



# WESTLAKE ATRIUM

📍 31225 LA BAYA DRIVE WESTLAKE VILLAGE, CA 91362

Exceptional Spanish-style commercial property in the heart of Westlake Village, California. This stunning building features a newly renovated courtyard, and elevator. Ideally located just off Thousand Oaks Blvd with excellent visibility and accessibility.



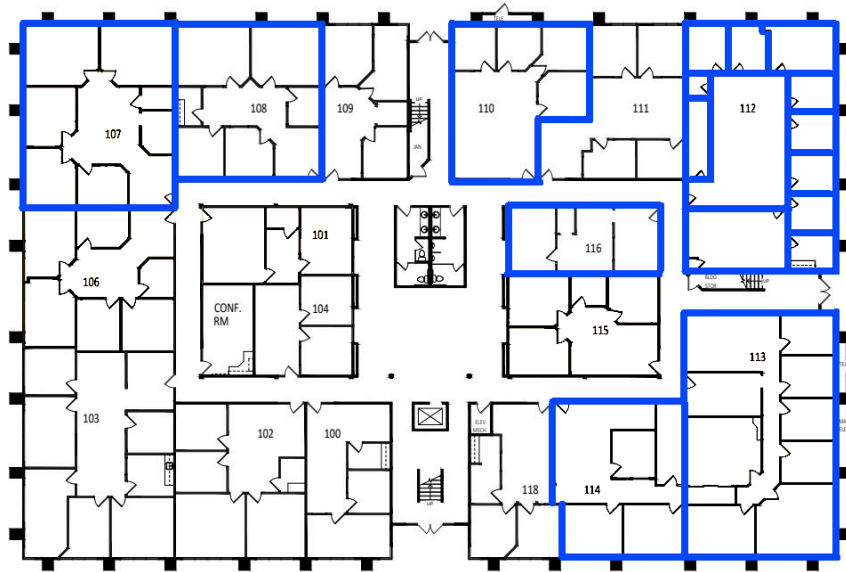
## PROPERTY HIGHLIGHTS

Beautiful courtyard, elevator and ample free parking.

A rare opportunity with flexible terms in one of SoCal's most desirable markets!

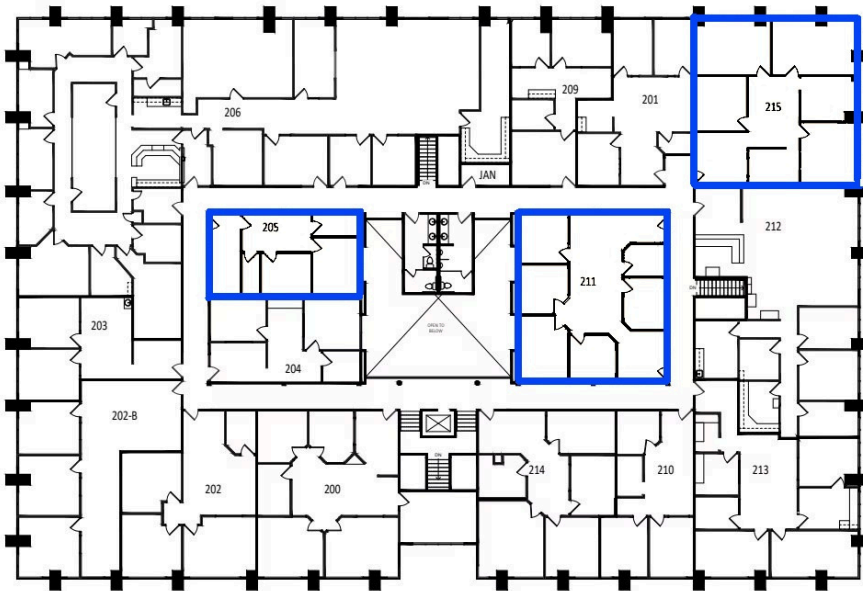
# 1<sup>st</sup> Floor

## 1ST FLOOR



# 2<sup>nd</sup> Floor

## 2ND FLOOR



Floor plans are approximate. All information to be verified by tenant.

### Units Available

#### 1<sup>st</sup> Floor

- Suite 107: 1,786 RSF
- Suite 108: 1,469 RSF
- Suite 110: 1,158 RSF
- Suite 112: Exec. Suites
- Suite 113: 2,366 RSF
- Suite 114: 1,291 RSF
- Suite 116: 653 RSF

#### 2<sup>nd</sup> Floor

- Suite 205 : 802 RSF
- Suite 211 : 1,596 RSF
- Suite 215 : 1,793 RSF

