

GATE 1

AN OFFICE THAT'S MORE THAN JUST A PLACE TO WORK.



OVERVIEW

Westcord is pleased to present Gate One, located at 2625 Townsgate Rd in the heart of Westlake Village, CA. As the premier office building in the Conejo Valley, Gate One sets a new standard for workplace excellence with its modern design and enhanced architectural elements. More than just an office destination, it offers an elevated office experience, blending sophistication, functionality, and style. With its unrivaled presence and best-in-class amenities, Gate One stands out as the top choice for office tenants seeking a dynamic and inspiring work environment.

- The premier modern office destination in the Conejo Valley
- A vibrant, creative, and elevated office experience
- Floor-to-ceiling exterior windows with tons of natural light
- Abundant parking to accommodate a variety of businesses
- Spec suites and build-to-suit opportunities
- Close proximity to nearby retail amenities
- Large-Capacity Electrical System and can accommodate 24-Hour HVAC for Uninterrupted Power and Climate Control

HIGHLIGHTS



Parking: 4/1,000 RSF



Move-In Ready Spec Suites



Build-to-Suit Opportunities



On-Site Café (Coming Soon)



24-Hour HVAC Capabilities



Central Westlake Village Location

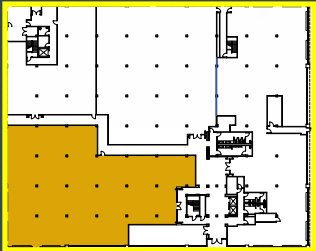


AVAILABILITIES

GATE |

Suite	RSF	Asking Rate	Floor Plan Links	Notes
100	±14,131	\$3.50 FSG	Floor Plan ²⁶²⁵	One-of-a-kind Space
LEASED	±4,310 - 12,938	\$2.95 FSG	Floor Plan	Divisible
103	±550	\$3.25 FSG	Floor Plan	Rare small suite
105	±8,628	\$2.95 FSG	Floor Plan	Spec Suite
LEASED	±5,123	\$3.05 FSG	Floor Plan	
235	±5,784	\$3.05 FSG	Floor Plan	Spec Suite
250	±7,162	\$3.05 FSG	Floor Plan	Spec Suite
235/250	±12,946	\$3.05 FSG	Floor Plan	Seamlessly combinable suites
LEASED	±1,954	\$3.05 FSG	Floor Plan	Spec Suite
290	±16,338	Negotiable	Floor Plan	Divisible; Shell Space
350	±2,686	\$3.25 FSG	Floor Plan	Shell Space

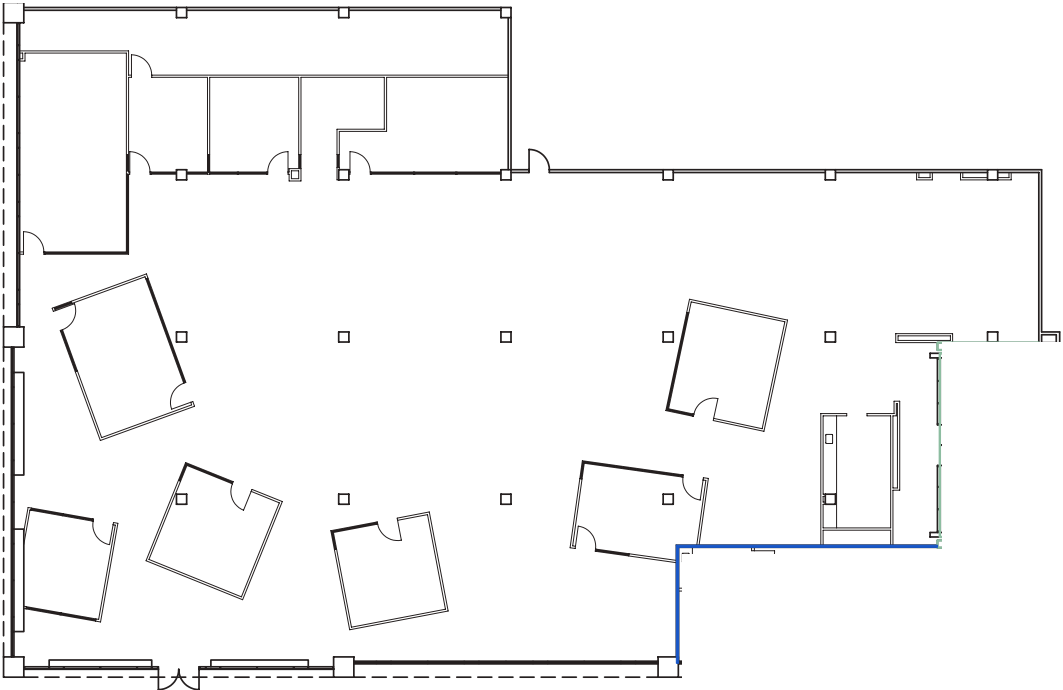


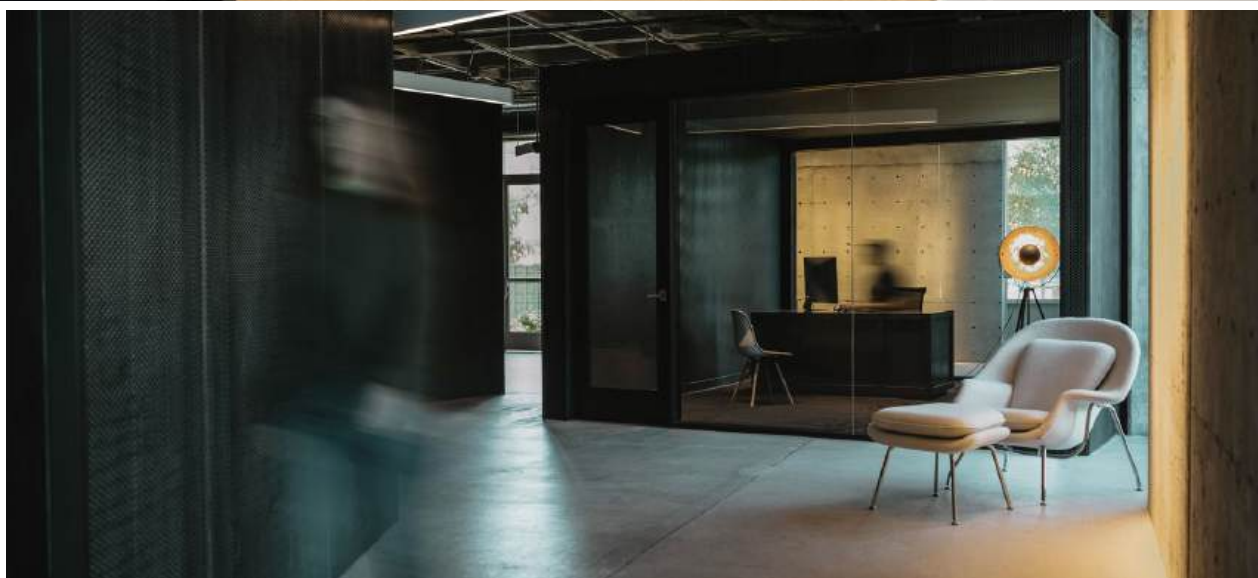
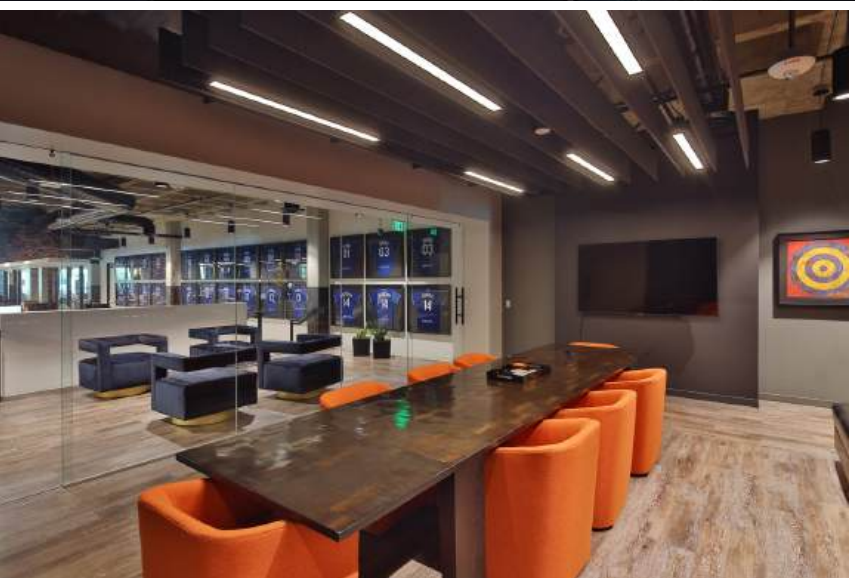


SUITE 100
FLOORPLAN

RSF ±14,131

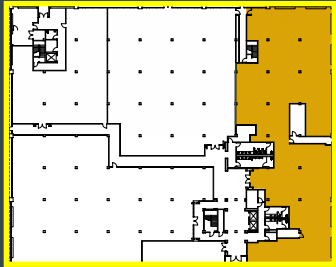
AS-BUILT





SUITE 100 GALLERY

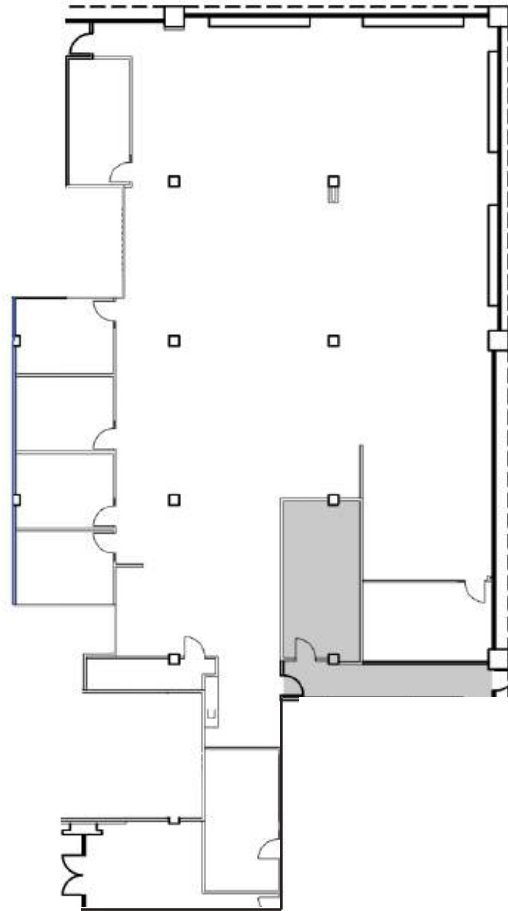
GATE 1



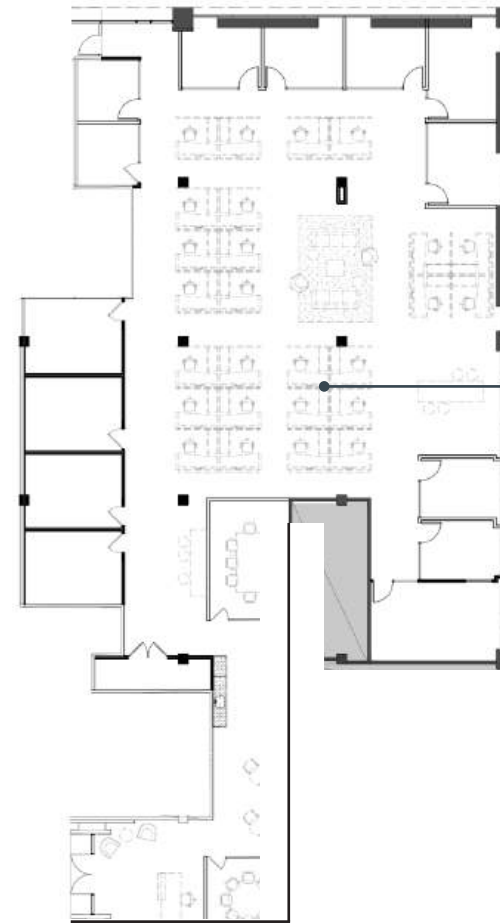
SUITE 105 FLOORPLAN

RSF ±8,628

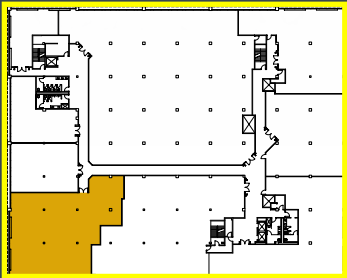
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SPEC



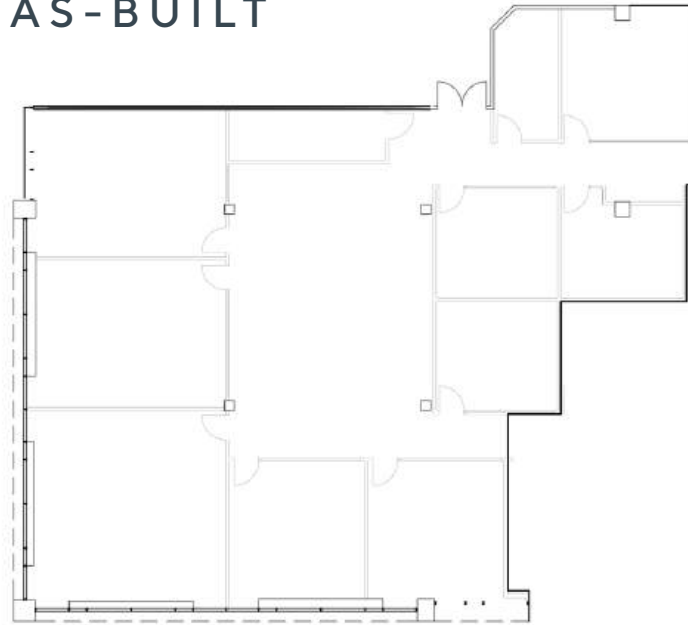
±8,628 RSF



SUITE 235 FLOORPLAN

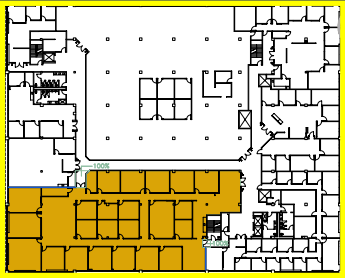
RSF ±5,784

AS-BUILT



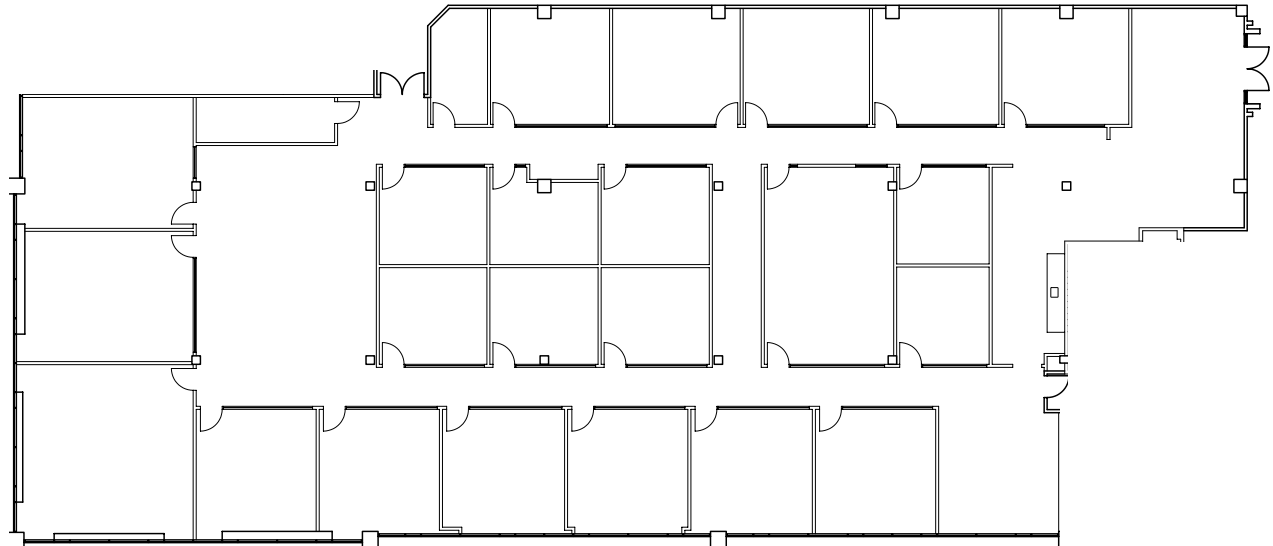
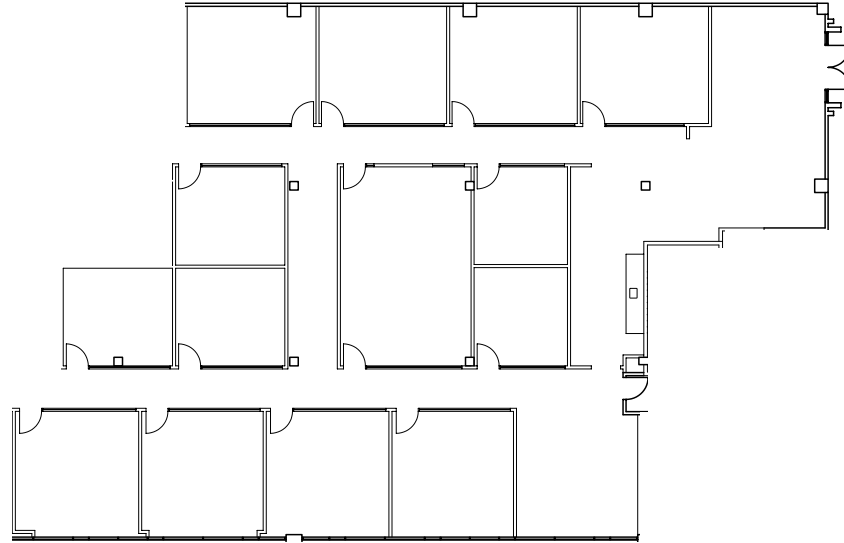
SPEC





SUITE 250 SUITE 235/250 FLOORPLAN

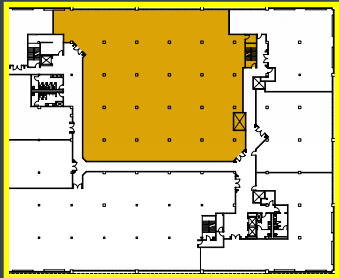
RSF ±7,162 / ±12,946





SUITE 235 GALLERY (RENDERINGS)

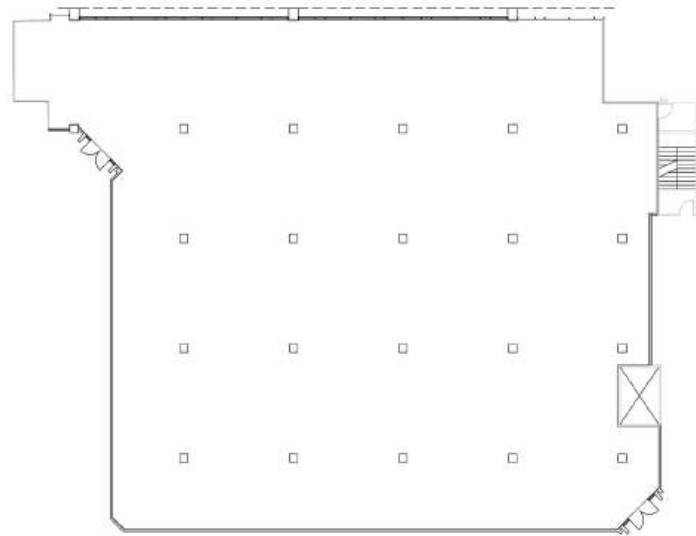
Renderings are shown for illustrative purposes, the final space may not be exactly as shown.



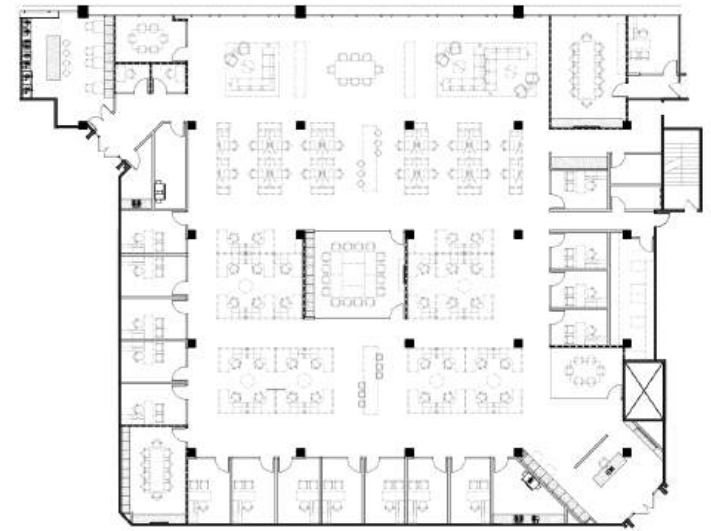
SUITE 290 FLOORPLAN

RSF ±16,338

AS-BUILT



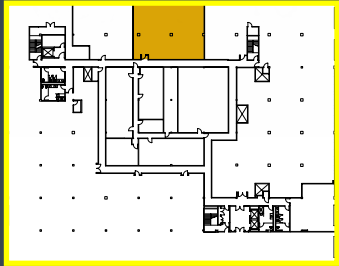
SPEC





SUITE 290 GALLERY (RENDERINGS)

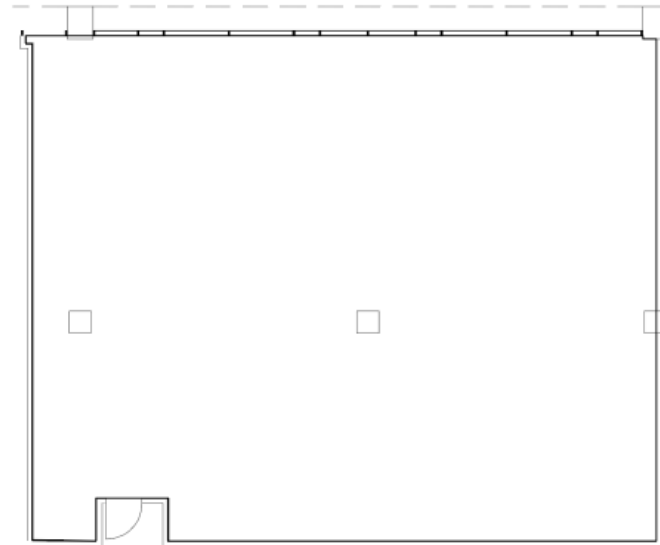
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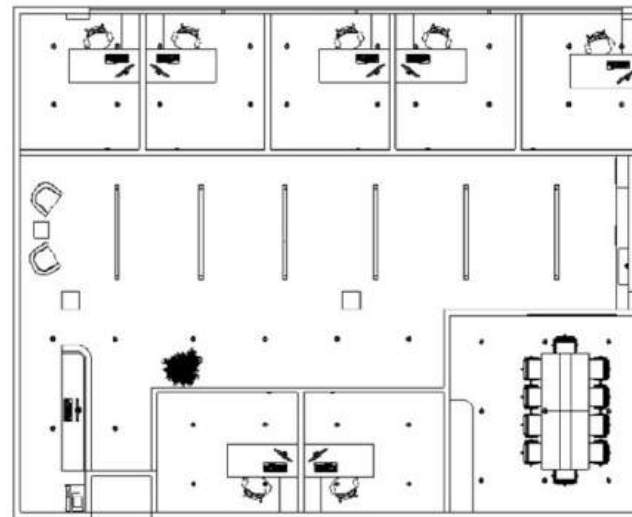
SUITE 350 FLOORPLAN

RSF ±2,686

AS-BUILT



SPEC





SUITE 350 GALLERY (RENDERINGS)

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CAFE/WINE BAR

We're seeking an operator for a modern, street-visible shipping container concept designed to serve as a coffee shop, wine bar, or mini restaurant. Ideally positioned to service the tenants at Gate One, nearby buildings, and the broader community, this unique space offers a sleek design and built-in customer base.

- **Unique concept:** Modern shipping container build-out with a sleek, eye-catching design
- **Prime visibility:** Located along a busy street with strong signage potential
- **Built-in customer base:** Directly services tenants at Gate One and nearby office buildings
- **High daytime traffic:** Surrounded by office workers, creating strong weekday demand
- **Versatile use:** Ideal for a coffee shop, wine bar, or fast-casual mini restaurant
- **Community draw:** Opportunity to become a local hotspot for the surrounding neighborhood
- **Affordable entry:** Lower overhead compared to traditional brick-and-mortar setups
- **Outdoor-friendly:** Potential for patio seating or walk-up service
- **Supportive ownership:** Looking for a creative, committed operator to bring the concept to life
- **Flexible partnership:** Open to discussing lease structure or joint venture possibilities



GALLERY (RENDERINGS)

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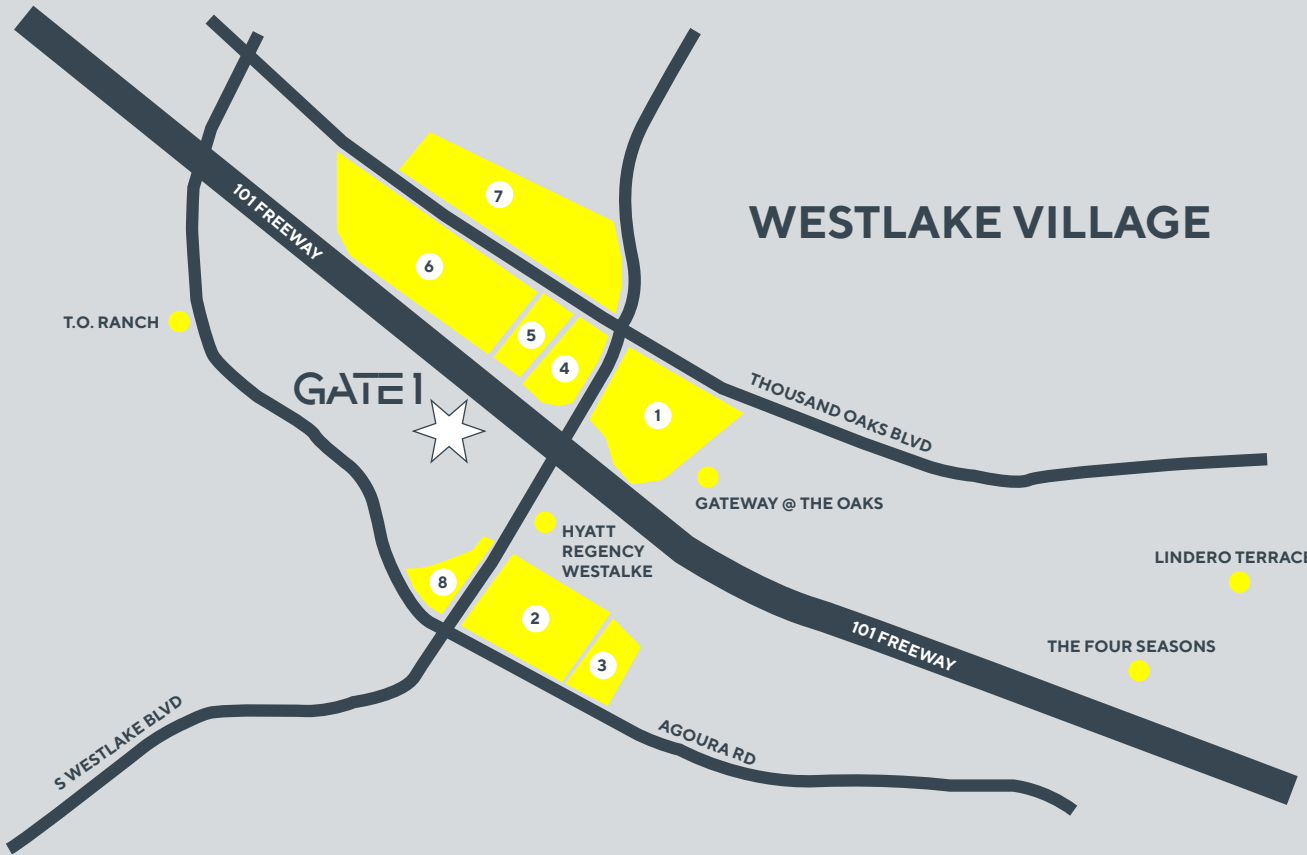
101 FREEWAY

WESTLAKE BLVD

GATE |

TOWNSGATE RD

NEARBY RETAIL AMENITIES



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



T.O. Ranch - 420 apartments



Lindero Terrace - 693 apartments

GATE 1



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