



The Campus that has Everything.

# CORPORATE POINTE at WEST HILLS

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# AVAILABILITIES

8407



SUITE	RSF
200*	±18,340
260	±4,523
270*	±8,525
*Suites 200 & 270 contiguous to ±26,865 RSF	

8511



SUITE	RSF
120	±1,535
130	±4,004
250	±9,824
300	±20,962

8521



SUITE	RSF
150	±7,498
220	±1,406
250	±36,050
320*	±10,256
340*	±19,805
350*	±7,090
*Suites 320, 340 & 350 contiguous to ±37,151 RSF	

# HIGHLIGHTS

- Efficient suites ranging from ±4,000 SF to 75,000 SF
- Abundant 5/1,000 parking (potential for more)
- Program: **CAMPUS LIFE** offering more amenities than any other office campus in the region
- Full service campus cafe
- Conference facilities available to accommodate up to 144 people
- Flexible M-1 zoning
- Energy Star-rated buildings
- Building signage opportunities
- Panoramic mountain views



# JOIN THE TEAM

**TEAM**Health.



**ThermoFisher**  
SCIENTIFIC

**US** Specialty Labs LP  
... We Are The Lab!

**TOBIN-LUCKS** LLP

**Electro Rent**  
NORTH AMERICA



**IMPACT** BIO



[Home](#)

[Campus Highlights](#)

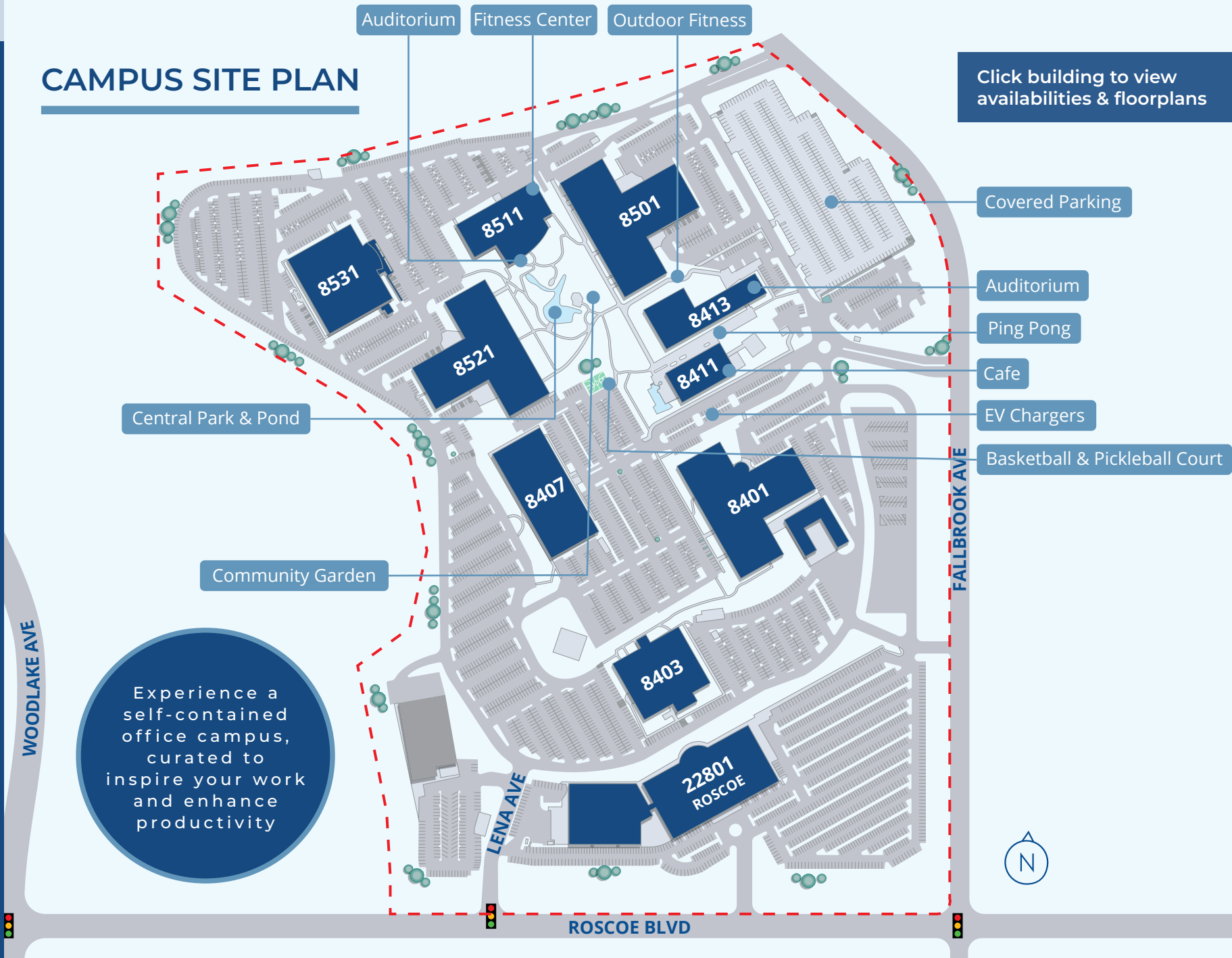
[Workforce](#)

[Campus Life & Amenities](#)

[Ownership](#)

[Available Space](#)

# CAMPUS SITE PLAN



Experience a self-contained office campus, curated to inspire your work and enhance productivity

Click building to view availabilities & floorplans

# CORPORATE POINTE at WEST HILLS

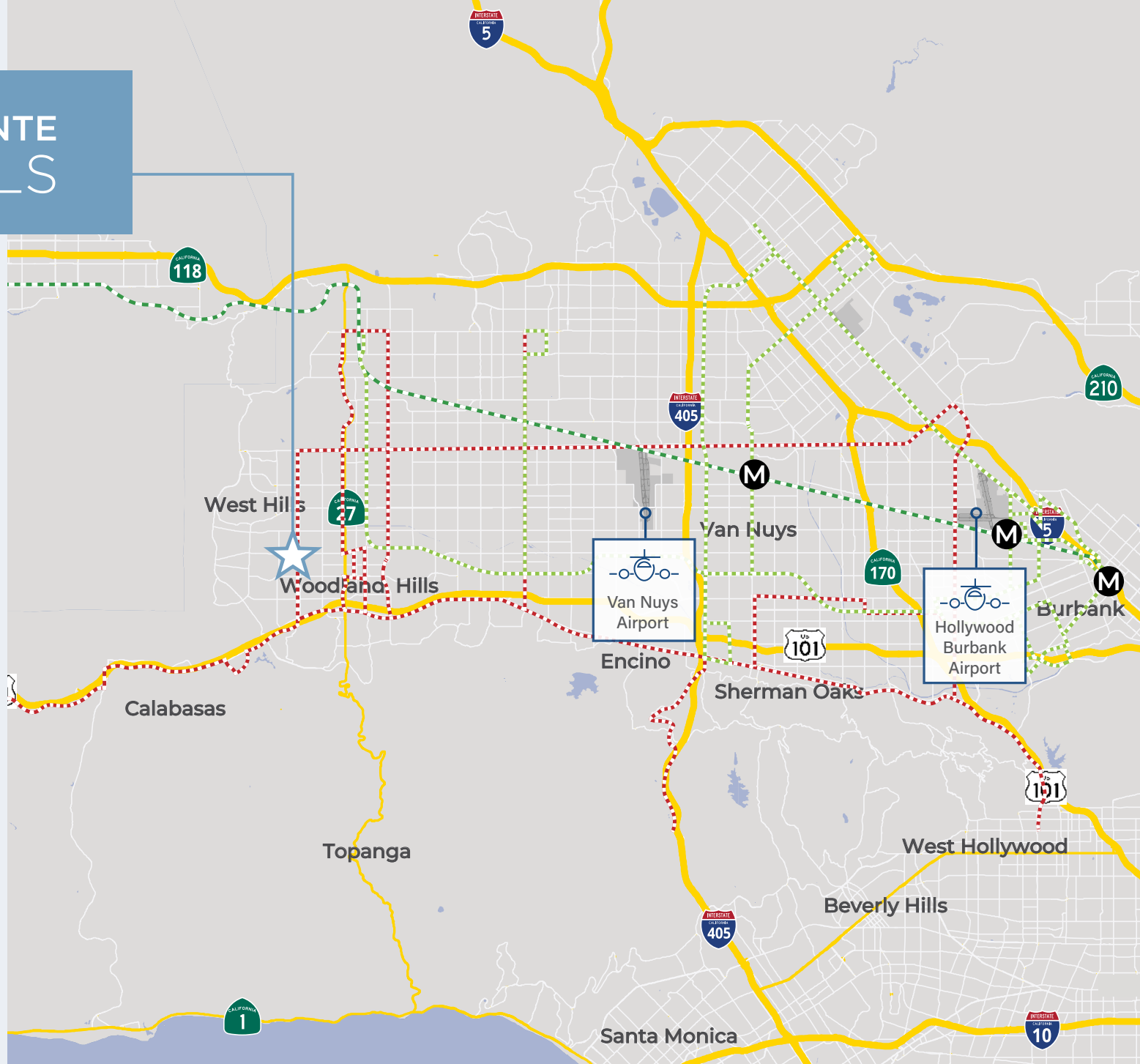


Ideal labor pool of ~2M employees within 20 miles of the property



Efficient mass transit connects the Corporate Pointe campus to Southern California's deep pool of labor & talent

MAP LEGEND	
	MetroLink Stations
	MetroLink Line
	Rapid Route
	Municipal Bus Line



OUTDOOR MEETING SPACES



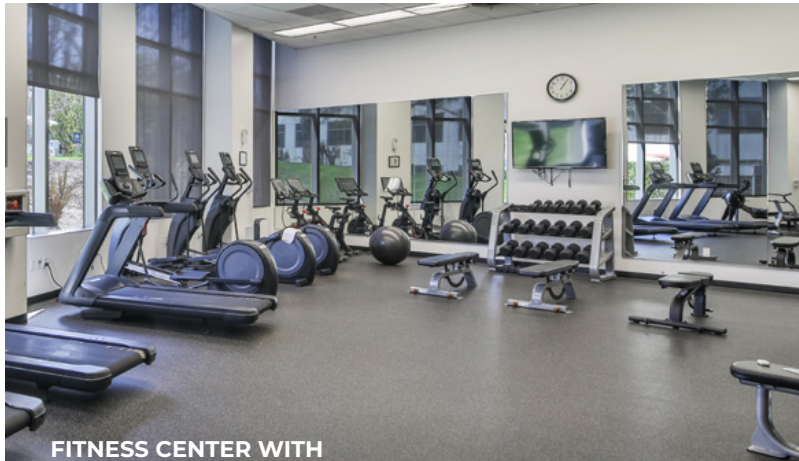
BASKETBALL & PICKLEBALL COURT



TRANQUIL WATER FEATURE



WALKING & JOGGING PATH



FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS

LIVE CONCERT SERIES



EMPLOYEE TRAINING FACILITIES



CONFERENCE CENTER



WI-FI SERVICE



CAFE WITH COFFEE BAR



OUTDOOR GYM



# ON-SITE AMENITIES

[CLICK TO VIEW AMENITIES VIDEO](#)

## CAFE

- Professionally operated
- Hot food stations, salad bar and grab-n-go options
- Full-service coffee bar
- Free Wi-Fi access
- Catering available
- Outdoor seating with tranquil water feature

## PARKING

- 5/1,000 RSF free covered and surface parking

## LIFESTYLE

- Basketball and pickleball court
- Ping pong
- Walking/jogging path
- Outdoor music at the pond and eating areas
- Complimentary fitness program, including bootcamp, cardio sculpt, and yoga classes

## CONFERENCE CENTER

- Banquet/conference facilities and board room available

## AUDITORIUMS

- Two auditoriums with the capacity to accommodate approximately 150 people each

## INDOOR & OUTDOOR FITNESS FACILITY

- Free membership for all tenants
- Locker room and towel service



# OWNERSHIP

## KENNEDY WILSON

Kennedy Wilson is a global real estate investment company with 33+ years of experience owning 25.3 million square feet globally. Working in lockstep with their equity partner, Fairfax, the well-capitalized partnership with no debt is prepared to meet tenant demand and fund improvements.





**8407 FALLBROOK**

# 8407 FALLBROOK

## Availabilities

### Second Floor

Brand new lobby, restrooms & corridors

Suite 200\*: ±18,340 RSF

Suite 260: ±4,523 RSF

Suite 270\*: ±8,525 RSF

\*Suites 200 & 270 contiguous to ±26,865 RSF





# 8511 FALLBROOK

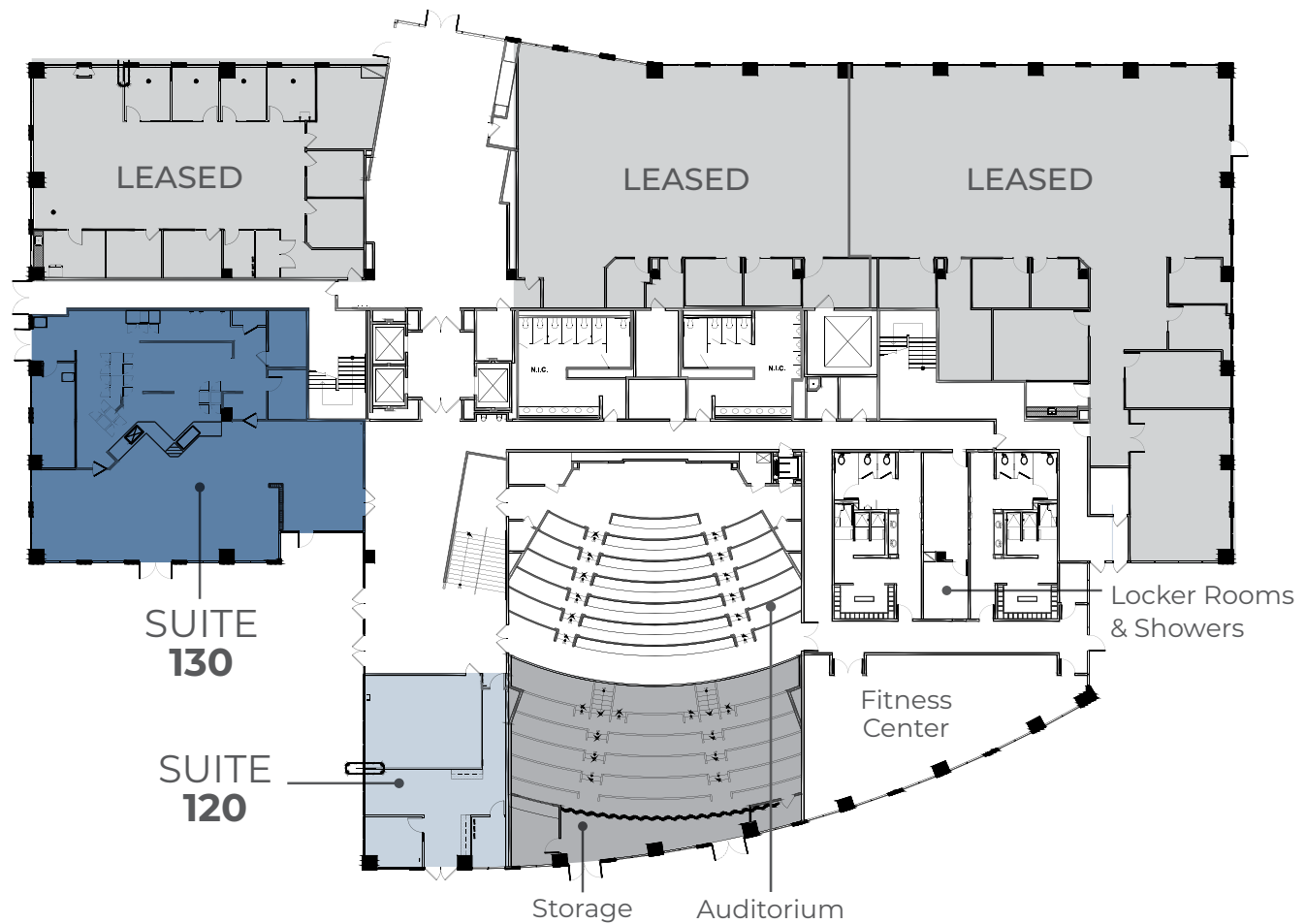
# 8511 FALLBROOK

## Availabilities

### First Floor

Suite 120: ±1,535 RSF  
Available 8/1/2027

Suite 130: ±4,004 RSF

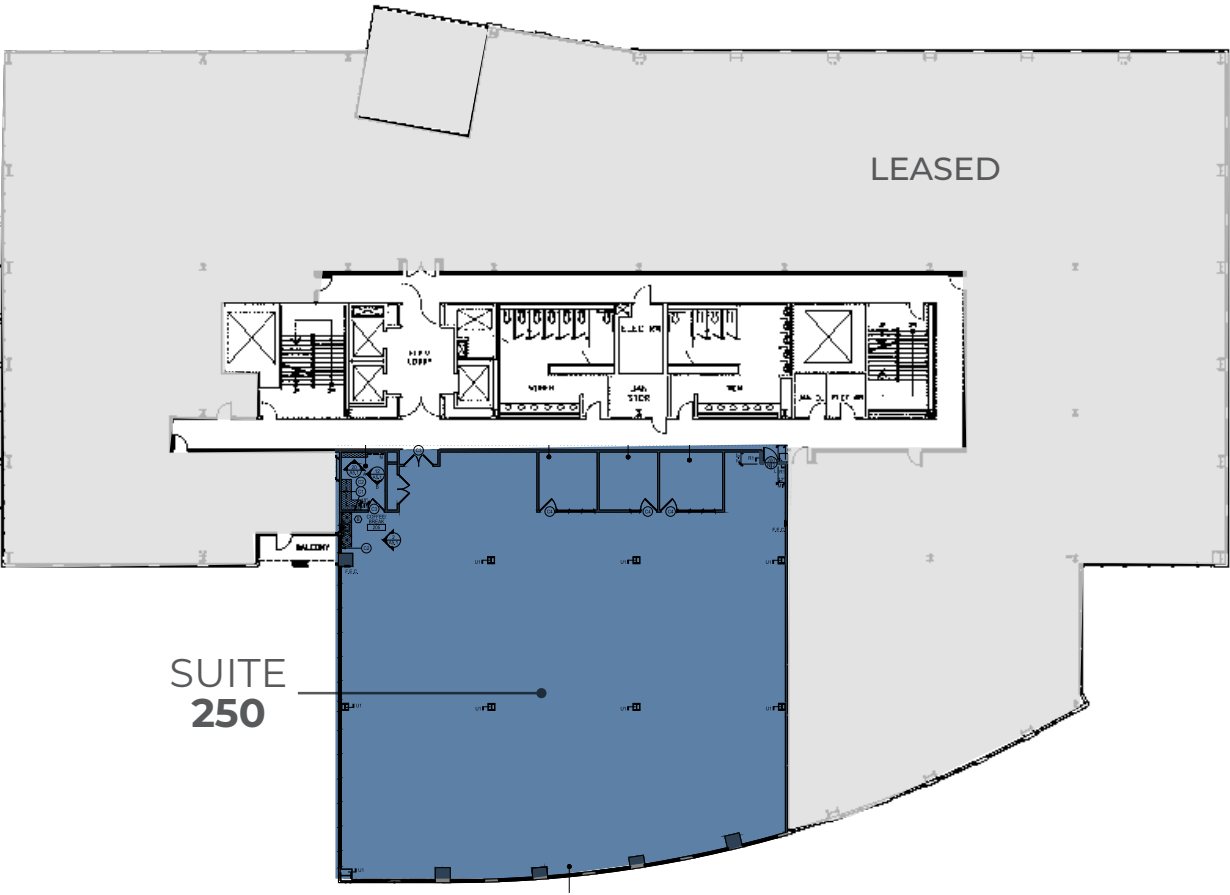


# 8511 FALLBROOK

## Availabilities

### Second Floor

Suite 250: ±9,824 RSF







# 8521 FALLBROOK

# 8521 FALLBROOK

## Availabilities

### First Floor

Suite 150: ±7,498 RSF



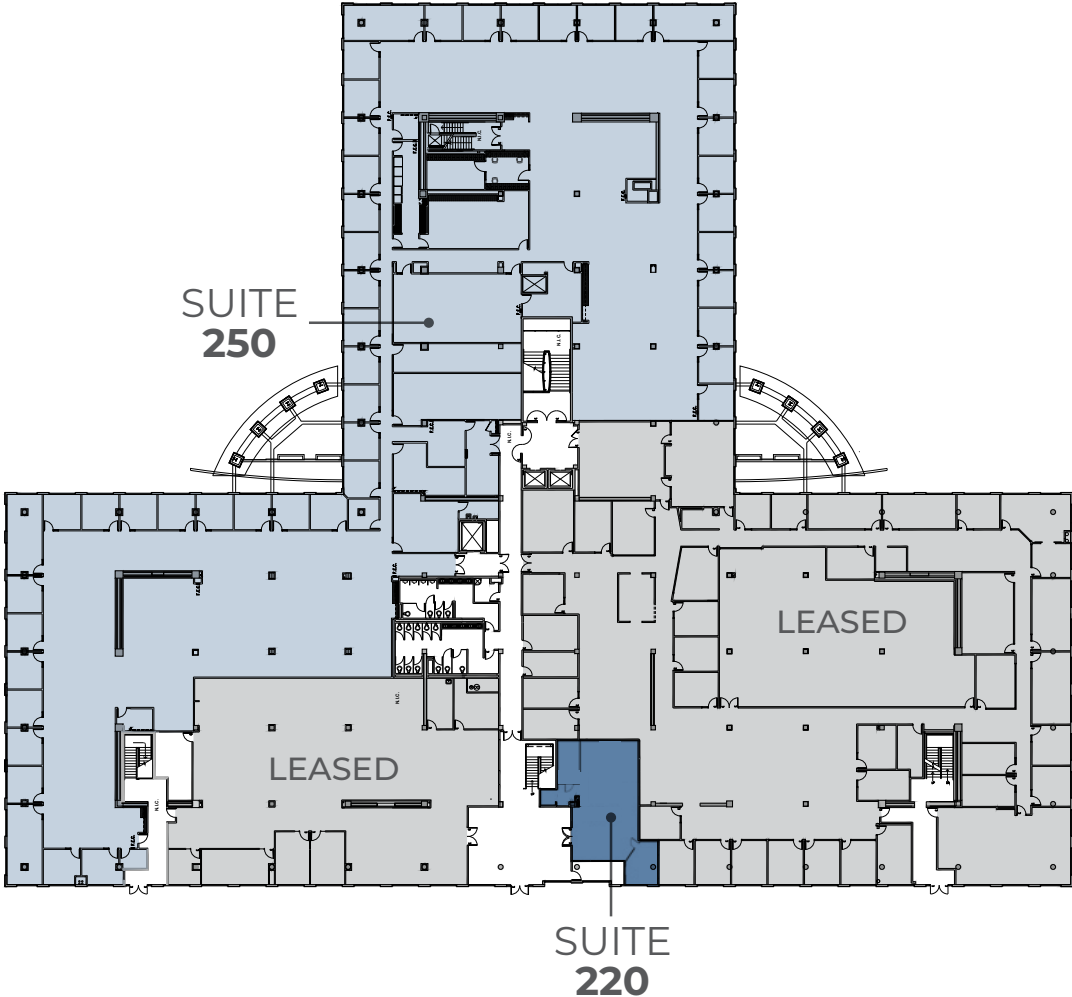
# 8521 FALLBROOK

## Availabilities

### Second Floor

Suite 220: ±1,402 RSF

Suite 250: ±36,050 RSF  
Available 12/1/2028



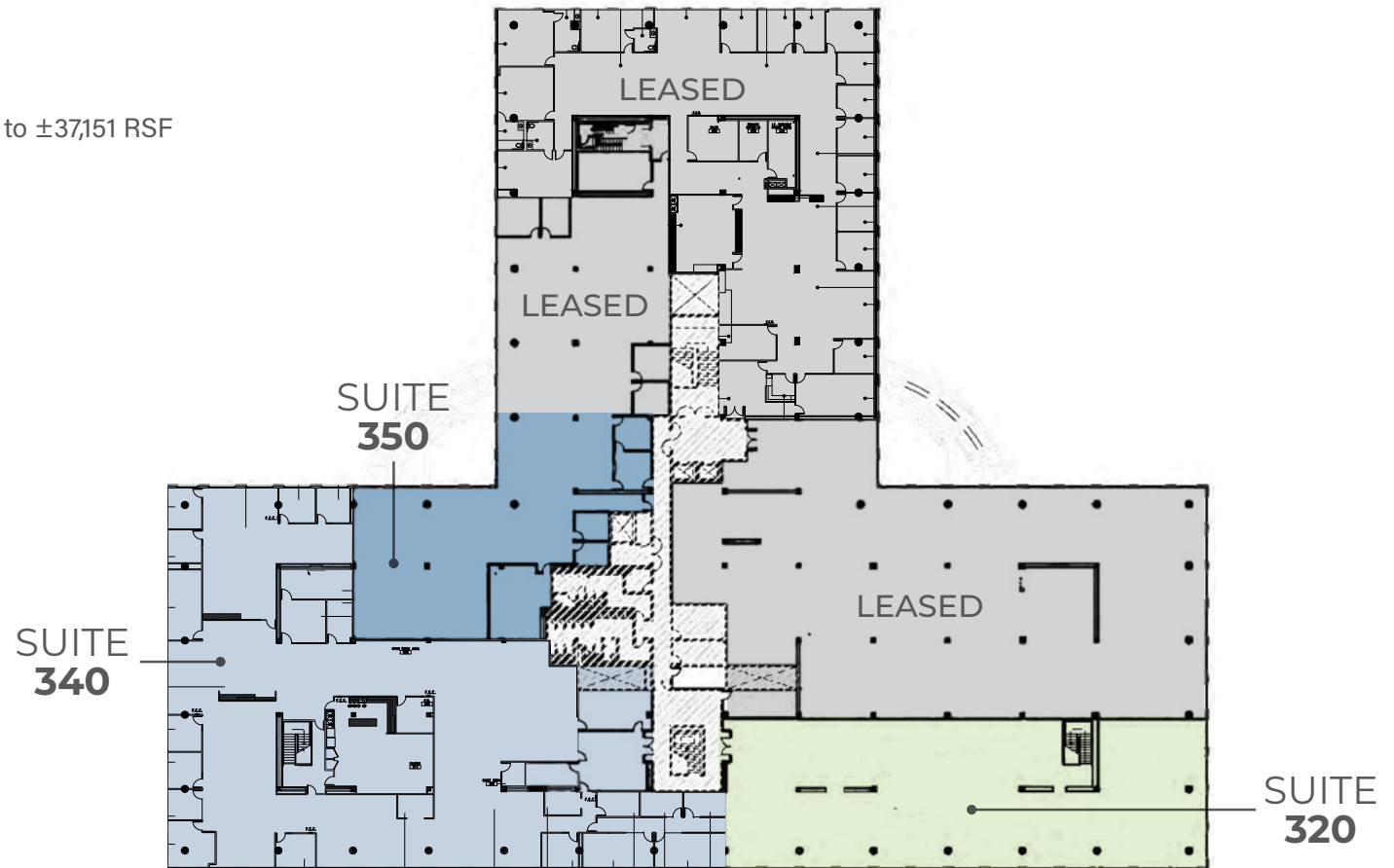
# 8521 FALLBROOK

## Availabilities

### Third Floor

Suite 320\*: ±10,256 RSF  
Suite 340\*: ±19,805 RSF  
Suite 350\*: ±7,090 RSF

\*Suites 320, 340 & 350 contiguous to ±37,151 RSF





KENNEDY WILSON

Colliers

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