

250 -370 N. Westlake Boulevard, Westlake Village

WESTLAKE OFFICE PARK



Jay Rubin
Principal
818.223.4385
jrubin@lee-re.com
DRE #01320005

Jared Smits
Principal
818.444.4986
jsmits@lee-re.com
DRE #01839532

Eugene Kim
Principal
818.444.4919
ekim@lee-re.com
DRE #01521416

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WESTLAKE OFFICE PARK

250 - 370 N. Westlake Boulevard, Westlake Village, California

LEASING TERMS

- Asking Rate: \$2.35 FSG
- Office Suite Opportunities from 1,509 to 3,162 RSF
- Flexible Lease Term: 3-10 Years
- Free Surface Parking at 3.8/1,000 RSF Leased
- Tenant Improvements Available for Suite Modifications

PROPERTY HIGHLIGHTS

- 131,087 SF Beautifully Master Planned 5-Building Office Campus
- Several Outdoor Common Area Patios Conducive to Team Meetings or Outdoor Lunch
- Private Balconies in Selected Suites
- Amazing Elevated Views of Conejo Valley
- Located Within Blocks of Dozens of Amenities Anchored by the Westlake Promenade
- Easily Accessible via the 101 Freeway and Westlake Blvd.



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AVAILABILITY SUMMARY

250 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
100	1,817 SF	\$2.35	
150	3,162 SF	\$2.35	

310 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
140	1,509 SF	\$2.35	

340 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
105	2,238 SF	\$2.35	Spec Suite
112	3,016 SF	\$2.35	
200	2,253 SF	\$2.35	
240	2,026 SF	\$2.35	Private Balcony

370 N. Westlake Blvd

SUITE	SIZE	RATE	NOTES
220	2,115 SF	\$2.35	Shell Condition, Private Balcony



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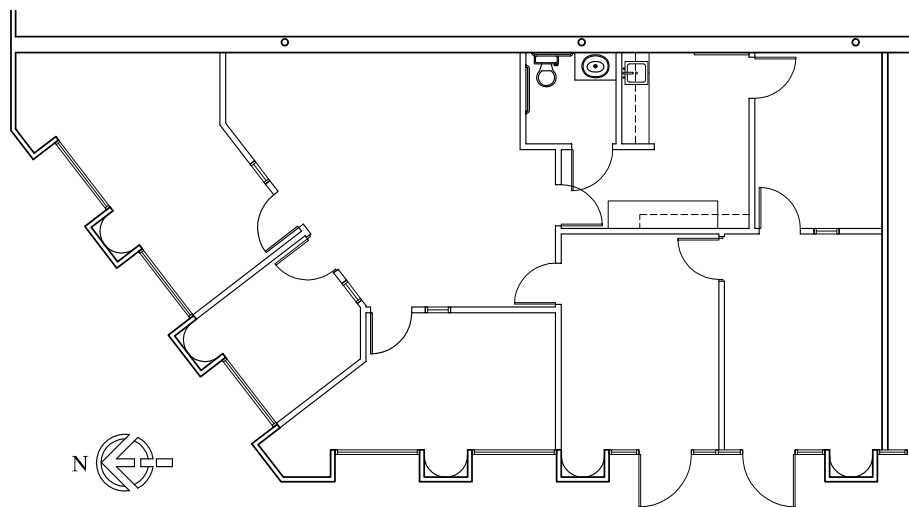
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250 WESTLAKE



SUITE
100

Suite 100

1,817 RSF \$2.35 FSG

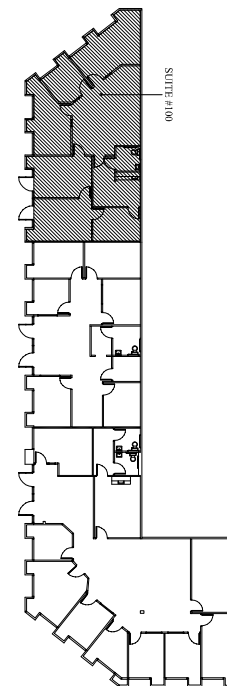
Direct Access

Kitchen

Private Restroom



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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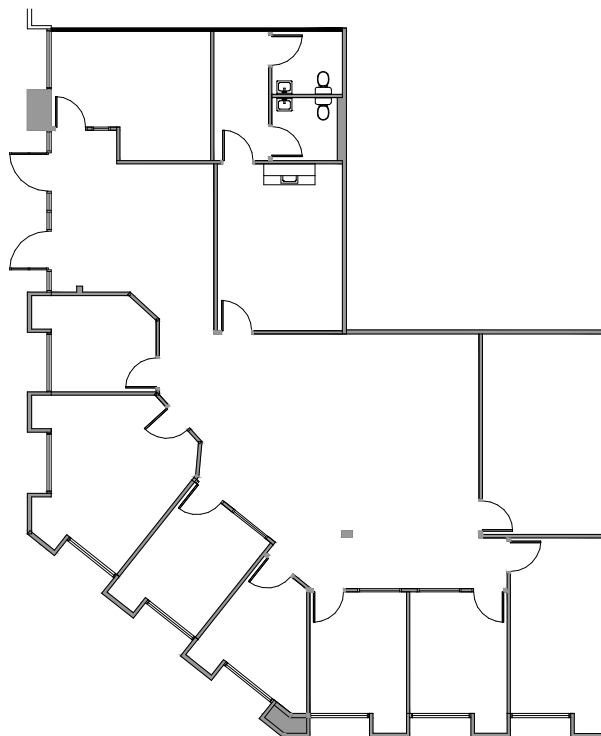
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250 WESTLAKE

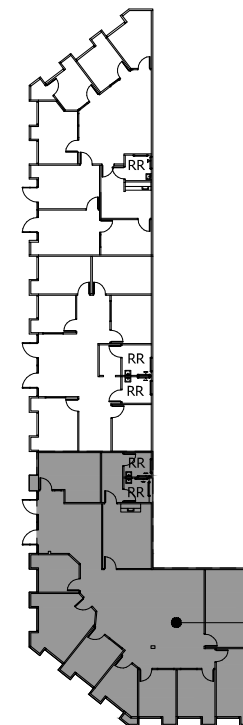
Suite 150

3,162 RSF \$2.35 FSG



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SUITE
150



SUITE 150

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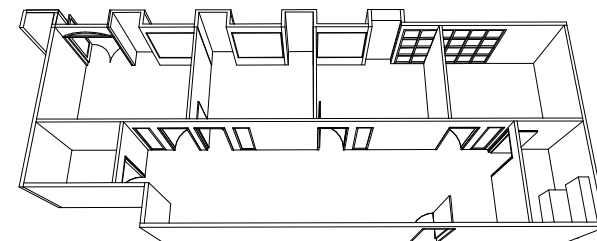
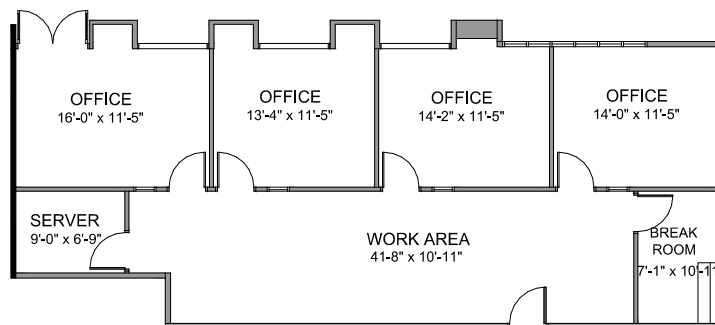
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310

WESTLAKE

SUITE
140



Suite 140

1,509 RSF \$2.35 FSG

4 Offices
Work Area
Break Room
Server Room



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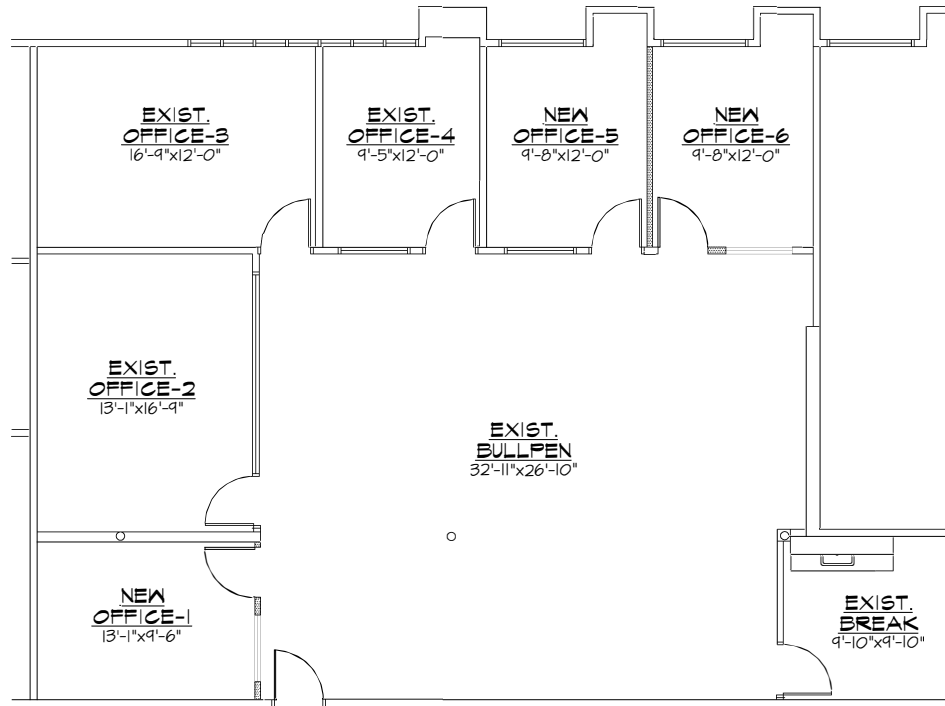
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340
WESTLAKE

Suite 105

2,238 RSF \$2.35 FSG

Five Offices
Conference Room
Kitchen/Break Room
Open Bullpen Area



SUITE
105



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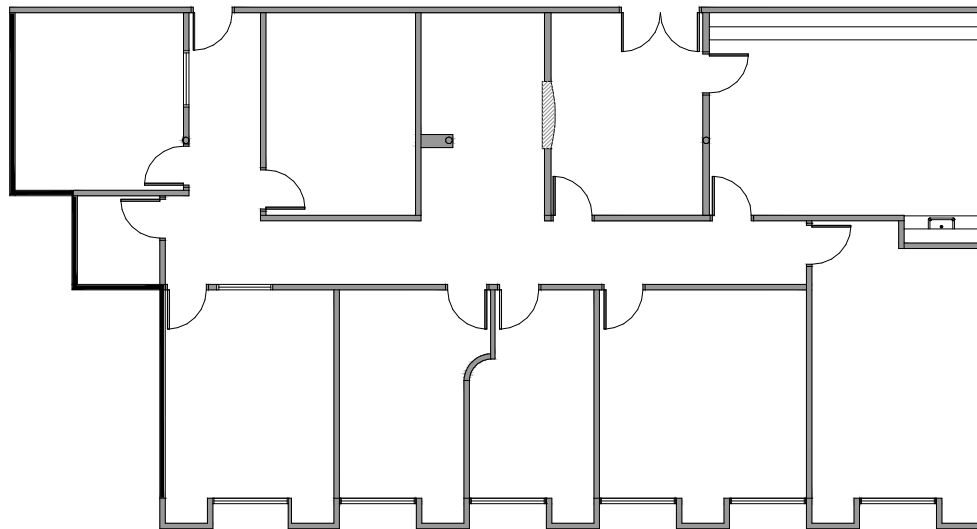
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WESTLAKE OFFICE PARK

250 - 370 N. Westlake Boulevard, Westlake Village, California

340
WESTLAKE



SUITE
112

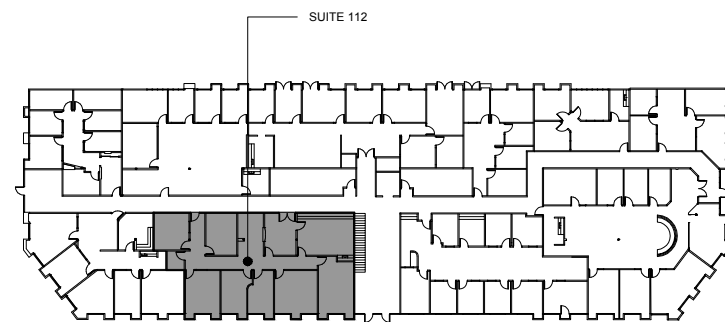
Suite 112

3,016 RSF \$2.35 FSG

Seven Offices
Conference Room
Kitchen/Break Room



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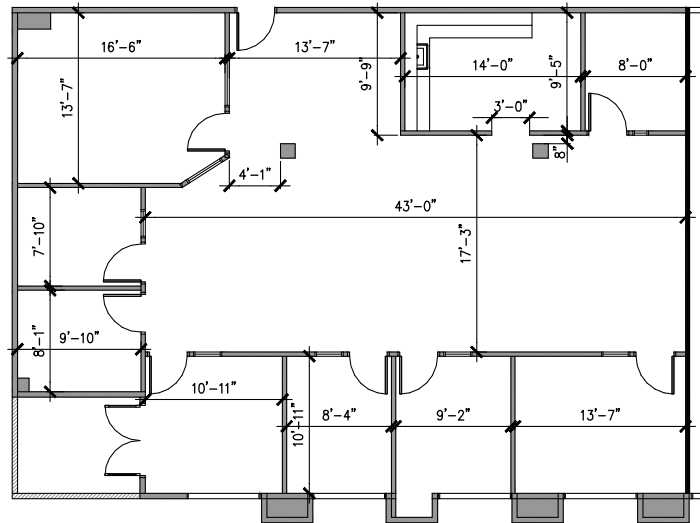
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340

WESTLAKE

SUITE
200



Suite 200

2,253 RSF \$2.35 FSG

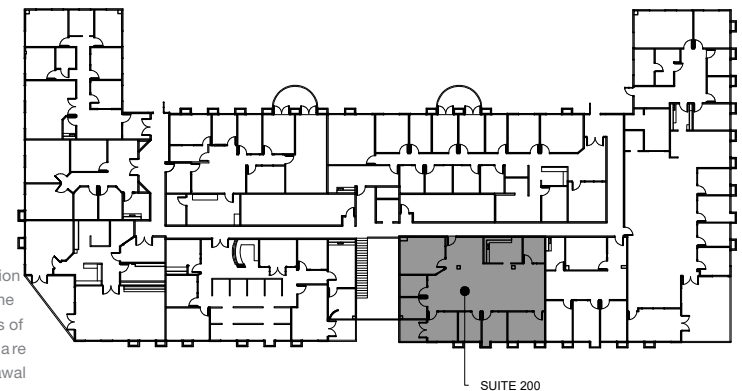
Bullpen
Reception
Conference Room
7 Offices, Kitchen
Private Balcony



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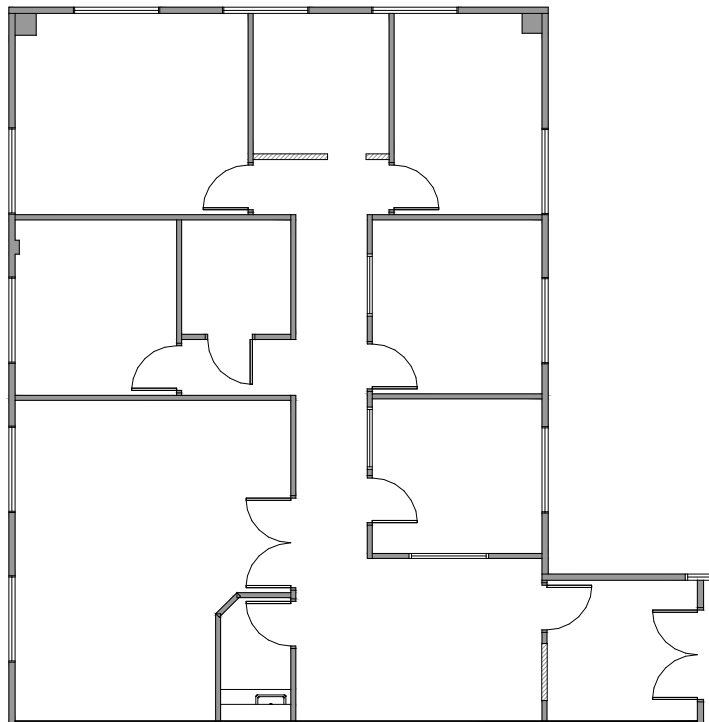
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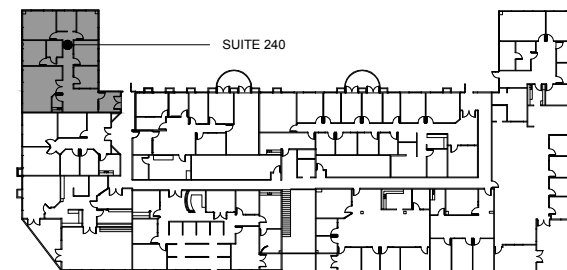
WESTLAKE

Suite 240

2,026 RSF \$2.35 FSG



SUITE
240



NORTH

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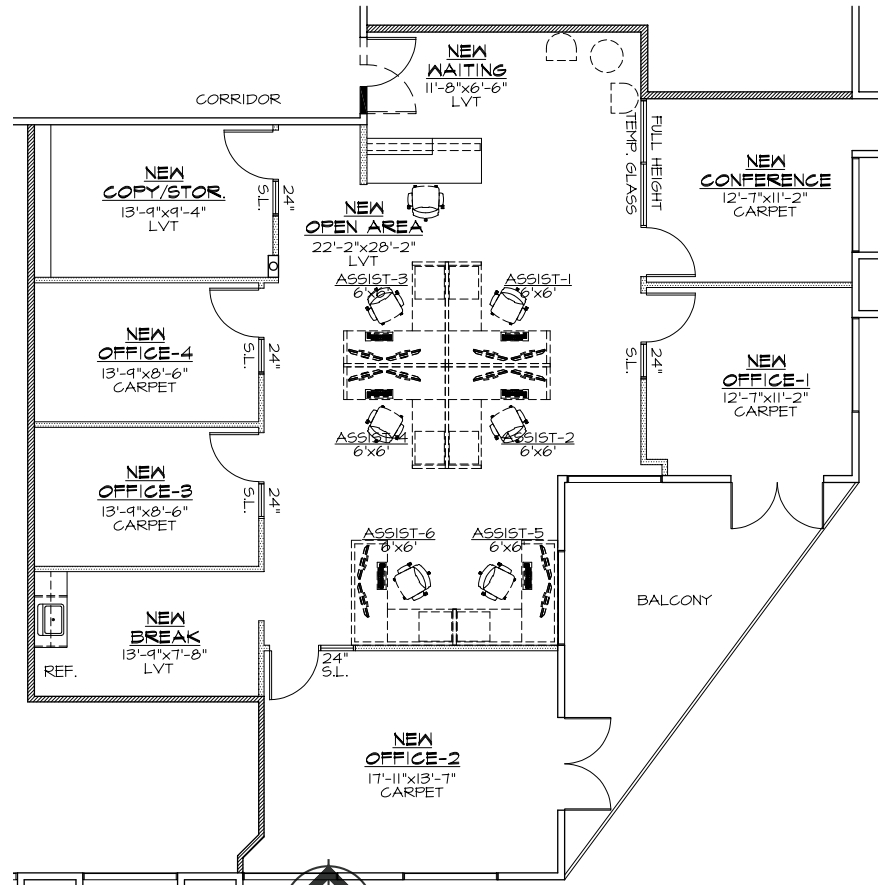
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370 WESTLAKE

Suite 220

2,115 RSF \$2.35 FSG

Proposed Layout:
Bullpen
4 Offices
Conference Room
Kitchen
Balcony



SUITE 220

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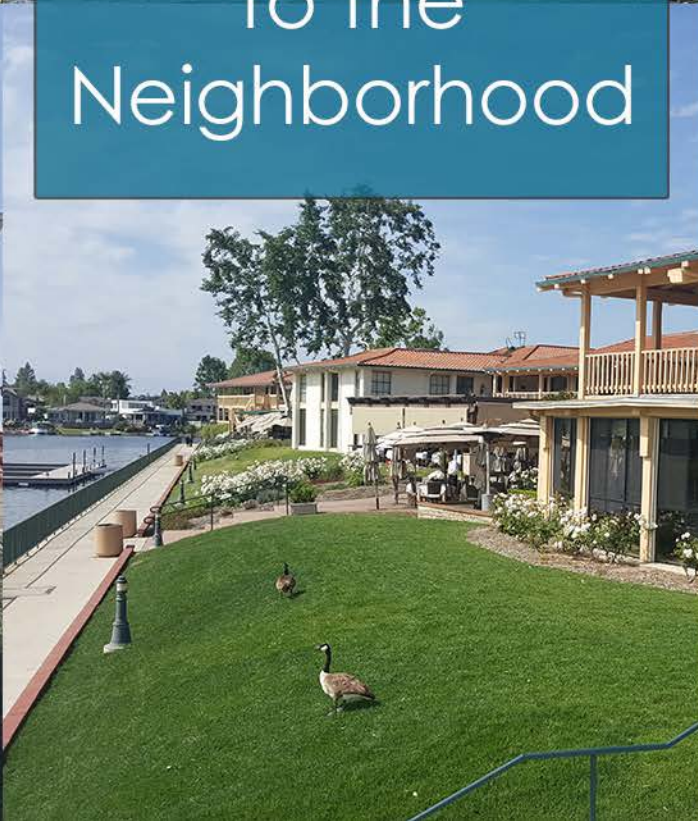
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Welcome
to the
Neighborhood



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SHOPPING

1. North Ranch Mall
2. The Promenade
3. Costco
4. Shoppes @ Westlake
5. Westlake Plaza



GOLF COURSE

6. Westlake Village Golf Course
7. North Ranch Country Club



ATHLETIC CLUB/SPA

8. Bay Club
9. Equinox
10. Calif. Longevity & Health Institute



FINE DINING

11. The Landing



HOTEL

12. Four Seasons
13. Westlake Village Inn
14. Westlake Hyatt



SCHOOLS

15. Westlake High School
16. Oaks Christian



YACHT CLUB

17. Westlake Village Yacht Club



SUBJECT PROPERTY

Westlake Office Park, 250-370 N. Westlake Blvd.
Westlake Village, CA

LIVE.WORK.PLAY.

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Lee & Associates® LA North/Ventura Inc.
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5707 Corsa Ave., Ste. 200, Westlake Village, CA 91362

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