

# SUBLEASE OPPORTUNITY

North Ranch Pavilions  
1145 Lindero Canyon Road, #C-1  
Westlake Village, CA 91362

# 3,040 SF

## TURN-KEY PHYSICAL THERAPY CLINIC



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PICTURES!



Available for many types of uses!



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## SPECIFICATIONS

### LOCATION:

*North Ranch Pavilions Shopping Center  
1145 Lindero Canyon Road, #C-1  
Westlake Village CA 91362*

### SQUARE FOOTAGE

*3,040 RSF*

### MONTHLY SUBLEASE RATE

*\$2.83/RSF Triple Net (NNN)  
\$0.81/RSF Estimated NNN charge*

### EXISTING LEASE EXPIRATION

*October 2030*

### OPTIONS IN LEASE

*5-year renewal option*

### ADDITIONAL:

*Over \$250,000 in T.I. work completed!*

**INTERESTED?  
CONTACT US TODAY!**



Information deemed from reliable sources but not guaranteed.

## DESCRIPTION

### Below-Market Triple Net Sublease

- Base Rent: \$8,590.00/month (\$2.83/SF NNN)
- NNN: approx \$0.81/SF (passed through with annual reconciliation)
- Approximate 4.5 years remaining in master lease w/5-yr option

### Prime Location

- 12,347 ADT on Lindero Canyon Road (projected 12,656 in 2025)
- High-visibility signalized corner in affluent Westlake Village / Oak Park

### Turn-Key Features

- Open gym/rehab area w/ rubber flooring, mirrors
- 3 private treatment/consultation rooms
- Built-in reception desk, break room, utility room w/ washer-dryer
- 2 ADA restrooms, storage, wall-mounted TV, signage
- Equipment option: Delivered with or without treadmills, treatment tables, workout machines & office chairs

### Ideal For

Physical therapy, sports medicine, orthopedic rehab, F45/Orange Theory-style training, personal training, private gyms, sports performance. Non-PT uses require landlord approval.