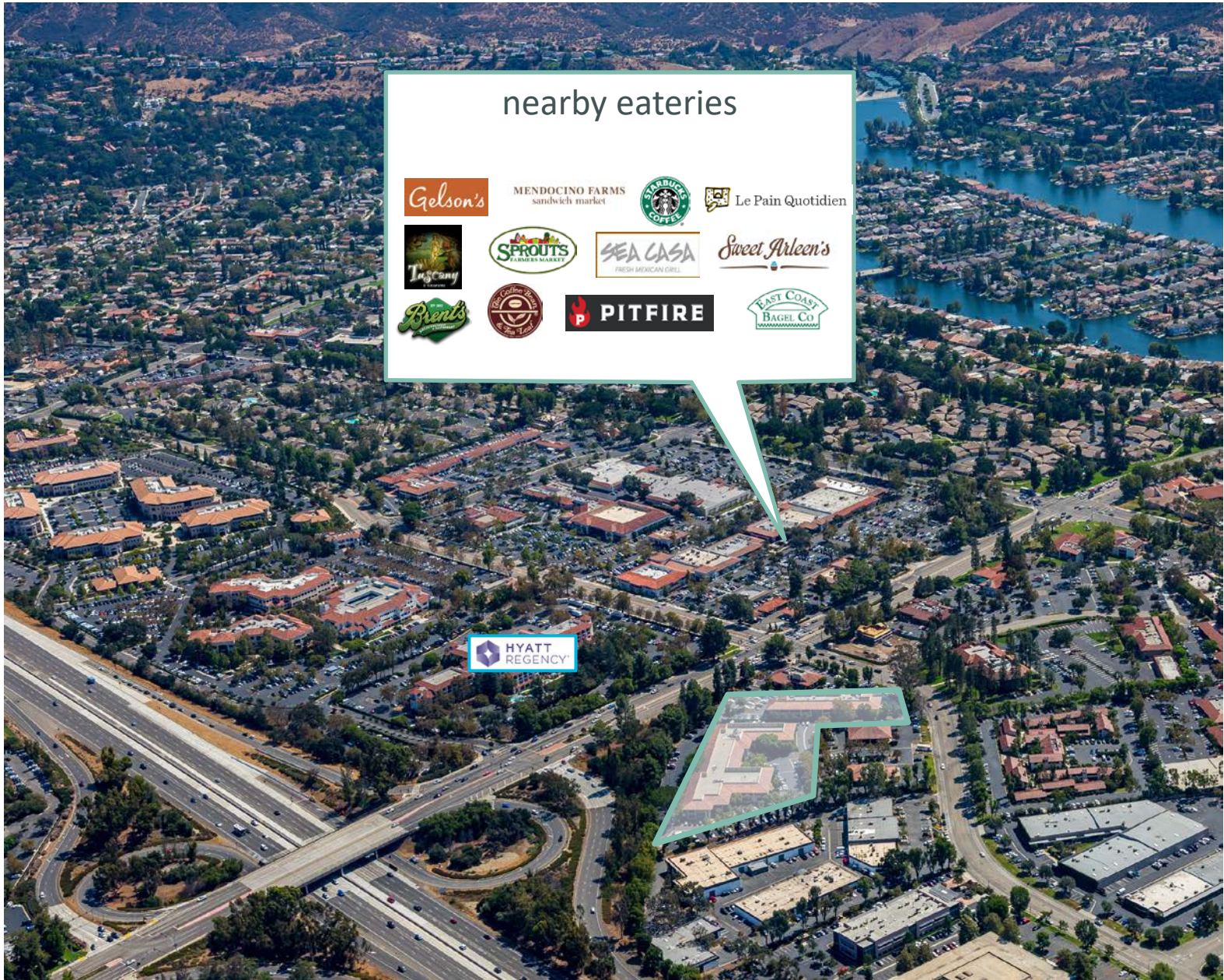
Suite 227 = 9,318 RSF

- Available w/ 30 days notice
- \$2.65 / RSF, Full Service Gross



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nearby eateries



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