

DAVIS LEGATE BUILDING 31351 VIA COLINAS, WESTLAKE VILLAGE



FOR SALE

INVESTMENT OWNER/USER OFFICE

MARK LEONARD
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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SALE PRICE: \$4,050,000 (\$290 PER RSF)

PROPERTY DETAILS

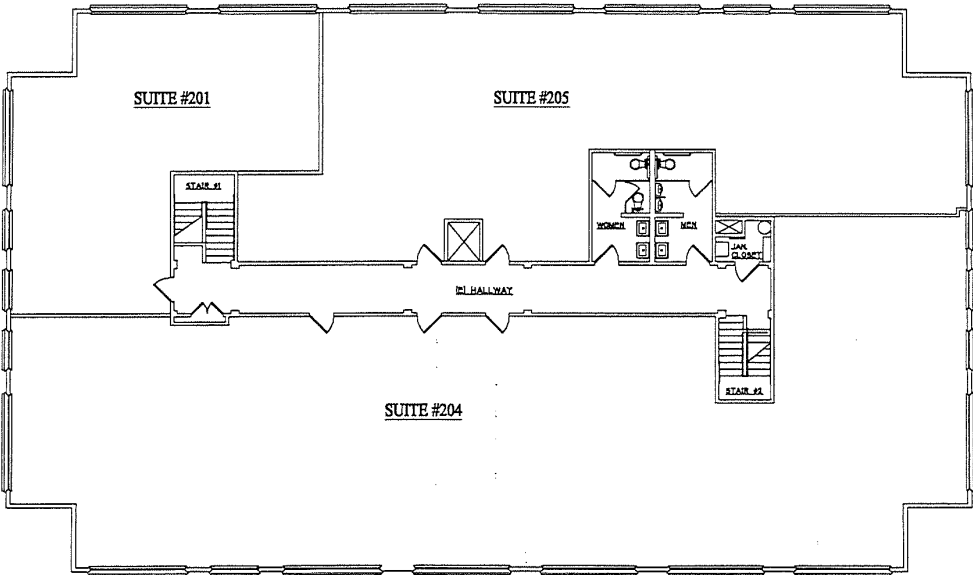
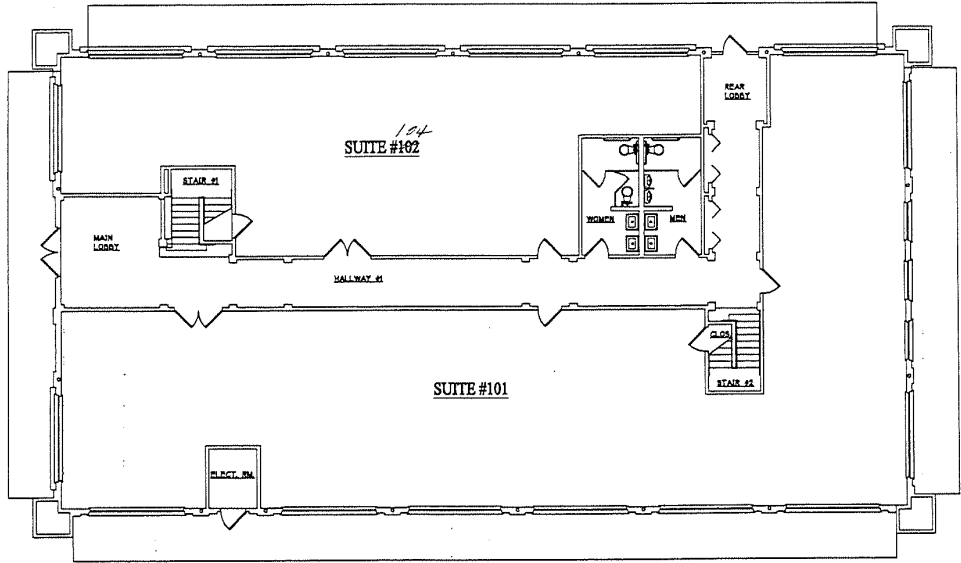
BUILDING SIZE: ±13,945 RSF
LOT SIZE: Approximately 30,056 SF (.69 AC)
FLOORS: 2
YEAR BUILT: 1985
PARKING: 3/1000 USF, 27 Covered & 17 Surface Stalls
ZONING: C2
APN: 2054-028-033
OCCUPANCY: Entire second floor ca be available
for owner/User ±8,050 RSF

PROPERTY HIGHLIGHTS

For sale opportunity
Rent roll and operating expenses available upon request
Unique purchase opportunity with flexible occupancy options
Staggered expirations would allow an owner to grow
into the building
Outstanding Location
surface parking
Located near numerous retail amenities
Excellent access to 101 Freeway

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FIRST FLOOR

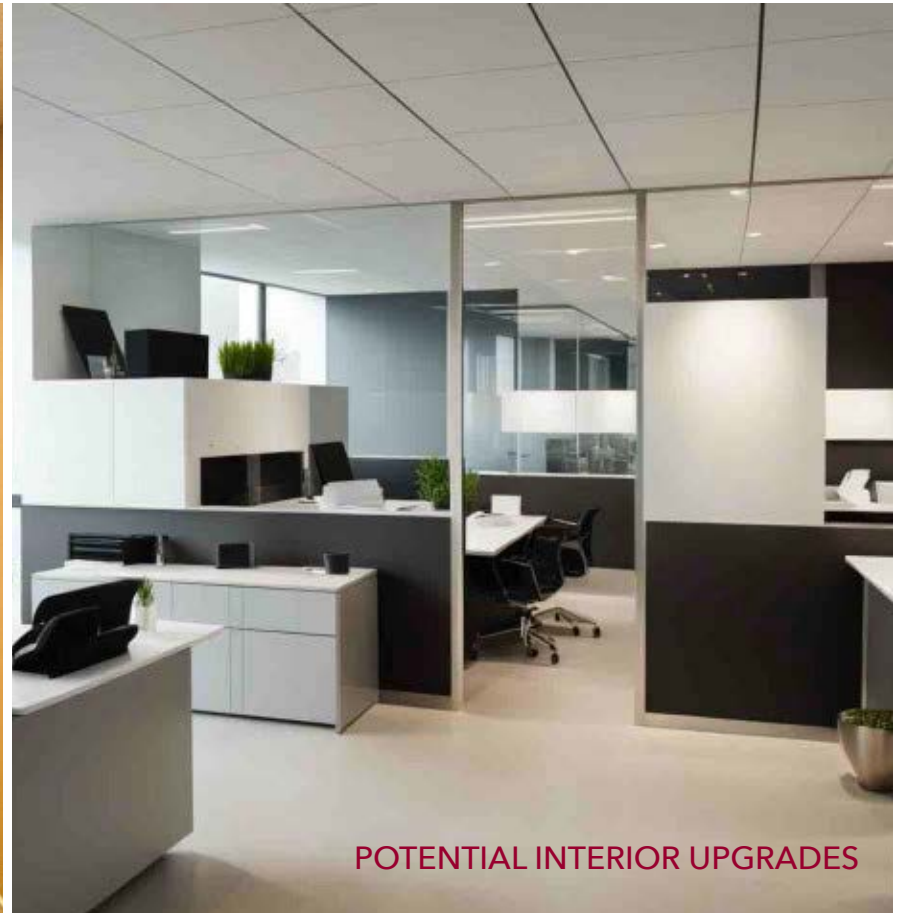
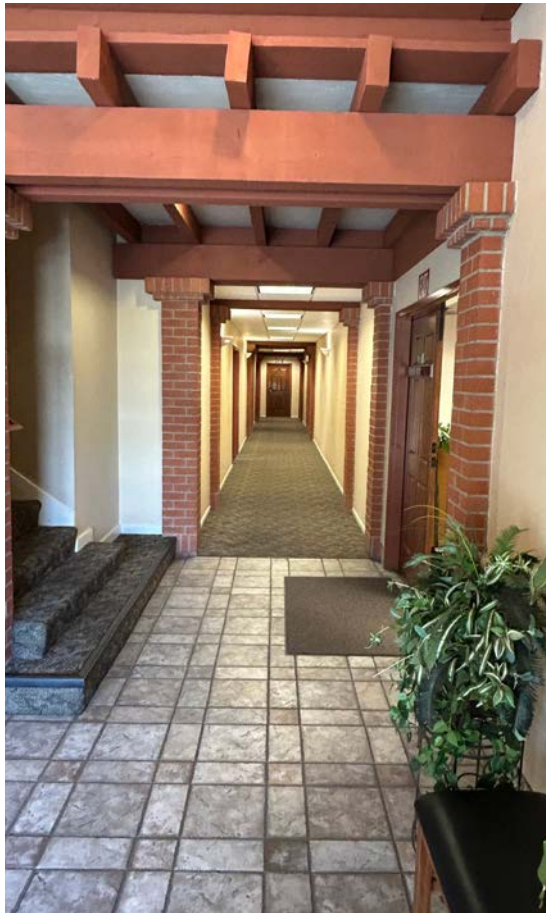


SECOND FLOOR

Not to scale

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POTENTIAL INTERIOR UPGRADES

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AERIAL CLOSEUP



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AERIAL OVERVIEW



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AMENITIES OVERVIEW



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