

ONE WESTLAKE

1 Baxter Way
Westlake Village, CA 91362

Class A Office Space Available for Lease

Integrated Advisory Services Team

David Solomon

Lic. 01209699

+1 818 937 4545

david.solomon@colliers.com

Matthew Heyn

Lic. 01306148

+1 818 334 1860

matt.heyne@colliers.com

Caitlin Hoffman

Lic. 01935762

+1 818 334 1850

caitlin.hoffman@colliers.com



KENNEDY WILSON

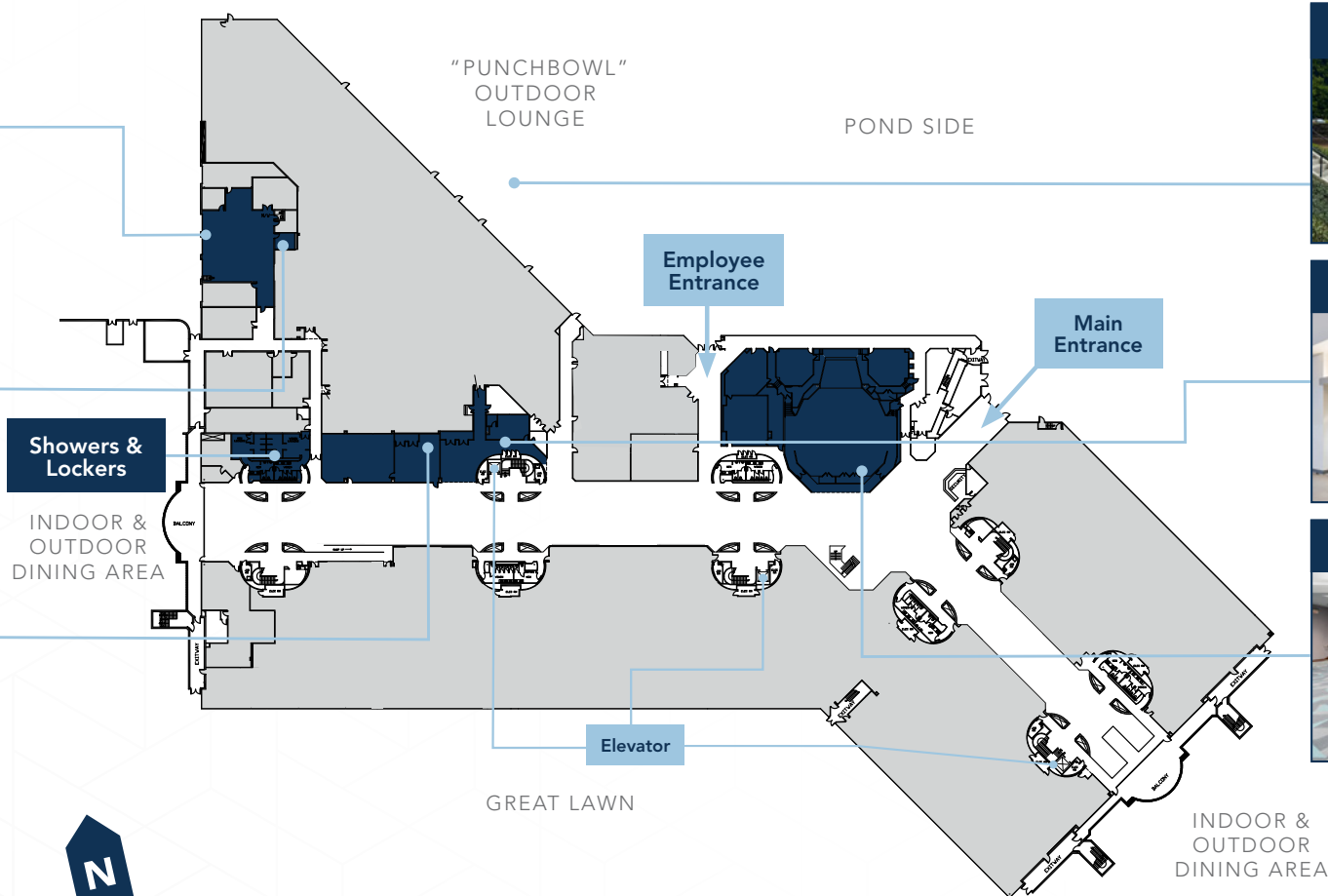
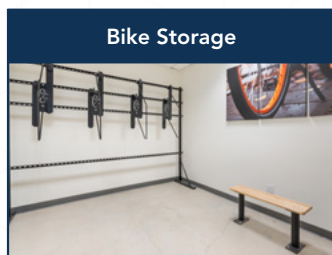
Building Features

- 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

±142,155 TOTAL AVAILABLE RSF

1ST FLOOR

Suite 120 | ±6,499 RSF

Suite 150 | ±20,994 RSF

2ND FLOOR

SUITE 200 | ±27,070 RSF

SUITE 220 | ±25,956 RSF

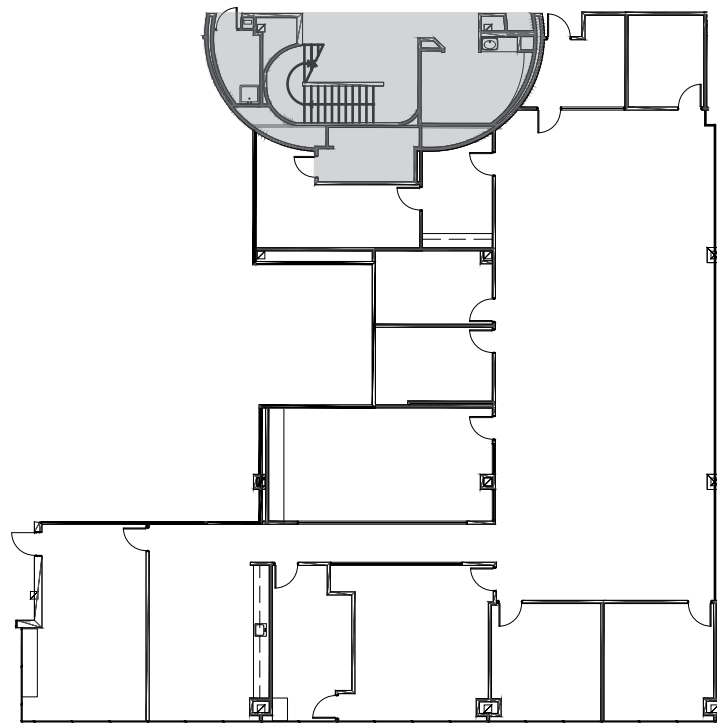
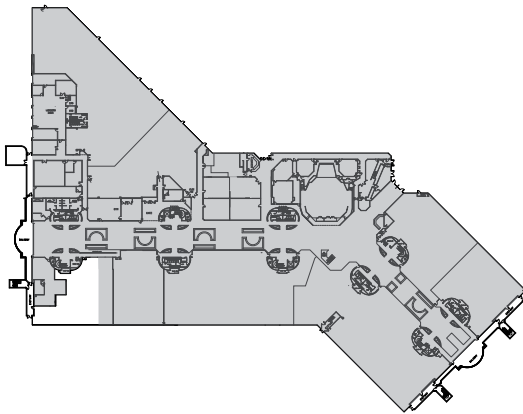
SUITE 260 | ±15,254 RSF

SUITE 280 | ±46,382 RSF

*SUITES 220, 260 & 280 CONTIGUOUS TO ±114,662 RSF

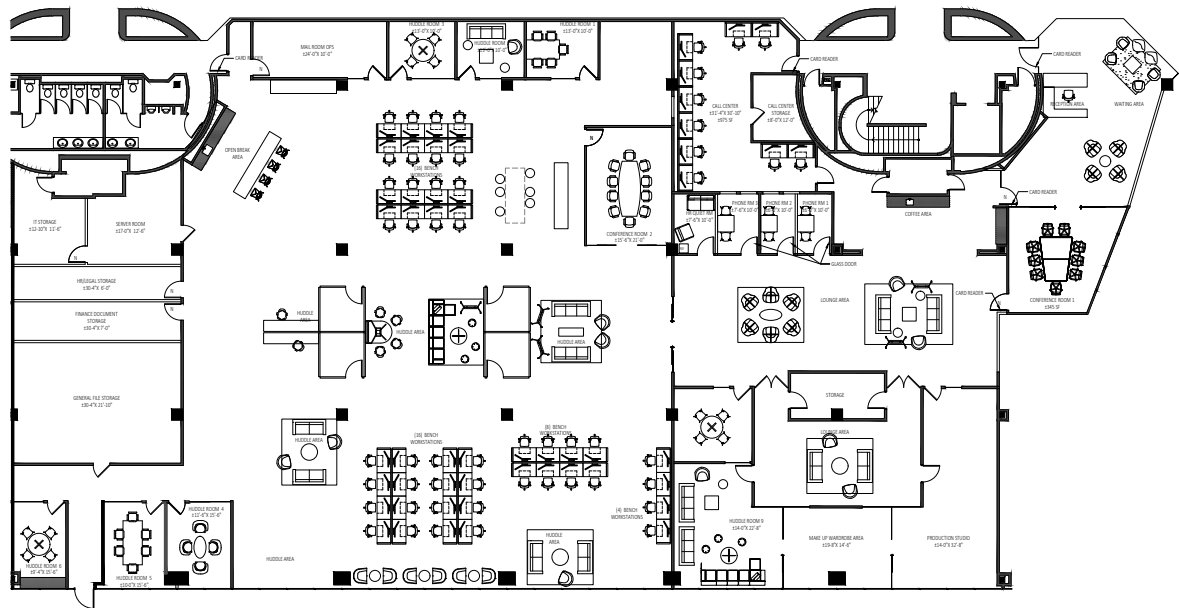
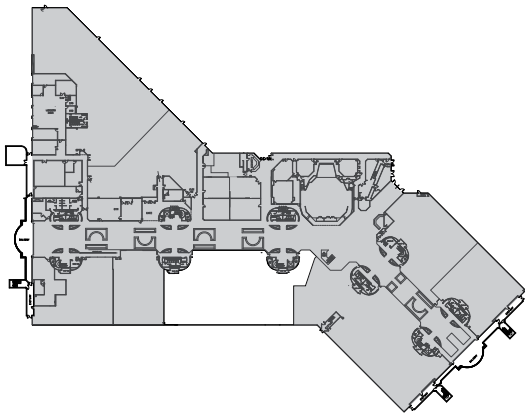
1ST FLOOR

Suite 120
±6,499 RSF



1ST FLOOR

Suite 120
±20,994 RSF



2ND FLOOR

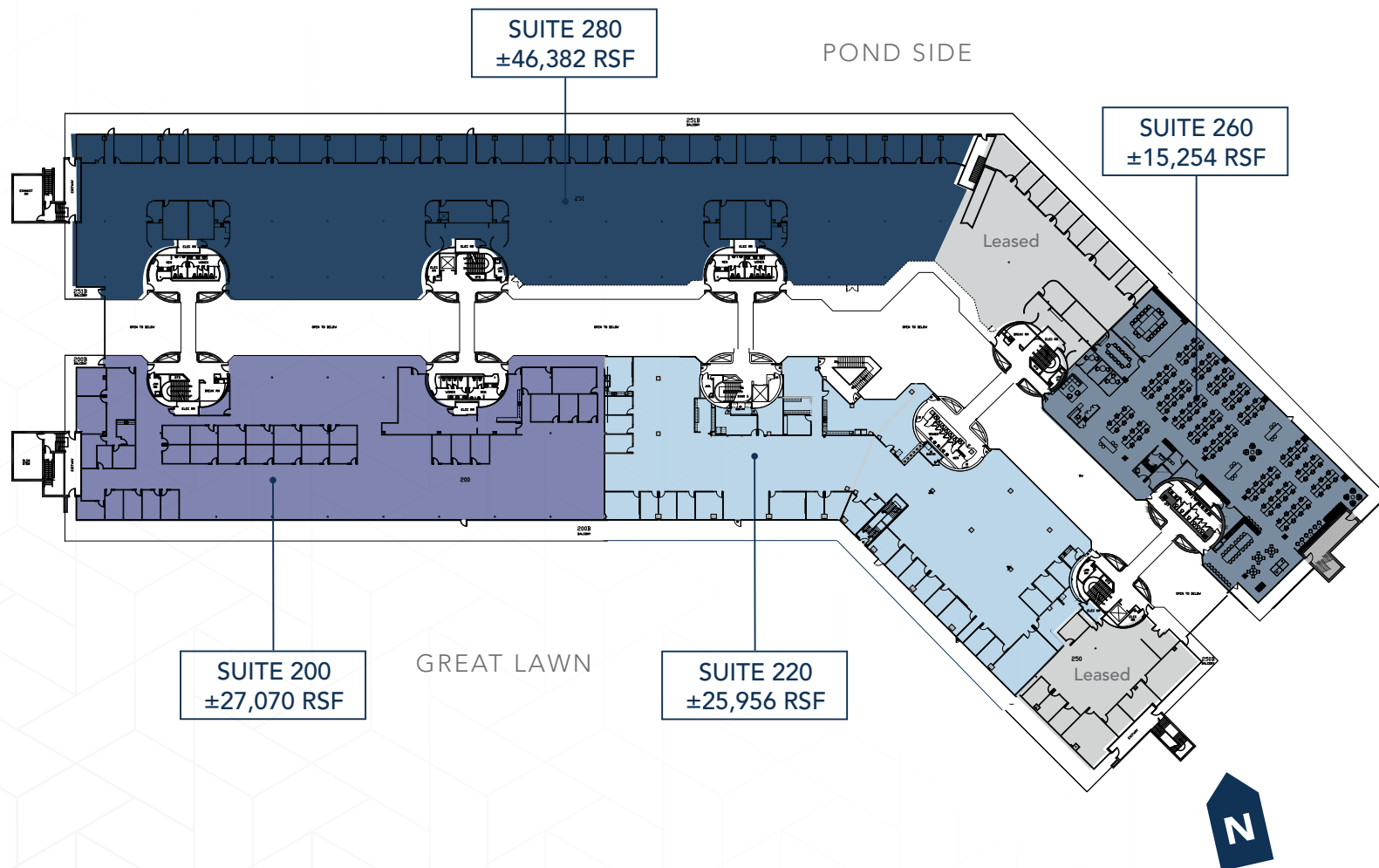
Suite 200
±27,070 RSF

SUITE 220
±25,956 RSF

SUITE 260
±15,254 RSF

SUITE 280
±46,382 RSF
DIVISIBLE

*SUITES 200, 220, 260 & 280
CONTIGUOUS TO ±114,662 RSF



This aerial map illustrates the Westlake area, centered around the intersection of Lakeview Canyon Rd and Thousand Oaks Blvd. A blue-outlined building, labeled 'ONE WESTLAKE', is situated near the intersection. A blue arrow points from the text 'DRIVEWAY TO PROMENADE' to a driveway leading to 'THE PROMENADE AT WESTLAKE'. The map is populated with numerous business logos, including Equinox, CVS, Vons, Sprouts, Chase, Jamba, Gelson's, Starbucks, and many others. Major roads like US 101 and Westlake Blvd are also visible.

ONE WESTLAKE

1 Baxter Way
Westlake Village, CA 91362

Integrated Advisory Services Team

David Solomon

Lic. 01209699
+1 818 937 4545
david.solomon@colliers.com

Matthew Heyn

Lic. 01306148
+1 818 334 1860
matt.heyne@colliers.com

Caitlin Hoffman

Lic. 01935762
+1 818 334 1850
caitlin.hoffman@colliers.com



KENNEDY WILSON

Disclaimer

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.