

# 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

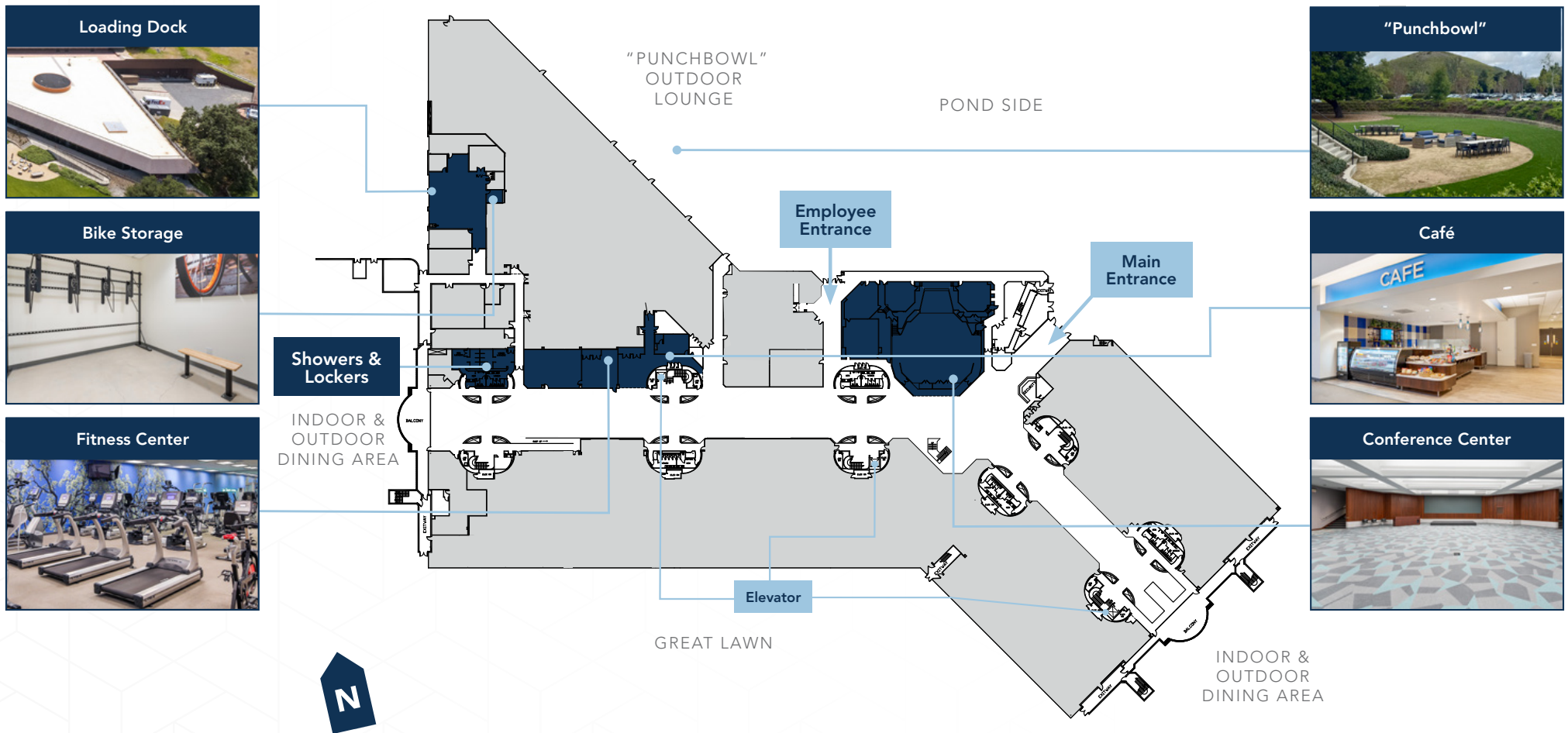
## Building Features

- 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

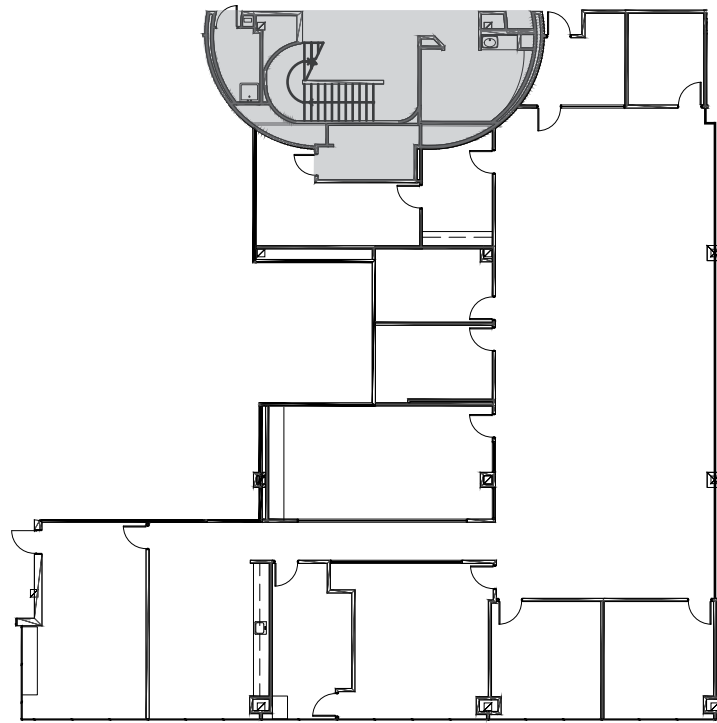
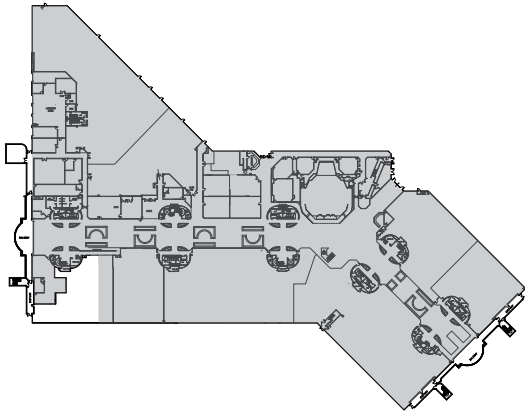
SUITE 260 | ±15,254 RSF

SUITE 280 | ±46,382 RSF

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

## 1ST FLOOR

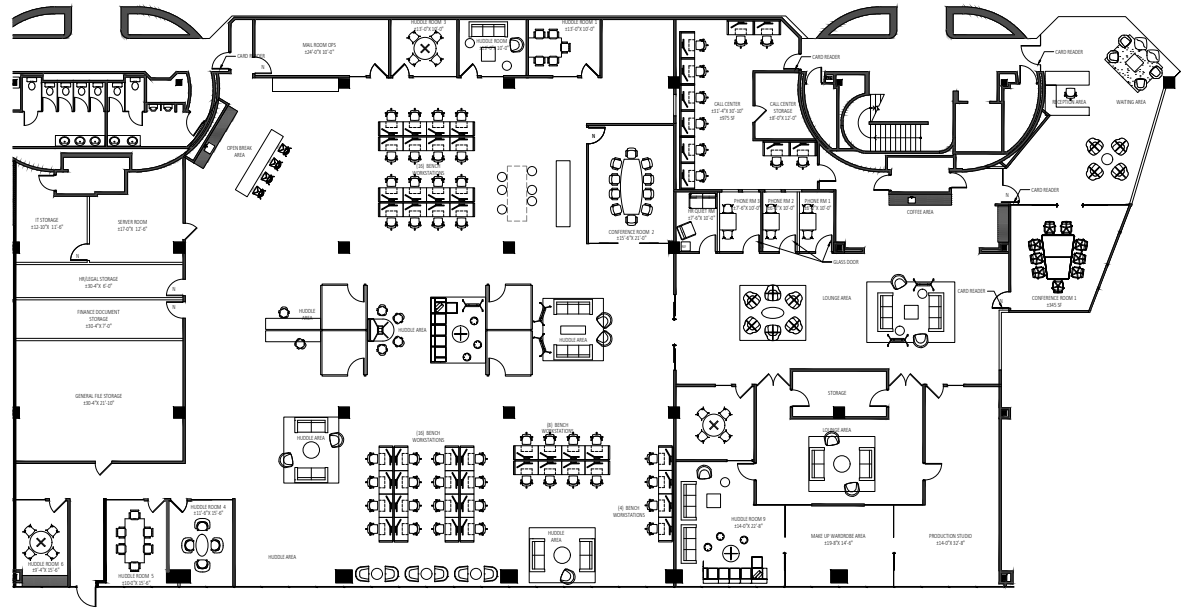
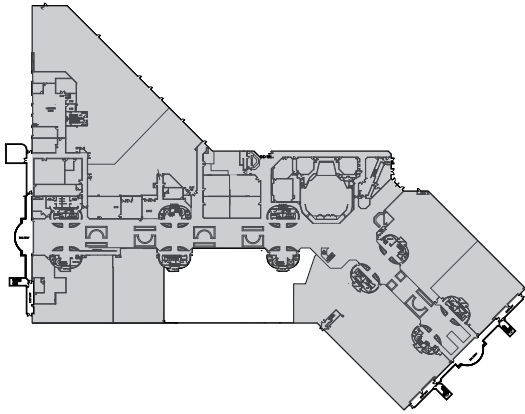
Suite 120  
±6,499 RSF  
AVAILABLE: 6/1/2026



# ONE WESTLAKE

## 1ST FLOOR

Suite 120  
±20,994 RSF  
AVAILABLE: IN 60 DAYS



## 2ND FLOOR

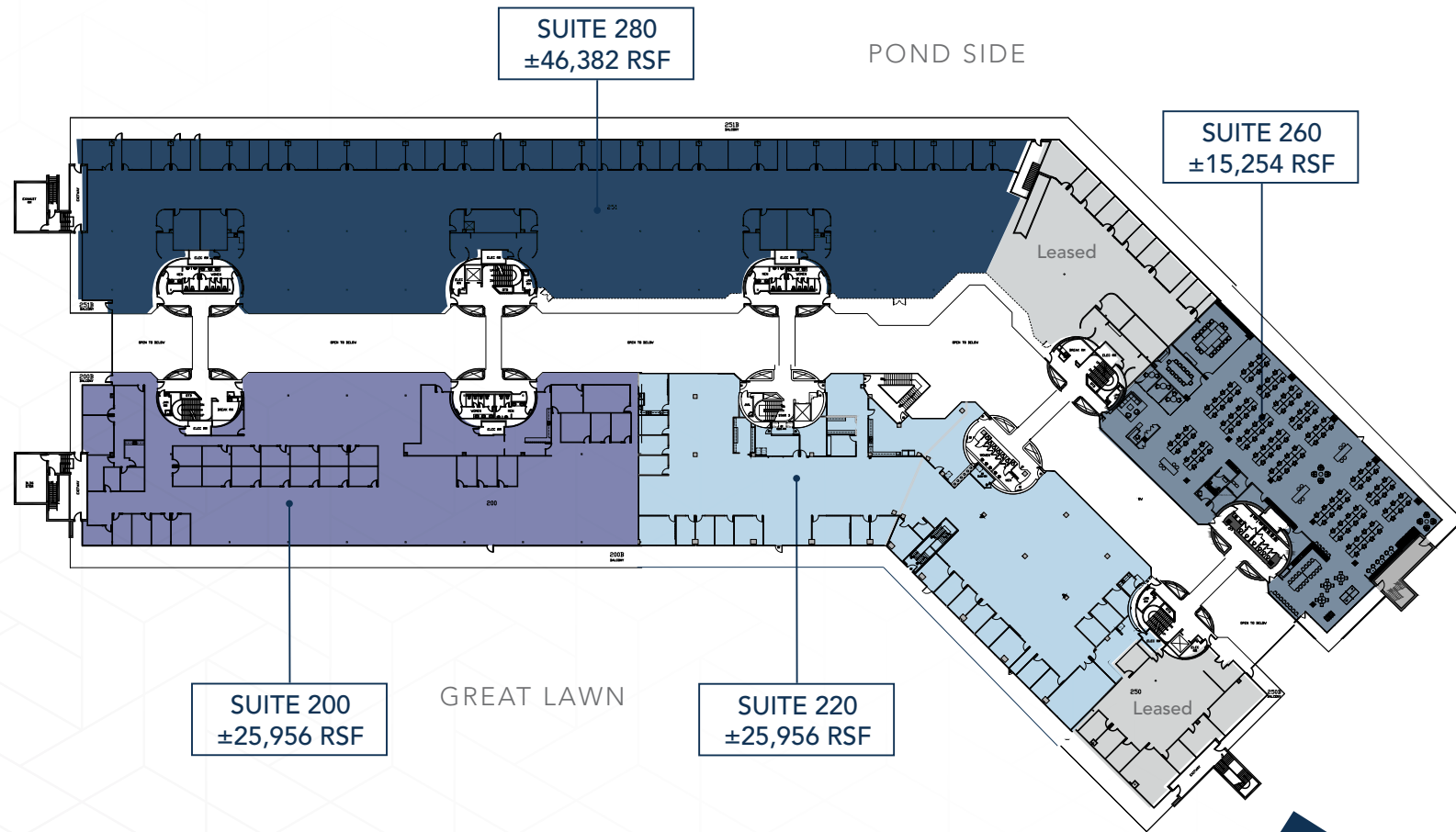
**Suite 200**  
±27,070 RSF  
AVAILABLE: IN 60 DAYS

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



**SUITE 200**  
±25,956 RSF

GREAT LAWN

**SUITE 220**  
±25,956 RSF

**SUITE 280**  
±46,382 RSF

POND SIDE

**SUITE 260**  
±15,254 RSF



# ONE WESTLAKE



# 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



### 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.