

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

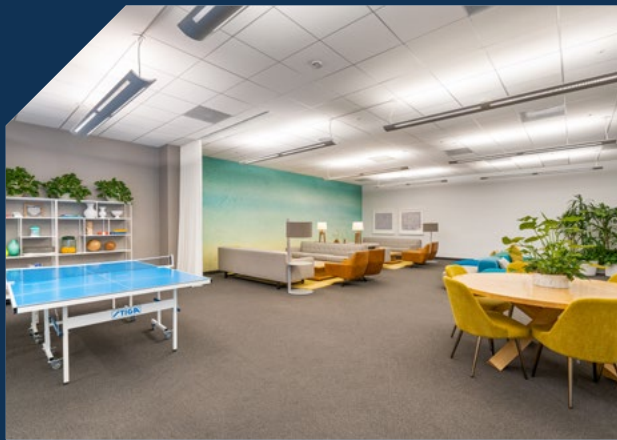
caitlin.hoffman@colliers.com



KENNEDY WILSON

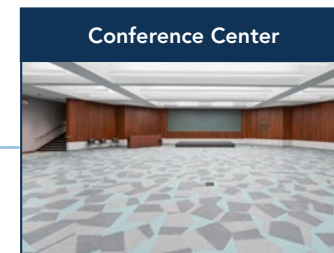
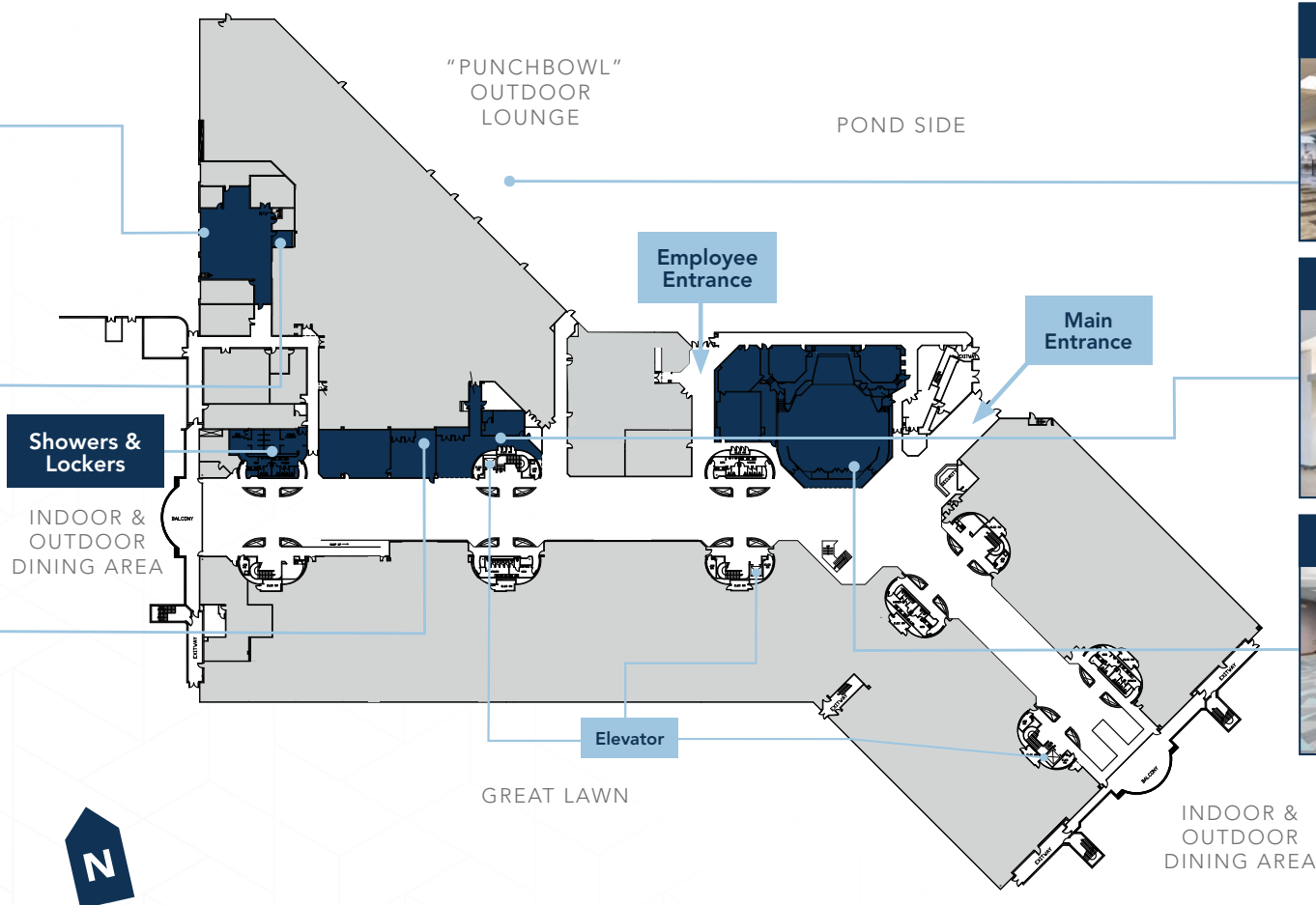
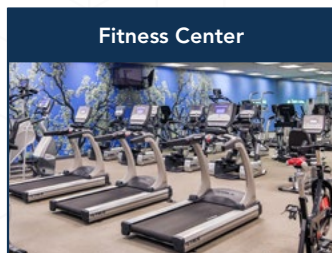
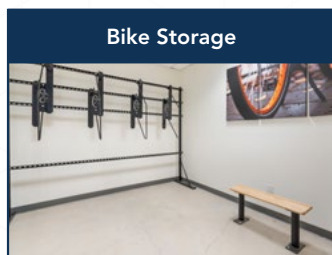
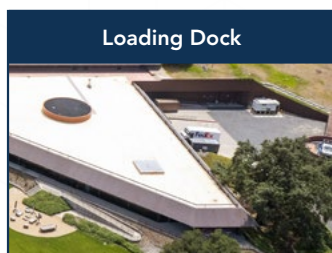
Building Features

- 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

1ST FLOOR

Suite 120 | $\pm 6,499$ RSF

2ND FLOOR

SUITE 220 | $\pm 25,956$ RSF

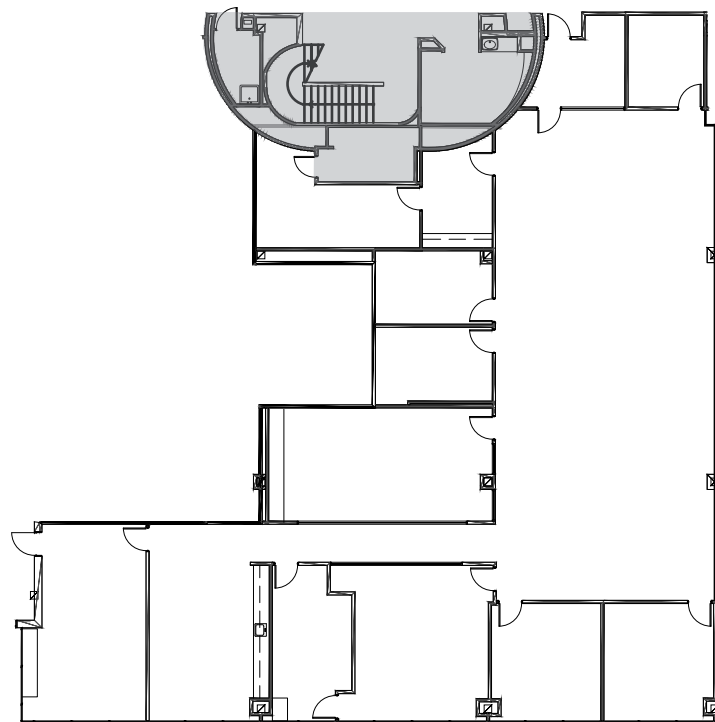
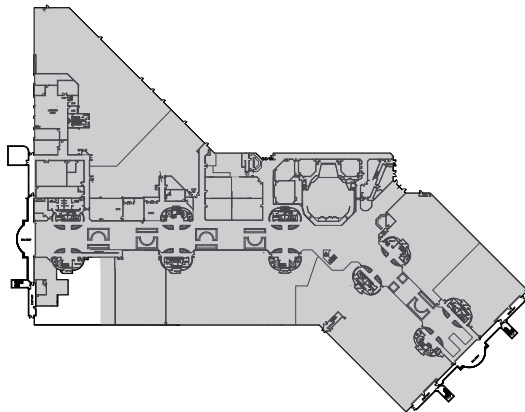
SUITE 260 | $\pm 15,254$ RSF

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



2ND FLOOR

SUITE 220
±25,956 RSF

AVAILABLE: 7/1/2026

SUITE 260
±15,254 RSF

AVAILABLE: Now

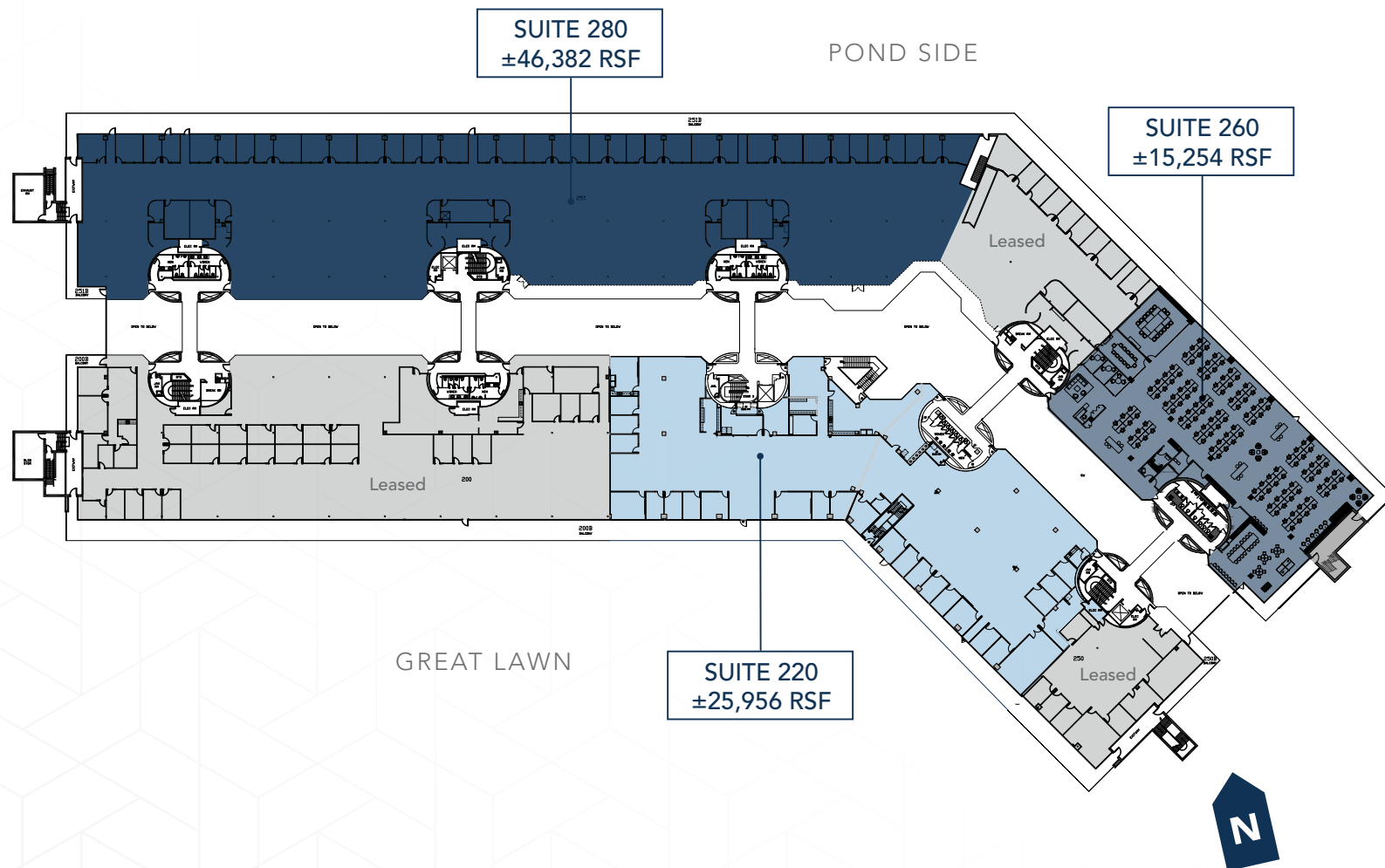
SUITE 280
±46,382 RSF

DIVISIBLE

AVAILABLE: NOW

[CLICK TO WATCH VIDEO:](#)

*SUITES 220, 260 & 280
CONTIGUOUS TO ±87,592 RSF



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