

2801 TOWNSGATE ROAD

Westlake Village



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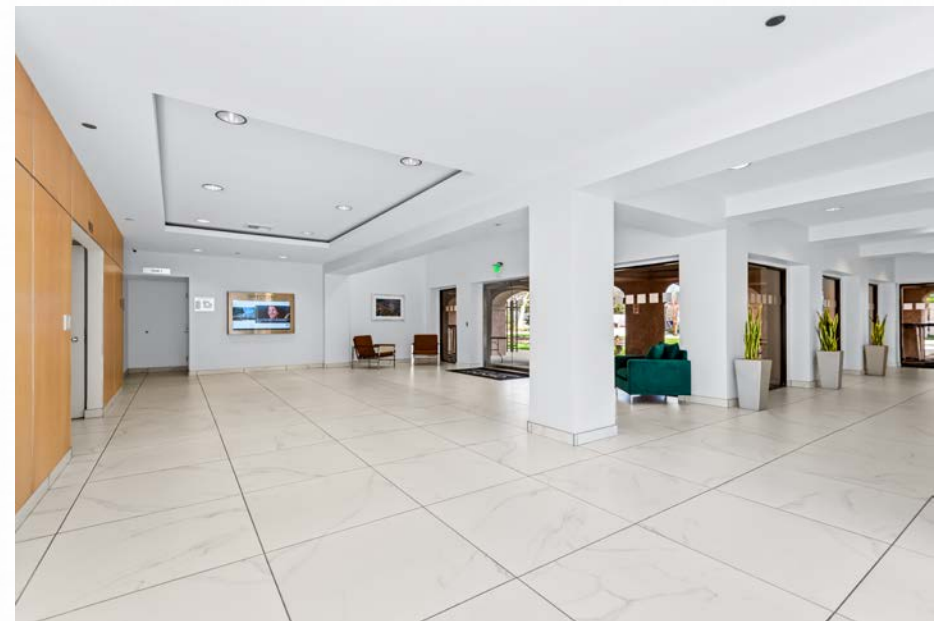
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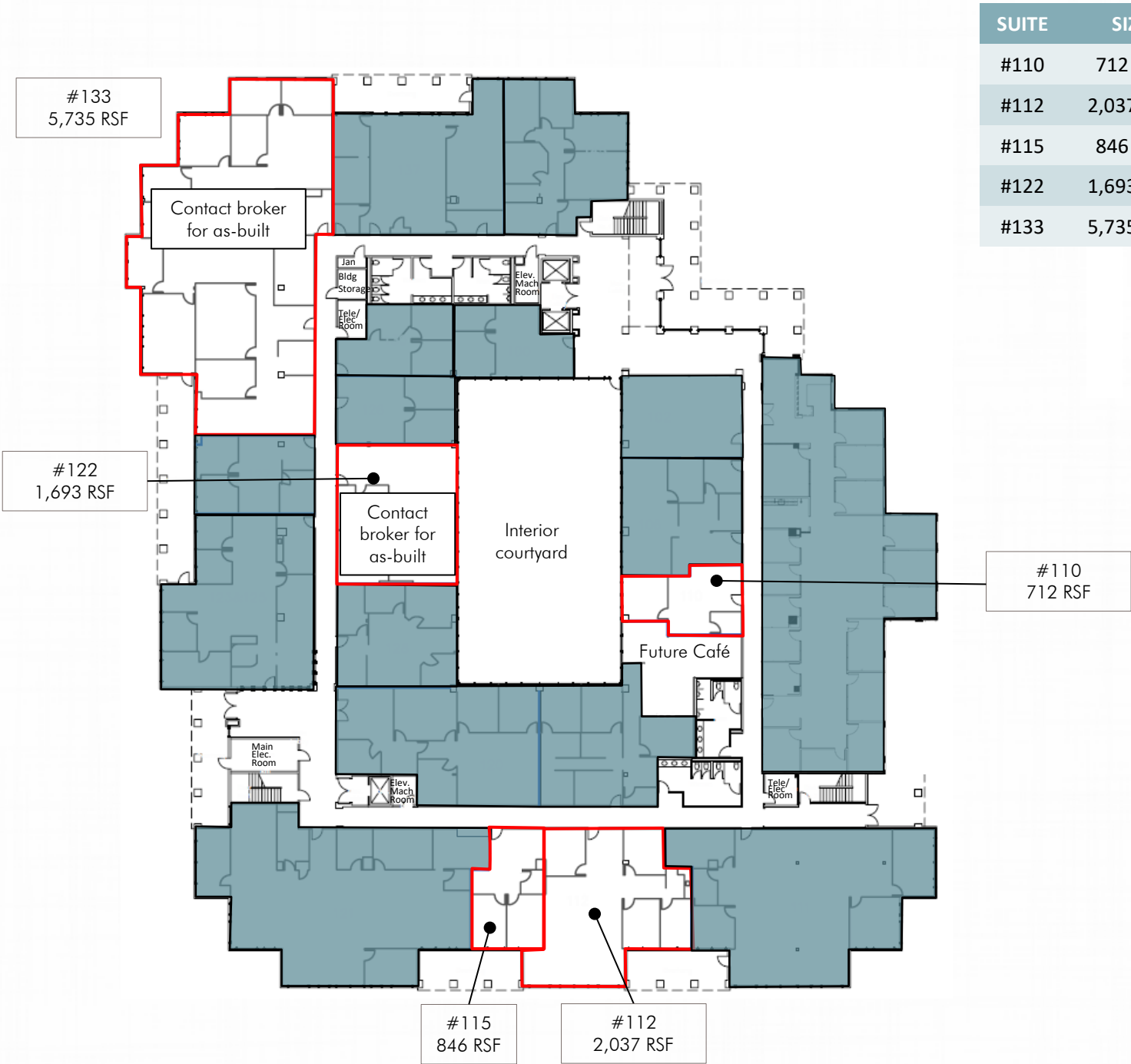
PROPERTY HIGHLIGHTS

- **Class A office campus in the heart of Westlake Village**
- New motivated ownership
- Walkable retail and restaurant amenities
- 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)
- New landscape and atrium upgrades
- Excellent freeway access to the 101 Freeway
- 4/1,000 RSF parking ratio
- Monument signage available
- Amazing views
- 2021 Energy Star Certified

LEASING AVAILABILITY

Availability:	From 712 RSF up to 10,598 RSF
Lease Rate:	\$2.95/ RSF, Full Service Gross
OPEX:	Base Year
Term:	3 to 10 years

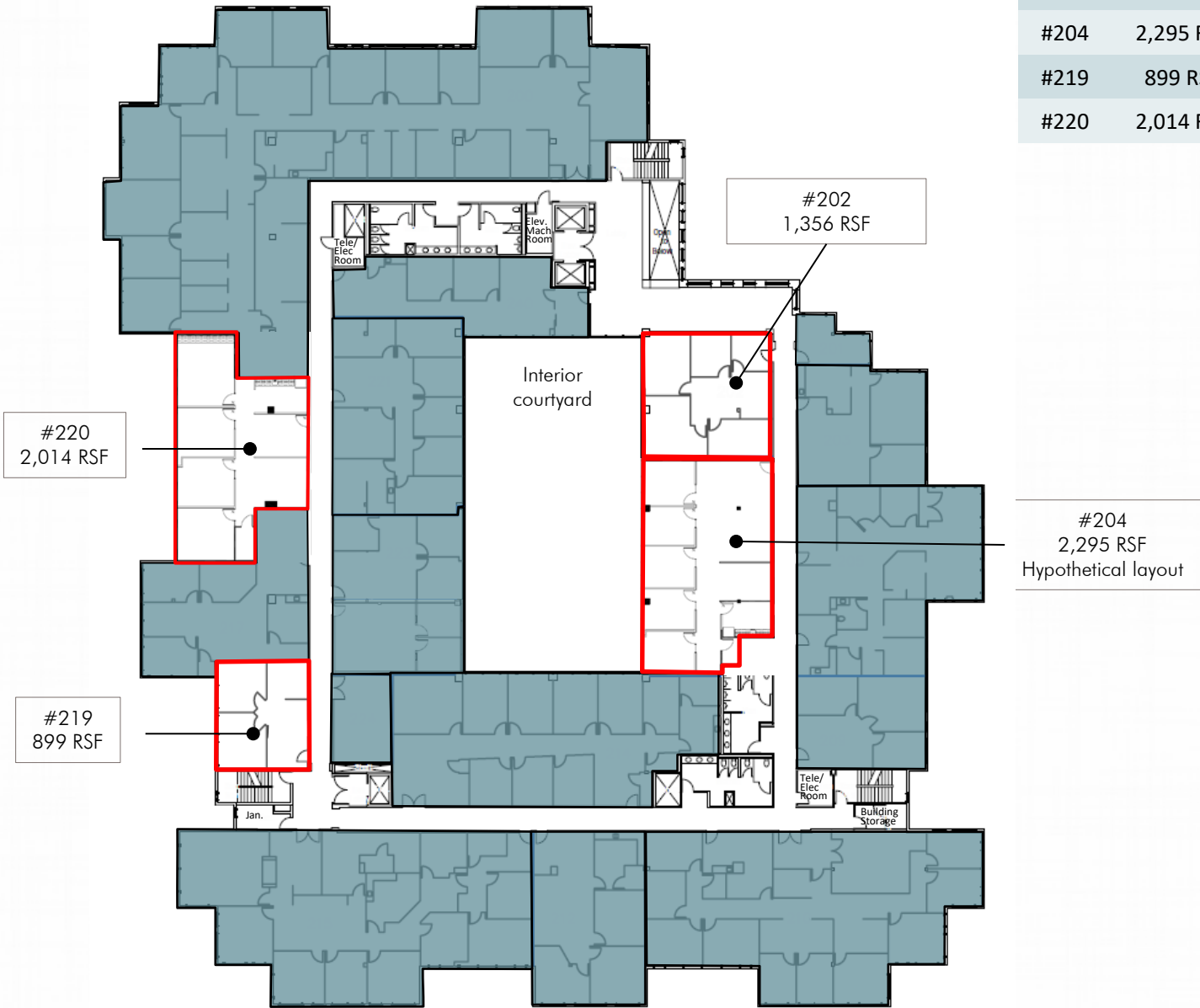




SUITE	SIZE	CONTIG.	RATE	AVAIL.
#110	712 RSF		\$2.95	NOV 2026
#112	2,037 RSF	2,883 RSF	\$2.95	APRIL 2027
#115	846 RSF	2,883 RSF	\$2.95	VACANT
#122	1,693 RSF		\$2.95	30 DAYS
#133	5,735 RSF		\$2.95	30 DAYS

Schedule Tour

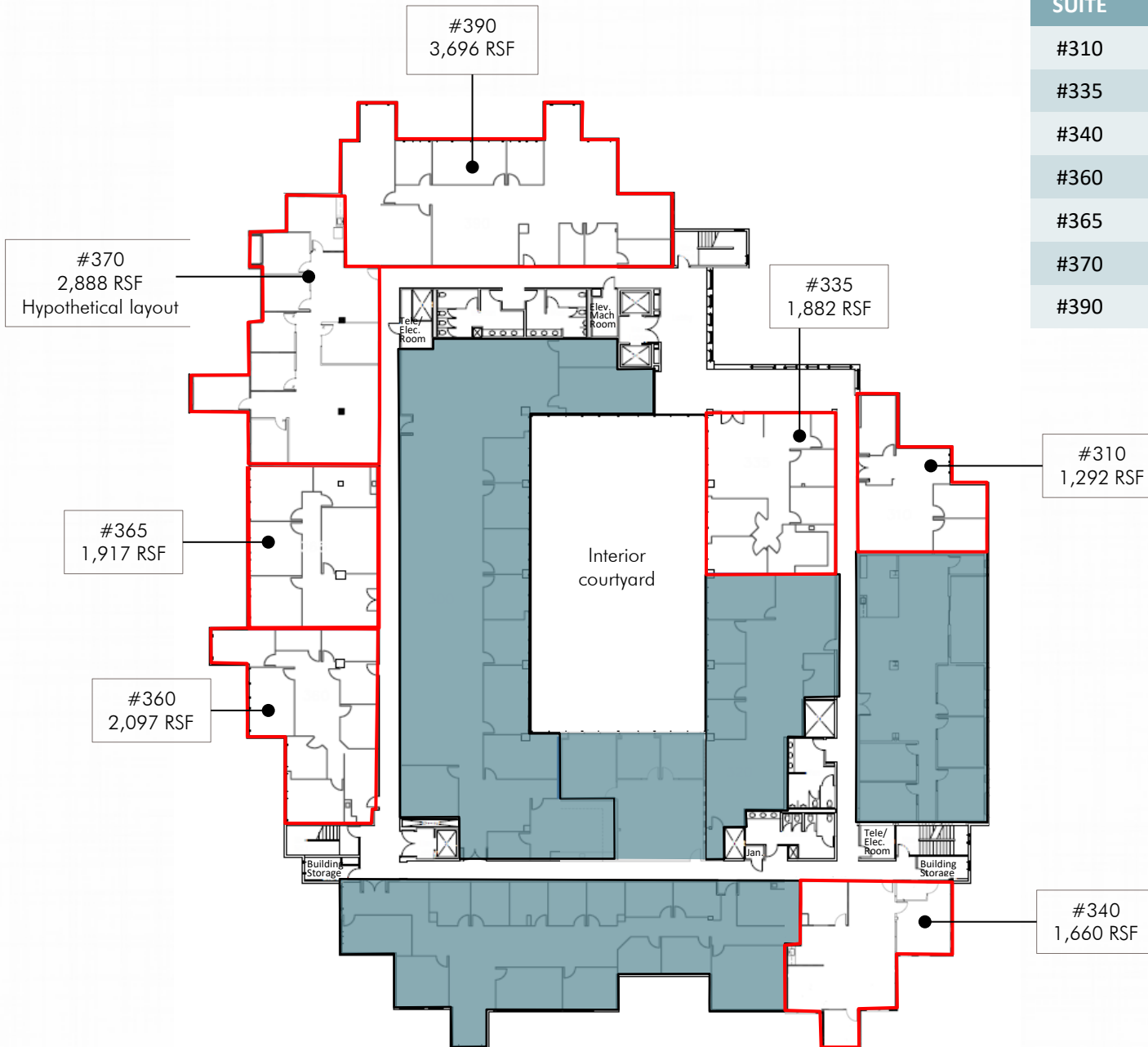
SUITE	SIZE	CONTIG.	RATE	AVAIL.
#202	1,356 RSF	3,651 RSF	\$2.95	VACANT
#204	2,295 RSF	3,651 RSF	\$2.95	VACANT
#219	899 RSF		\$2.95	12/2026
#220	2,014 RSF		\$2.95	VACANT



Schedule Tour

FLOOR PLANS

2801 TOWNSGATE ROAD | WESTLAKE VILLAGE
THIRD FLOOR



SUITE	SIZE	CONTIG.	RATE	AVAIL.
#310	1,292 RSF		\$2.95	Nov. 2026
#335	1,882 RSF		\$2.95	VACANT
#340	1,660 RSF		\$2.95	VACANT
#360	2,097 RSF	10,598 RSF	\$2.95	VACANT
#365	1,917 RSF	10,598 RSF	\$2.95	VACANT
#370	2,888 RSF	10,598 RSF	\$2.95	VACANT
#390	3,696 RSF	10,598 RSF	\$2.95	VACANT

[Schedule Tour](#)







2801 Townsgate Rd.

HYATT
REGENCY

S. Westlake Blvd.

Townsgate Rd.

nearby eateries