

PROMOTIONAL RATE!

\$1.00 MG for the first six months on any new three-or five-years lease signed.



WESTLAKE ATRIUM

WESTLAKE VILLAGE | CALIFORNIA

NEWLY RENOVATED BUILDING | NEW OWNERSHIP

BRETT SAUNDERS

Principal
818.581.7061
bsaunders@lee-re.com
DRE 01991011

DREW STEWART

Associate
805.390.4455
dstewart@lee-re.com
DRE 01859831





PROPERTY DETAILS

Lease Rate Contact Broker

Parking 2.4 / 1,000

PROPERTY HIGHLIGHTS

- On Site Management
- Outdoor Seating
- Free Common Area WiFi
- Highly Improved Suites / Move-In Ready



AVAILABILITY

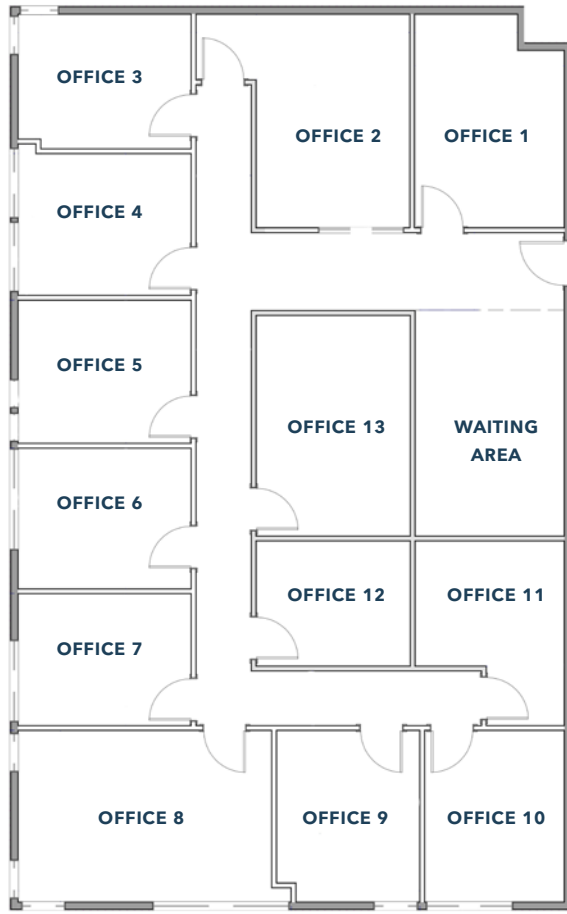
SUITE	SQUARE FEET	NOTES
102	1,304 RSF	AVAILABLE
103	2,019 RSF	IN SUITE SINK
102 & 103	3,304 RSF	AVAILABLE
107	1,786 RSF	AVAILABLE
108	1,469 RSF	AVAILABLE
107 & 108	3,304 RSF	AVAILABLE
112	EXECUTIVE SUITES	
113	2,366 RSF	AVAILABLE
114	1,290 RSF	AVAILABLE
116	653 RSF	AVAILABLE
118	816 RSF	AVAILABLE
113, 114 & 118	4,473 RSF	AVAILABLE
205	802 RSF	AVAILABLE
211	1,596 RSF	AVAILABLE
215	1,793 RSF	AVAILABLE

WESTLAKE ATRIUM

31225 La Baya Dr. | Westlake Village, CA

EXECUTIVE SUITES

NO ADDITIONAL FEES



OFFICE NO.	SIZE	PRICE
1	9'-7.5" x 13'-8"	\$750/mo.
2	9'-10" x 13'-8"	\$750/mo.
3	11'-1" x 8'-7"	\$850/mo.
4	11'-1" x 9'-1"	\$950/mo.
5	11'-1" x 9'-2"	\$950/mo.
6	11'-1" x 9'-0"	\$950/mo.
7	11'-1" x 8'-5"	\$950/mo.
8	16'-3" x 11'-0"	\$1,250/mo.
9	9'-2" x 11'-0"	\$750/mo.
10	8'-11" x 11'-0"	\$750/mo.
11	9'-7" x 11'-10"	\$750/mo.
12	9'-10" x 8'-0"	\$750/mo.
13	9'-10" x 14'-2"	\$750/mo.

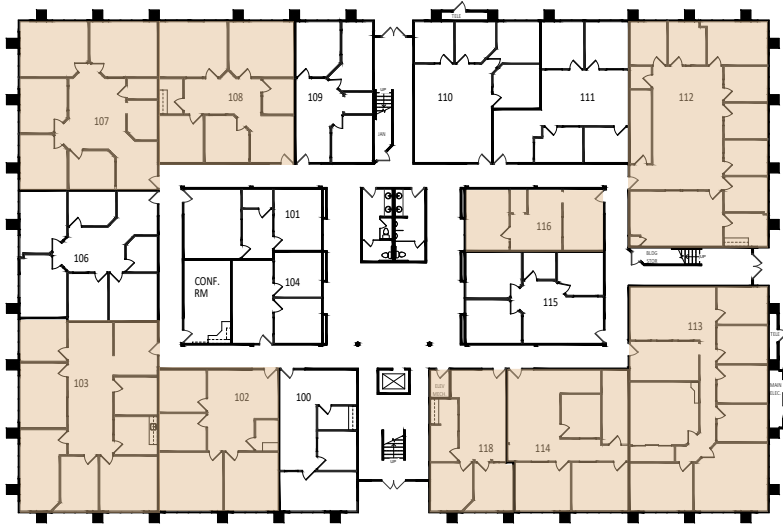
SUITE HIGHLIGHTS

AVAILABLE FEBRUARY 2026

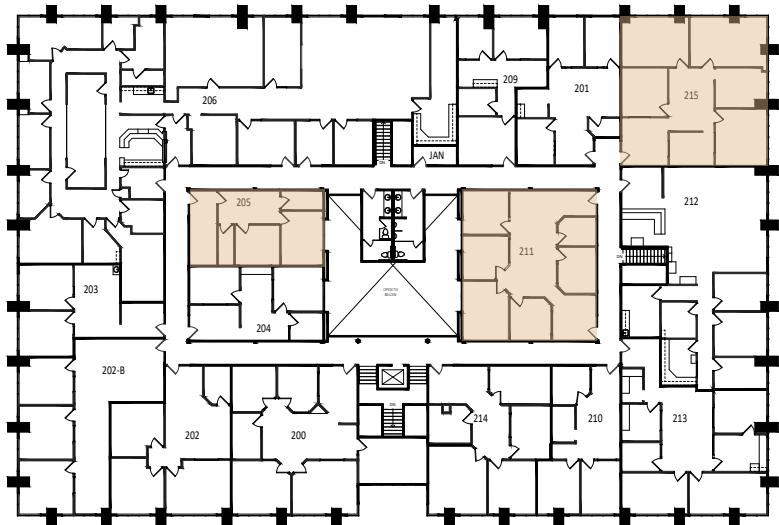
- 2,375 SF First-Floor Suite
- Thirteen Private Offices Available For Lease
- One-Year Minimum Lease Term
- Rates Vary By Office Size And Location
- Shared Reception Area
- High Ceilings And Large Windows With Abundant Natural Light
- Located In A Quiet, Well-Maintained Building In Westlake Village
- Ideal For Solo Professionals Or Small Teams
- Move-In-Ready With Flexible Options
- Full-Service Gross Lease Including Utilities And Common Area Expenses

PHOTOS & FLOOR PLANS

1ST FLOOR



2ND FLOOR





AMENITIES & AERIALS



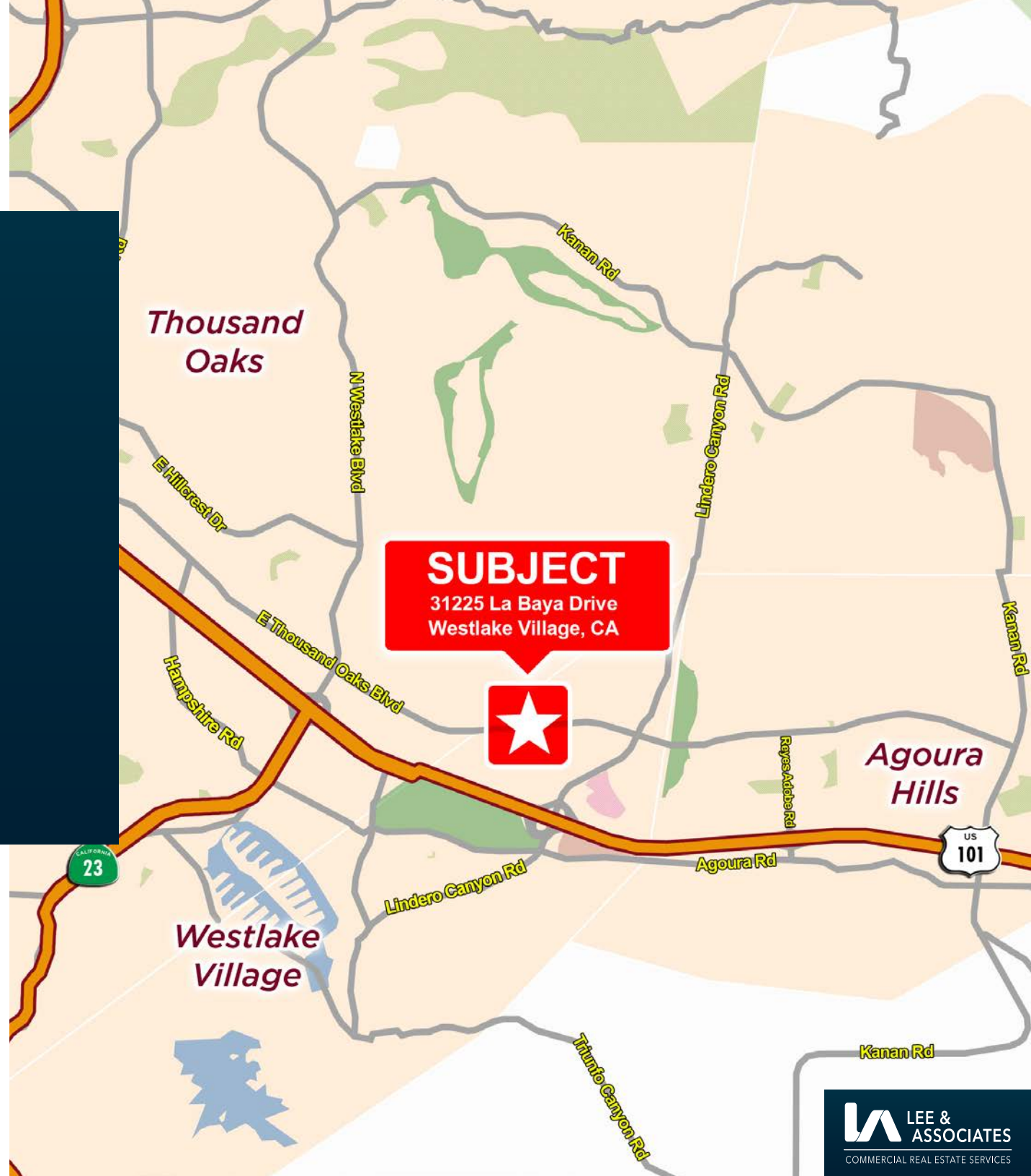
CONTACT NOW

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SUBJECT
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