

ONE WESTLAKE

1 Baxter Way
Westlake Village, CA 91362

Class A Office Space Available for Lease

Integrated Advisory Services Team

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KENNEDY WILSON

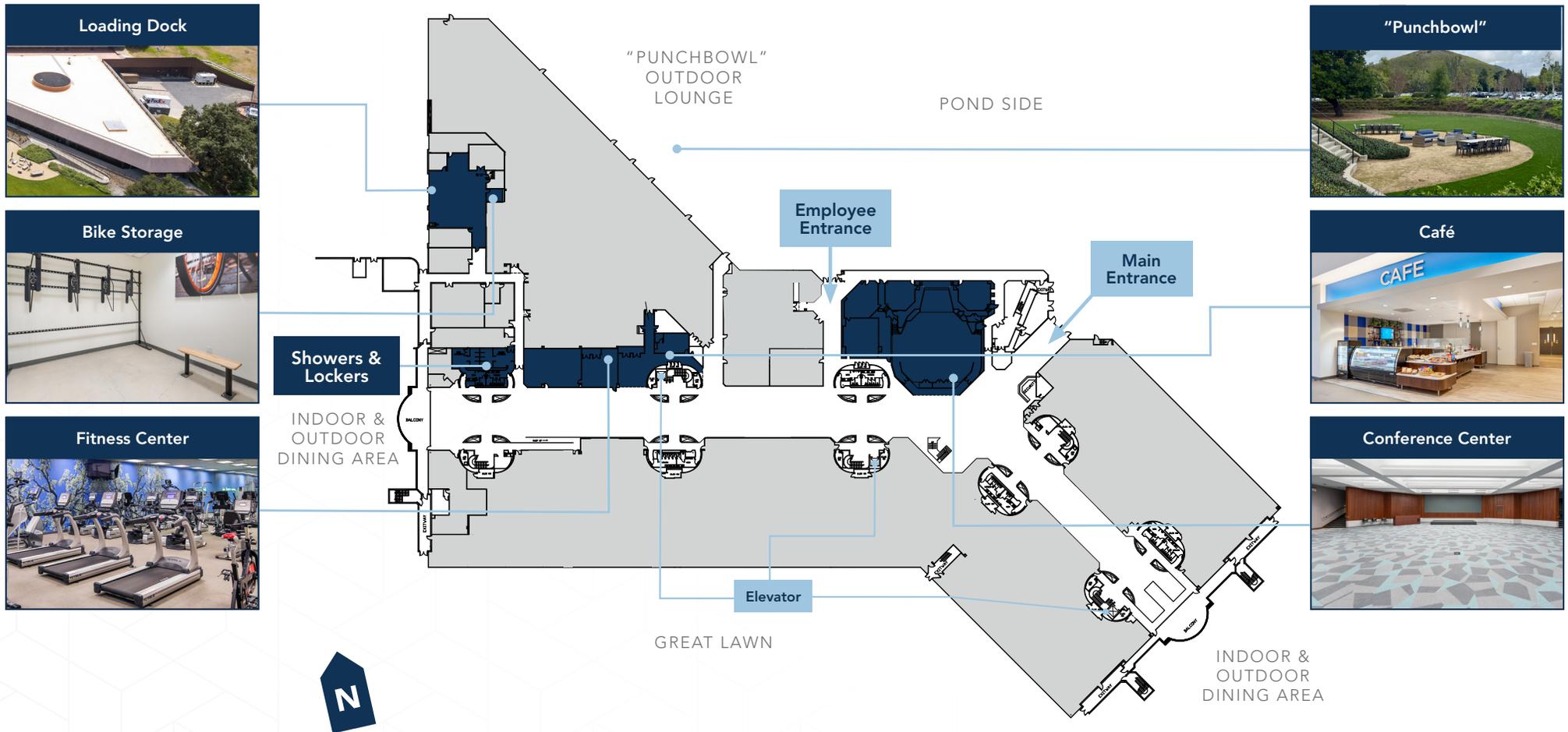
Building Features

- Efficient Floorplates
- Common Auditorium Accommodates 250 People
- Common Conference Rooms Available Seating Up to 25 People
- Security & Property Management On-site
- Abundant Parking
- EV Charging
- On-site Car Wash
- Bike Storage
- Free Wi-Fi in Common Areas
- Tenant "Chill" Lounge
- Café
- Fitness Center, Locker Room, and Showers
- Indoor Lounge and Collaboration Areas
- Giant Chess Board Game
- Direct Access to The Promenade at Westlake



AMENITIES MAP

1ST FLOOR



ONE WESTLAKE



AVAILABILITIES

1ST FLOOR

Suite 120 | $\pm 6,499$ RSF

2ND FLOOR

SUITE 220 | $\pm 25,956$ RSF

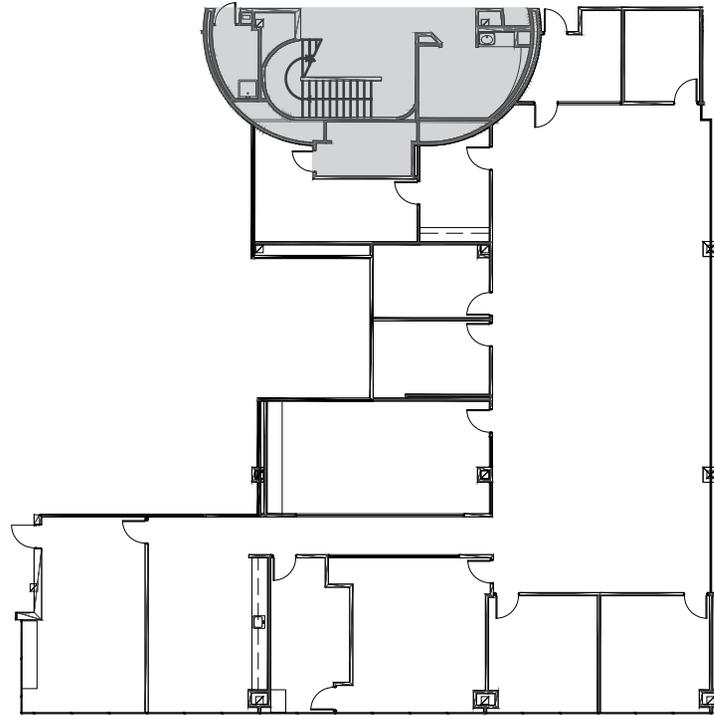
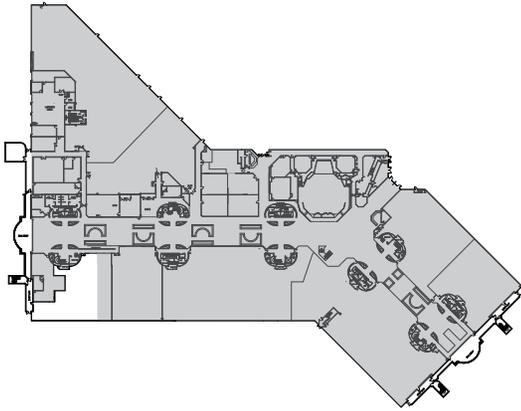
SUITE 260 | $\pm 15,254$ RSF

SUITE 280 | $\pm 46,382$ RSF

*SUITES 220, 260 & 280 CONTIGUOUS TO $\pm 87,592$ RSF

1ST FLOOR

Suite 120
±6,499 RSF
AVAILABLE: 6/1/2026



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