

Integrated Advisory Services Team



GATE ONE

2625 TOWNSGATE ROAD | WESTLAKE VILLAGE, CA

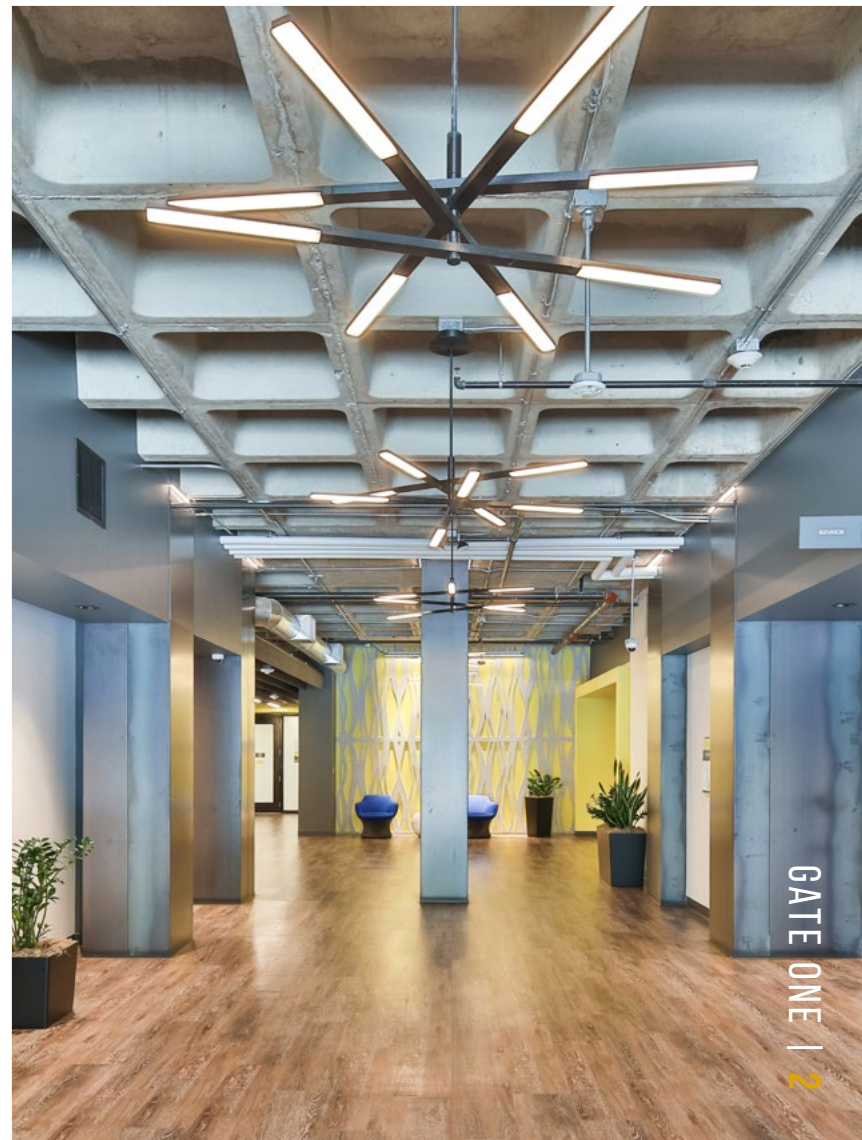
OFFICE SPACE
AVAILABLE FOR LEASE





GATE ONE | DETAILS

- ▶ ±1,954 RSF – 16,338 RSF Available for Lease
- ▶ Recently Completed Multi-Million Dollar Renovations to Common Areas
- ▶ High-End Design Finishes Including Granite, Marble, and Hardwood Flooring Throughout
- ▶ Naturally Lit by Floor-to-Ceiling Windows
- ▶ On-Site, Surface Parking: 4.00/1,000 SF
- ▶ Large-Capacity Electrical System and 24-Hour HVAC for Uninterrupted Power and Climate Control
- ▶ Conveniently located Just Off the 101 Freeway at Westlake Blvd.



GATE ONE | AVAILABILITIES



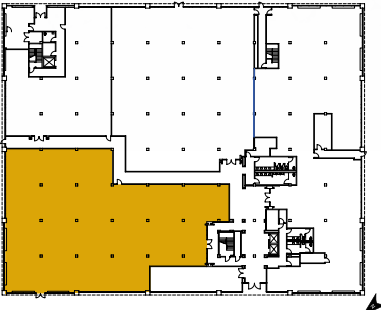
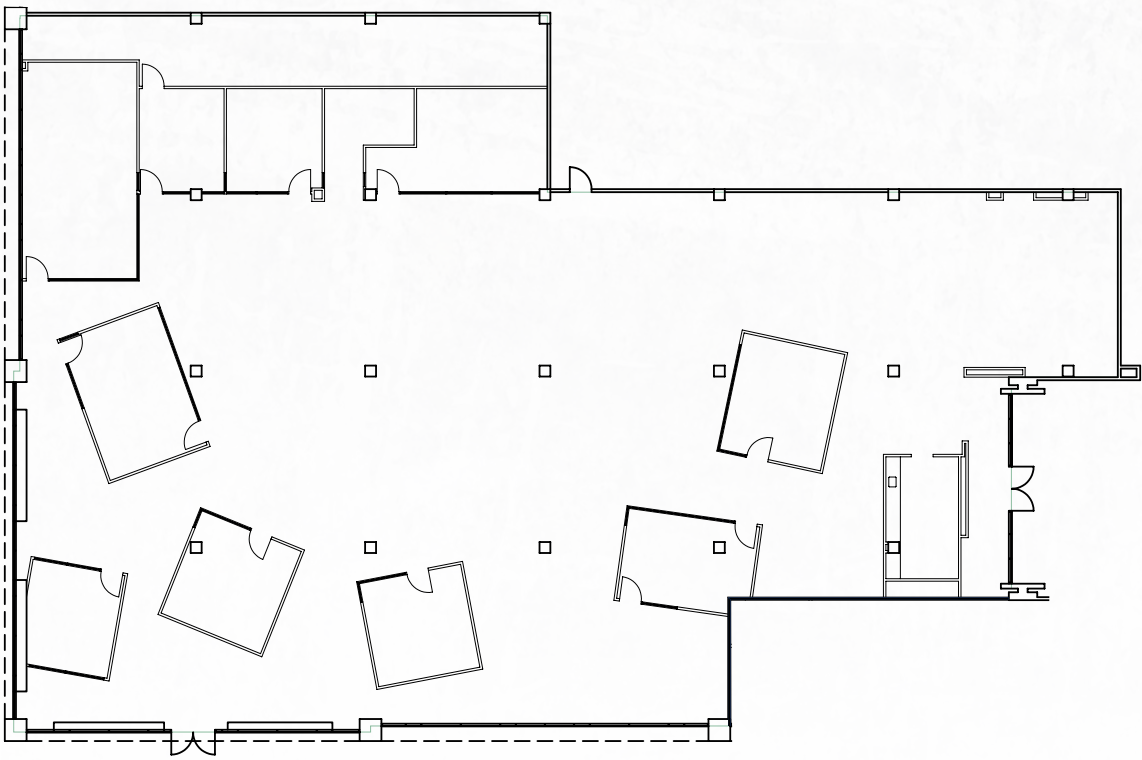
GATE ONE | AVAILABILITIES

SUITE 100

±14,131 RSF

*DIVISIBLE

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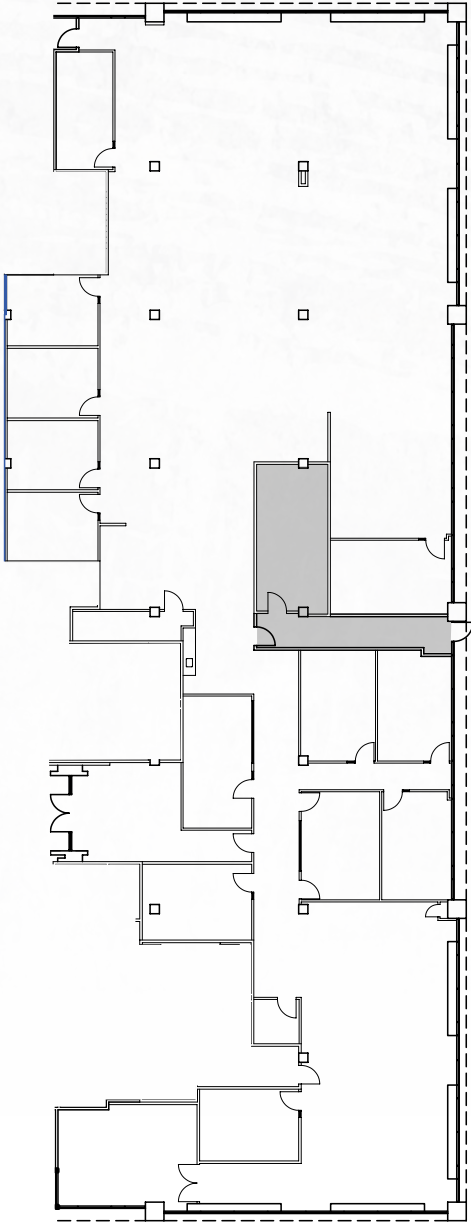
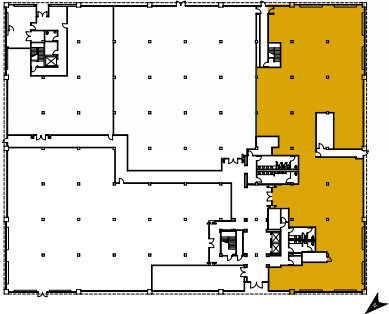


GATE ONE | AVAILABILITIES

SUITE 101

± 12,938 RSF

*DIVISIBLE

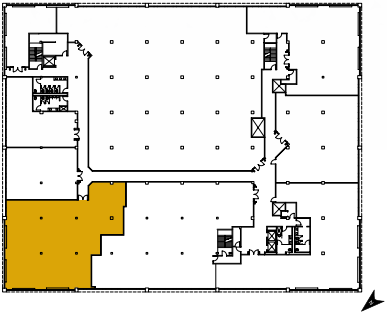
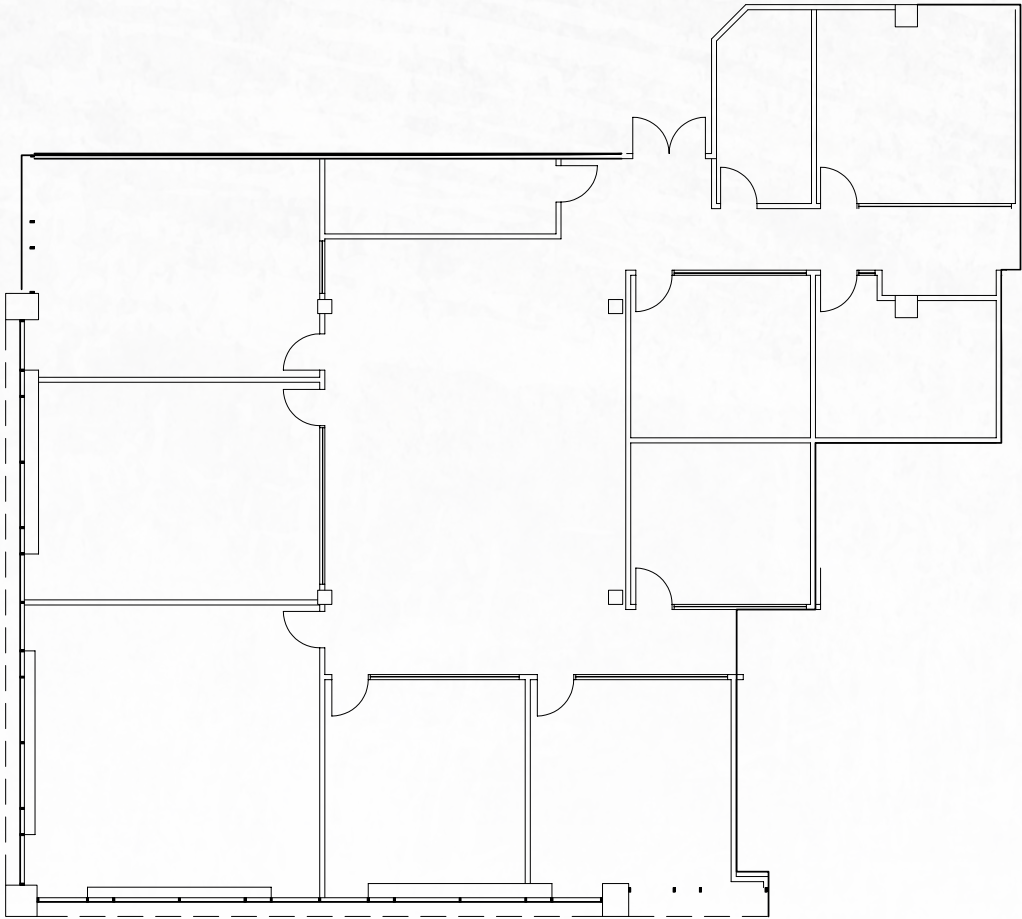


GATE ONE | AVAILABILITIES

SUITE 235

±5,784 RSF

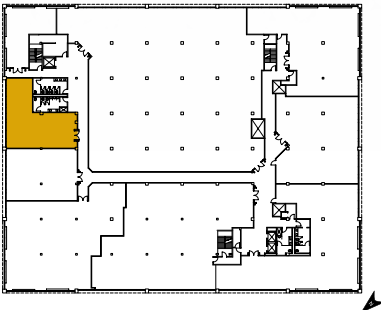
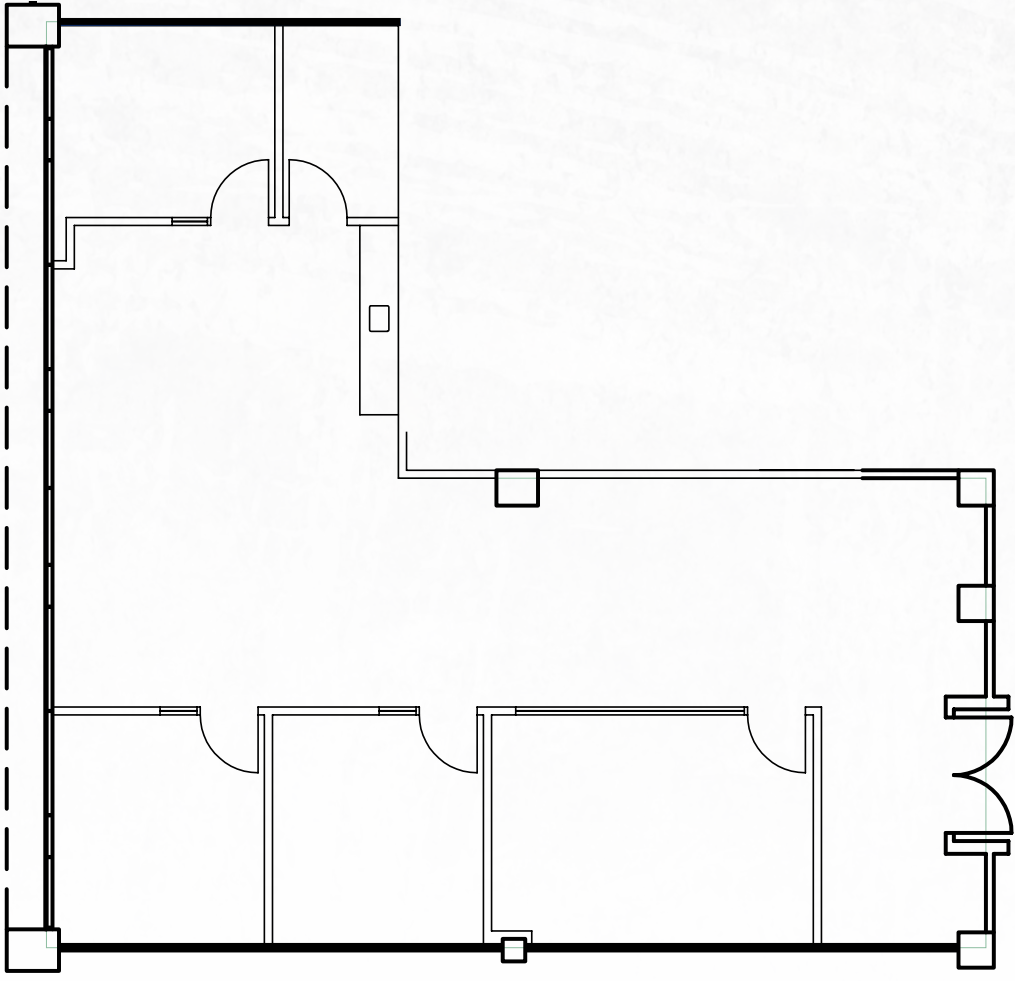
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GATE ONE | AVAILABILITIES

SUITE 280
±1,954 RSF

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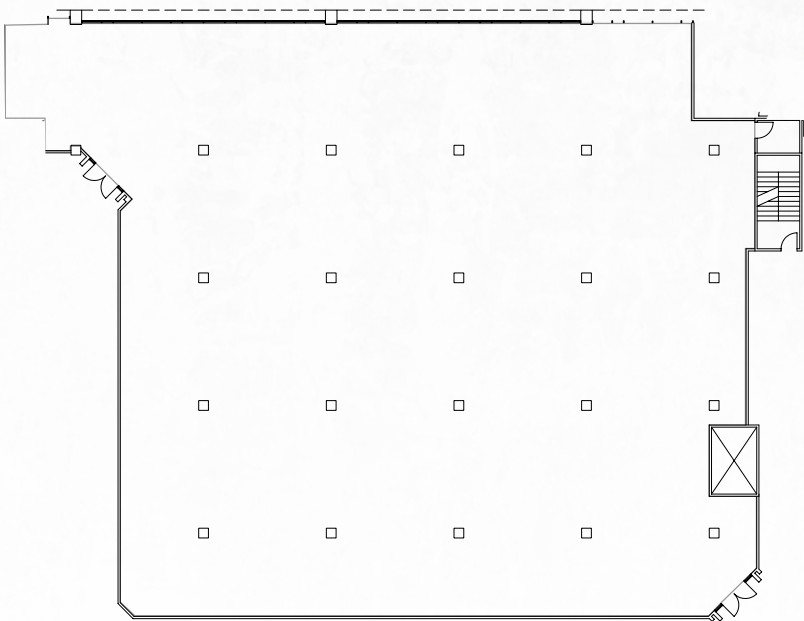


GATE ONE | AVAILABILITIES

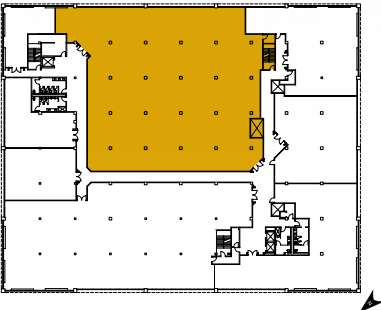
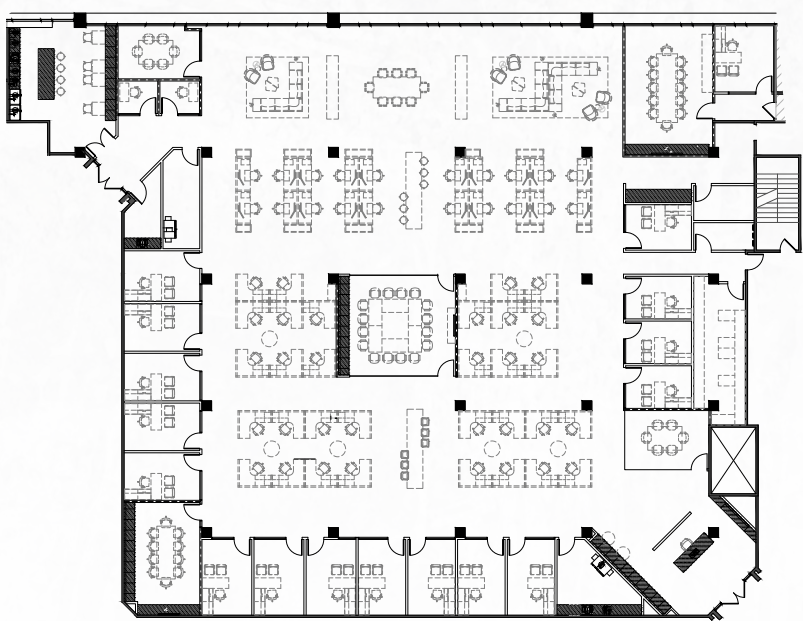
SUITE 290

± 10,000-16,338 RSF

AS-BUILT



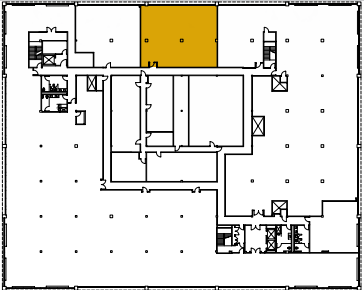
HYPOTHETICAL



GATE ONE | AVAILABILITIES

SUITE 350

±2,686 RSF



GATE ONE | A WEALTH OF NEARBY AMENITIES



NORTHGATE PLAZA

Yogurtland SHARKY'S

Habit Burger Grill Wild Fork Best Donuts Sienna Deli CORNER BAKERY

FIREHOUSE SUBS BevMo!

sweetgreen THE PROMENADE AT WESTLAKE FRESH BROTHERS

Sprinkles cinépolis

RED O TASTE OF MEXICO amazon fresh

POTTERYBARN Sweetfin BARNES & NOBLE

SOCIAL MONK Paul Martin's AMERICAN GRILL

WILLIAMS SONOMA SEAPHUTTER SHAKE SHACK

SEPHORA MARMALADE CAFE

EQUINOX



NORTH RANCH SHOPPING CENTER

TRADER JOE'S McDonald's PATRÓN

MADE IN ITALY Ralphs

GATE ONE
2625 TOWNSGATE ROAD | WESTLAKE VILLAGE, CA

HYATT REGENCY



Westlake COMMONS

Meaty ROOSTER Juice RANCH JOI Cafe

POPEYES E+ MON SUBWAY

NABU

PASEO MARKETPLACE

STONE FIRE GRILL Melting Pot

Zooza Cafe Kentucky Fried Chicken

Chick-fil-A Orangetheory FITNESS Kanda Sushi



Smiley's
Hot Dogs

NAUGHTYPINE
BREWING CO.

STARBUCKS Sushi Planet

Carl's Jr. Nonna

VONS WESTLAKE PLAZA Mendocino Farms

Crawford's SOCIAL corepower YOGA Starbucks

Stand FINNEY'S CRAFTHOUSE jamba

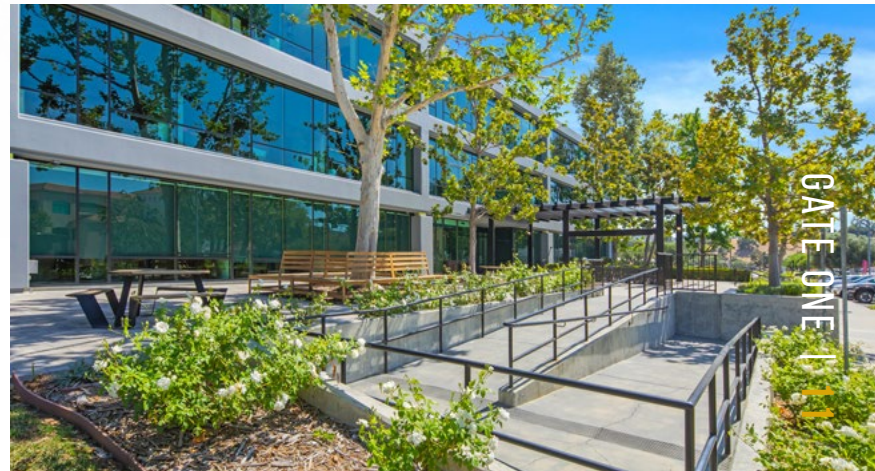
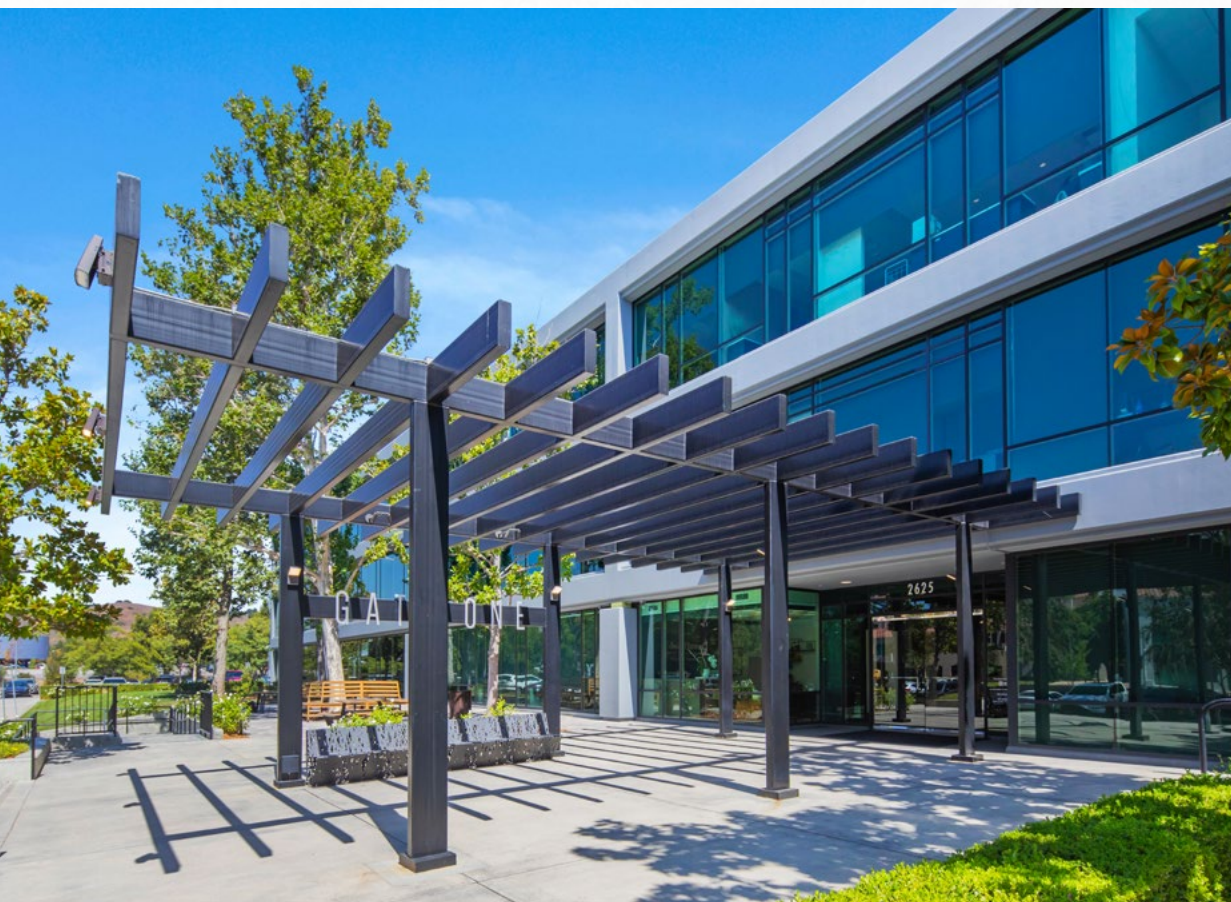
PEARL DISTRICT RESTAURANT & BAR CVS SPROUTS FARMERS MARKET

Gelson's SEA CASA FRESH MEXICAN GRILL Tuscany il Ristorante

Sweet Arleen's THE COFFEE BEAN & TEA LEAF Tomodachi

Viktor Benes







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