

850 HAMPSHIRE ROAD | SUITE J | WESTLAKE VILLAGE, CA

# FOR SUBLEASE

OFFICE SUITE | 2,637 SF

A TRANQUIL OFFICE COMPLEX IN THE HEART OF WESTLAKE VILLAGE FEATURING LUSH LANDSCAPING AND BEAUTIFUL WATER FEATURES WITH OUTDOOR SEATING.



## THE WATER COURT

**Base Rent** | **\$5,000/Mo** | **(\$1.89/SF)**  
OP. EXP (MG) | E + J

### ON-SITE AMENITIES INCLUDE

Two restaurants, fitness facilities, and hair salon.

Free covered and surface parking

Complementary modern, fully equipped,  
shared conference room.

On-site property management.

## SUBLEASE INFORMATION

Square Feet	2,637 SF
Base Rent	\$5,000.00 (\$1.89/sf) per month
Expenses	MG (E + J)
Load	13.5%
Sublease Term	+/- 4 Years, expires 7/31/30
Options	Two, 1-Year options
Condition	Clean, Move-In-Ready
Parking	10 free, unreserved (4/1,000 sf)
Improvements	6 private offices, conference room, kitchen & storage rooms
Rest Room	En-suite restroom

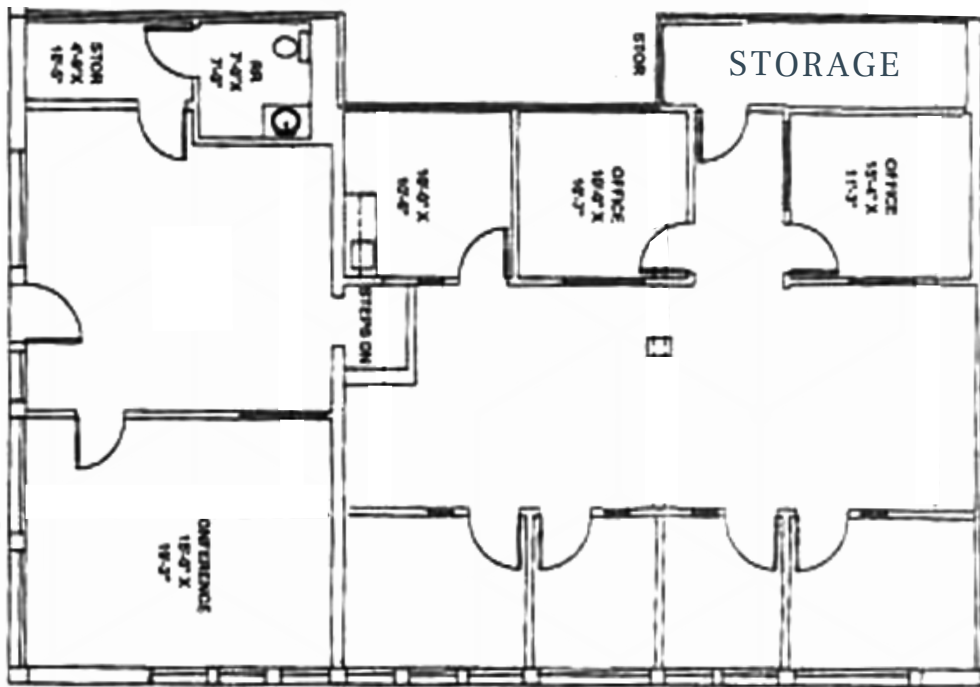
Suite J is a beautiful corner suite with vaulted ceilings, abundant natural light and north facing windows. Water Court is a tranquil professional office complex in the heart of Westlake Village featuring lush landscaping and beautiful water features with outdoor seating.

Part of a 173,000 sf multi-tenant property | Lessee's share 1.52%



# FLOOR PLAN

## SUBLEASE SPACE



850 HAMPSHIRE ROAD, SUITE J | 2,673 SF



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