

31280

# *Oak Crest Drive*

Westlake Village, California

OFFICE LEASE OPPORTUNITY

±5,746 RSF  
AVAILABLE SPACE

\$2.85 FSG  
PER SF / MONTH

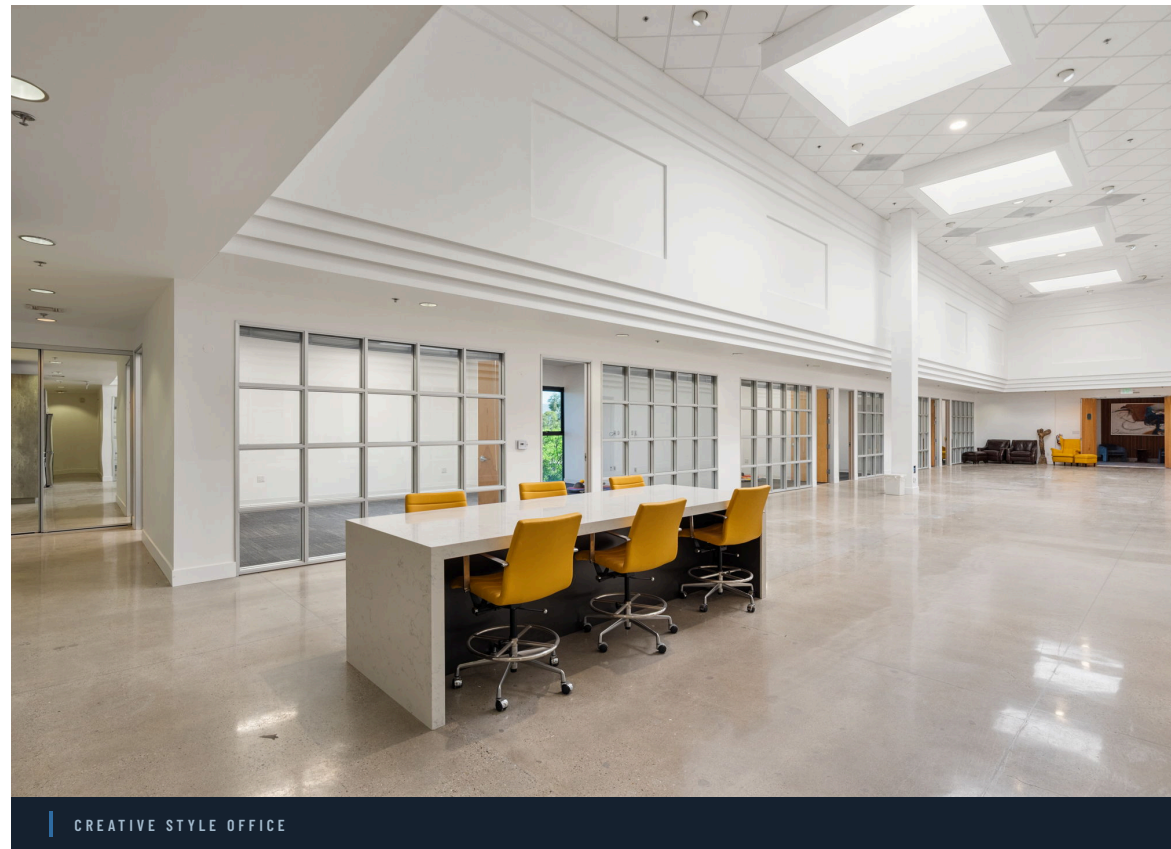
# Property Overview

01

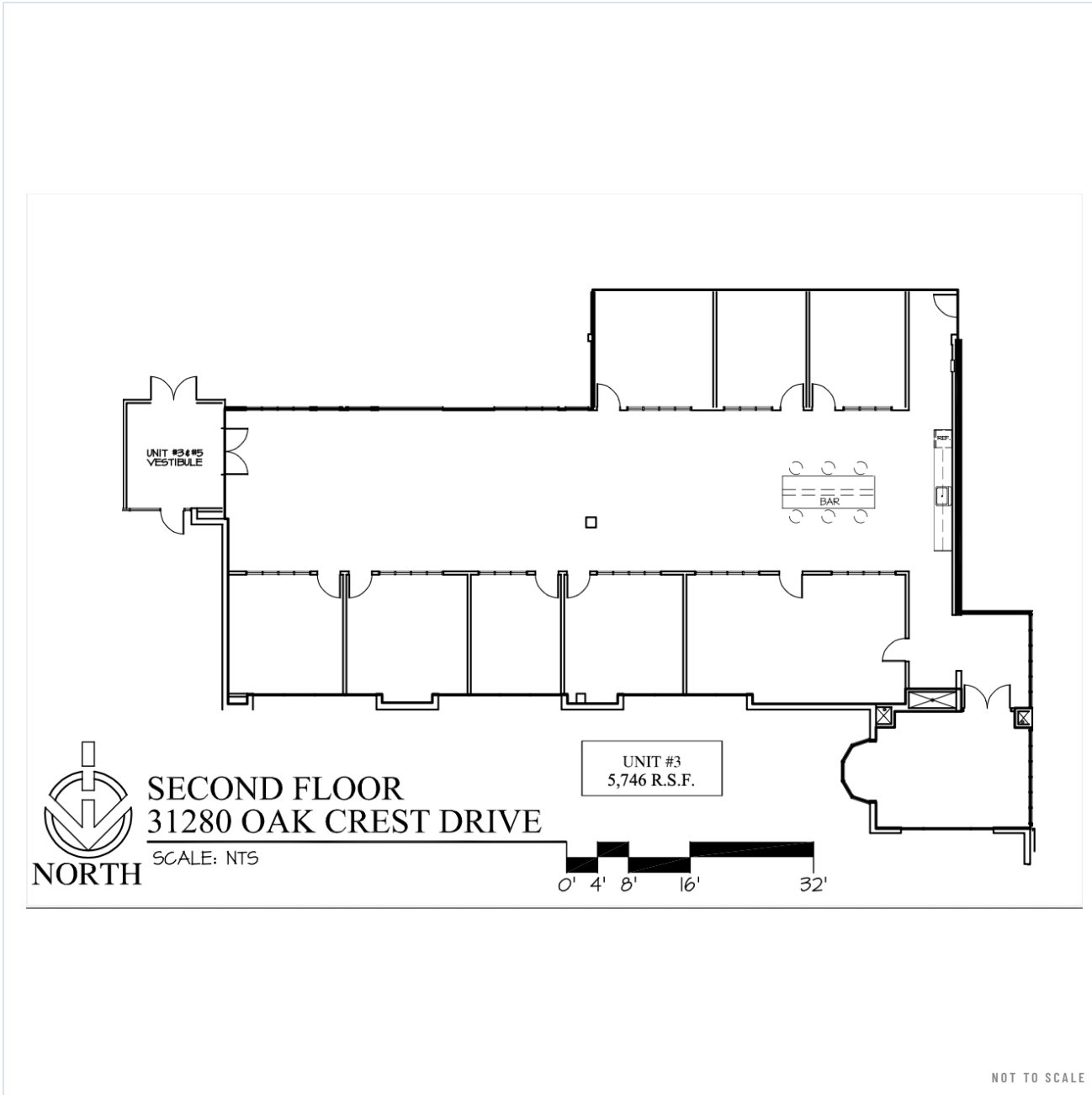
An exceptional opportunity to lease **±5,746 RSF** of beautifully renovated office space in one of Westlake Village's most prestigious professional addresses. Suite 3 at 31280 Oak Crest Drive offers move-in ready space with a fully updated lobby, collaborative amenities, and immediate freeway access.

PROPERTY SNAPSHOT

SUITE	Suite 3
SIZE	±5,746 RSF
RENTAL RATE	\$2.85 / SF / Mo FSG
LEASE TERM	Negotiable
PARKING	3.08 / 1,000 SF
OCCUPANCY	Available Now



## SUITE 3 PLAN



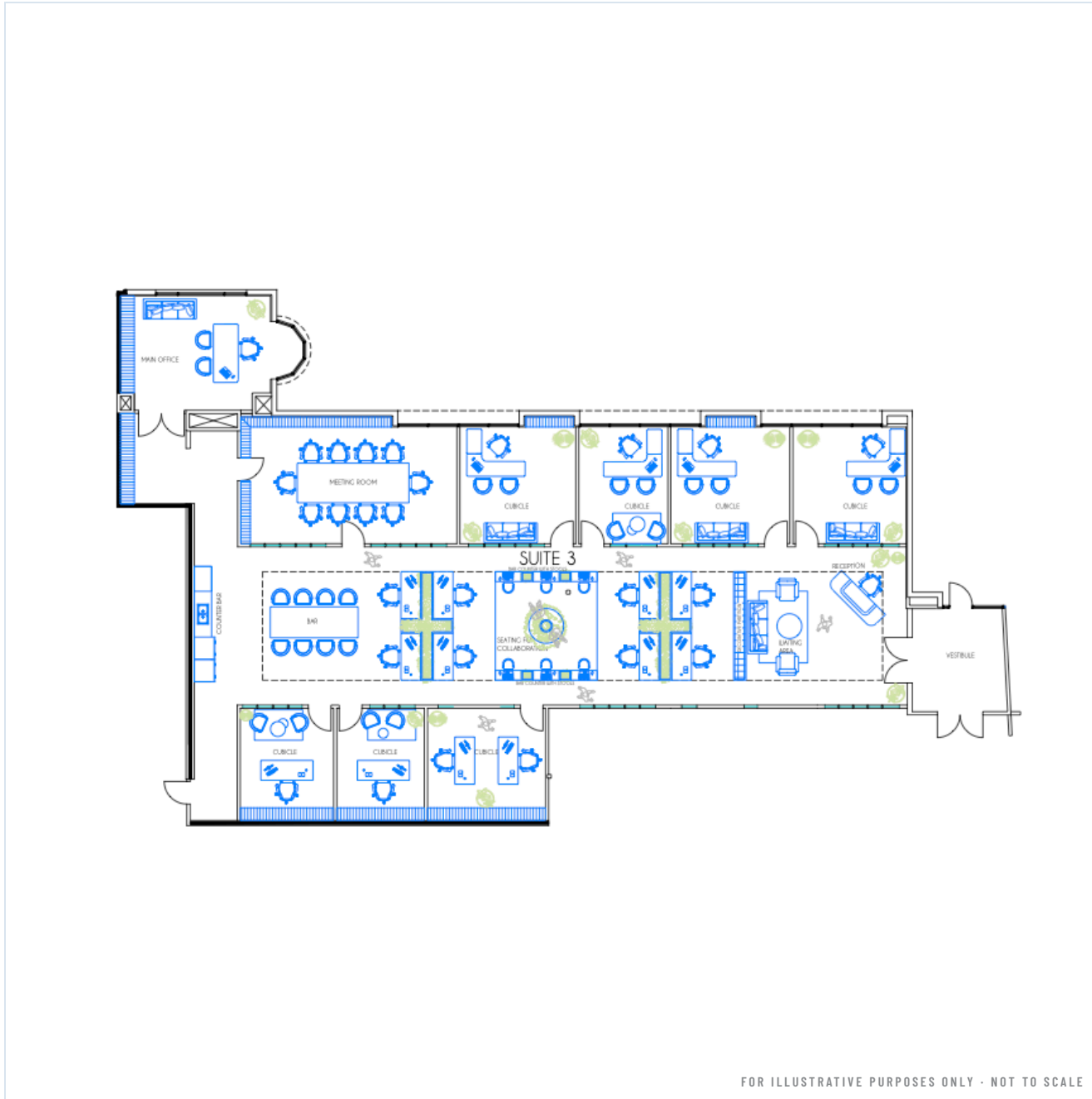
## SUITE DETAILS

### Suite 3

RSF	±5,746
RATE	\$2.85 FSG
TERM	Negotiable
PARKING	3.08 / 1,000
STATUS	Available Now

Contact the listing team to arrange a private tour.

## SUITE 3 – FURNITURE LAYOUT



### SPACE SUMMARY

TOTAL EMPLOYEE CAPACITY

# Up to 25

Based on illustrated furniture plan

OPEN WORKSTATIONS	14-16
PRIVATE OFFICES	7-8
CONFERENCE ROOM	1 (seats 10)
CUBICLE ZONES	7
COLLABORATIVE SEATING	1 Zone
LOUNGE / BAR AREA	1
RECEPTION	Yes
VESTIBULE / ENTRY	Yes

Furniture plan is illustrative. Actual configuration subject to tenant requirements and space planning.



EXECUTIVE OFFICE



OPEN AREA - VIEW 1



OPEN AREA - VIEW 2



PRIVATE OFFICE

# Where Westlake Village *Does Business*

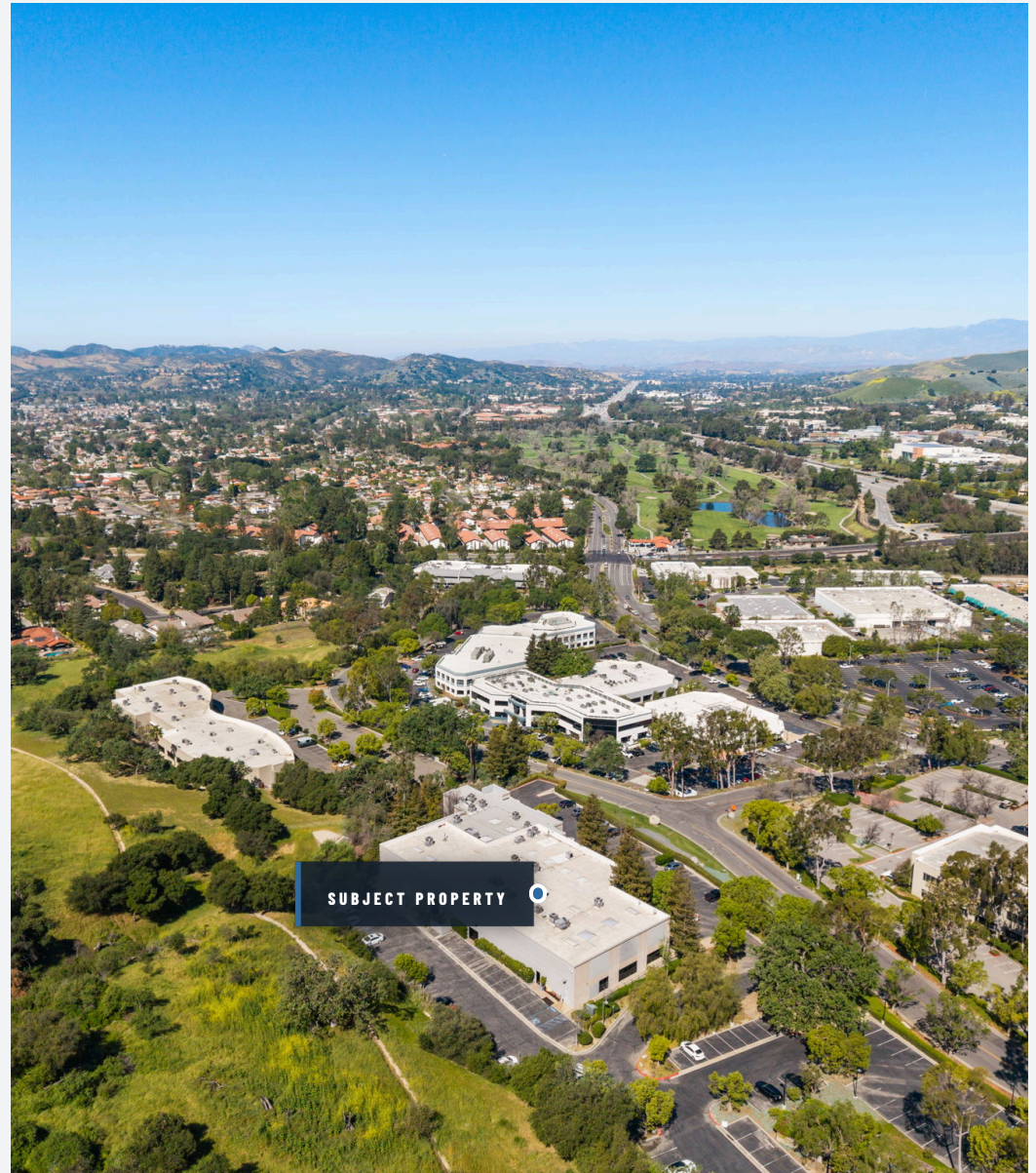
31280 Oak Crest Drive is positioned in the heart of Westlake Village's premier office corridor, offering immediate access to the US-101 Freeway and surrounded by the region's top employers, retail, and executive residential communities.

The Conejo Valley submarket consistently commands some of the strongest retention rates in Southern California — businesses here stay because the lifestyle infrastructure is unmatched.

DRIVE TIMES

<p><b>2 min</b> US-101 On-Ramp</p>	<p><b>5 min</b> Thousand Oaks</p>
<p><b>12 min</b> Calabasas</p>	<p><b>25 min</b> Malibu</p>

ESTIMATED UNDER NORMAL TRAFFIC CONDITIONS



- US-101 Freeway — Direct Access
- Westlake Village Business Corridor
- Adjacent to Lindero Canyon Rd
- Executive Housing · Affluent Demographics



## 31280 Oak Crest Drive

WESTLAKE VILLAGE, CA 91361 · SUITE 3

AVAILABLE	±5,746 RSF
RATE	\$2.85 / SF / Mo FSG
TERM	Negotiable
STATUS	Available Now



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