

31280

Oak Crest Drive

Westlake Village, California

OFFICE LEASE OPPORTUNITY

±5,746 RSF
AVAILABLE SPACE

\$2.85 FSG
PER SF / MONTH

Property Overview

01

An exceptional opportunity to lease **±5,746 RSF** of beautifully renovated office space in one of Westlake Village's most prestigious professional addresses. Suite 3 at 31280 Oak Crest Drive offers move-in ready space with a fully updated lobby, collaborative amenities, and immediate freeway access.

PROPERTY SNAPSHOT

SUITE	Suite 3
SIZE	±5,746 RSF
RENTAL RATE	\$2.85 / SF / Mo FSG
LEASE TERM	Negotiable
PARKING	3.08 / 1,000 SF
OCCUPANCY	Available Now



CREATIVE STYLE OFFICE

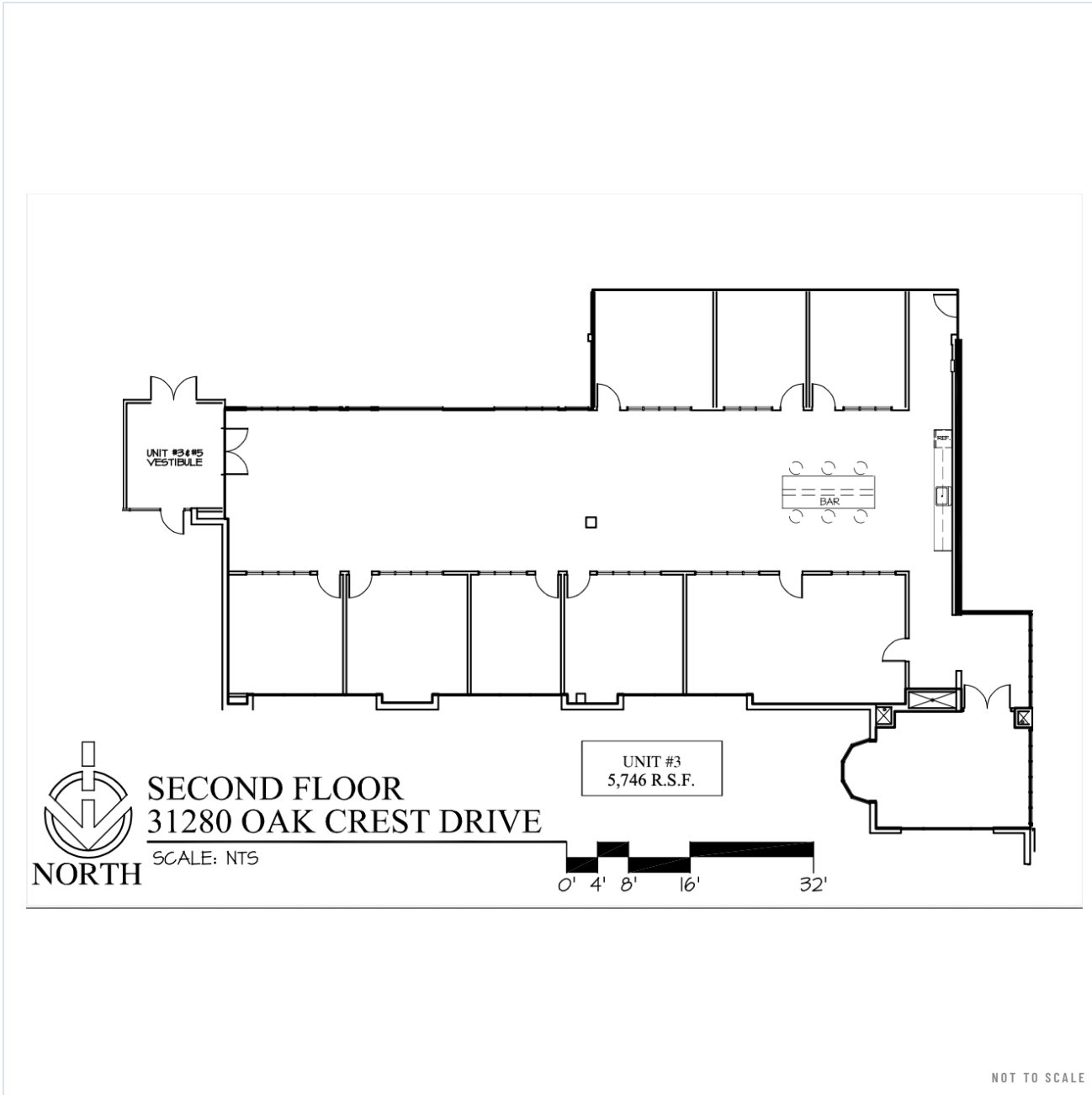


SHARED VESTIBULE



INCREDIBLE MOUNTAIN VIEWS

SUITE 3 PLAN



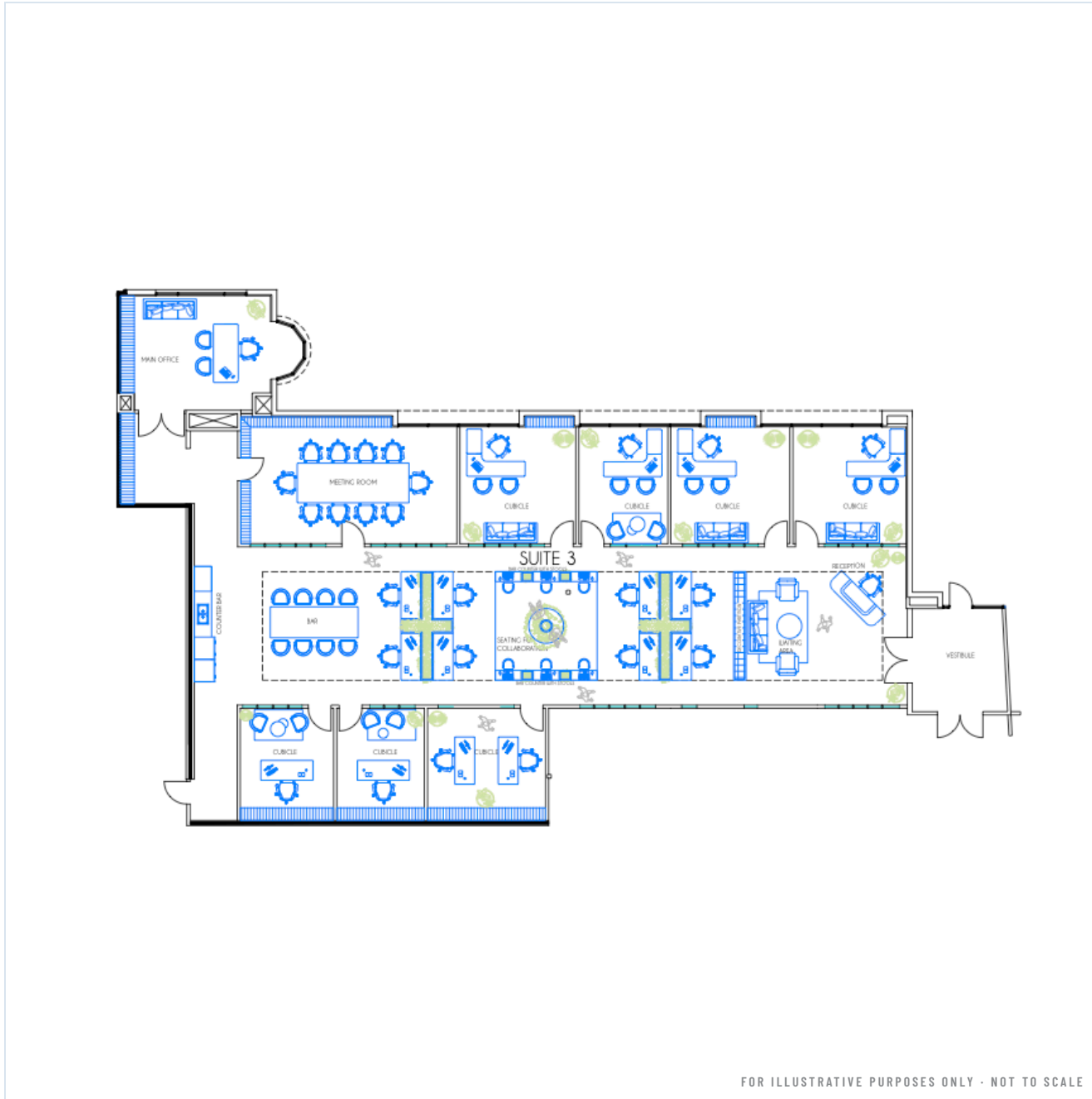
SUITE DETAILS

Suite 3

RSF	±5,746
RATE	\$2.85 FSG
TERM	Negotiable
PARKING	3.08 / 1,000
STATUS	Available Now

Contact the listing team to arrange a private tour.

SUITE 3 – FURNITURE LAYOUT



SPACE SUMMARY

TOTAL EMPLOYEE CAPACITY

Up to 25

Based on illustrated furniture plan

OPEN WORKSTATIONS	14-16
PRIVATE OFFICES	7-8
CONFERENCE ROOM	1 (seats 10)
CUBICLE ZONES	7
COLLABORATIVE SEATING	1 Zone
LOUNGE / BAR AREA	1
RECEPTION	Yes
VESTIBULE / ENTRY	Yes

Furniture plan is illustrative. Actual configuration subject to tenant requirements and space planning.

Where Westlake Village *Does Business*

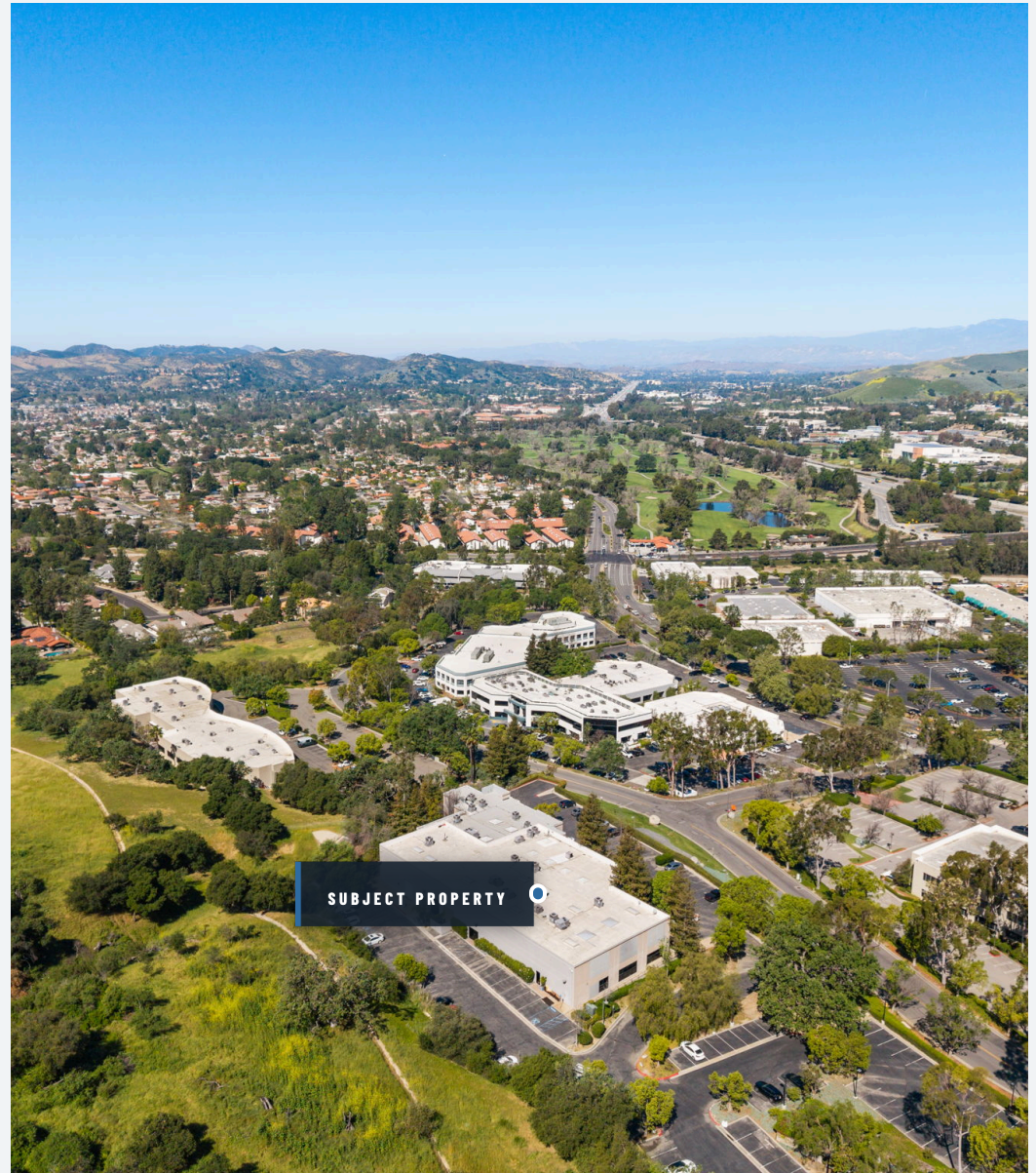
31280 Oak Crest Drive is positioned in the heart of Westlake Village's premier office corridor, offering immediate access to the US-101 Freeway and surrounded by the region's top employers, retail, and executive residential communities.

The Conejo Valley submarket consistently commands some of the strongest retention rates in Southern California — businesses here stay because the lifestyle infrastructure is unmatched.

DRIVE TIMES

<p>2 min US-101 On-Ramp</p>	<p>5 min Thousand Oaks</p>
<p>12 min Calabasas</p>	<p>25 min Malibu</p>

ESTIMATED UNDER NORMAL TRAFFIC CONDITIONS



- US-101 Freeway — Direct Access
- Westlake Village Business Corridor
- Adjacent to Lindero Canyon Rd
- Executive Housing · Affluent Demographics



31280 Oak Crest Drive

WESTLAKE VILLAGE, CA 91361 · SUITE 3

AVAILABLE	±5,746 RSF
RATE	\$2.85 / SF / Mo FSG
TERM	Negotiable
STATUS	Available Now



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