

2815 TOWNSGATE ROAD

Westlake Village



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OMNINET
CBRE

PROPERTY HIGHLIGHTS

- **Class A office campus in the heart of Westlake Village**
- New motivated ownership
- Walkable retail and restaurant amenities
- Open air balconies and outdoor areas
- Adjacent to the Hyatt Hotel
- Onsite management by Owner
- Fed Ex, UPS, and postal services on site
- Healthy building standards implemented (enhanced sanitization, HVAC systems, and social distancing signage)
- Landscape upgrades in progress
- Excellent freeway access to the 101 Freeway
- 4/1,000 RSF parking ratio
- Amazing views

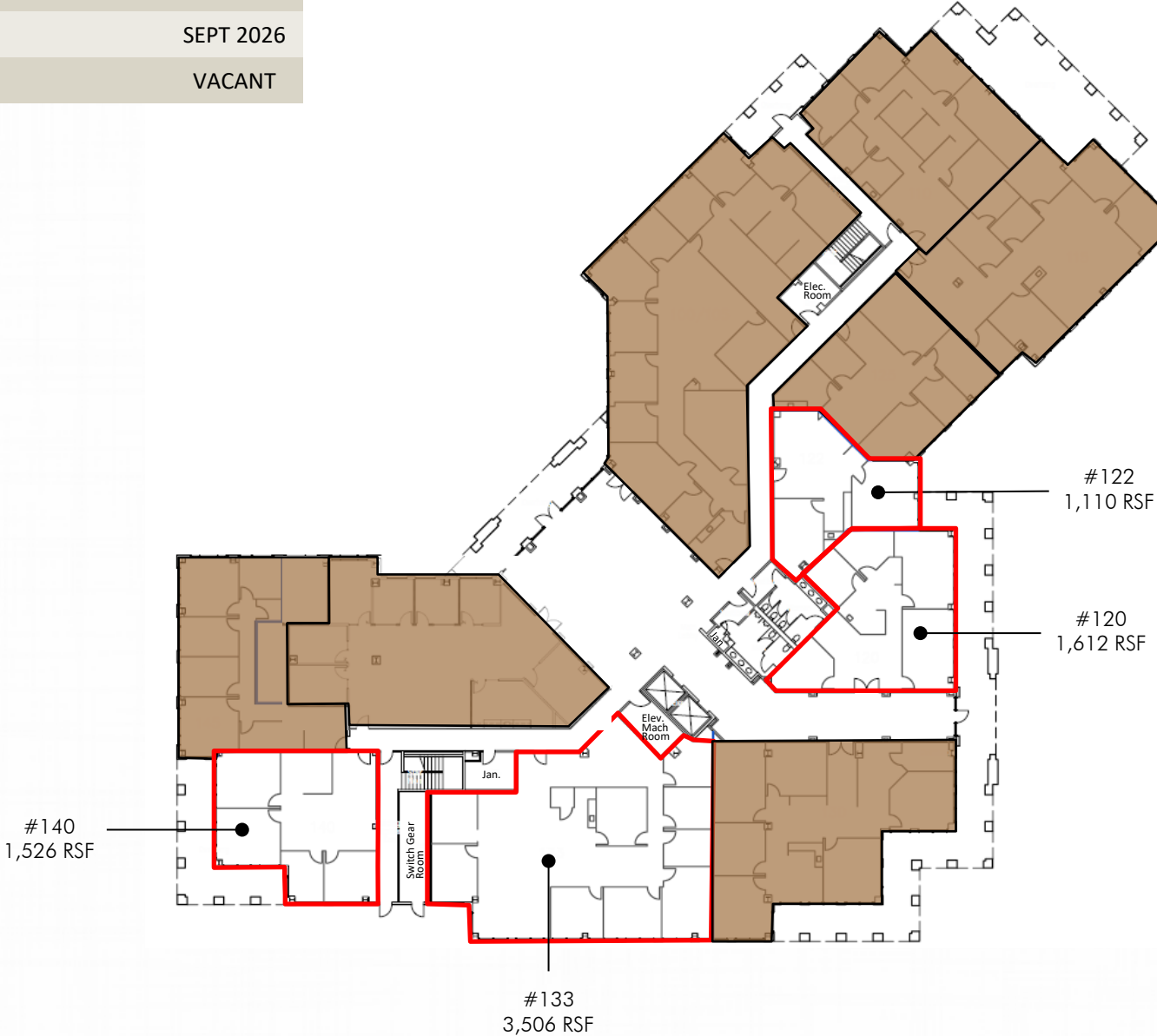


LEASING AVAILABILITY

Availability:	From 1,110 RSF up to 3,506 RSF
Lease Rate:	\$3.10/ RSF, Full Service Gross
OPEX:	Base Year
Term:	3 to 10 years

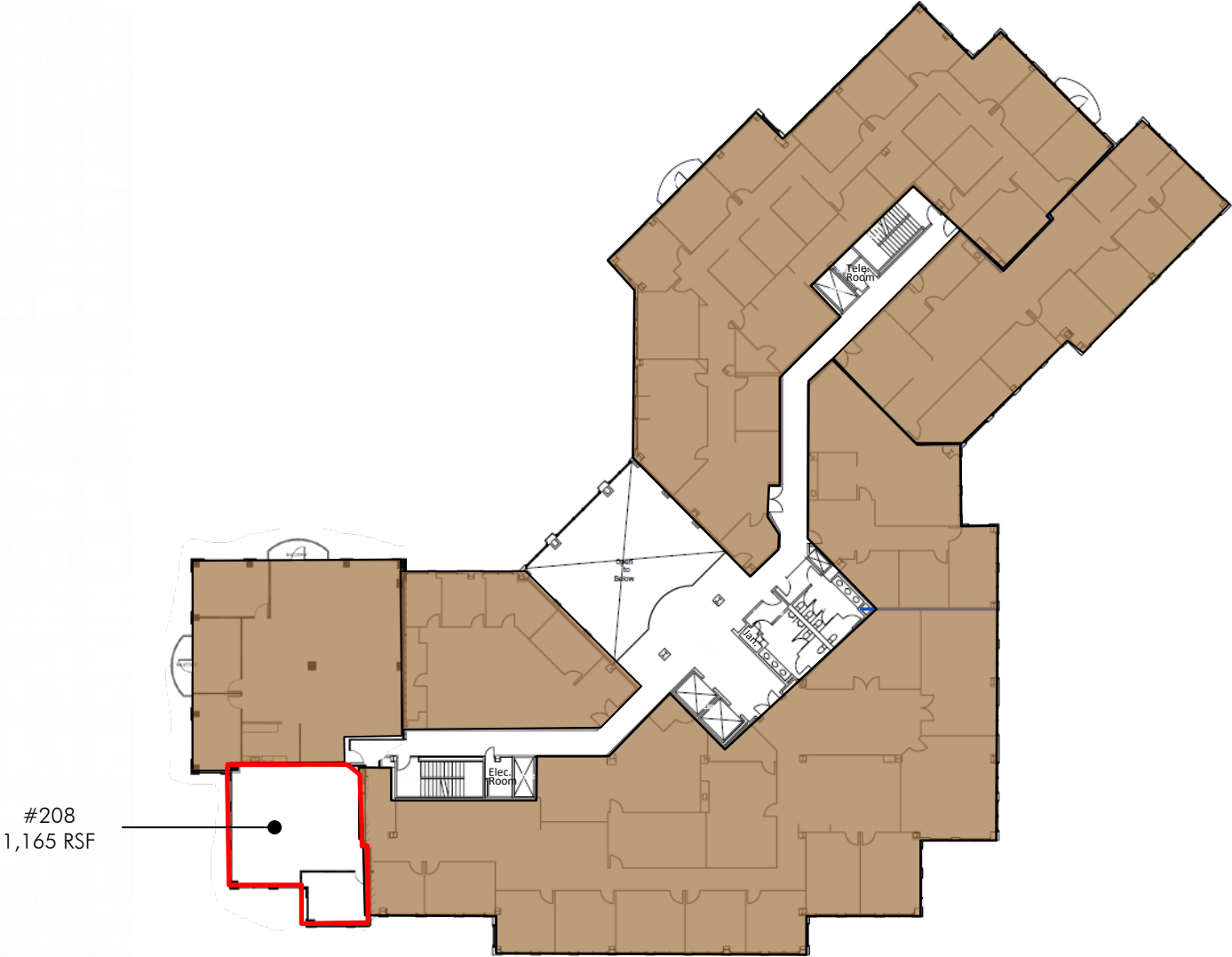


SUITE	SIZE	CONTIG.	AVAIL.
#120	1,612 RSF	2,722 RSF	VACANT
#122	1,110 RSF	2,722 RSF	VACANT
#133	3,506 RSF		SEPT 2026
#140	1,526 RSF		VACANT

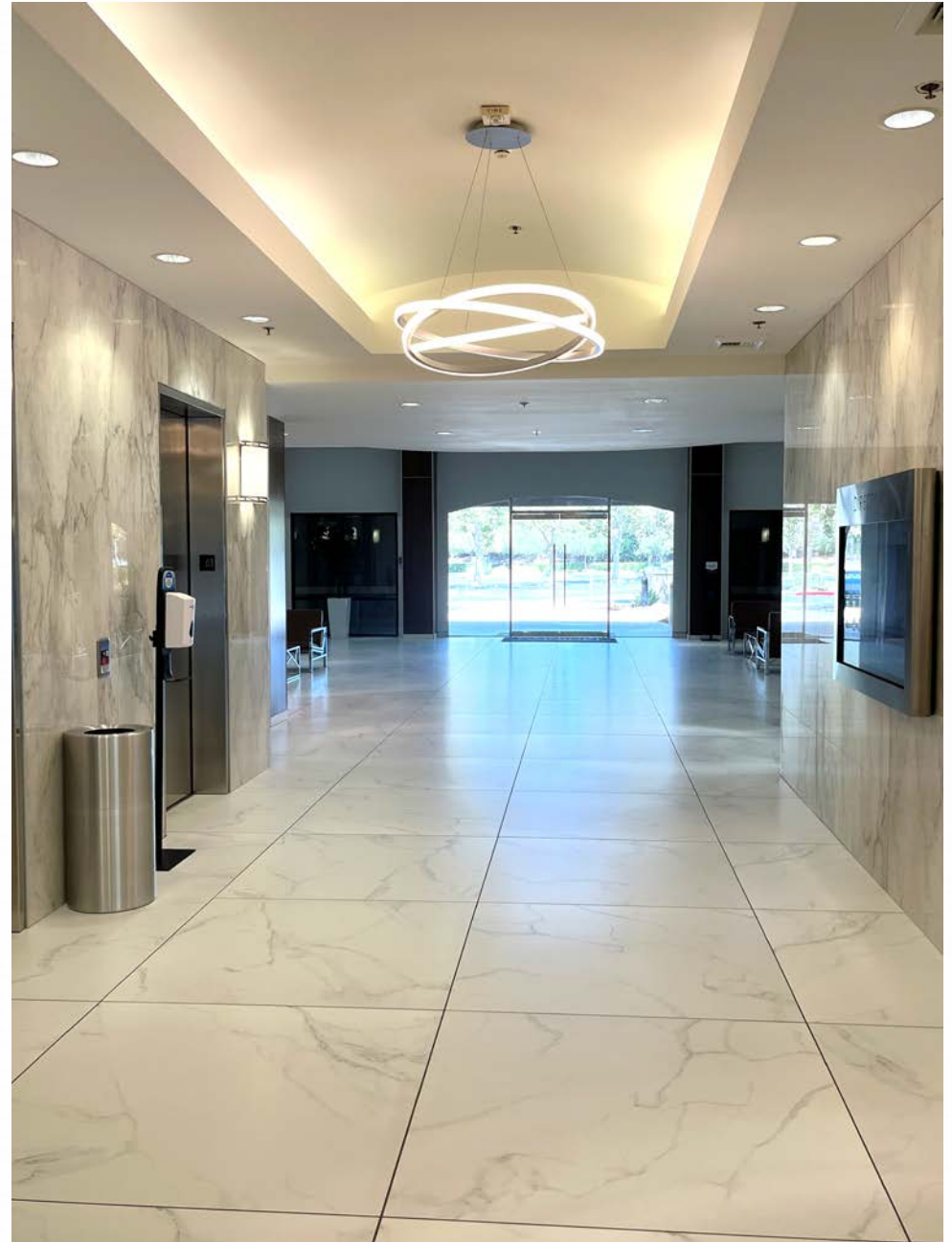


Schedule Tour

SUITE	SIZE	CONTIG.	AVAIL.
#208	1,165 RSF		VACANT



Schedule Tour





nearby eateries

