



# THE WATER COURT

FOR LEASE – 850-920 HAMPSHIRE RD, WESTLAKE VILLAGE, CA

 WESTCORD





## Discover The Watercourt at Westlake Village: Your Oasis of Productivity and Serenity

Welcome to The Watercourt at Westlake Village, where business meets tranquility in perfect harmony. Nestled in the heart of Westlake Village, this pristine office complex offers a unique blend of professional sophistication and serene natural beauty.

### **A Serene Oasis of Productivity**

At The Watercourt, we believe that a peaceful environment enhances productivity and fosters creativity. Our beautifully landscaped grounds are adorned with captivating water features throughout, creating a soothing backdrop for your daily work routine. Experience a truly tranquil workspace that is unlike any other.

### **Direct Access to Your Suite**

Enjoy the convenience of direct access to your suite at The Watercourt. No long hallways or crowded elevators – just a seamless transition from the vibrant outdoor surroundings to your private workspace. This ease of access allows you to make the most of your valuable time and energy.



# Amenities to Elevate Your Workday

We understand that success is about more than just a well-appointed office. That's why The Watercourt offers a range of on-site amenities designed to enhance your workday:

## Shared Conference Room

Host meetings and presentations with ease in our modern, fully equipped conference room. Impress clients and collaborators with a professional setting.

## Outdoor Seating Areas

Step outside and rejuvenate your mind with our outdoor seating areas. Whether you're seeking a change of scenery for a quick break or a spot for an al fresco brainstorming session, our inviting spaces are at your disposal.

## Two Restaurants

Satisfy your culinary cravings right on-site. The Watercourt boasts two exceptional restaurants, perfect for power lunches, casual meetings, or simply indulging in delicious cuisine.



## A Breath of Fresh Air

The Watercourt is more than just an office complex; it's a breath of fresh air in the world of business. Escape the hustle and bustle of the city while staying connected to the professional network and resources you need to succeed. Here, you'll find the perfect balance between work and well-being.

Experience The Watercourt: Where Business Meets Tranquility: Discover the difference at The Watercourt at Westlake Village. Elevate your workspace, enhance your productivity, and find your oasis of success. Contact us today to schedule a tour and experience the serenity and sophistication that await you.





# FEATURES



Office suites available between 500 - 5,000 rentable square feet



A tranquil office complex in the heart of Westlake Village featuring lush landscaping and beautiful water features



Onsite amenities include two restaurants, multiple fitness facilities, and hair salon



On-site property management



High speed internet provided by Verizon Fios and Time Warner



Free covered and surface parking



Complimentary shared conference room



# AVAILABILITY

BUILDING/FLOOR/SUITE	SUITE SIZE	LEASE RATE	COMMENTS
850C - Upper	2,636 RSF	\$2.25 MG	Vacant
850P - Lower	4,685 RSF	\$1.85 MG	Vacant
860V - Lower	2,196 RSF	\$1.85 MG	Vacant
880U - Lower	968 RSF	\$2.25 MG	Vacant
880Y - Lower	2,130 RSF	\$2.25 MG	Vacant
910P - Lower	2,213 RSF	\$1.85 MG	Vacant
910V - Lower	2,320 RSF	\$2.15 MG	Vacant
920A5 - Upper	3,590 RSF	\$2.15 MG	Vacant
920A6 - Upper	796 RSF	\$2.25 MG	Vacant





# GALLERY





# AERIAL OVERVIEW

## THE WATER COURT

101 FREEWAY

WESTLAKE BLVD

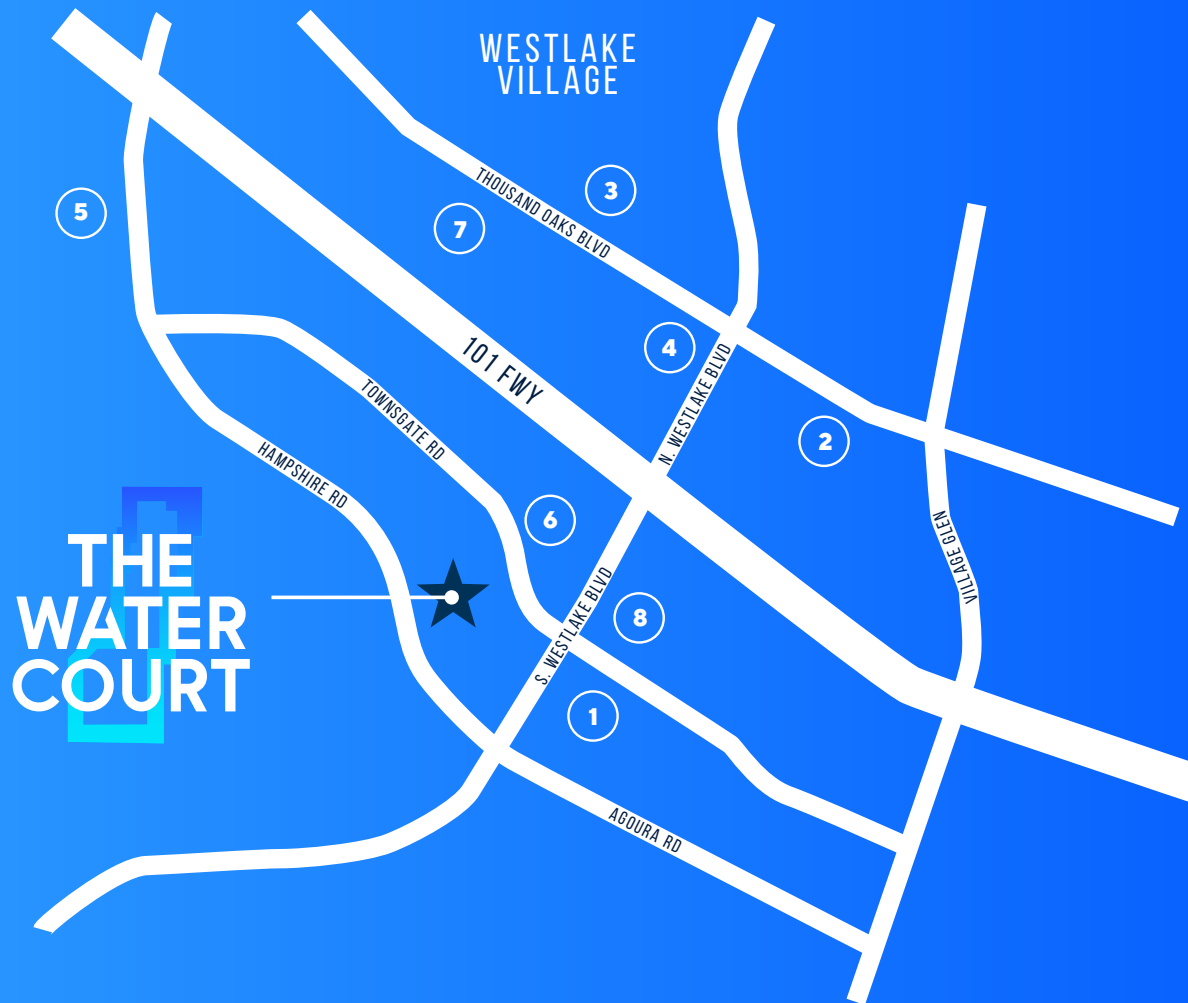
HAMPSHIRE RD

TOWNSGATE RD





# TENANT MAP



## 1. Westlake Plaza Center

Coffee Bean, Crawford's Social, East Coast Bagel, Sea Casa, Mendocino Farms, Tuscany, Finney's, Gelson's Market, Natural Cafe, Le Pain Quotidien, Pick Up Stix, Pearl District, Pressed, Tomodachi

## 2. The Promenade at Westlake

Amazon Fresh, Cinepolis Luxury Cinemas, Sweetgreen, Farfalla Trattoria, Seabutter, Freshbrothers, Marmalade Cafe, Red-O, See's Candies, Shake Shack, Sweetfin, Sprinkles Cupcakes, Social Monk, Soom Soom

## 3. North Ranch Shopping Center

Ralph's, Rite Aid, Trader Joe's, Western Bagel, BJ's, Jersey Mikes, Nick the Greek, Honeyfish Poke, Made in Italy, Veggie Grill

## 4. Northgate Plaza

Sharky's Fresh Mexican Grill, Corner Bakery Cafe, Bevmo!, Yogurtland, Blaze Pizza, The Habit

## 5. T.O Ranch

Upcoming mixed-use development with 325 apartment units and ground floor retail. Retail tenant mix TBD

## 6. 925 S Westlake Blvd

Starbucks, Carls Jr

## 7. Thousand Oaks Auto Mall

Dealerships: BMW, Audi, Porsche, Acura, Ford, Subaru, Honda, Infinity, Jaguar, Land Rover, Mazda, Jeep, Lexus, Volkswagen, Alfa Romeo, Bentley, Genesis, Hyundai, Lamborghini, Maserati, Rolls Royce, Mercedes, GMC, Cadillac

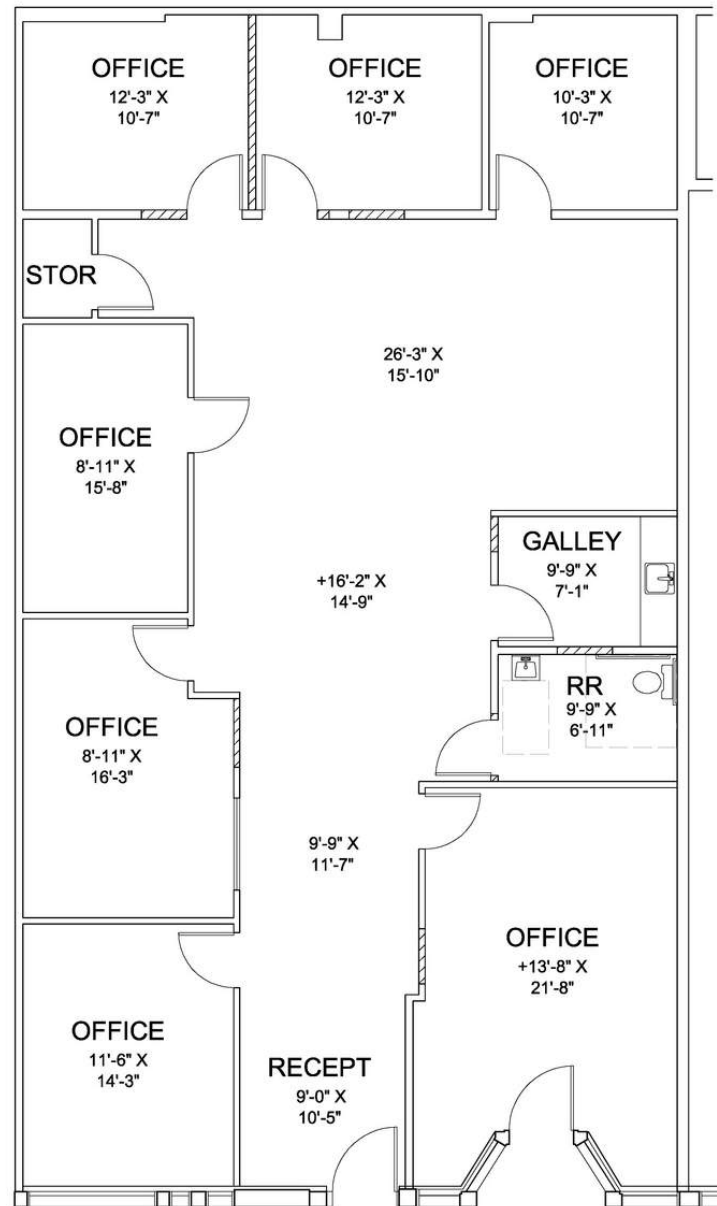
## 8. The Hyatt Hotel



**BUILDING/FLOOR/SUITE 850-C**

Level	Upper
Suite Size	2,636 RSF
Lease Rate	\$2.15 MG(+E+J)
Notes	Vacant

## FLOOR PLAN



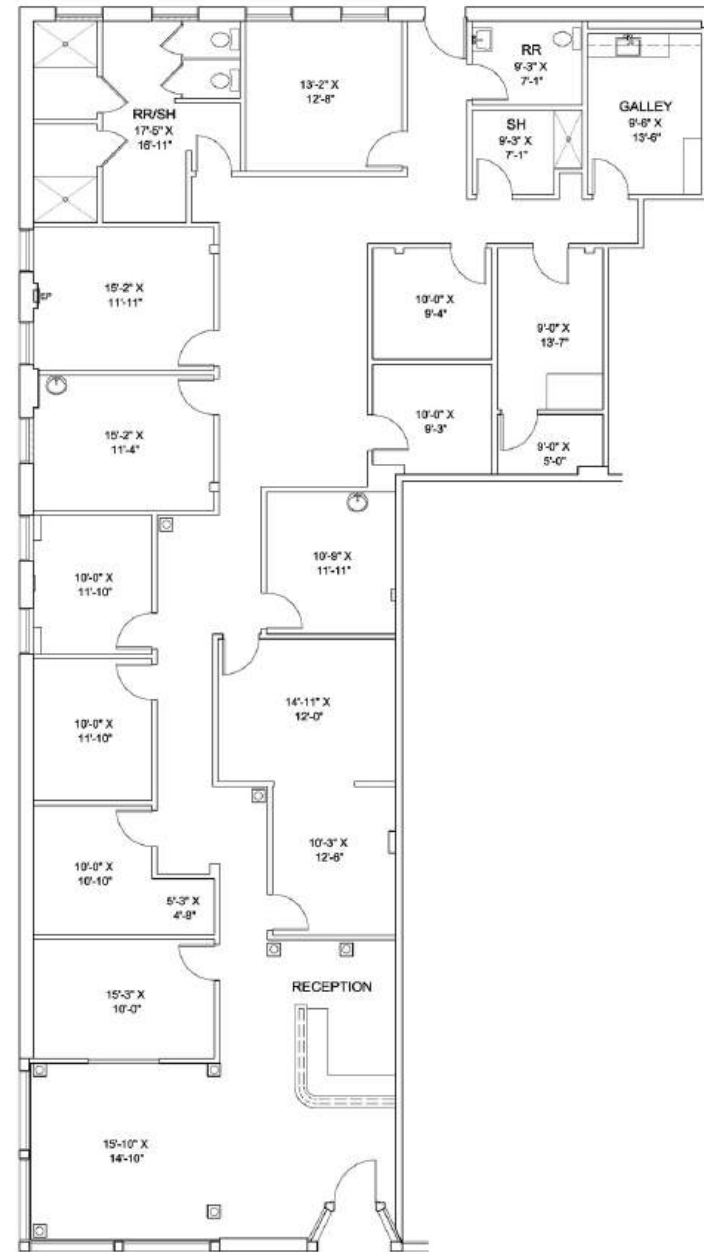


# THE WATER COURT

## BUILDING/FLOOR/SUITE 850-P

Level	Lower
Suite Size	4,685 RSF
Lease Rate	\$1,85 MG(+E+J)
Notes	Vacant

# FLOOR PLAN



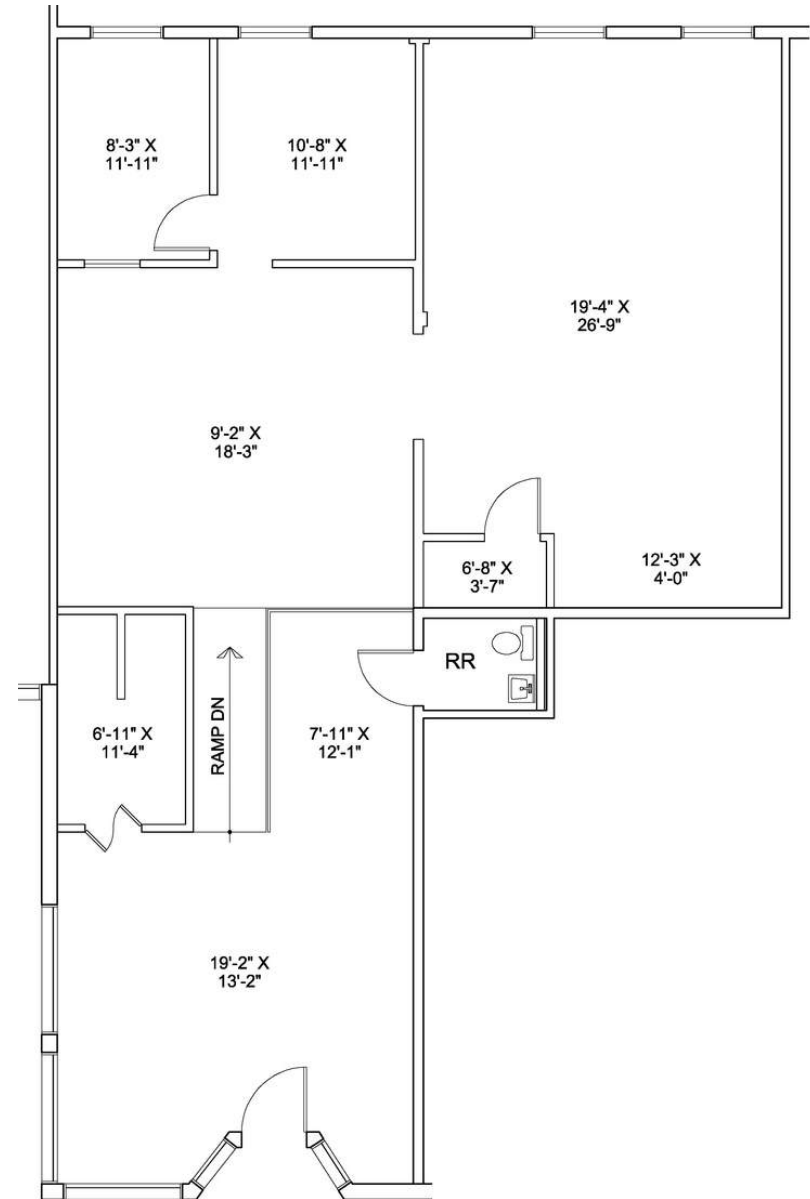


# THE WATER COURT

## BUILDING/FLOOR/SUITE 860-V

Level	Lower
Suite Size	2,196 RSF
Lease Rate	\$1.85 MG(+E+J)
Notes	Vacant

# FLOOR PLAN

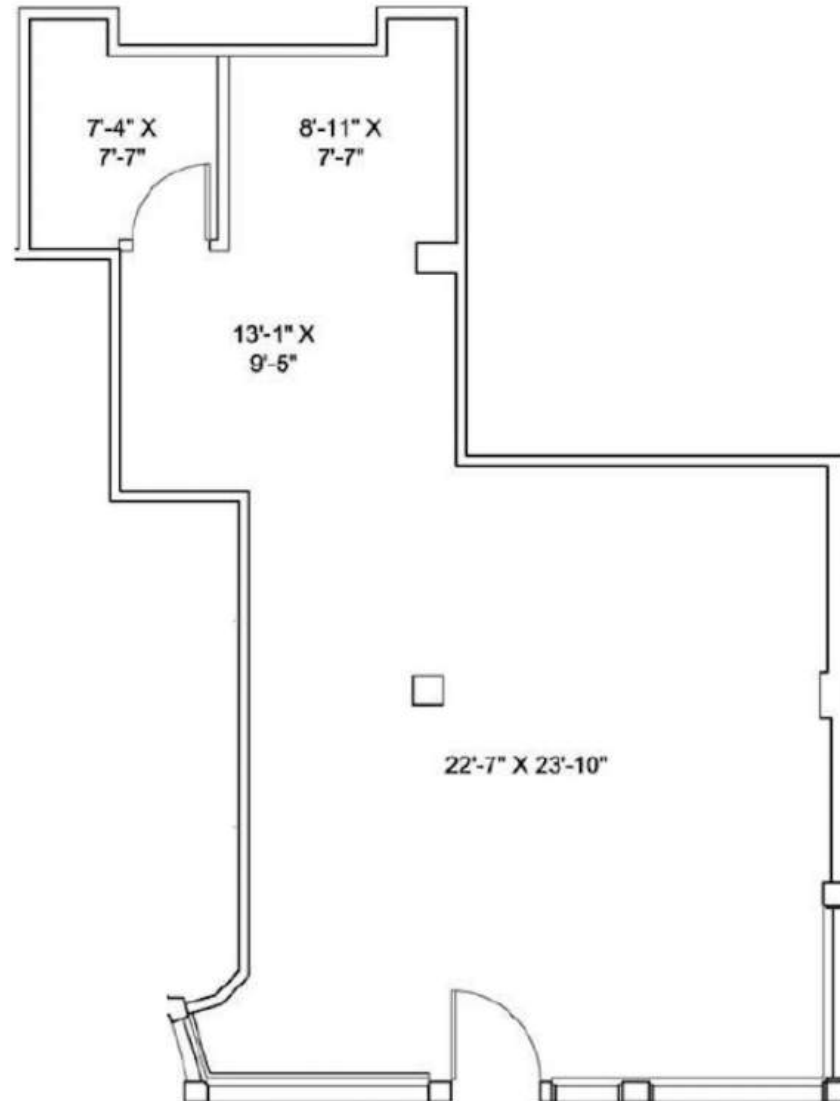




**BUILDING/FLOOR/SUITE 880-U**

Level	Lower
Suite Size	968 RSF
Lease Rate	\$2.25 MG(+E+J)
Notes	Vacant

## FLOOR PLAN



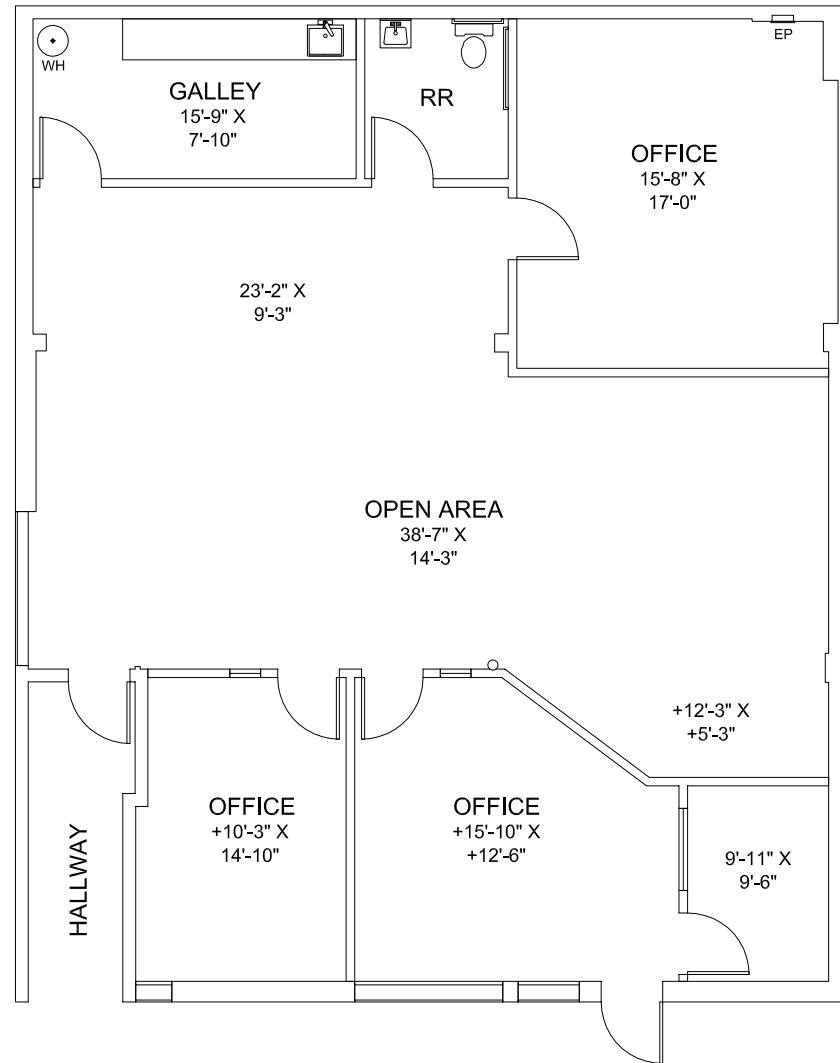


# THE WATER COURT

**BUILDING/FLOOR/SUITE 880-Y**

Level	Lower
Suite Size	2,130 RSF
Lease Rate	\$2.25 MG(+E+J)
Notes	Vacant

## FLOOR PLAN



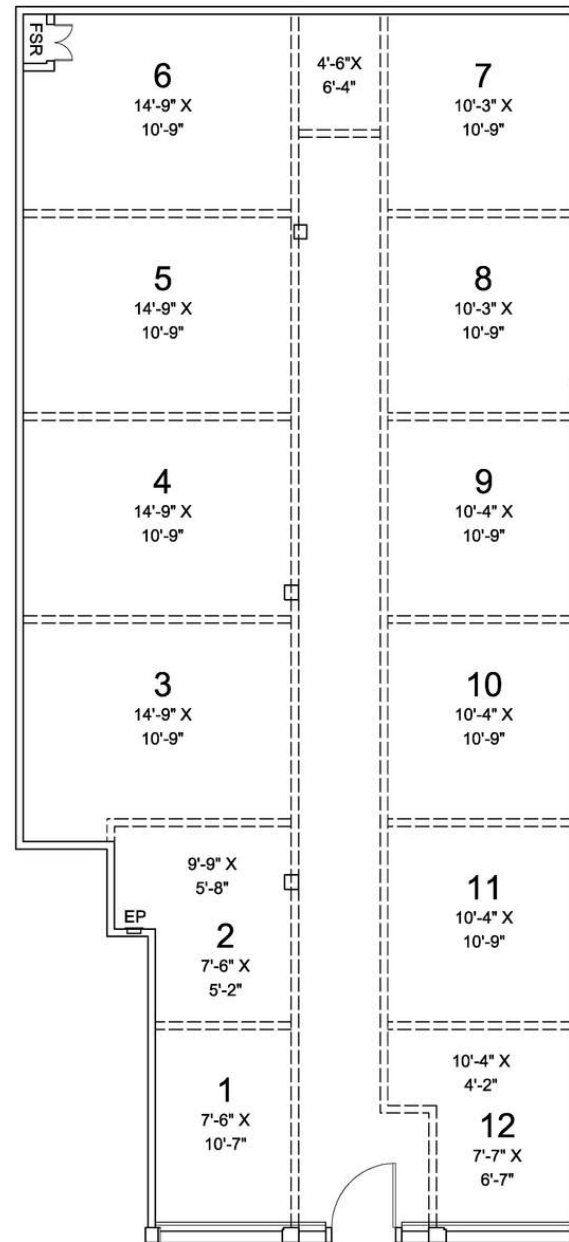


# THE WATER COURT

## BUILDING/FLOOR/SUITE 910-P

Level	Lower
Suite Size	2,213 RSF
Lease Rate	\$1.85 MG(+E+J)
Notes	Vacant

# FLOOR PLAN

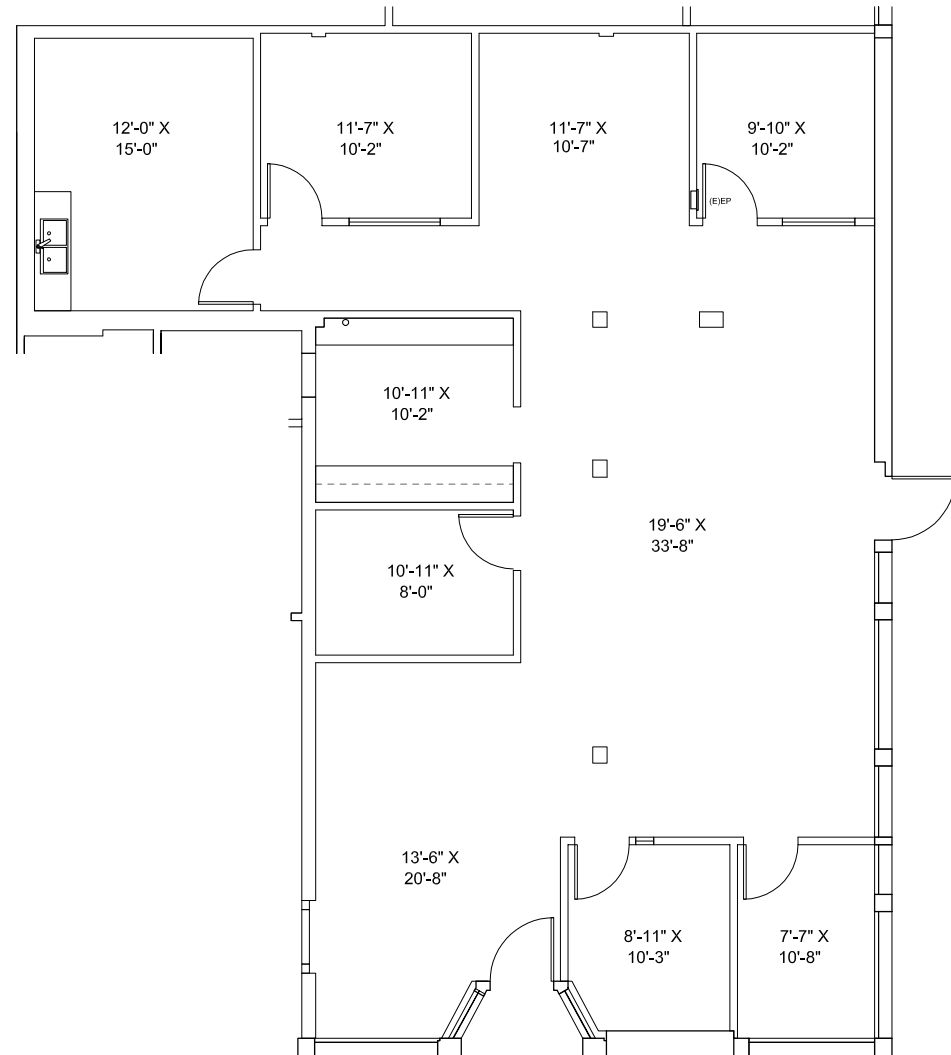




**BUILDING/FLOOR/SUITE 910-V**

Level	Lower
Suite Size	2,320 RSF
Lease Rate	\$2.15 MG (+E+J)
Notes	Vacant

## FLOOR PLAN

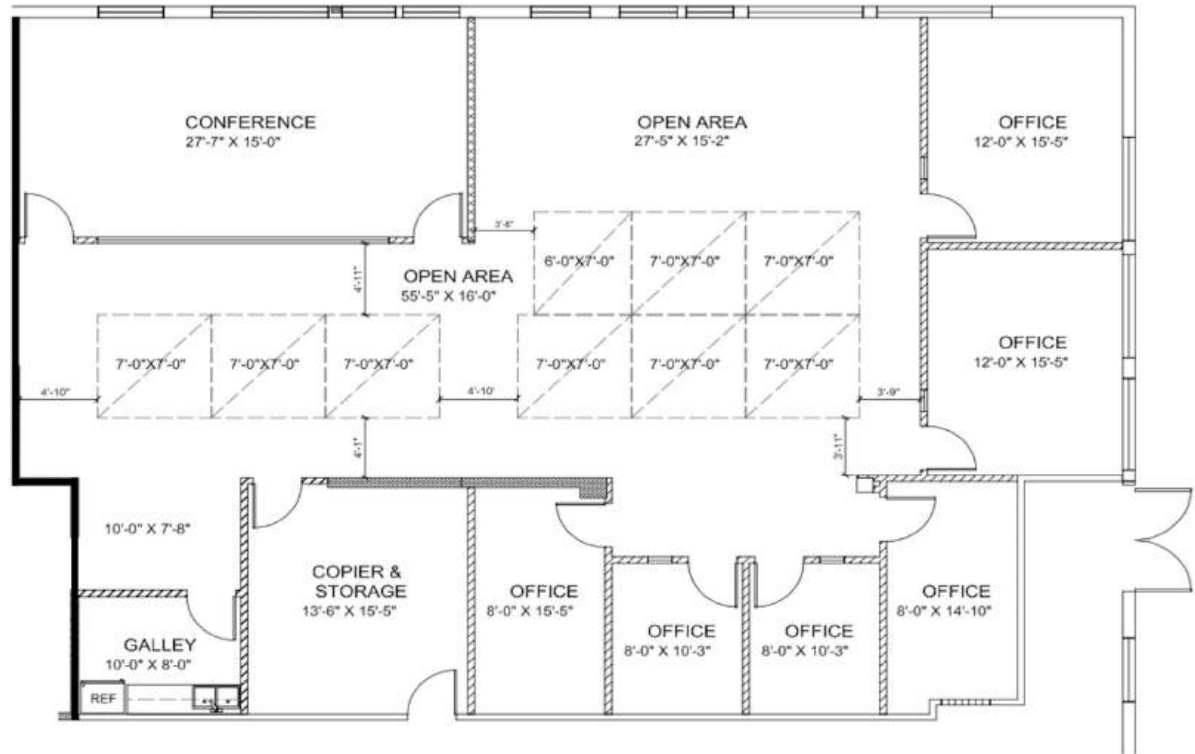


SUITE 910V  
2,043.89 USF  
2,319.82 RSF



**BUILDING/FLOOR/SUITE 920-A5**

Level	Upper
Suite Size	3,590 RSF
Lease Rate	\$2.15 MG
Notes	Vacant

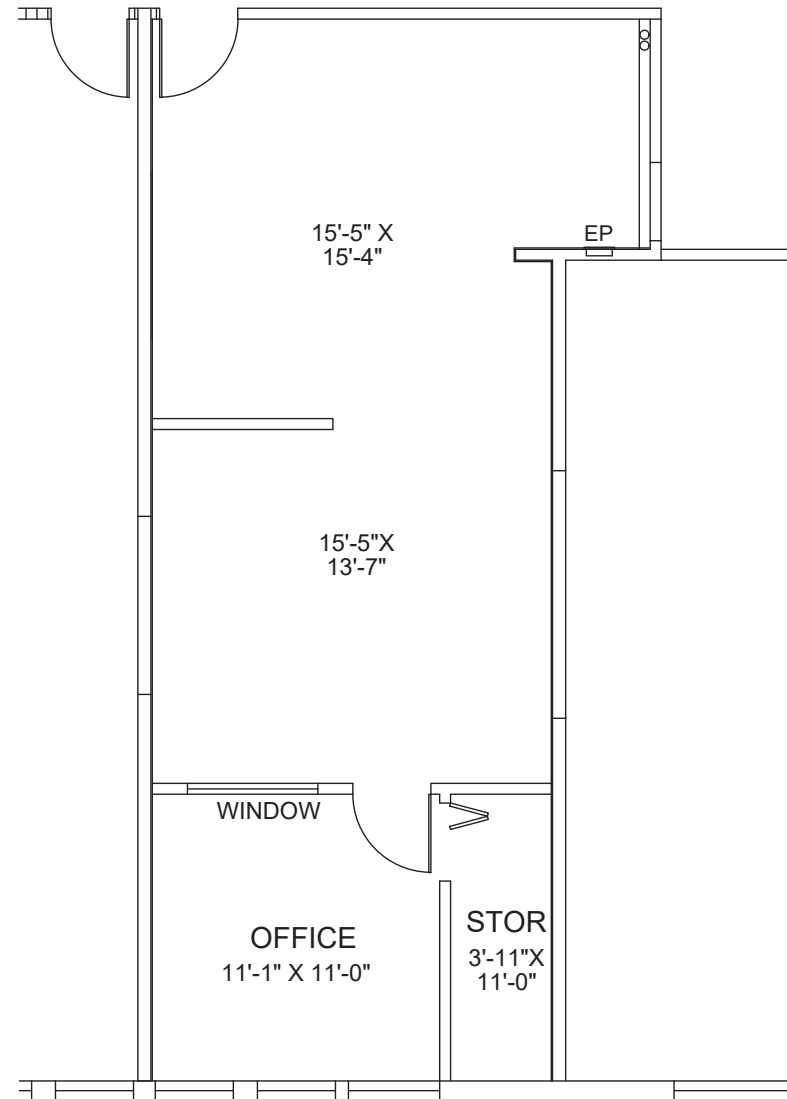


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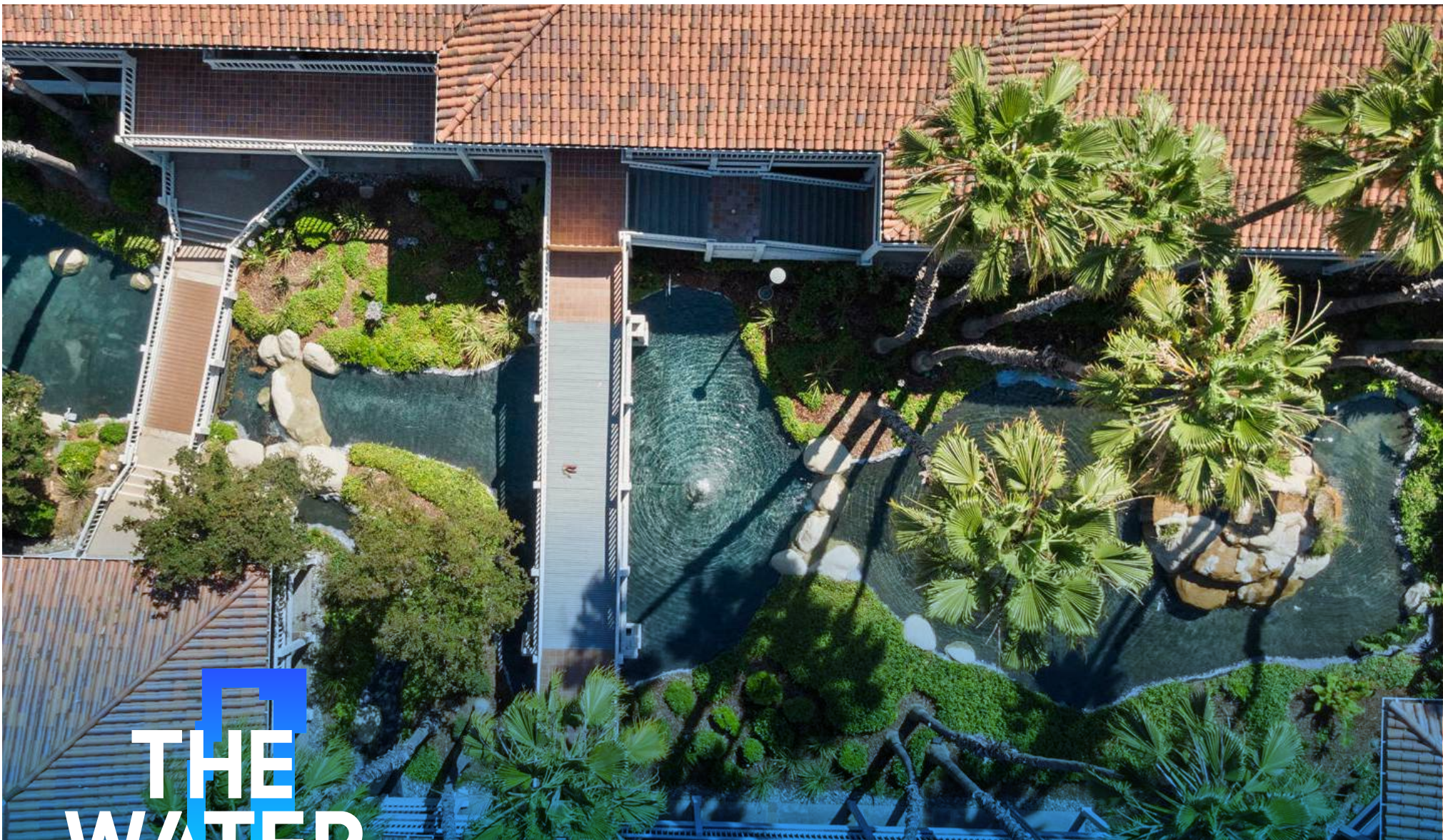
**BUILDING/FLOOR/SUITE 920-A6**

Level	Upper
Suite Size	796 RSF
Lease Rate	\$2.25 MG
Notes	Vacant

## FLOOR PLAN







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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

