

2475

Townsgate Road

Westlake Village, California

TOWNSGATE SPECTRUM · OFFICE LEASE

2,748 – 14,401 RSF
AVAILABLE SPACE

From \$2.30 FSG
PER SF / MONTH



TOWNSGATE SPECTRUM — SIGNATURE GLASS TOWER



ATRIUM LOBBY



MAIN LOBBY

PROPERTY OVERVIEW

Property Overview

Townsgate Spectrum is a distinctive Class A office building defined by its landmark glass atrium tower and expansive floor plates. Offering **2,748–14,401 RSF** of available space across two suites, the building provides a premium professional environment with immediate 101 Freeway access, generous parking, and an iconic Westlake Village address.

PROPERTY SNAPSHOT

BUILDING	Townsgate Spectrum
BUILDING SF	60,748 RSF
YEAR BUILT	2002
ASKING RATE	From \$2.30 / SF / Mo FSG
PARKING	3.5 / 1,000 SF
OCCUPANCY	Available Now

01

AVAILABLE SUITES

Suite 101

1ST FLOOR

VACANT

SF AVAILABLE

±2,748 RSF

ASKING RATE

\$2.30 FSG

TERM

Negotiable

Suite 220A + 220B

2ND FLOOR

VACANT

COMBINED SF

±14,401 RSF

ASKING RATE

Call for Rate

TERM

Negotiable

SUITE 220A
±8,860 RSF

SUITE 220B
±5,541 RSF

Suites may be leased separately or combined for up to ±14,401 RSF contiguous.

- No interior windows
- Great for lab space, storage, or other alternate uses

ALL SIZES APPROXIMATE · SUBJECT TO VERIFICATION



Townsgate Spectrum

60,748 SF · 3.5/1,000 PARKING · BUILT 2002

SUITE 220A + 220B — COMBINED PLAN

SUITE DETAILS

Suite 220A + 220B

FLOOR	2nd
COMBINED RSF	±14,401
SUITE 220A	±8,860 RSF
SUITE 220B	±5,541 RSF
RATE	Call for Rate
TERM	Negotiable
STATUS	Vacant

Suites 220A and 220B may be leased separately or combined for up to ±14,401 RSF contiguous. Contact the listing team to arrange a private tour.

- No interior windows
- Great for lab space, storage, or other alternate uses

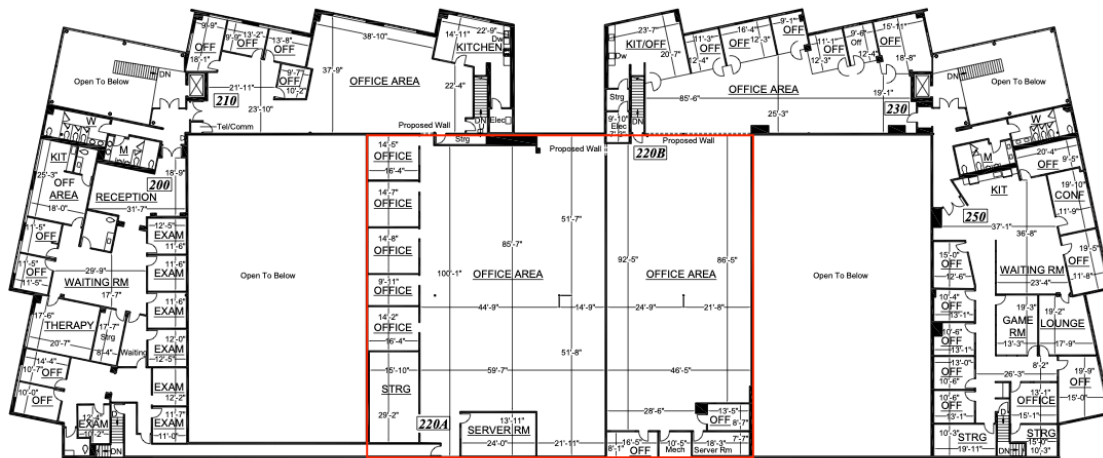
PREPARED FOR:
DEEZCO, LLC
2475 Townsgate Rd, Suite 110
Westlake Village, CA 91362
Tel (818) 264-9513

TOWNSGATE SPECTRUM
2475 TOWNSGATE RD
WESTLAKE VILLAGE, CA

SECOND FLOOR
(As Measured: December 2023)

FLOOR PLAN

Floor Billing Summary 2 SQ.FT
*Measured Area 37,780



Survey Accuracy: +/- 0.08 %

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



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*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.



https://lt-fp.com
TEL: (888) 393-8655
FILE: 23-364

NOT TO SCALE

SUITE 101 — 1ST FLOOR PLAN

SUITE DETAILS

Suite 101

FLOOR	1st
RSF	±2,748
RATE	\$2.30 FSG
TERM	Negotiable
STATUS	Vacant

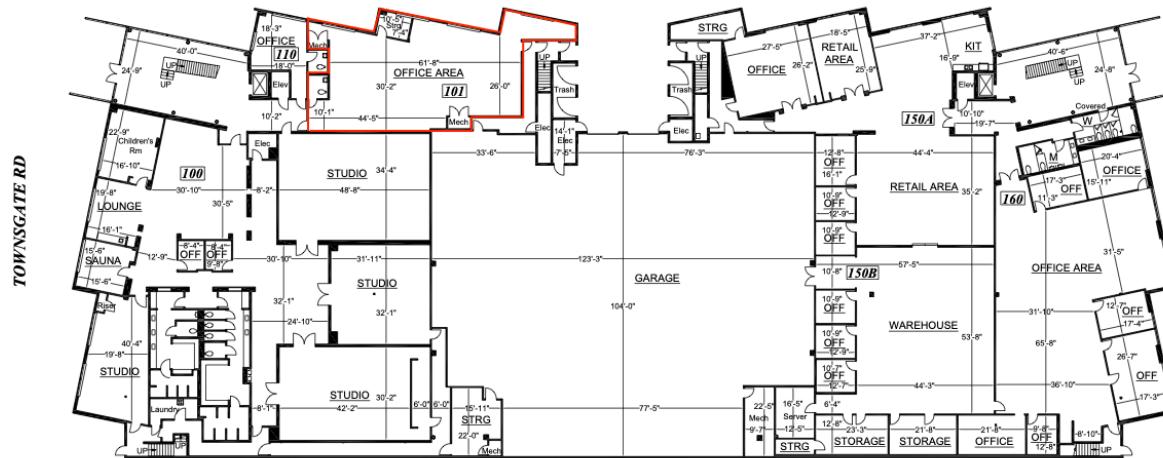
Suite 101 offers ±2,748 RSF of ground-floor office space with direct building access. Contact the listing team to arrange a private tour.

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TOWNSGATE SPECTRUM
2475 TOWNSGATE RD
WESTLAKE VILLAGE, CA
FIRST FLOOR
(As Measured: December 2023)

FLOOR PLAN

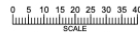
Floor Billing Summary 1	SQ. FT.
*Measured Area	34,365
Exterior Area	279
Parking Area	11,685



Building Billing Summary	SQ. FT.
*Measured Area	67,145
Exterior Area	279
Parking Area	11,685

Survey Accuracy: +/- 0.09 %

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FILE: 23-364

NOT TO SCALE

Central Westlake Village

Location

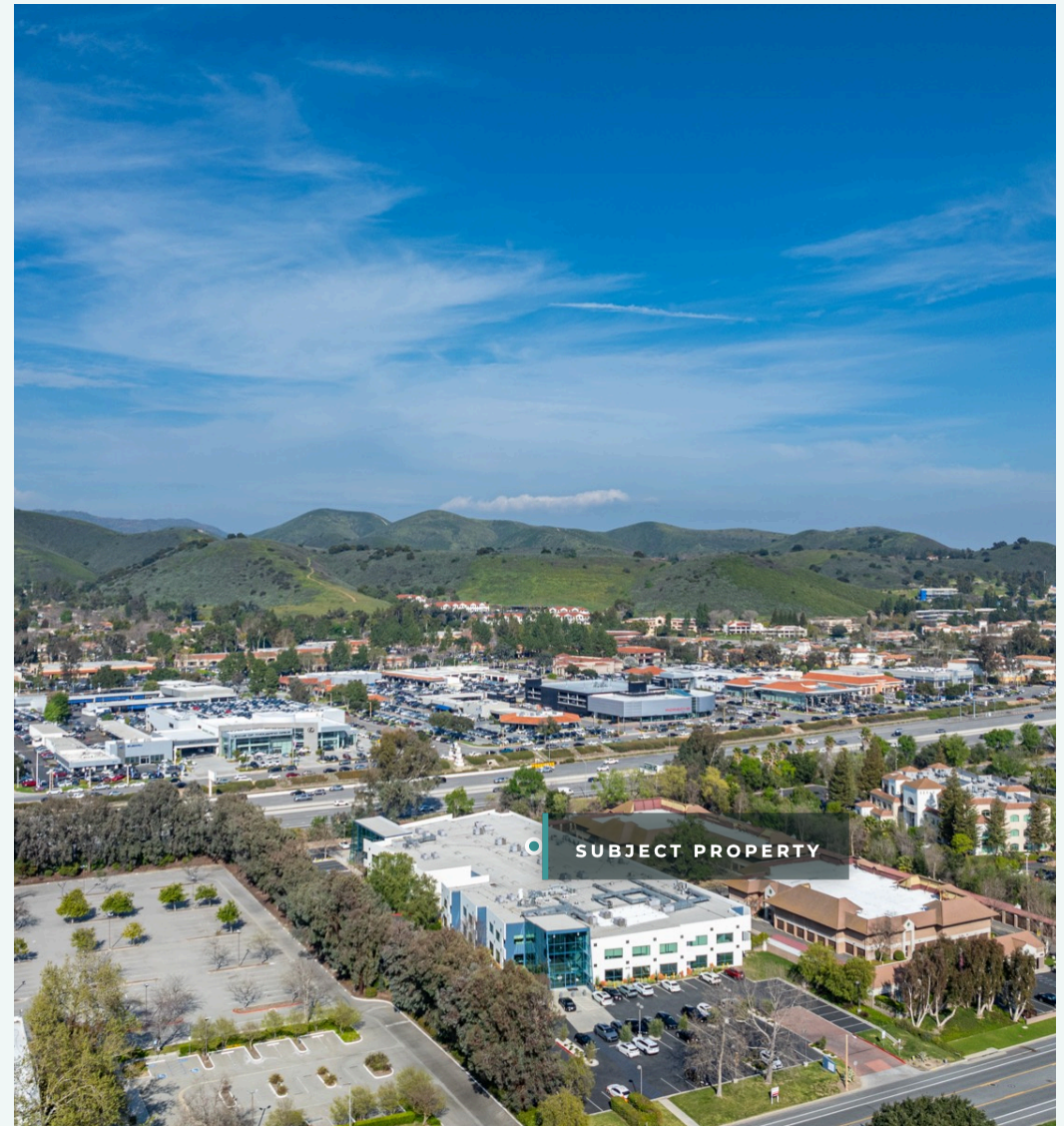
2475 Townsgate Road is positioned at the center of Westlake Village's premier office corridor — offering immediate access to the US-101 Freeway and surrounded by the region's leading employers, premier retail, and executive residential communities.

The Conejo Valley submarket delivers some of Southern California's strongest office retention rates — businesses stay because the quality of life is simply unmatched.

DRIVE TIMES

<p>2 min US-101 On-Ramp</p>	<p>5 min Thousand Oaks</p>
<p>12 min Calabasas</p>	<p>25 min Malibu</p>

ESTIMATED UNDER NORMAL TRAFFIC CONDITIONS



- US-101 Freeway — Direct Access
- Westlake Village Business Corridor
- Thousand Oaks / SE County Submarket
- Executive Housing · Affluent Demographics



2475 Townsgate Road

Townsgate Spectrum

WESTLAKE VILLAGE, CA 91361

AVAILABLE	2,748 – 14,401 RSF
RATE	From \$2.30 / SF / Mo FSG
TERM	Negotiable
STATUS	Available Now



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