



WESTLAKE GARDENS

2535-2555 TOWNSGATE RD
WESTLAKE VILLAGE, CA 91361



THE
JOHNSTON
GROUP



WESTCORD

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: \$2.70 FSG



Parking: 3.50/1,000 RSF



Move-in ready spec suites



Outdoor courtyard



Private Balconies



Central Westlake Village Location





WESTLAKE
GARDENS

AVAILABILITIES

Suite **Square Feet** **Asking Rate** **Term** **Occupancy**

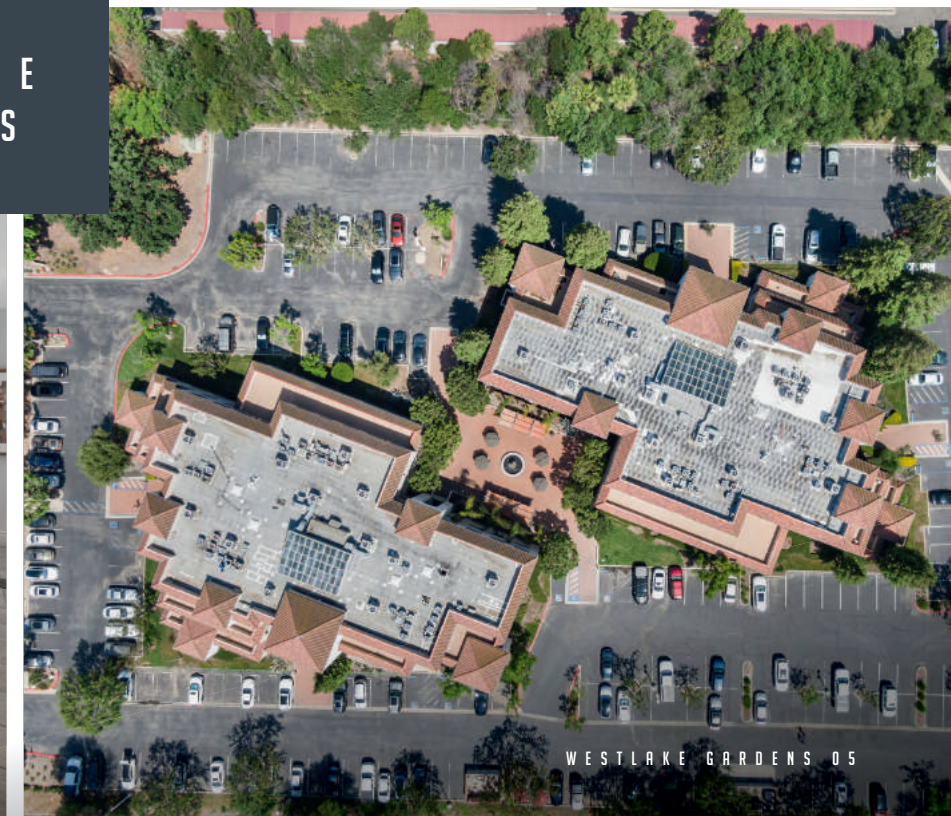
2535 TOWNSGATE RD

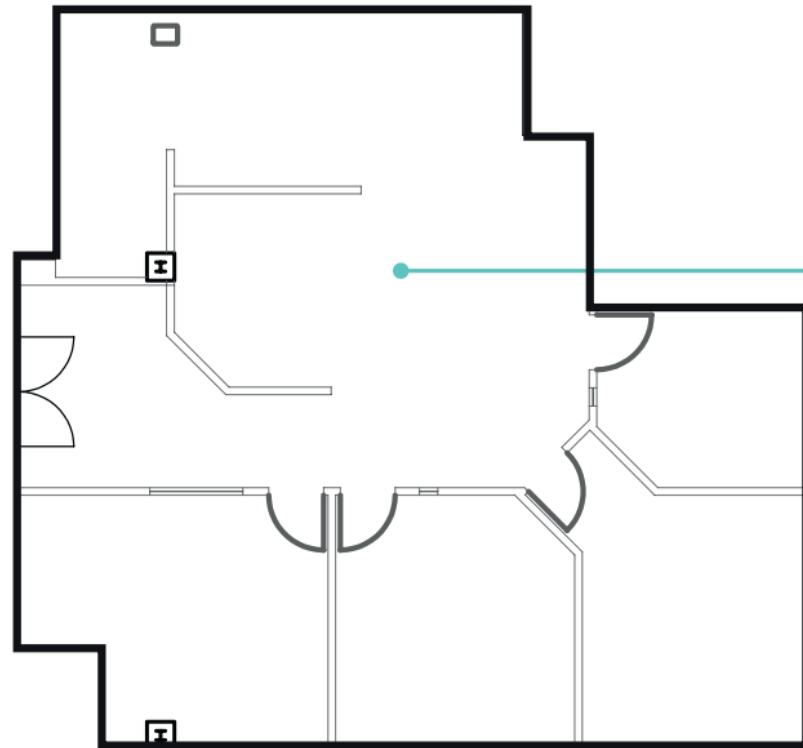
105	± 1,710 RSF	\$2.70 FSG	Negotiable	Vacant
109	± 2,928 RSF	\$2.70 FSG	Negotiable	Vacant
201	± 1,840 RSF	\$2.70 FSG	Negotiable	Vacant
301	± 2,255 RSF	\$2.70 FSG	Negotiable	Vacant
310	± 2,357 RSF	\$2.70 FSG	Negotiable	9/1/24

2555 TOWNSGATE RD

310	± 1,849 RSF	\$2.70 FSG	Negotiable	Vacant
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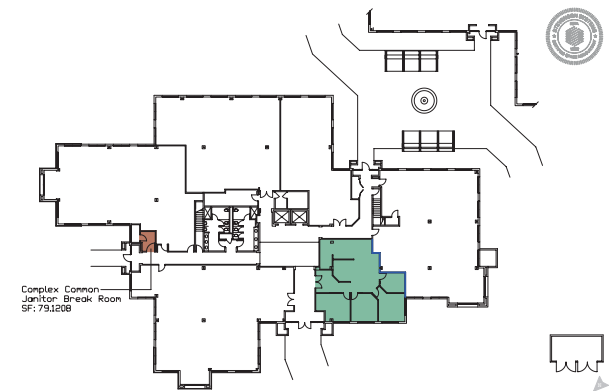


Suite 105
±1,710 RSF

AS-BUILT FLOOR PLAN

2535 Townsgate Rd

Suite 105

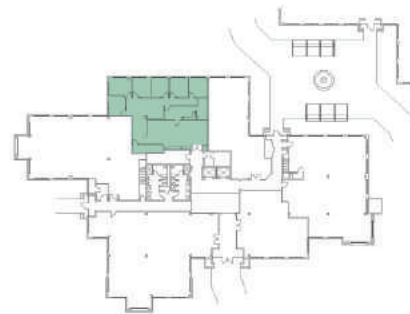
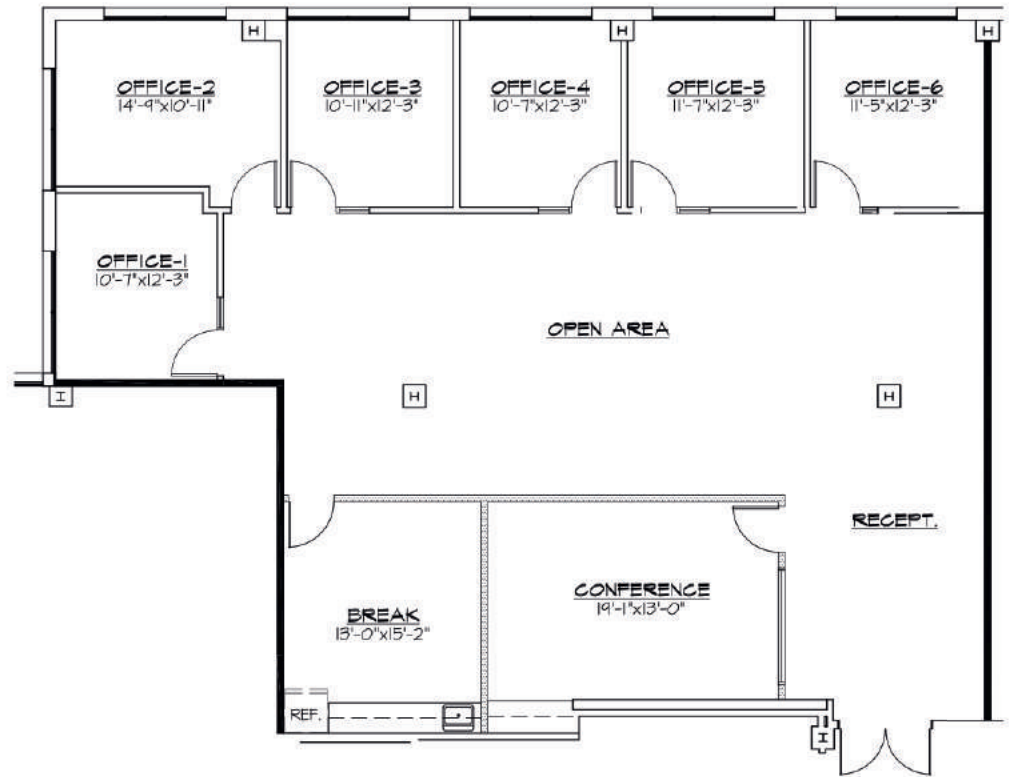


Complex Common
Janitor Break Room
SF: 79,1208

AS-BUILT FLOOR PLAN

2535 Townsgate Rd

Suite 109

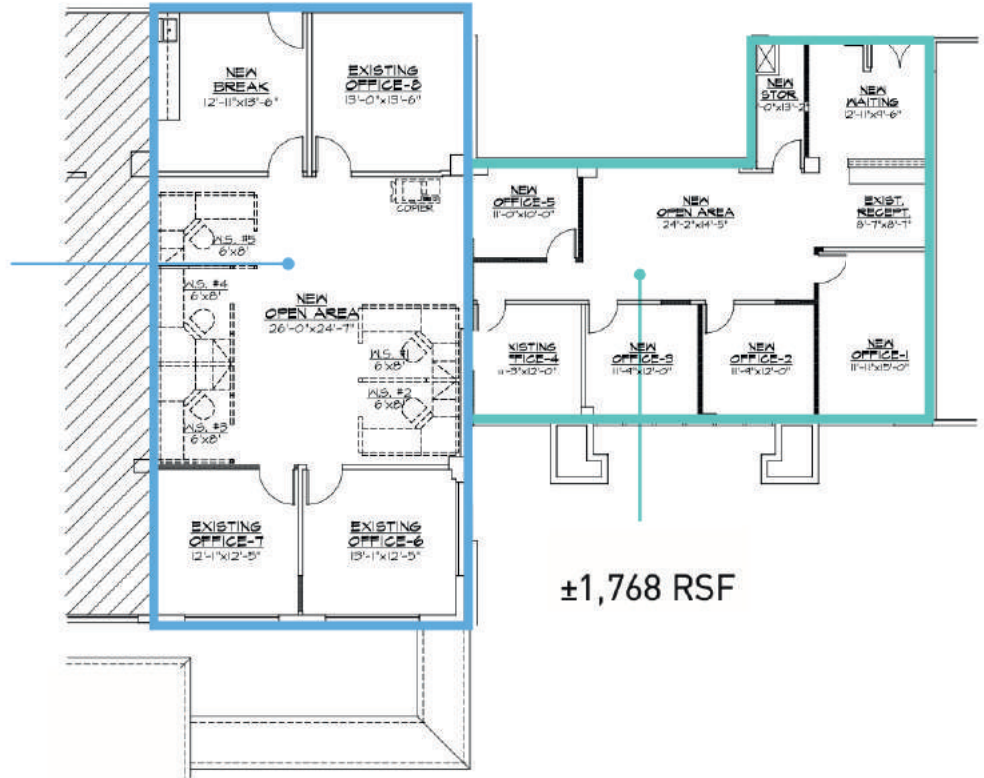


AS-BUILT FLOOR PLAN

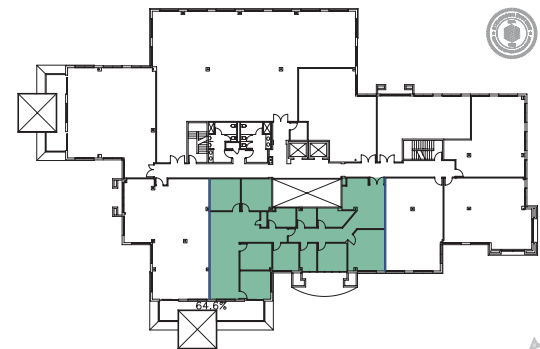
2535 Townsgate Rd

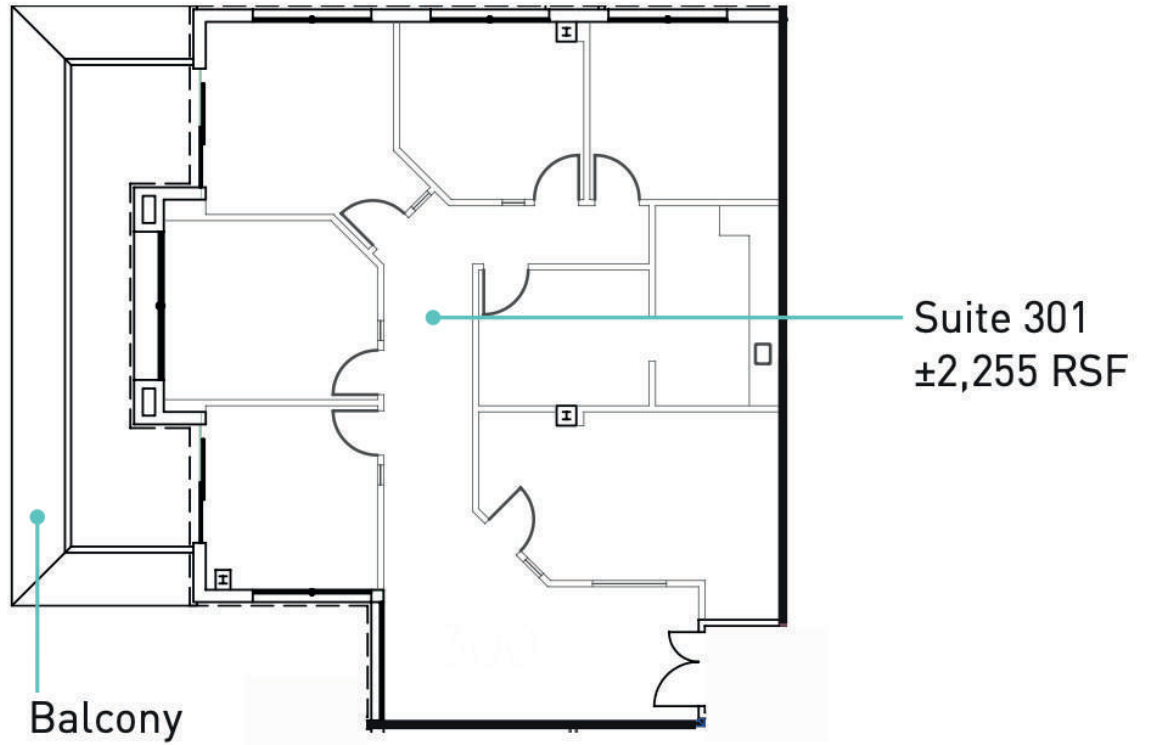
Suite 201

±1,746 RSF



±1,768 RSF

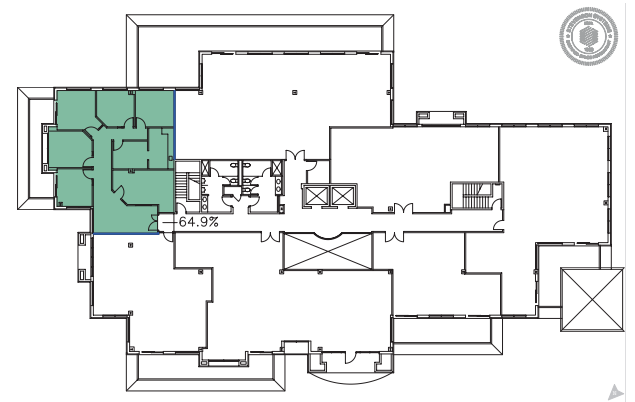


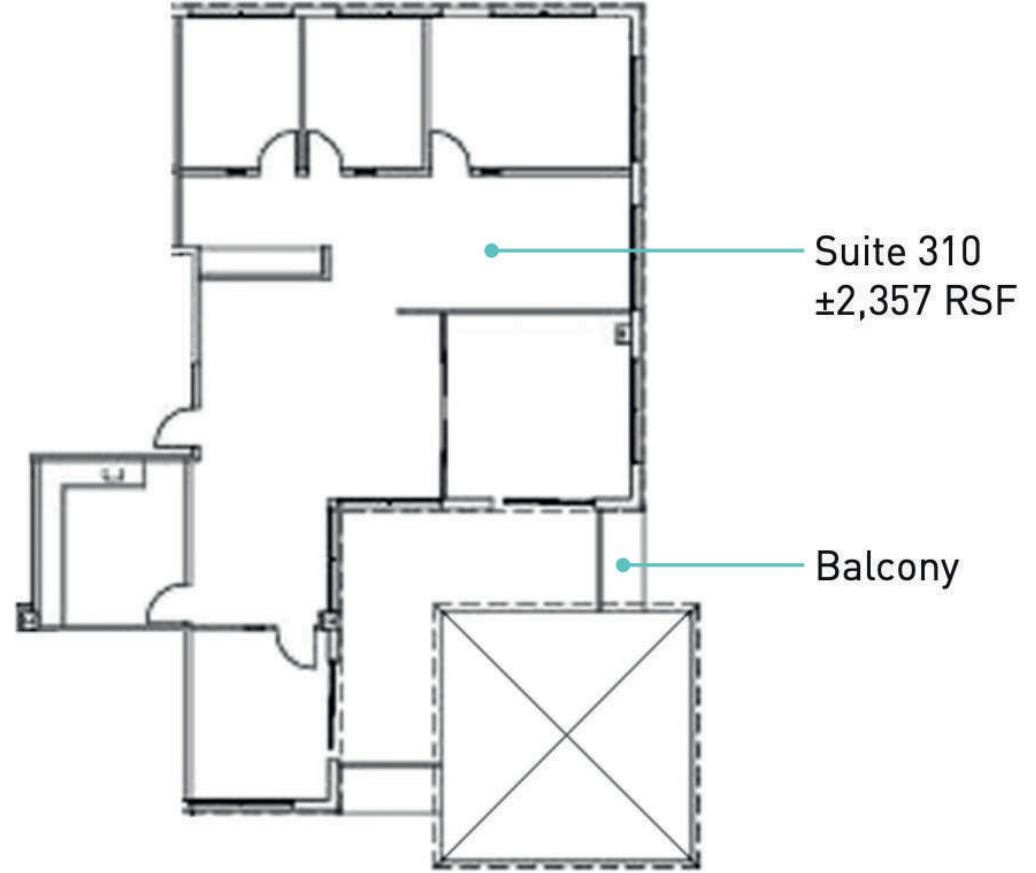


AS-BUILT FLOOR PLAN

2535 Townsgate Rd

Suite 301

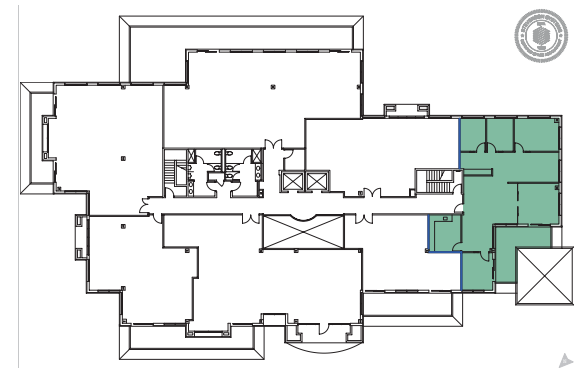


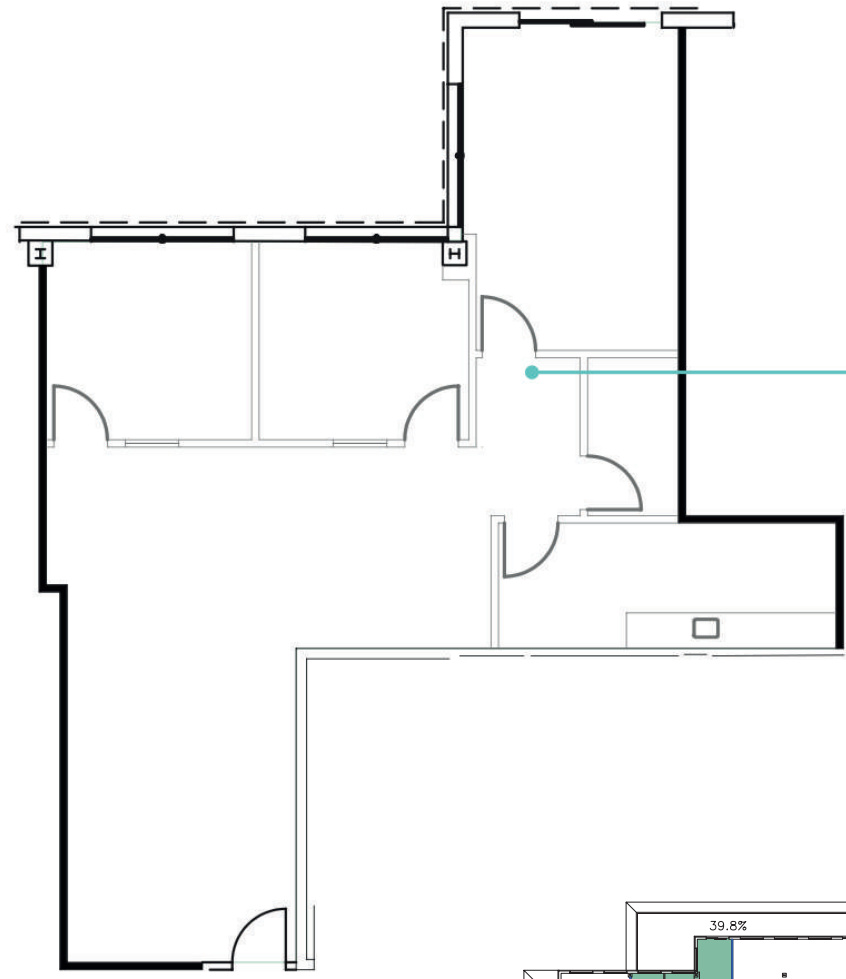


AS-BUILT FLOOR PLAN

2535 Townsgate Rd

Suite 310



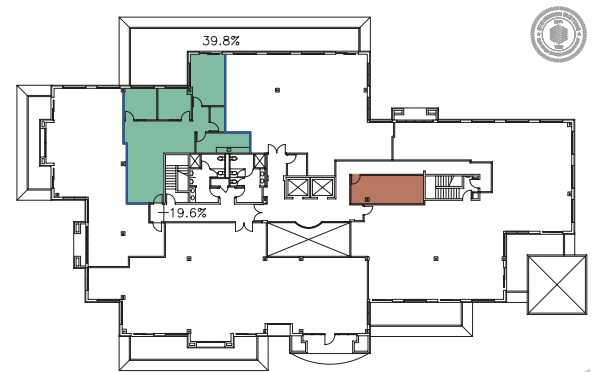


Suite 310
±1,849 RSF

AS-BUILT FLOOR PLAN

2555 Townsgate Rd

Suite 310



AERIAL



WESTLAKE
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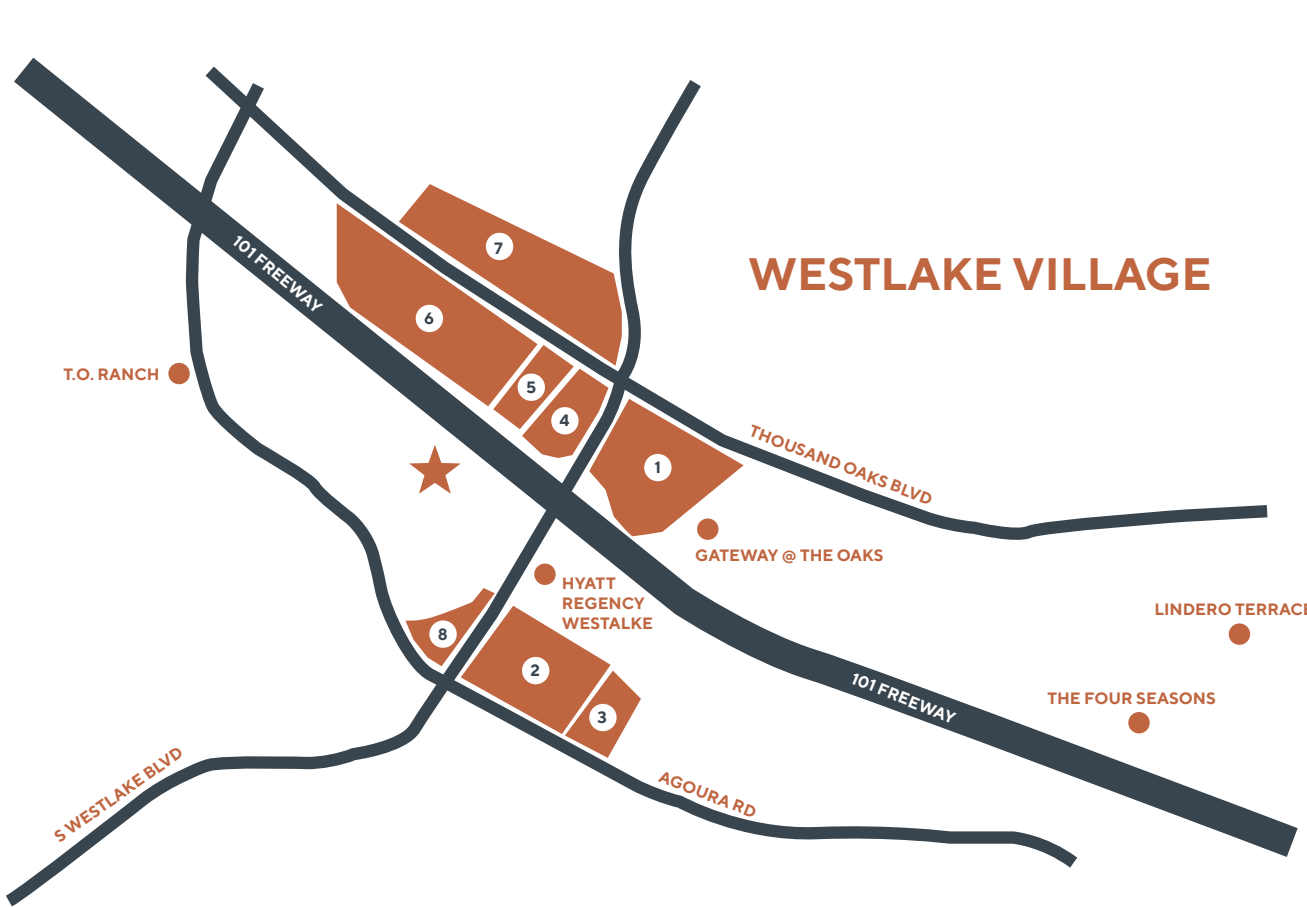
WESTLAKE BLVD

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: BevMol, 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



WESTLAKE GARDENS

2535-2555 TOWNSGATE RD, WESTLAKE VILLAGE, CA



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[WESTCORD.COM](https://www.westcord.com)



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.