



# WESTLAKE GARDENS

2535-2555 TOWNSGATE RD  
WESTLAKE VILLAGE, CA 91361

TWO SPEC SUITES COMING SOON



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: \$2.90 FSG



Parking: 3.50/1,000 RSF



Move-in ready spec suites



Outdoor courtyard



Private Balconies



Central Westlake Village Location



# AVAILABILITIES

Suite	Square Feet	Asking Rate	Term
<b>2535 TOWNSGATE RD</b>			
108	± 1,710 RSF	\$2.90 FSG	Negotiable
211	± 1,222 RSF	\$2.90 FSG	Negotiable
<b>2555 TOWNSGATE RD</b>			
125	± 2,280 RSF	\$2.90 FSG	Negotiable
205 (Spec Suite)	± 4,223 RSF	\$2.90 FSG	Negotiable
210 (Spec Suite)	± 2,453 RSF	\$2.90 FSG	Negotiable



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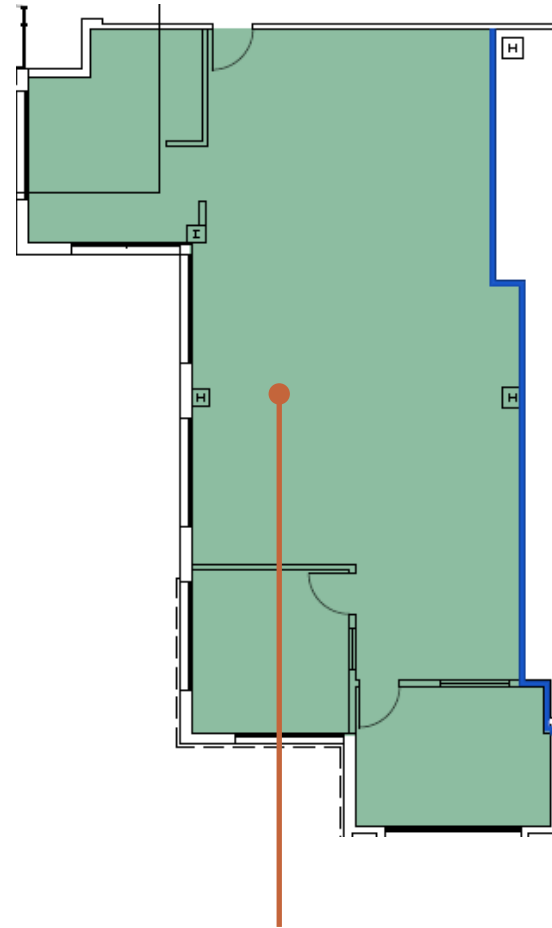




AS-BUILT FLOOR PLAN

2535 Townsgate Rd

**Suite 108**

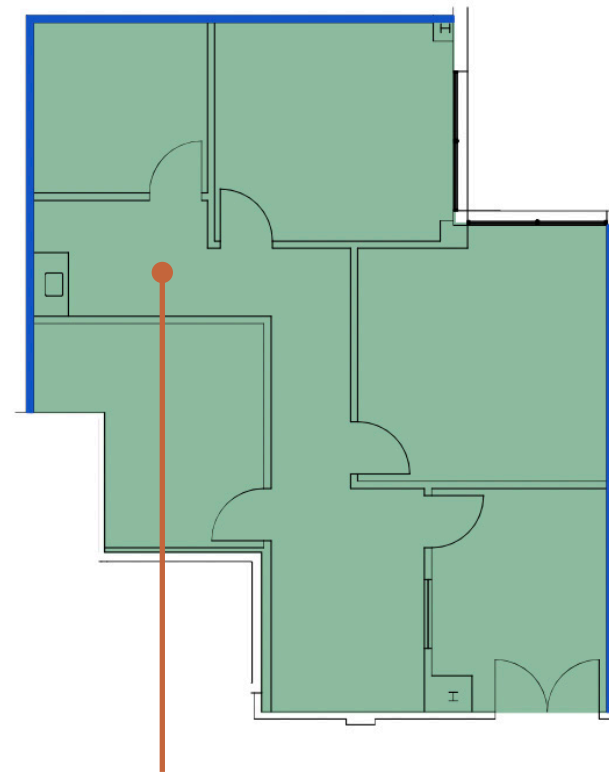


Suite 108  
± 1,710 RSF

AS-BUILT FLOOR PLAN

2535 Townsgate Rd

**Suite 211**

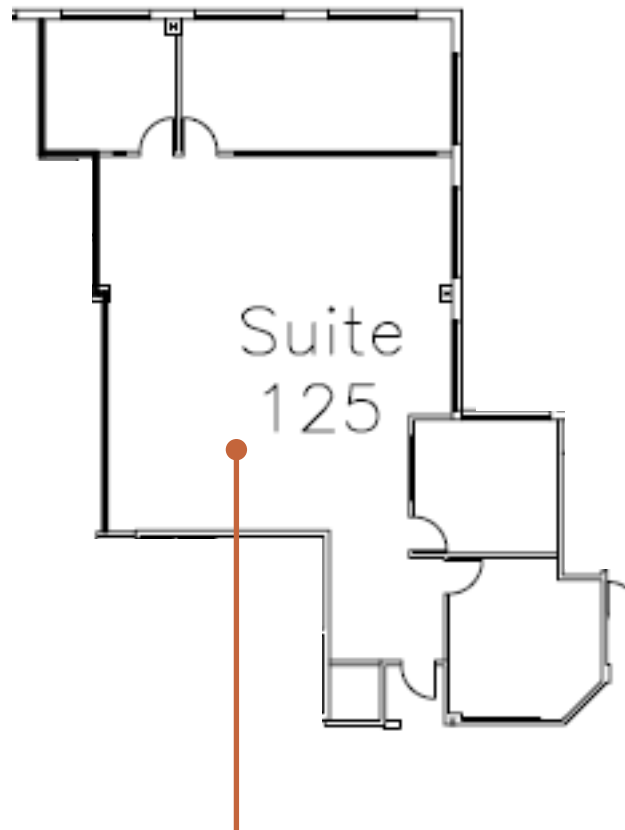


Suite 211  
± 1,222 RSF

AS-BUILT FLOOR PLAN

2555 Townsgate Rd

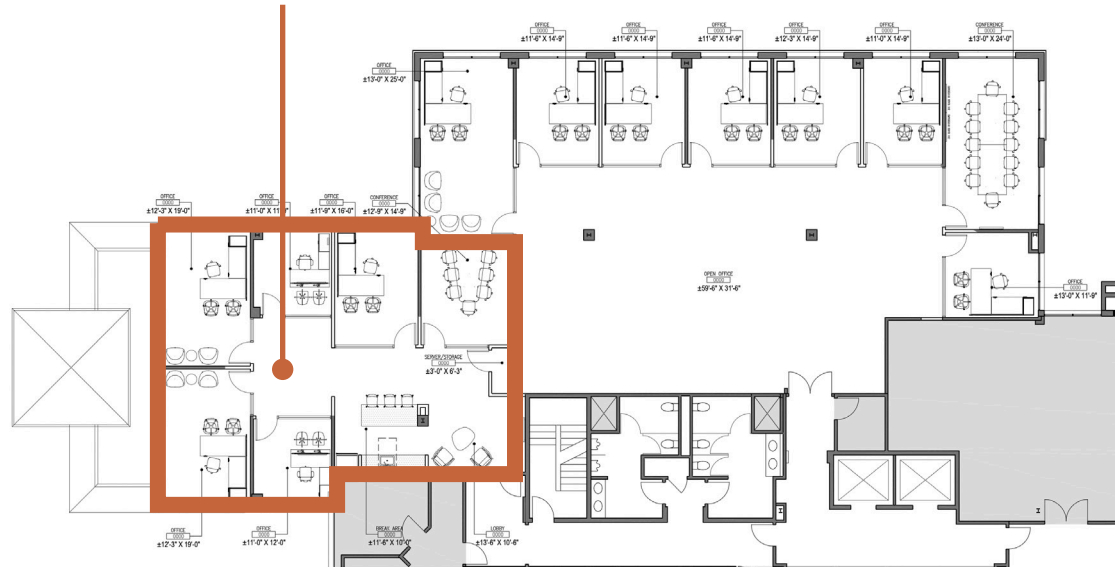
**Suite 125**



Suite 125  
± 2,280 RSF



Suite 210  
± 2,453 RSF



AS-BUILT FLOOR PLAN

2555 Townsgate Rd

**Suite 210**

Brand New Spec Suite

# AERIAL



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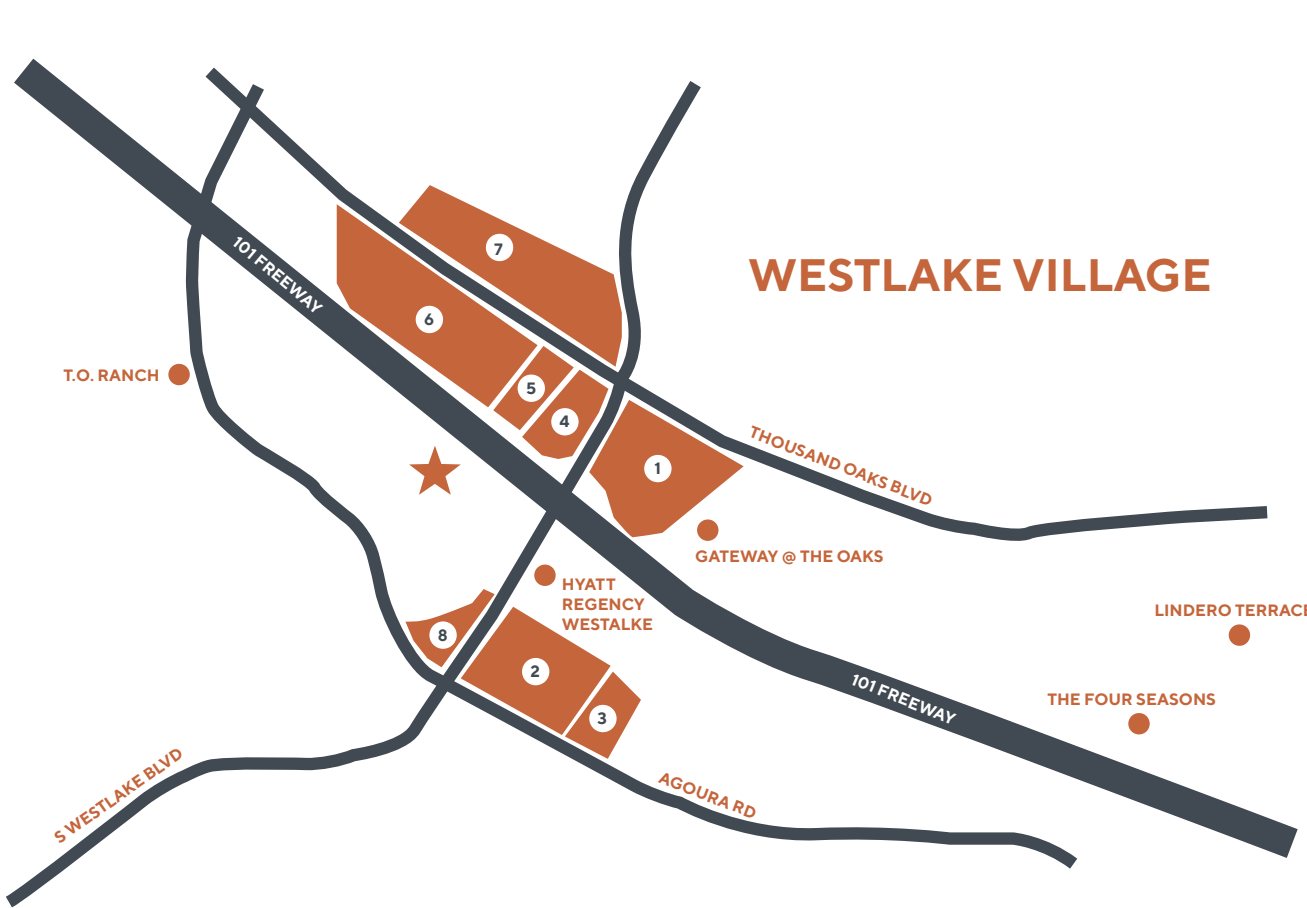
WESTLAKE BLVD

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

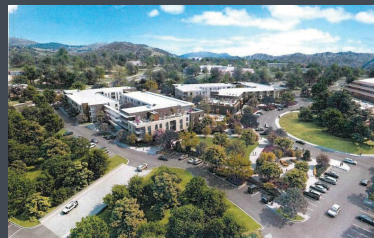
### 7. North Ranch Shopping Center

- 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



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.