



 Transwestern

FOR SUBLEASE

Westlake Plaza Center III

2815 Townsgate Road, Westlake Village, CA 91361

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2815 TOWNSGATE ROAD,
WESTLAKE VILLAGE, CA 91361



Suite
325

1,536 RSF
Available

Rate:
\$2.25/PSF FSG

Lease Term:
through May 2029

A Plug and Play Sublease Opportunity Within One of Westlake Village's Premier Office Addresses

Suite 325 offers an efficient, move-in-ready layout ideal for professional service users, creative teams, and administrative operations. Featuring executive offices, collaborative workspace, and a full-service gross rent structure, the suite delivers the flexibility and convenience today's occupiers demand.

SUBLEASE HIGHLIGHTS AND TERMS

- Available for sublease through May 2029
- Full-service gross rent at \$2.25/RSF
- Institutionally owned and managed asset with stable ownership

PROPERTY HIGHLIGHTS

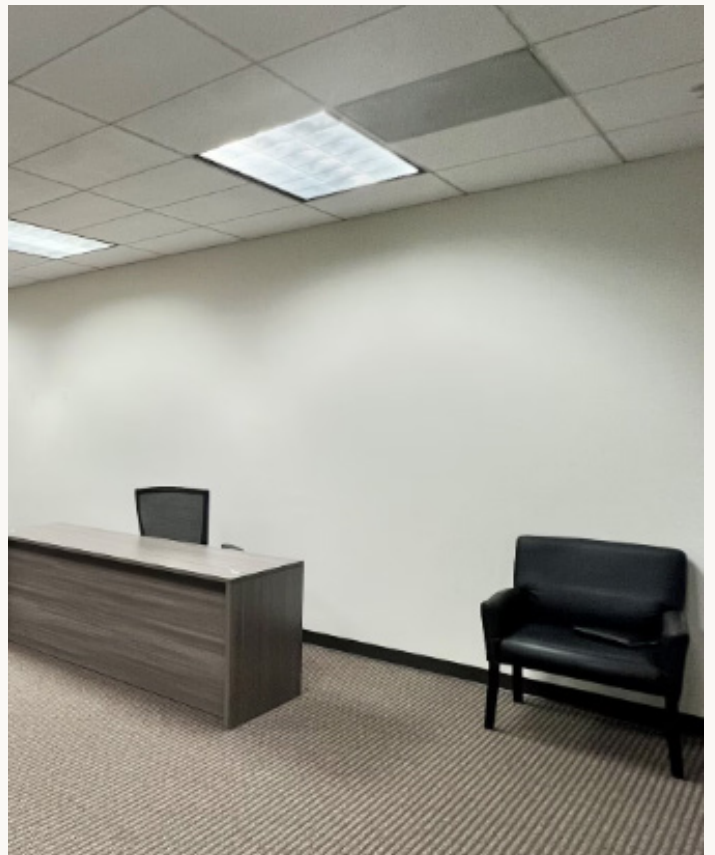
- Two large windowed executive offices
- Open bullpen area for collaborative work
- Conference room for client meetings
- Full kitchen/break room with cabinetry
- Server/storage room for operational support
- Existing furniture, fixtures, and equipment available for subtenant use
- Free common, unreserved parking at a ratio of 2/1,000 RSF
- Convenient access to residential, dining, and business amenities

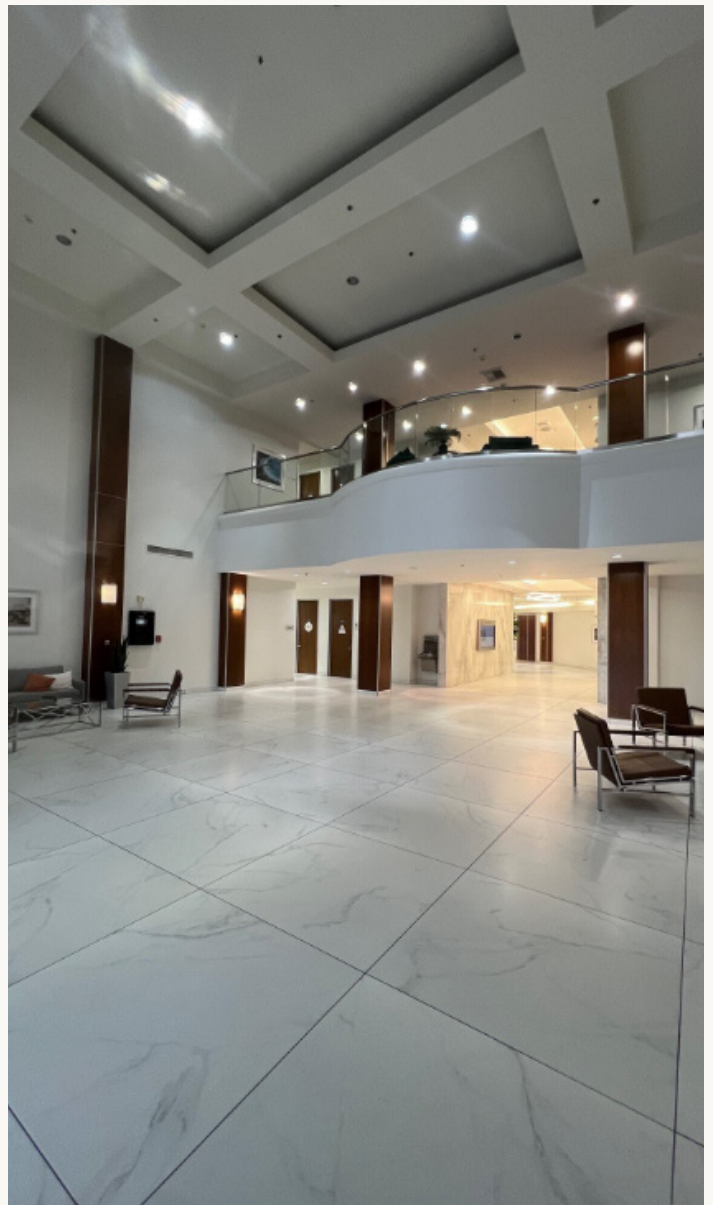


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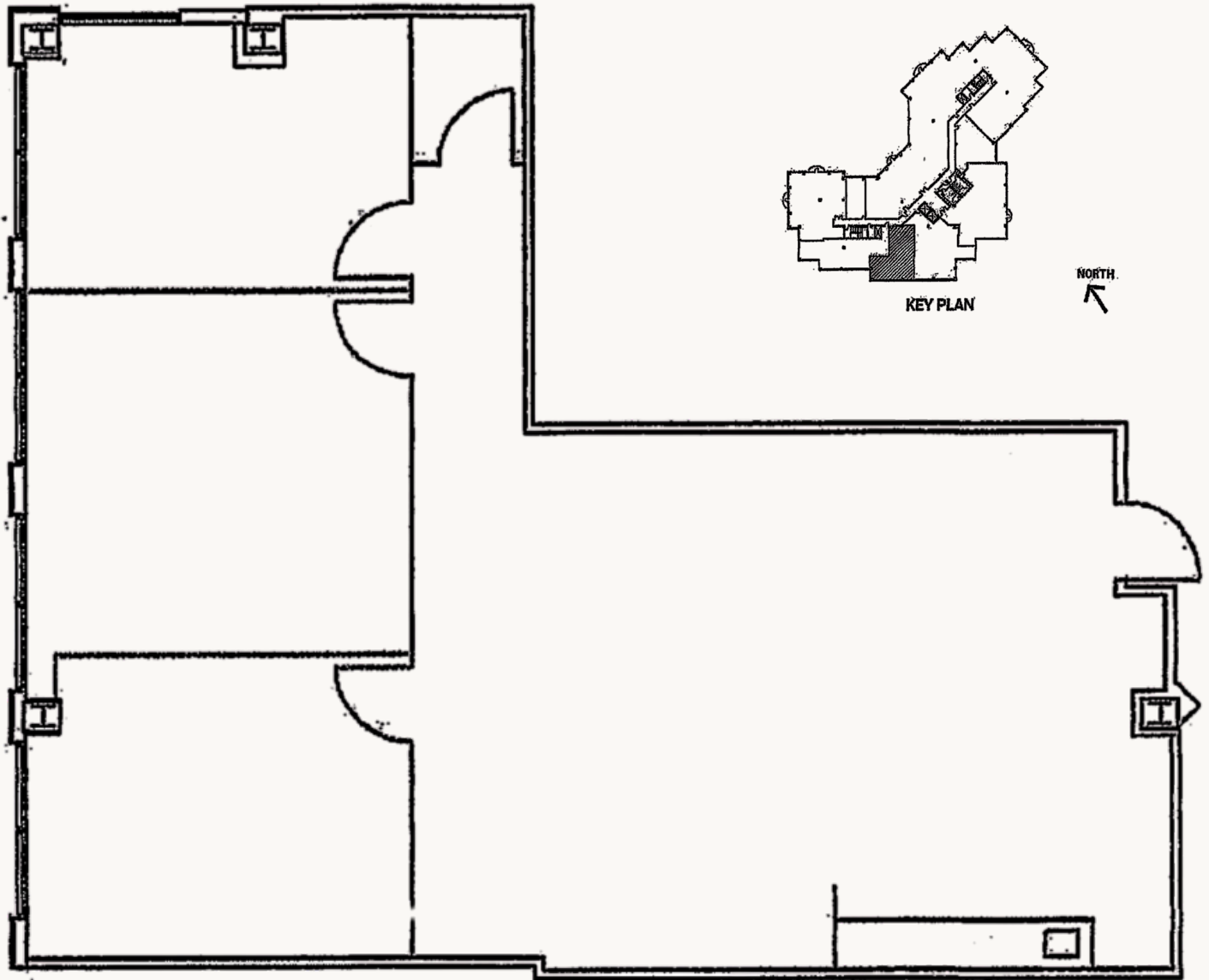
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Suite 325 Floorplan

Thoughtfully Designed for Productivity, Collaboration, and Long-Term Flexibility



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