

31248 OAK CREST DRIVE | WESTLAKE VILLAGE | CALIFORNIA



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OAK CREST
— COLLECTIVE —

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY HIGHLIGHTS

- Three-story 53,133 RSF Class A office building with abundant 4/1,000 parking
- Recent full building renovations completed
- Excellent 101 Freeway access via Lindero Canyon Road
- Immediate access to business-oriented amenities including restaurants, retail stores and hotels
- Corporate neighbors include the Los Angeles Rams, TouchCommerce, PennyMac, Cydcor, Zebra Technologies, UCLA Medical, Farmers Insurance

BUILDING FEATURES

- **Turnkey "Spec Suite" Available**
- One of the best views in the Conejo Valley
- Creative office ceiling heights of at least 12 feet
- Highly articulated architectural design features
- Sizeable outdoor entertainment area equipped with lunch areas, built-in-BBQ and water features

AVAILABLE SPACE: 1,387 to 14,120 RSF

AVAILABILITY: Immediate

RENTAL RATE: Negotiable

PARKING: 4/1,000± RSF Leased
Free Surface Parking

LEASE TERM: 1 - 10 Years

USE: Office Uses

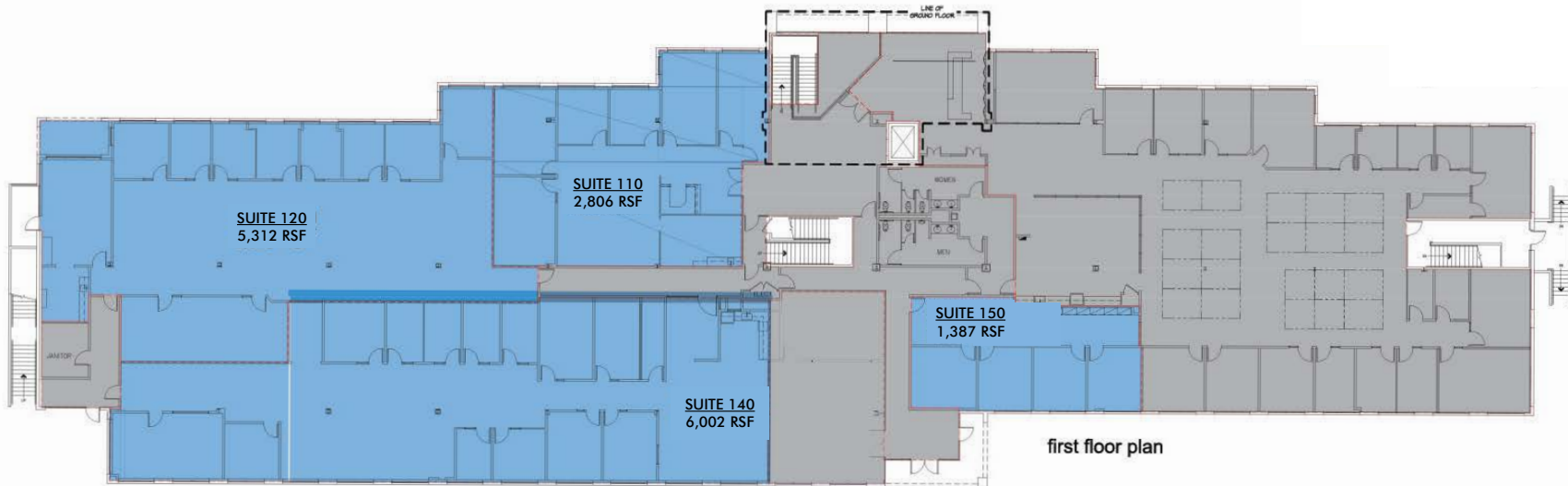


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AVAILABILITIES

| SUITE | SQ. FT. | RATE | DIVISIBLE | Status | AVAILABILITY |
|-------|---------|------------|-----------|----------------------------------|--------------|
| 110* | 2,806 | Negotiable | No | Vacant | Immediate |
| 120* | 5,312 | Negotiable | No | Vacant | Immediate |
| 150 | 1,387 | Negotiable | No | Vacant | Immediate |
| 140* | 6,002 | Negotiable | No | Occupied Sublease (Exp. 2/28/26) | 60 Days |

| *CONTIGUOUS SUITES | SIZE RANGE |
|--------------------|------------------|
| 110 & 120 | 2,806-8,118 RSF |
| 110, 120, 140 | 2,806-14,120 RSF |



first floor plan

*Not to scale



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- 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

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