



# The Courtyard at Westlake

Sublease / Direct Opportunity



**NEWBRIDGE**  
REAL ESTATE SERVICES

**Darin Arrasmith**

805.750.1838

Darin@nrespro.com

DRE# 00984115

*Commercial Real Estate Solutions*



# The Courtyard at Westlake

3625 Thousand Oaks Blvd., Suite 238 Westlake Village, CA 91362



**NEWBRIDGE**  
REAL ESTATE SERVICES

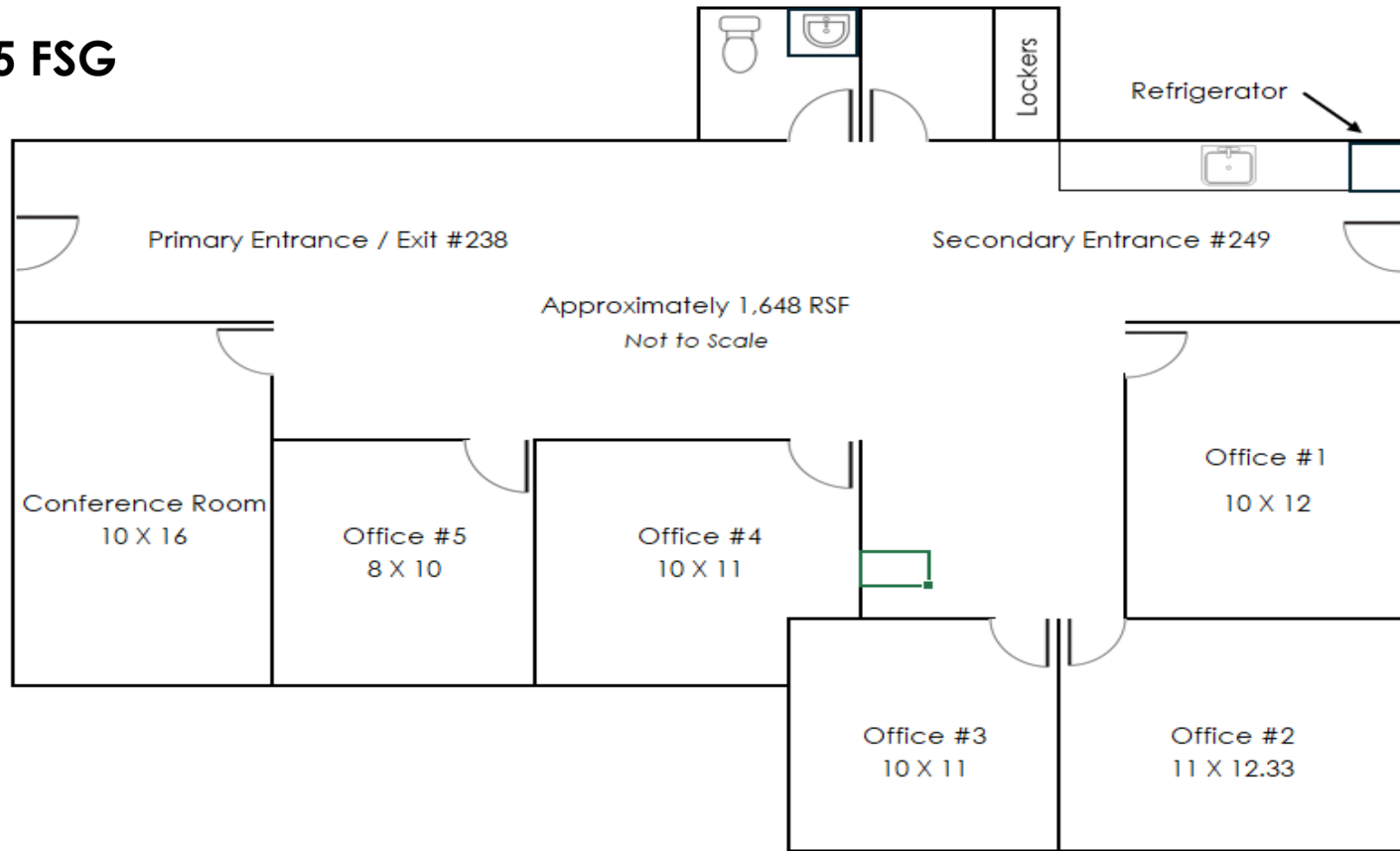
Darin Arrasmith  
805.750.1838  
Darin@nrespro.com  
DRE# 00984115



# The Courtyard at Westlake

3625 Thousand Oaks Blvd., Suite 238 Westlake Village, CA 91362

**Offered at \$2.45 FSG**



*All information is supplied in good faith and is deemed reliable, however, investors should always confirm any information regarding real estate as an investment and should consult qualified professionals before making any material decisions. Newbridge Real Estate Services always recommends that you consult a CPA and/or a qualified Real Estate Attorney when considering purchasing Real Estate.*



**NEWBRIDGE**  
REAL ESTATE SERVICES

Darin Arrasmith  
805.750.1838  
Darin@nrespro.com  
DRE# 00984115

# The Courtyard at Westlake



**NEWBRIDGE**  
REAL ESTATE SERVICES

Darin Arrasmith  
805.750.1838  
Darin@nrespro.com  
DRE# 00984115



# The Courtyard at Westlake



**NEWBRIDGE**  
REAL ESTATE SERVICES

Darin Arrasmith  
805.750.1838  
Darin@nrespro.com  
DRE# 00984115



# The Courtyard at Westlake

5 Offices

Conference Room

In-suite Private Bathroom

Open Beam Ceilings

Custom Lighting

Large Waiting Area

Kitchen

Elevator Served Building

Views of the Courtyard



*All information is supplied in good faith and is deemed reliable, however, investors should always confirm any information regarding real estate as an investment and should consult qualified professionals before making any material decisions. Newbridge Real Estate Services always recommends that you consult a CPA and/or a qualified Real Estate Attorney when considering purchasing Real Estate.*



**NEWBRIDGE**  
REAL ESTATE SERVICES

Darin Arrasmith  
805.750.1838  
Darin@nrespro.com  
DRE# 00984115



# The Courtyard at Westlake



Close Proximity to the 101 Freeway



Thousand Oaks / Westlake Village

Population: 126,967



Close to Retail, Dining and Entertainment

Located in prestigious Westlake Village



Showings by Appointment Only



**NEWBRIDGE**  
REAL ESTATE SERVICES

Darin Arrasmith  
805.750.1838  
Darin@nrespro.com  
DRE# 00984115