



WESTLAKE GARDENS

2535-2555 TOWNSGATE RD
WESTLAKE VILLAGE, CA 91361



WITH OUR MOVE-IN READY SPEC SUITES

STEP INTO STYLE

O V E R V I E W

2535-2555 TOWNSGATE RD
WESTLAKE VILLAGE, CA 91361

- Premier office destination in the heart of Westlake Village
- Two elegant Spanish-style twin buildings
- Outdoor patios for breaks and sunlight
- Move-in ready suites with modern finishes
- Select suites with private balconies
- Ideal for tenants seeking a sophisticated office environment



WESTLAKE
GARDENS

HIGHLIGHTS



Asking Rate: \$2.90 FSG



Parking: 3.50/1,000 RSF



Move-in ready spec suites



Outdoor courtyard



Private Balconies



Central Westlake Village Location



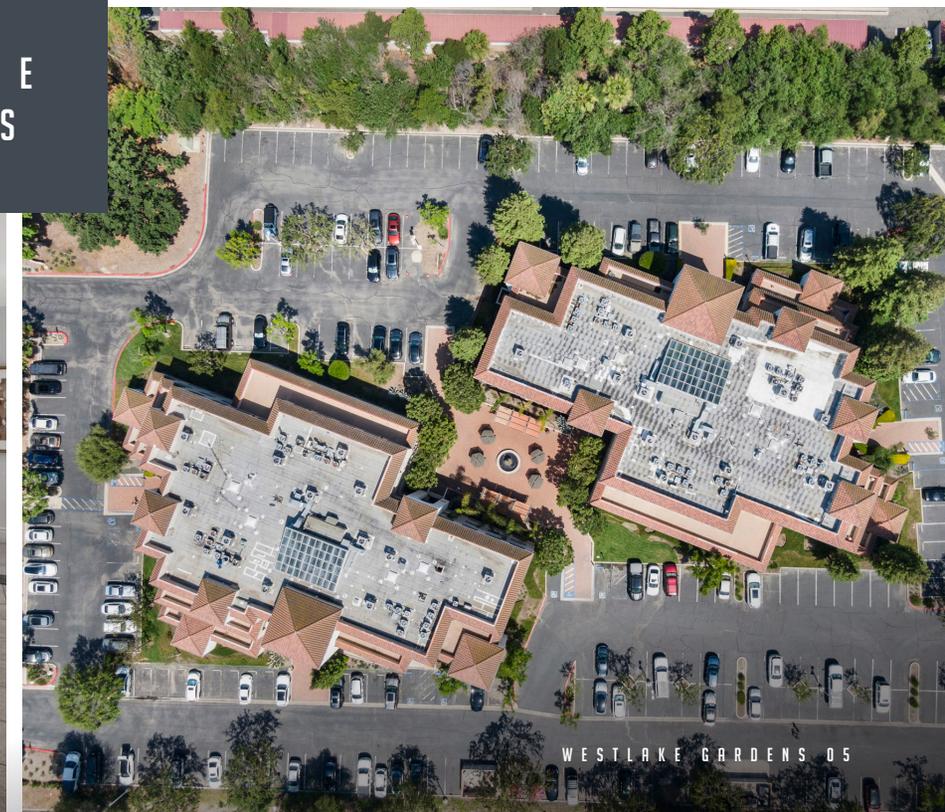
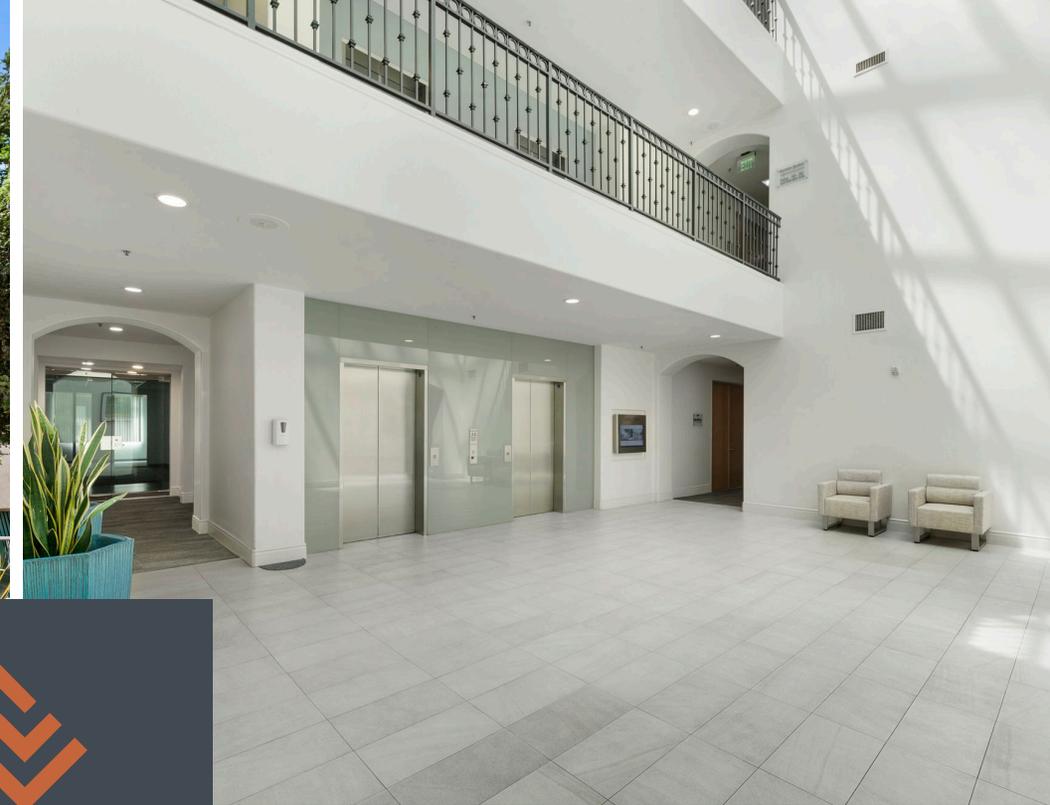
AVAILABILITIES

Suite	Square Feet	Asking Rate	Term
2535 TOWNSGATE RD			
108	± 1,710 RSF	\$2.90 FSG	Negotiable
211	± 1,222 RSF	\$2.90 FSG	Negotiable
2555 TOWNSGATE RD			
200	± 6,676 RSF	\$2.90 FSG	Negotiable



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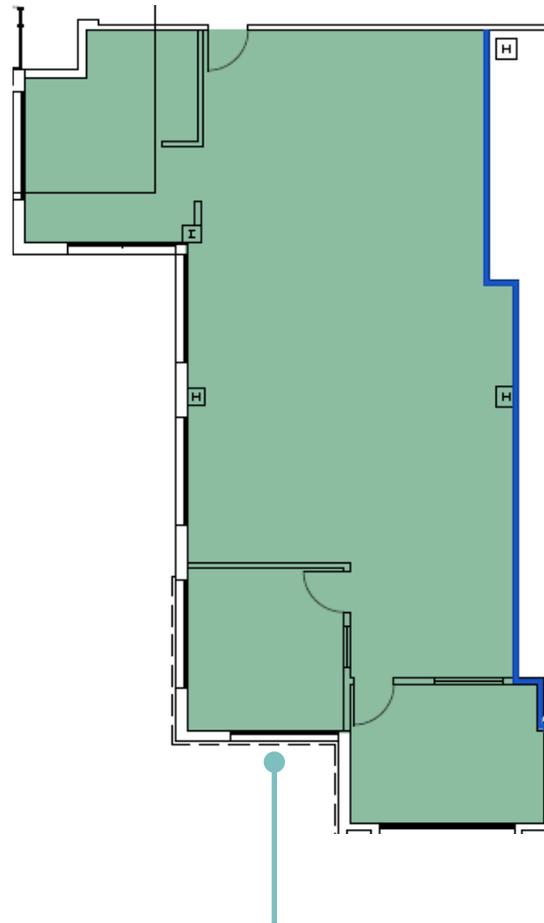




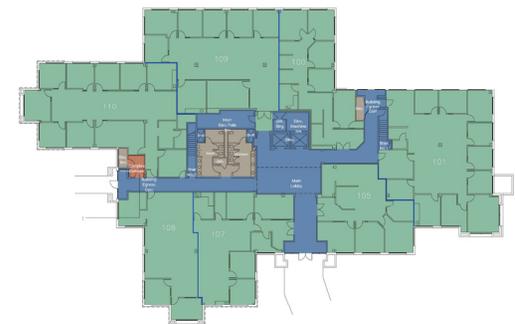
AS-BUILT FLOOR PLAN

2535 Townsgate Rd

Suite 108



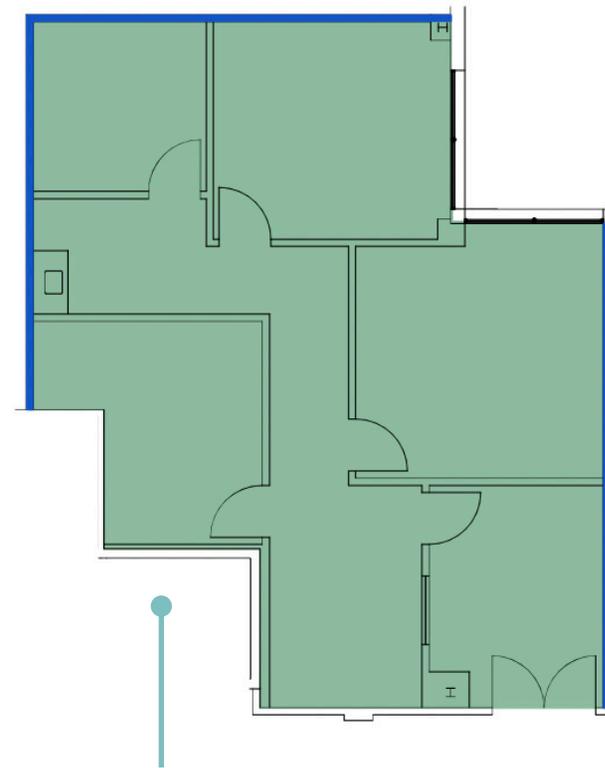
Suite 108
± 1,710 RSF



AS-BUILT FLOOR PLAN

2535 Townsgate Rd

Suite 211

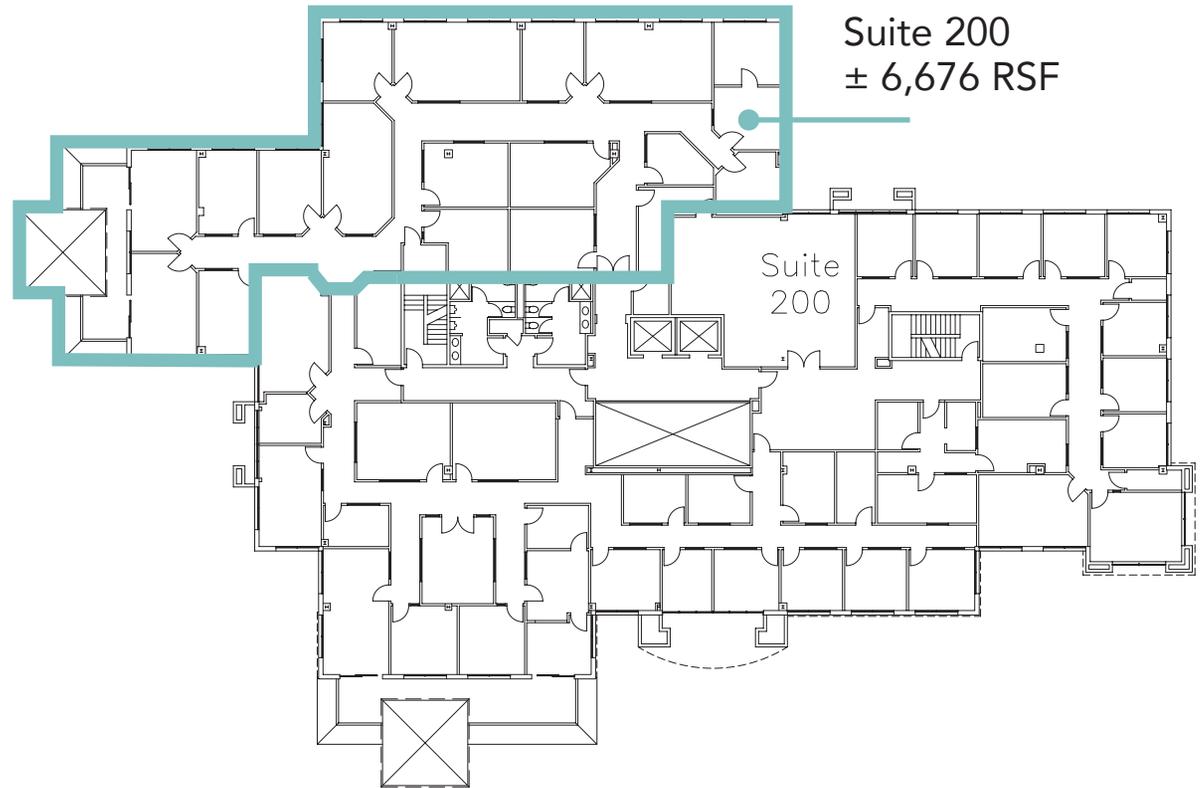


Suite 211
± 1,222 RSF

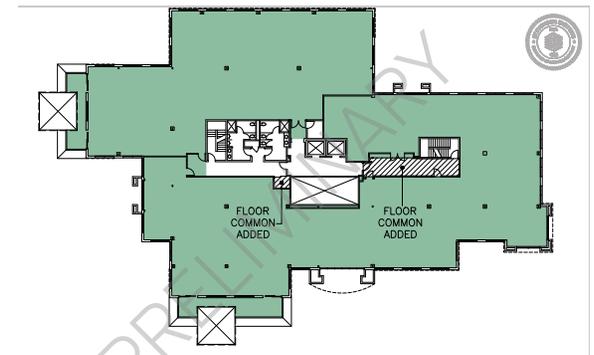
AS-BUILT FLOOR PLAN

2555 Townsgate Rd

Suite 200



Suite 200
± 6,676 RSF



AERIAL



WESTLAKE
GARDENS

WESTLAKE BLVD

101 FREEWAY

TOWNSGATE RD

WESTLAKE
GARDENS

NEARBY RETAIL AMENITIES



★ 2535-2555 Townsgate Rd

1. The Promenade

Eateries: Farfalla Trattoria, Sweetgreen, SeaButter, Fresh Brothers, Paul Martin's, Red-O, Shake Shack, SweetFin
 - Groceries: Amazon Fresh
 - Misc: Barnes and Noble, Cinepolis

2. Westlake Plaza

- Eateries: Finney's, Natural Café, Crawford's, Mendocino Farms, Sea Casa, Tomodachi, East Coast Bagel
 - Groceries: Gelson's, Sprouts, Vons

3. Westlake Commons

- Eateries: Popeyes Louisiana Kitchen, Moody Rooster, E+MON, Joi Cafe,

4. Northgate Plaza

- Eateries: Corner Bakery, Blaze Pizza, Fire House, The Habit Burger Grill, Sharky's
 - Groceries: BevMo!, Wild Fork

5. Country Oaks Plaza

- Eateries: Siena Deli, Best Donuts, Nutrition Fix

6. Thousand Oaks Auto Mall

- Dealerships: BMW. Audi. Porsche Acura. Ford. Subaru. Honda. Infiniti. Jaguar. Land Rover. Lexus. Mazda Volkswagen. Alfa Romeo. Bentley. Genesis. Hyundai. Lamborghini. Maserati. Rolls-Royce. Shaver CDJR. Mercedes-Benz. Buick GMC. Cadillac Chevrolet

7. North Ranch Shopping Center

- Eateries: Freda's Pizza, McDonald's, Chick Fil-A, Made in Italy, B.J.'s, Nick the Greek, Honeyfish Poke, Mythpoint Bistro

Nearby Hospitality

Hyatt Regency Westlake - 236 Rooms
 The Four Seasons Westlake - 269 Rooms

Current Developments



Gateway @ The Oaks - 264 apartments



TO. Ranch - 420 apartments



Lindero Terrace - 693 apartments



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2535-2555 TOWNSGATE RD, WESTLAKE VILLAGE, CA



Brendan Pagani

Vice President
DRE #02095300
M (949) 887-9814
T (805) 497-4557
brendan@westcord.com

Jeremy Principe

Vice President
DRE #02131156
M (805) 390-5267
T (805) 497-4557
jeremy@westcord.com



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Add disclaimer: This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.