



THE VANTAGE

FOR SALE AND FOR LEASE
OWNER-USER OFFICE CONDOMINIUM
2629 TOWNSGATE RD. WESTLAKE VILLAGE, CA 91361



WESTCORD



THE VANTAGE

Executive Summary

Westcord, as exclusive advisor, is pleased to present the opportunity to acquire a unit in 2629 Townsgate Rd., Suite 150, Westlake Village, CA ("The Property"), a Class-A office condominium in the heart of Westlake Village and perfect for an owner/user. The property, located within walking distance of amenities and restaurants, has continued to maintain high demand since its construction in 2007, as it offers business professionals the opportunity to own their real estate, rather than lease it. The Westlake Village office market has historically outperformed its neighboring markets and is one of the most sought-after office markets in the entire Conejo Valley. This is a rare opportunity to own one a unit in one of the most premier office condo projects in our market.





Condominium Overview

Welcome to an extraordinary opportunity to own a fully renovated Class A office condominium in the heart of Westlake Village's vibrant business corridor. This prestigious space is more than just an office; it's a true reflection of success and commitment. Enjoy an abundance of natural light flowing through large windows in this corner unit, creating an inspiring and inviting atmosphere. Experience a seamless blend of modern elegance and timeless sophistication, making this the ideal environment for your business to thrive.

- Size:** +/- 1,727 RSF
- Sale Price:** \$1,295,250 (\$750 per RSF)
- Lease Price:** \$3.25/MG per RSF
- Use Type:** Office
- Parking:** 4/1,000
- Year Built:** 2007

Plug & Play Creative Office Space
Corner Unit with gracious window line





Property Overview

2629 TOWNSGATE RD. WESTLAKE VILLAGE, CA 91361



The Vantage

The Vantage is a premier Class A office condominium project, expertly crafted by a renowned local developer and its timeless design holding up since its completion in 2007. Ideally situated in the bustling business corridor of Westlake Village, it is conveniently located within a mile of four of the area's most popular retail centers, making it an attractive choice for businesses seeking both prestige and accessibility.

Location

This property is ideally situated in the heart of Westlake Village, just steps away from a wide variety of retail amenities. Positioned conveniently along the 101 Freeway, it offers immediate access, making commuting effortless. The location is also just minutes from nearby neighborhoods and the picturesque Westlake Lake, providing both convenience and a vibrant community atmosphere.

Parking

The Vantage boasts ample parking with a generous ratio of 4 spaces per 1,000 RSF, featuring free and unreserved surface parking for your convenience.

Shared Amenities

A conference room on the second floor is available for rent, providing a versatile space for meetings and collaborative sessions.

Maintenance

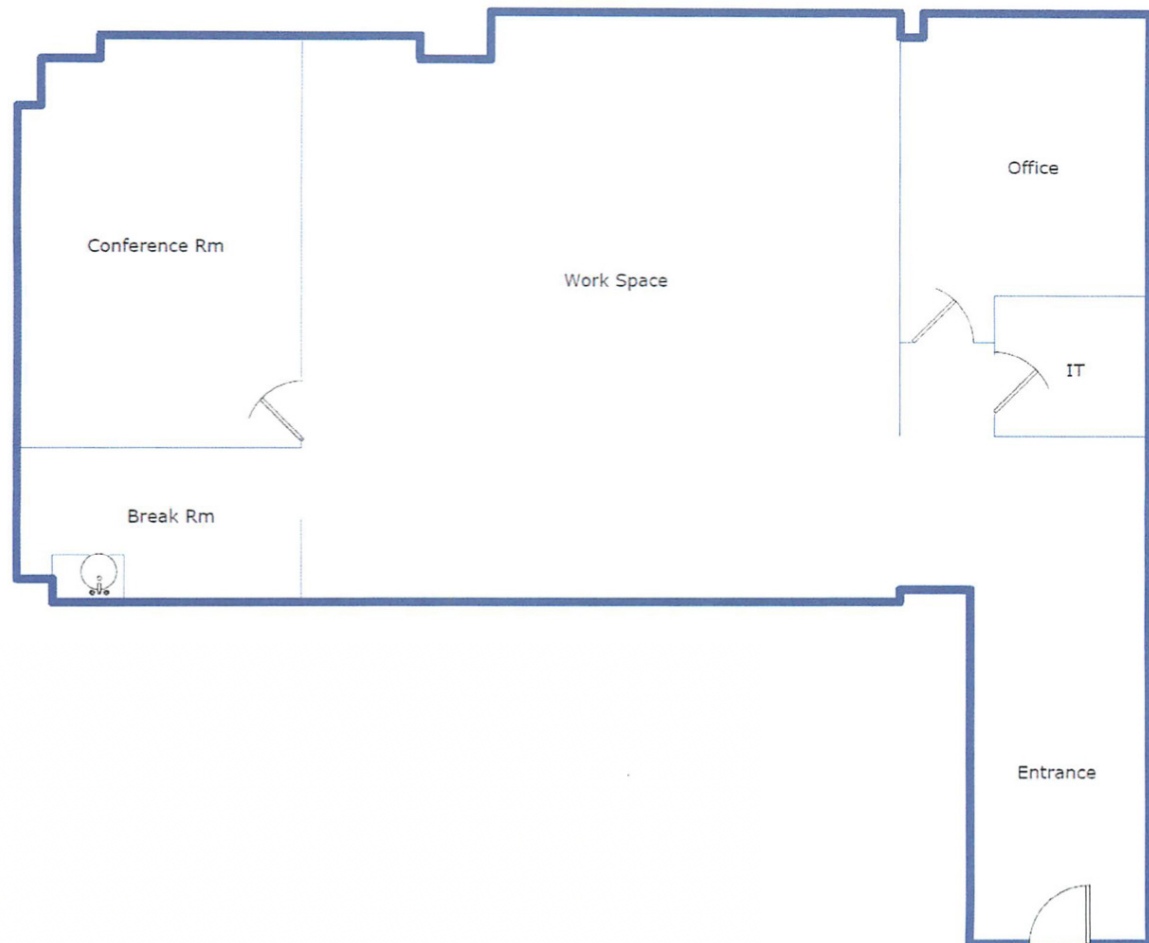
The property is meticulously maintained, ensuring that the interior common areas and restrooms are always clean and in line with the high standards of a Class A office complex. The landscaping is also professionally cared for, consistently showcasing its best appearance to create an inviting environment for all.

Nearby Restaurants

- Moody Rooster
- Tuscany
- Paul Martins
- Zinque
- Red O
- Finneys
- Crawfords
- Nonnas
- And many more

In conclusion, The Vantage is the ultimate destination for businesses aiming to own a Class A office condominium in Westlake Village. These exceptional units rarely become available, offering a unique and coveted opportunity to invest in a prestigious space for your organization. Seize the moment to elevate your business in this remarkable location!

Floor Plan



+/- 1,727 RSF

**2629 Townsgate
Rd. Westlake
Village, CA
91361**

Aerial Plan

- Moody Rooster
- EMon Sushi
- Subway
- Popeyes
- Zinque
- JOI Cafe



Hyatt Regency



- Sprouts
- Finney's
- Mendocino Farms
- The Stand
- Gelsons
- Crawfords
- Natural Cafe
- CVS
- Tomodachi
- Tuscany



Westlake Lake
The Landing



- Nonnas
- Sushi Planet
- Starbucks



Pookies
Bouldrdash Rock Climbing
Bollywood Restaurant







Market Overview

Westlake Village

Westlake Village, CA, is an idyllic blend of suburban charm and urban sophistication, nestled between the Santa Monica Mountains and picturesque landscapes. Renowned for its serene atmosphere, this vibrant community offers a high quality of life with a rich array of amenities, including top-rated schools, lush parks, and upscale shopping and dining options. The area is easily accessible via major highways, making it an attractive location for both businesses and residents. With its stunning natural beauty and strong sense of community, Westlake Village is a sought-after destination for those seeking an exceptional lifestyle in Southern California.

Surrounding Westlake Village Businesses





THE VANTAGE

 **WESTCORD**

Jeremy Principe

Vice President

DRE #02131156

M (805) 390-5267

T (805) 497-4557

Jeremy@westcord.com

Brendan Pagani

Vice President

DRE #02095300

M (949) 887-9814

T (805) 497-4557

Brendan@westcord.com



WESTCORD.COM



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.