

PRIME OFFICE IN WESTLAKE VILLAGE | 867 – 4,937 RSF AVAILABLE



FOR LEASE

265 Sunset Dr.

WESTLAKE VILLAGE | CA

JOSHUA LINN | 818.802.6633 | Joshua@ipa76.com

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



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Available Suites

- Suite 120: 2,510 SF
- Suite 140: 2,465 SF
- Suite 200: 1,717 SF
- Suite 220: 1,765 SF
- Suite 240: 1,759 SF
- Suite 260: LEASED
- Suite 280: LEASED
- Lounge: 867 SF

BUILDING HIGHLIGHTS



- Building Totally Refurbished and Upgraded in 2018
- Many Suites Have Open Ceiling Concept
- Common Areas Sharply Designed with Open Ceiling Concept
- Ideal layout For Collaboration
- Shower included in Ground Floor Restroom
- 24/7 HVAC Control
- CCTV Throughout, Web based
- Controlled Access and Entry 24/7
- Monument Signage available
- Ample Parking

LOCATION HIGHLIGHTS



- Excellent Freeway Exposure
- Easy Access to Ventura (101) freeway
- Professional Club Appeal
- Many Amenities just a Short Drive Away

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Floor Plans

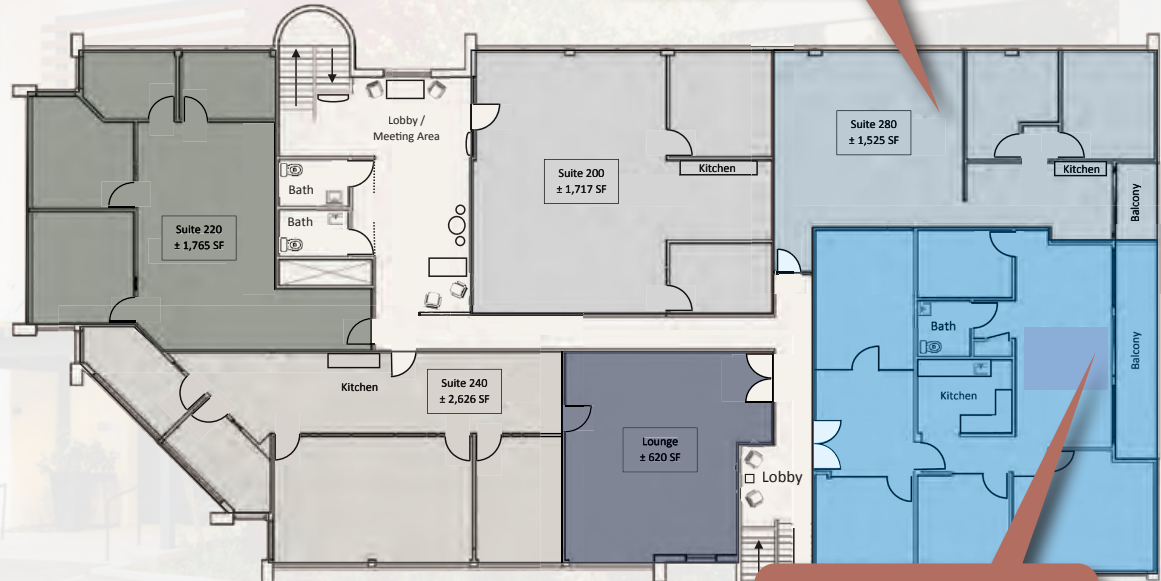
265 SUNSET DR | WESTLAKE VILLAGE | CA

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SunsetDr.
WESTLAKE VILLAGE | CA

1st
FLOOR



2nd
FLOOR



SUITE 280
1,522 RSF
LEASED

SUITE 260
2,535 RSF
LEASED

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Floor Plans

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1st
 FLOOR



FIRST FLOOR LOBBY



RESTROOM



SHOWER

FIRST FLOOR	
Suite 120	± 2,465 RSF
Suite 140	± 2,512 RSF
Suite 120/140	± 4,937 RSF Combined

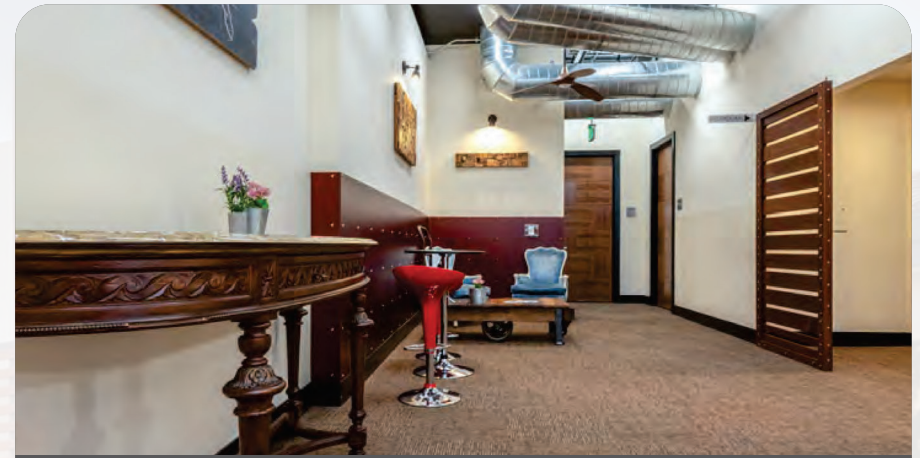
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Floor Plans

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SECOND FLOOR LOBBY



SECOND FLOOR LOBBY

SECOND FLOOR	
Lounge	± 867 RSF (Part of Ste. 220)
Suite 200	± 1,717 RSF
Suite 220	± 1,765 RSF
Suite 240	± 2,626 RSF
Suite 260	± 2,535 RSF (LEASED)
Suite 280	± 1,522 RSF (LEASED)

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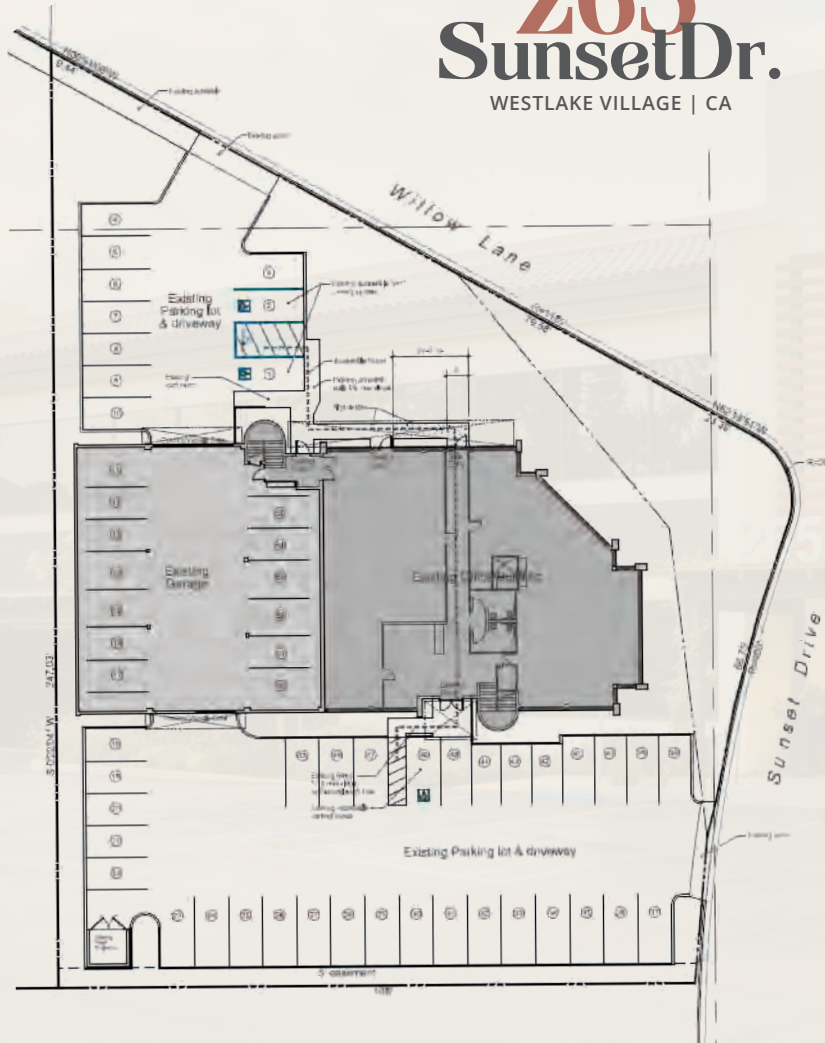
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Site Plan

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Location

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Zip
91361

Submarket
Thousand
Oaks/SE County

Submarket Cluster
Ventura South

Location Type
Suburban

Market
Los Angeles

County
Ventura

State
California

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