





One Westlake

1 Baxter Way Westlake Village, CA 91362

Features:

- 20 private offices
- 125 workstations
- 1 large confernce room, 4 additional huddle rooms
- 1 large kitchen and dining room
- 1 lounge area
- 1 shipping and receiving area
- Building has a fitness center, auditorium (250 people), café, on-site security & property management, and EV charging
- Nearby amenities include Red O, Shake Shack, La La Land, Paul Martin's American Grill, Good Neighbor, and Equinox

Space Profile:

Premises Suite 200

Size/RSF 27,070 RSF

Rental Rate \$2.50 FSG

Availability Immediate

Term Thru 11/30/2028

(Longer term possible)

Furniture Available

Parking 4/1000

Contact:

David Callahan

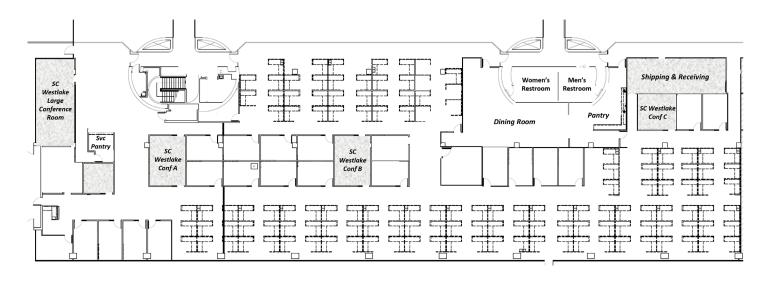
818.681.4108 mobile dcallahan@cresa.com BRE# 01397164

Shawn Sala

310.279.2546 mobile ssala@cresa.com BRE# 01438990

1 Baxter Way

Suite 200 Floorplan















One Westlake

1 Baxter Way, Westlake Village

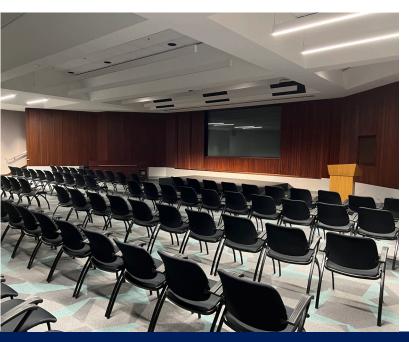


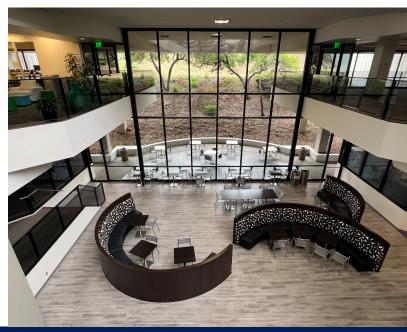


Contact:

David Callahan 818.681.4108 mobile dcallahan@cresa.com BRE# 01397164

Shawn Sala 310.279.2546 mobile ssala@cresa.com BRE# 01438990







Cresa © 2025. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.