



TOWNSGATE ATRIUM

2277 TOWNSGATE ROAD | WESTLAKE VILLAGE

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS



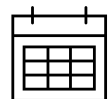
Newly Updated Building

2 story professional office building



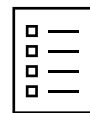
Move-In Ready Suites

Small office suites available for immediate occupancy



Flexible Lease Terms

Lease options designed to accommodate your business needs



Modified Gross Lease

Tenants are responsible for their own janitorial service



Abundant Free Parking

Parking is shared in common and at no additional cost



Close to Amenities

Close to retail and restaurant amenities

Asking Rate

\$2.10 / RSF, MG + JANITORIAL

CURRENT AVAILABILITY

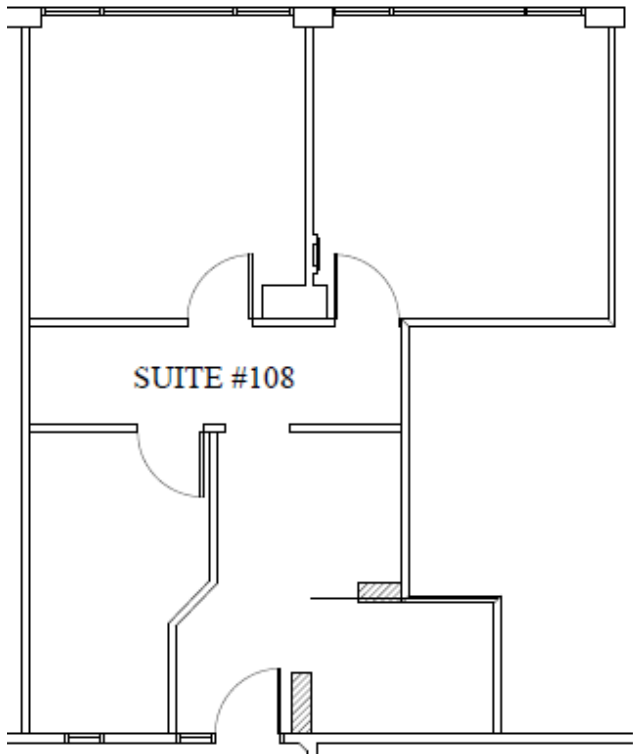
Suite	Size	Availability
108	880 RSF	Immediate
202	1,387 RSF	Immediate
210 *	1,237 RSF	Immediate
212 *	1,109 RSF	Immediate
214 *	1,137 RSF	Immediate
220 *	781 RSF	Immediate

- * 210/220 contiguous to 2,018 RSF
- * 210/220/212 contiguous to 3,127 RSF
- * 210/212/214 contiguous to 3,483 RSF
- * 210/212/214/220 contiguous to 4,264 RSF



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SUITE 108

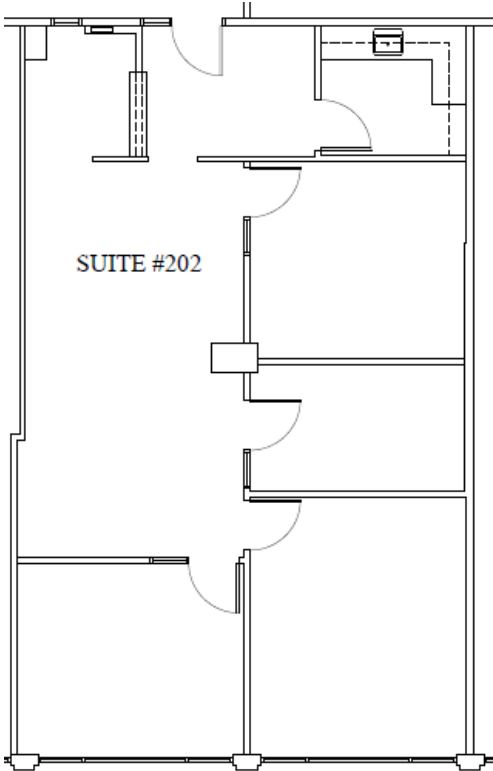


*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
108	880 RSF	\$2.10/RSF, MG + J	Immediate

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SUITE 202

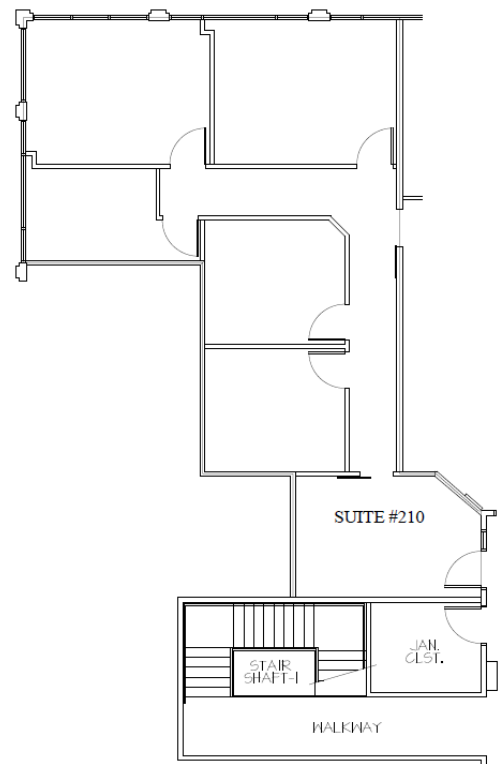


*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
202	1,387 RSF	\$2.10/RSF, MG + J	Immediate

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SUITE 210

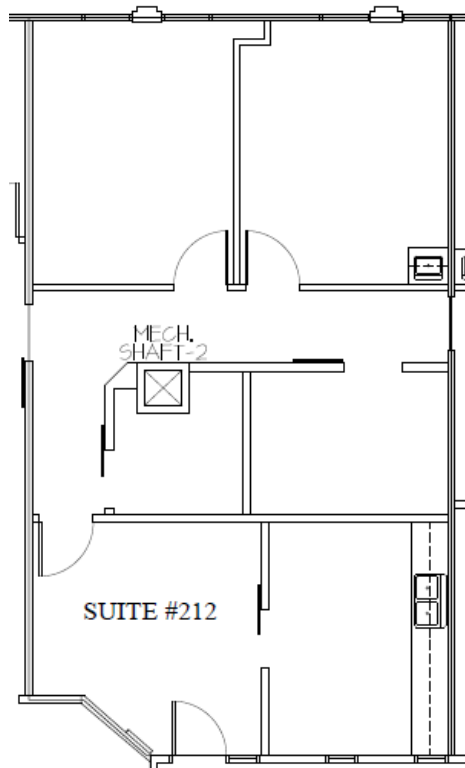


*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
210	1,273 RSF	\$2.10/RSF, MG + J	Immediate

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SUITE 212

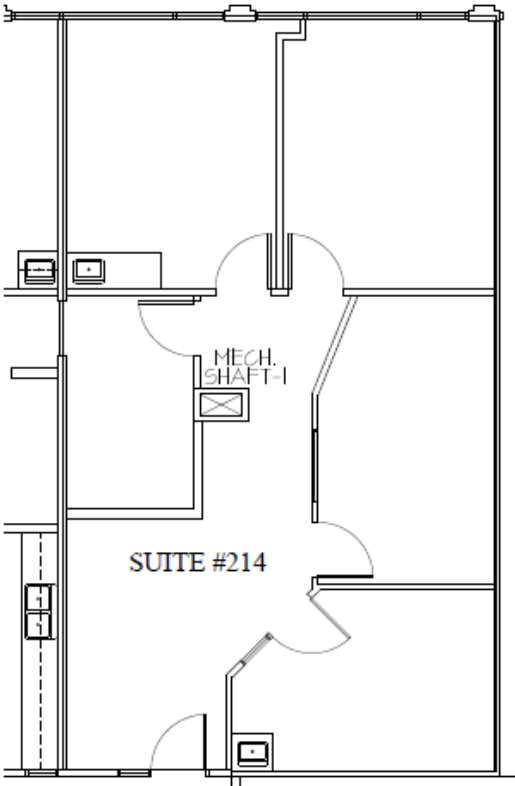


*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
212	1,109 RSF	\$2.10/RSF, MG + J	Immediate

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SUITE 214

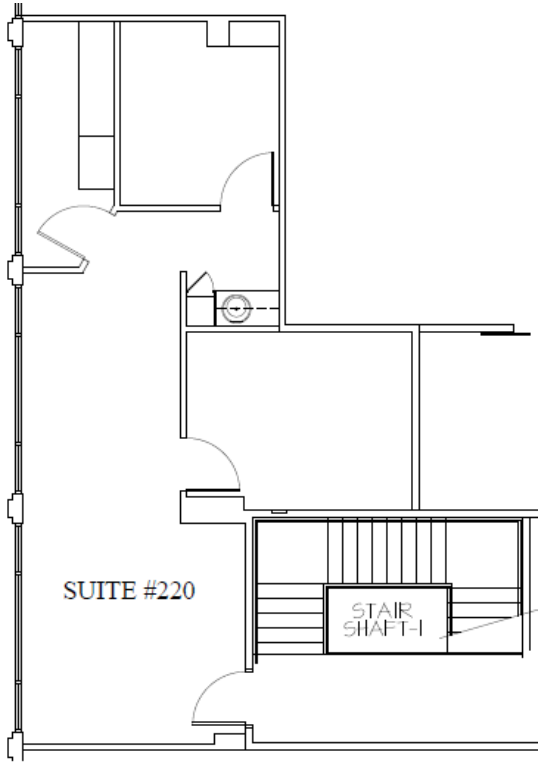


*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
214	1,137 RSF	\$2.10/RSF, MG + J	Immediate

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SUITE 220

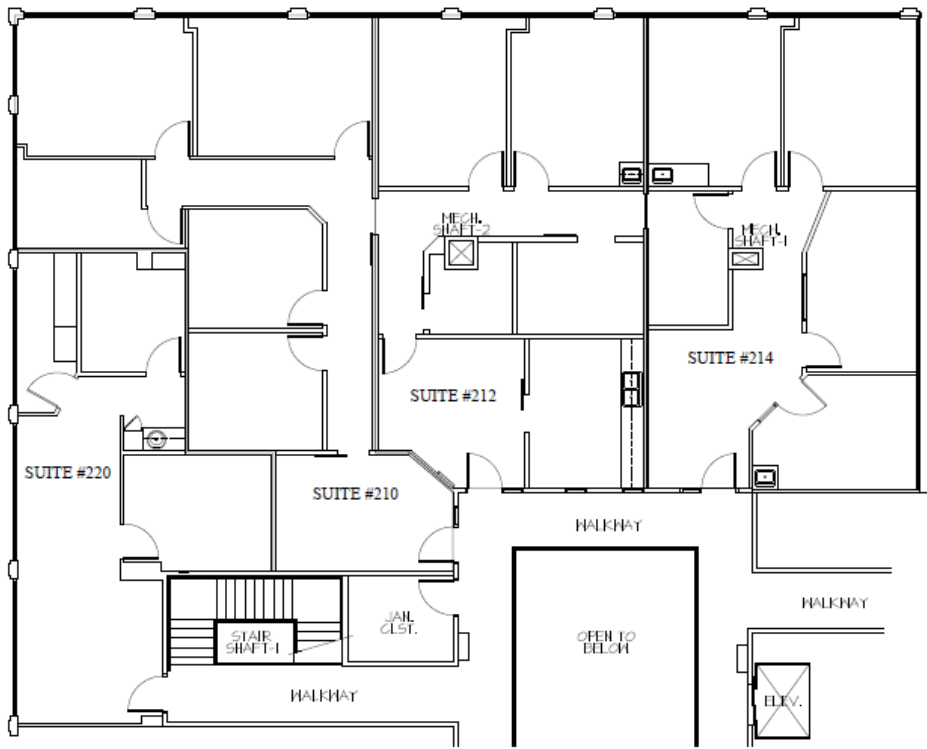


*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
220	781 RSF	\$2.10/RSF, MG + J	Immediate

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SUITE 210, 212, 214, 220



*Not to Scale

SUITE	SIZE	RATE	AVAILABILITY
210, 212, 214, 220	Up to 4,264 RSF	\$2.10/RSF, MG + J	Immediate

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Amenities

Map



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