



WESTLAKE LANDMARK

30870 + 30930 RUSSELL RANCH ROAD
WESTLAKE VILLAGE, CA



PROPERTY HIGHLIGHTS

Institutionally owned and managed since development, Westlake Landmark is among the nicest Class A office projects in Westlake Village. From beautiful landscaping, to panoramic views of Santa Monica and Santa Susana Mountains, to on-site amenities, Westlake Landmark provides a scenic and relaxing office environment for tenants.



Newly renovated fitness center



Plentiful shaded outdoor seating



Excellent freeway visibility



Signage opportunities



Stunning view from every suite



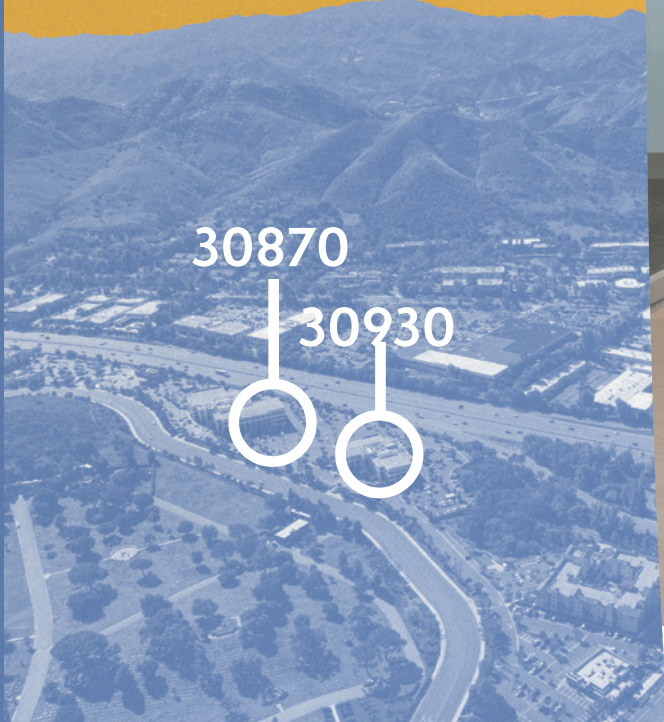
Tremendous walkable amenities including Shoppes at Westlake Village, a 100,000+ sf center next door which contains numerous dining options and retail amenities



A GRAND FIRST IMPRESSION

The recently completed lobby renovation sets a sophisticated tone from the moment you arrive. Featuring contemporary design elements and premium finishes, the refreshed lobby provides a welcoming environment that reflects the quality and professionalism your business deserves. Beyond the lobby, stunning views are visible from every suite, creating a scenic and relaxing office environment that inspires productivity and enhances the daily work experience.

30870
30930



WELLNESS WITHIN REACH

Our newly renovated fitness center offers tenants a convenient solution for maintaining an active lifestyle without leaving the property. Equipped with modern cardio and strength training equipment, this on-site amenity supports employee wellness and work-life balance throughout the workday. Complete locker rooms with showers provide the flexibility to seamlessly incorporate workouts into your schedule, whether starting the day with morning exercise or enjoying a midday fitness break.

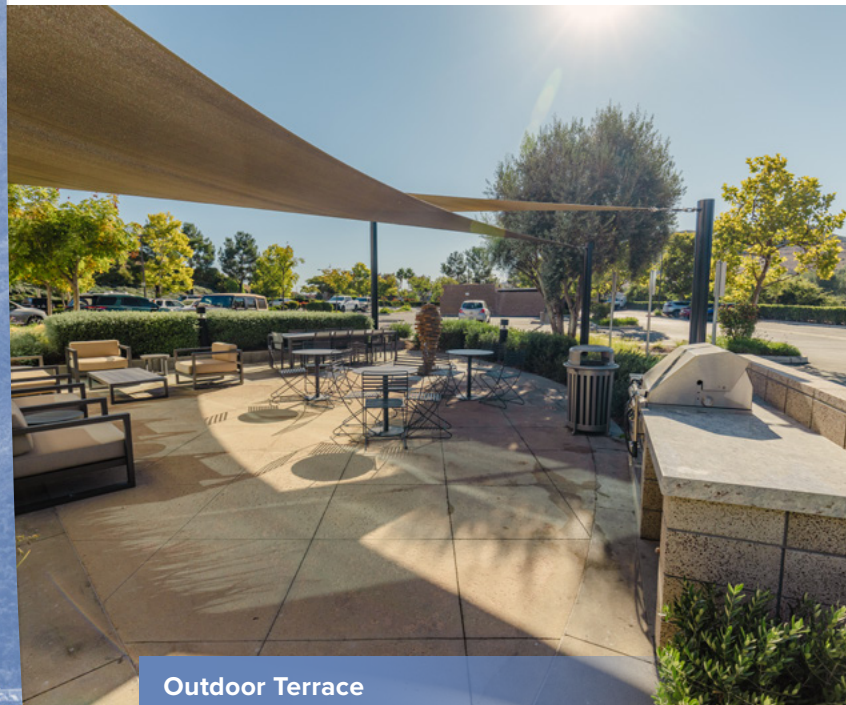


OUTDOOR SPACES THAT INSPIRE

Westlake Landmark features plentiful shaded outdoor seating areas surrounded by beautiful landscaping. These serene spaces provide the perfect setting for informal meetings, lunch breaks, or simply enjoying the panoramic views of the Santa Monica and Santa Susana Mountains.



Outdoor Terrace



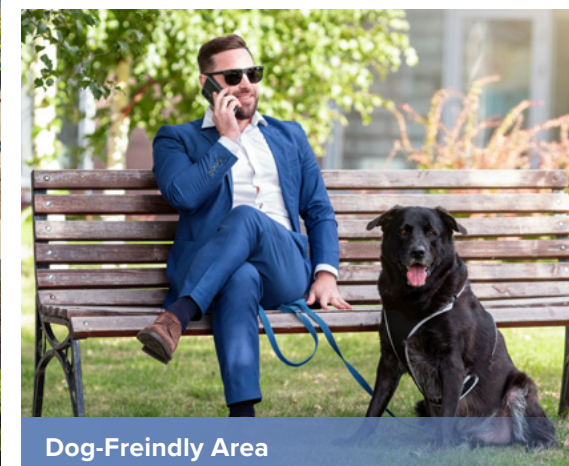
Outdoor Terrace



Shaded Outdoor Seating



Bocce Ball Court

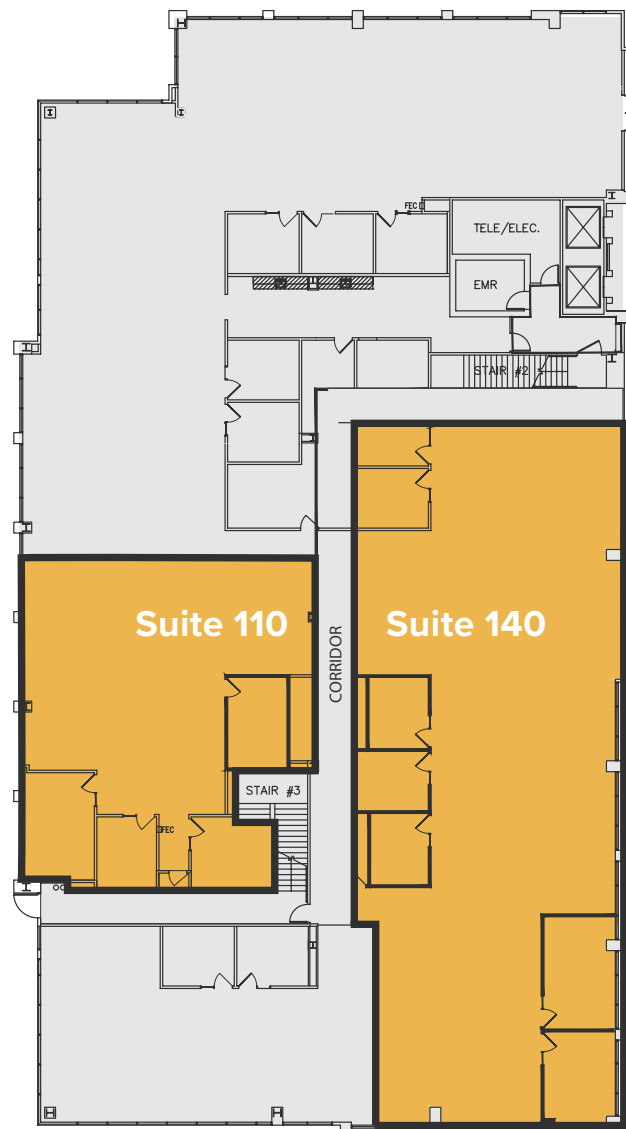


Dog-Friendly Area

30870 RUSSELL RANCH ROAD

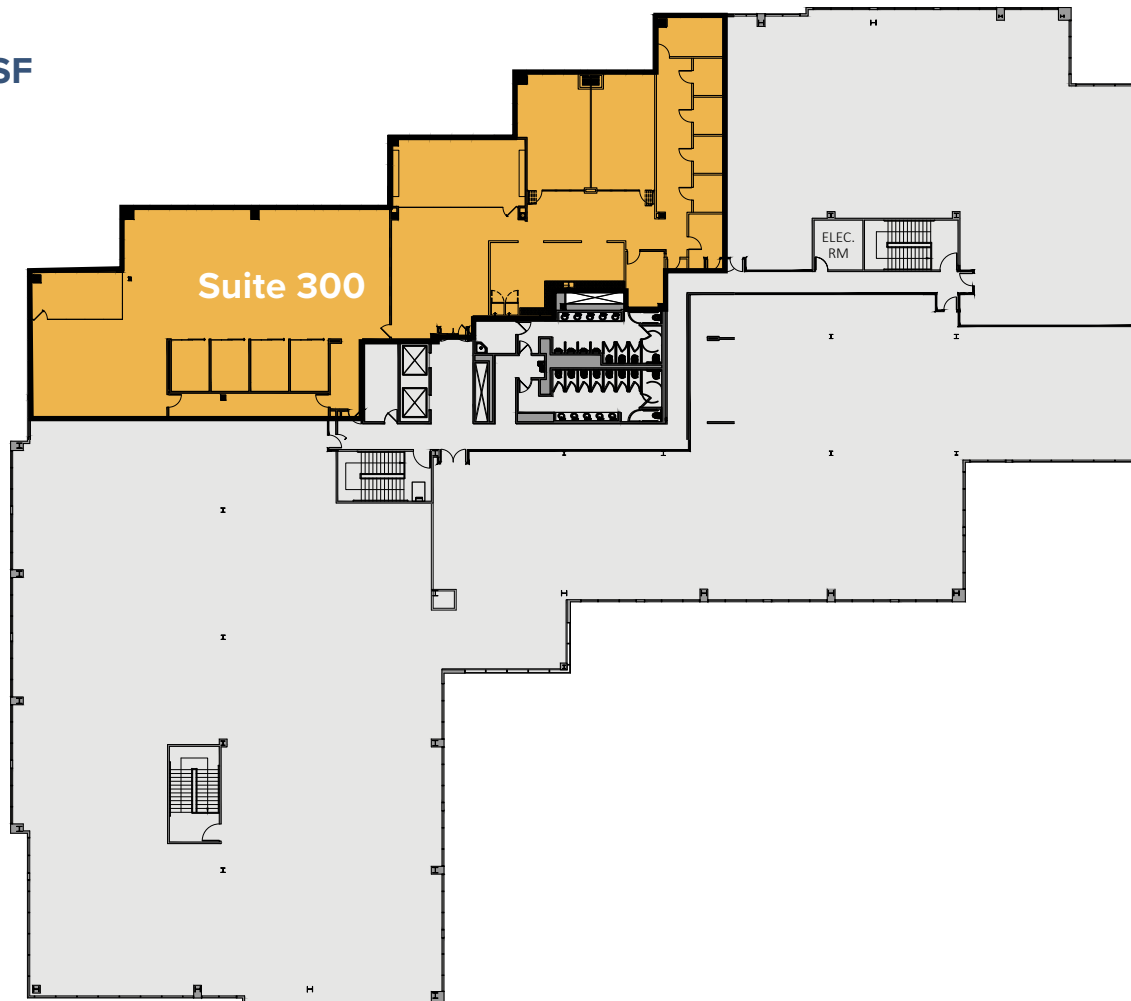
Suite 110: $\pm 3,026$ RSF

Suite 140: $\pm 6,025$ RSF



30870 RUSSELL RANCH ROAD

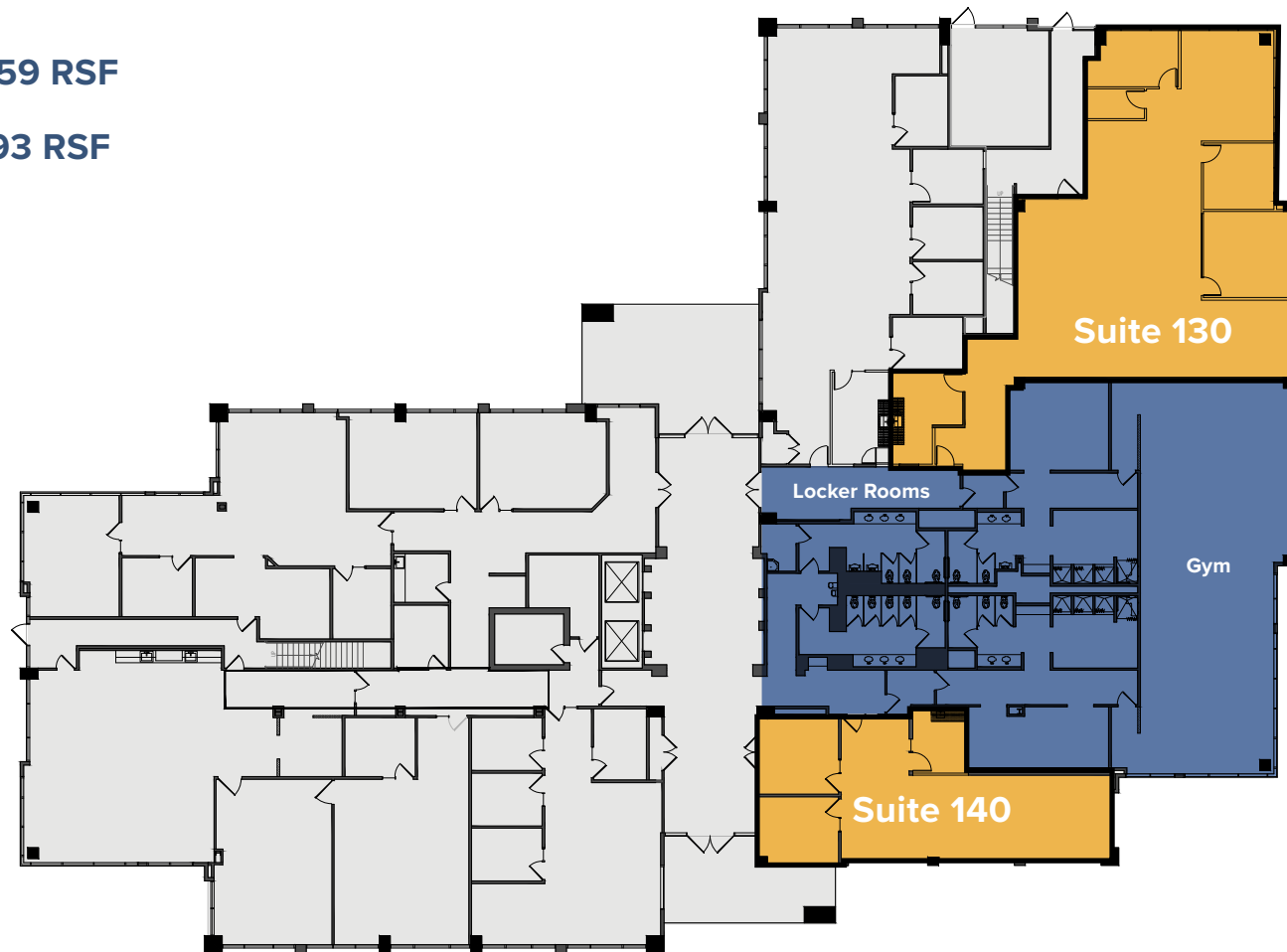
Suite 300: $\pm 9,147$ RSF



30930 RUSSELL RANCH ROAD

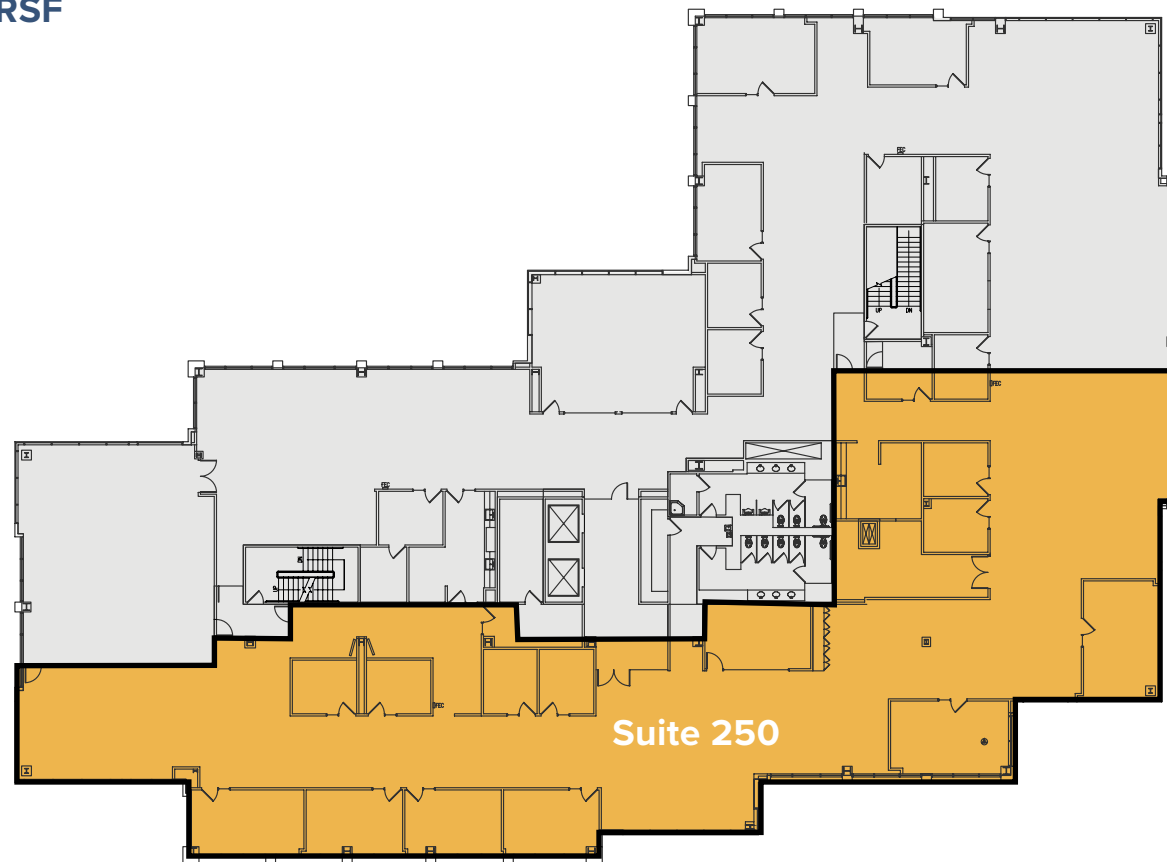
Suite 130: $\pm 3,059$ RSF

Suite 140: $\pm 1,393$ RSF



30930 RUSSELL RANCH ROAD

Suite 250: ±11,391 RSF
(Divisible to 5,000 SF)



ELEVATE YOUR BRAND VISIBILITY

Take advantage of exceptional signage opportunities at Westlake Landmark. Multiple signage locations are available on Russell Ranch Road, ensuring your business maintains a commanding presence in one of Westlake Village's most prominent Class A office locations.



EVERYTHING YOU NEED, STEPS AWAY

Westlake Landmark offers unparalleled access to walkable amenities, anchored by the Shoppes at Westlake Village, a 100,000+ sf retail center directly adjacent to the property. From Gelson's Market and CVS Pharmacy to numerous dining options including Mendocino Farms, Starbucks, and Chipotle, tenants enjoy immediate access to daily conveniences. The surrounding area features additional retail destinations including the Promenade at Westlake with dining, entertainment, and services that enhance the work environment.

PROMENADE AT WESTLAKE

- ALO
- Barnes
- Barry Greenberg Insurance
- Bio Nailspa
- Brandy Melville
- Brighton Collectibles
- Cinépolis Luxury Cinemas
- Facio Cleaners
- Charles Schwab
- Pottery Barn
- Rh
- Soom Soom Mediterranean
- Roche Bobois
- Lululemon Athletica
- See's Candies
- Sephora
- Shekinah Health
- State Farm
- The Shade Store
- Vuori
- Warby Parker
- Williams Sonoma
- World Market
- Sweetfin
- Bacio Di Latte
- Farfalla Trattoria
- Fresh Brothers
- La La Land Kind Cafe
- Marmalade Cafe
- Neighborhood
- Paul Martin's American Grill
- Red O
- Seabutter
- See's Candies
- Shake Shack
- Sweetgreen

MARKETPLACE

- Chase Bank
- Chipotle
- Fame Cleaners
- Lindora
- Mediterranean Pita Grill
- Michaels
- Westlake Village Molly's Beauty Supply
- Panda Express
- Panera Bread
- Pieology
- Postal Annex
- Renaissance Art
- Smart & Final
- Supercuts
- Sushi Ai
- Tikka Grill
- US Bank
- Wendy's

SHOPPES AT WESTLAKE VILLAGE

- BCBC Nail Spa
- Figueroa Mountain Brewery
- Celé Wellness
- The Cove at Lighthouse
- In-N-Out Burger
- Orange Twist
- Tilly's
- Heart Boutique
- A Tea Thing
- Crumbl Cookies
- Prince St. Pizza
- Los Agaves
- Novo Cafe
- Kirk Jewelers
- Q Sushi
- Target
- Lighthouse Salon Suites
- Carriere Menswear
- 4G Wireless
- Sports Clips
- Board & Brew
- HIBYE Coffee
- TIFA Chocolate & Gelato

**WESTLAKE
LANDMARK**

WESTLAKE PLAZA AND CENTER

- | | | | | | | |
|--|---|---|---|---|--|--|
| <ul style="list-style-type: none"> • Advanced Optometry • Bank of America • AIM Mail Center • All Temp Solutions • Chase Bank • Coffee Bean Tea & Leaf • Core Power Yoga • CVS Pharmacy • Aurora Salon • East Coast Bagel • Finey's | <ul style="list-style-type: none"> • Crafthouse & Kitchen • Fleet Feet Westlake • Gelson's Markets • Jamba Juice • Global Lasik & Cataract Institute • Intosh Computing Services • Kansui Ramen • John of Italy Salon & Spa • Barnum | <ul style="list-style-type: none"> • Insurance Agency, Inc. • Bellacures • Beverly Hills Rejuvenation Center • M. Frederic • Mendocino Farms • Big Oak Imaging • Moyan & Co. • Natural Café • One West Bank • Pearl District • Bluemercury | <ul style="list-style-type: none"> • Pressed Juicery • Carriage Cleaners • Madison Reed Hair • Color Bar • Michael's Travel • Ninjio • Club Pilates • Sianly • Crawford's Social • Cresa Los Angeles • Sprouts Farmers | <ul style="list-style-type: none"> • Market • Starbucks • Sugar • Sweet Arleen's • Cypress Retail Group • Tomadachi Restaurant • Tuscany II • Ristorante • Vons • Engel & Volkors • Flahavan Law Offices | <ul style="list-style-type: none"> • Pick Up Stix • ProDerm Image • Restore Hyper Wellness & Cryo • Skin Laundry • SUGARED + BRONZED • Sunstone Properties Trust • Talbots • The Sea Casa • The Stand • Townsgate Pet Hospital | <ul style="list-style-type: none"> • Van Parys Architecture & Design • Wells Fargo Bank • Westlake Smile Studio • Westlake Village Cleaners • XO Bloom • Logix Federal Credit Union • NOW Massage • Silver Oaks Cleaners |
|--|---|---|---|---|--|--|

FOR MORE INFO, PLEASE CONTACT:

JIM LINDVALL

818 531 9678

jim.lindvall@jll.com

CA Lic. #01012372

CHLOE SANCHEZ

747 234 3553

chloe.sanchez@jll.com

CA Lic. #02109571

DAN SANCHEZ

818 531 9682

dan.sanchez@jll.com

CA Lic. #01308273



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.