

**HIGH-END 23,696 SF SUITE - DIVISIBLE DOWN TO ±5,000 SF FOR SUBLEASE**



# ONE WESTLAKE

1 BAXTER WAY | WESTLAKE VILLAGE, CA

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## SUITE HIGHLIGHTS

- Size of Premises: 23,696 Rentable SF
  - Suite 170A: ±5,371 Rentable SF
  - Suite 170B: ±5,000 Rentable SF
  - Suite 170C: ±13,325 Rentable SF

Suites 170A & 170B are contiguous to ±10,371 Rentable SF  
 Suites 170B & 170C are contiguous to ±18,371 Rentable SF

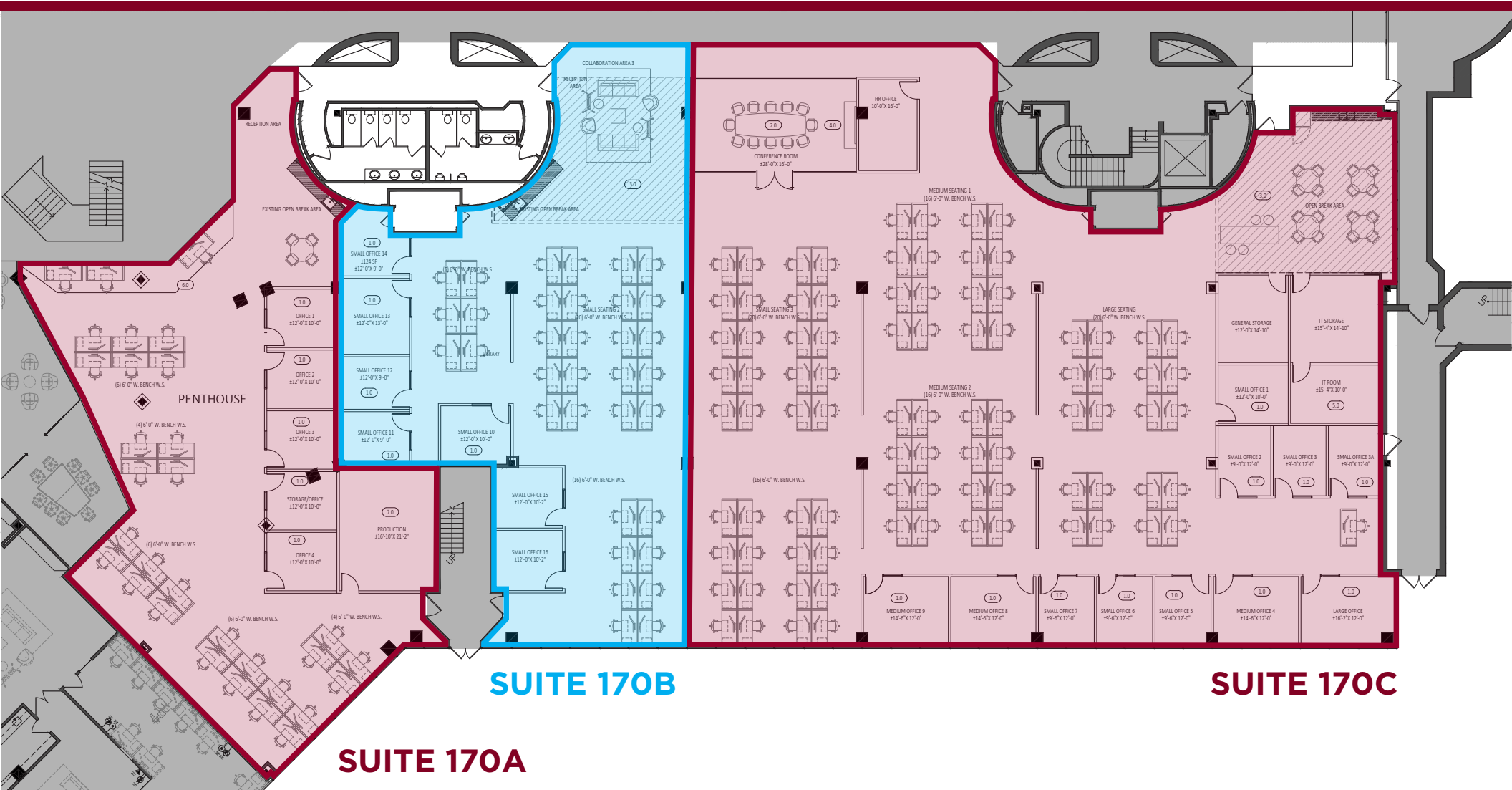
- Asking Rate: \$2.70 FSG
- Term: Sublease through March 31, 2030
- Parking: 4/1000 Parking Ratio
- Rare disability down to ±5,000 SF for One Westlake
- New Tenant Improvements Completed November 2023
- Plug & Play Opportunity

## PROPERTY HIGHLIGHTS

- This 351,904 SF Landmark Office Campus Known as One Westlake is Considered Best in the Market.
- On-Site Management & Engineering.
- Building Amenities include On-Site Conferencing Centers, On-Site Café and an On-Site Fitness Center.
- Walking Distance to the Caruso's Westlake, Promenade, The Westlake Commons & Westlake Plaza which contain the Area's Best Retail, Food Service, and Hotel Amenities.
- Immediate Access to the 101 & 23 Freeways

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**SUITE 170B**

**SUITE 170C**

**SUITE 170A**

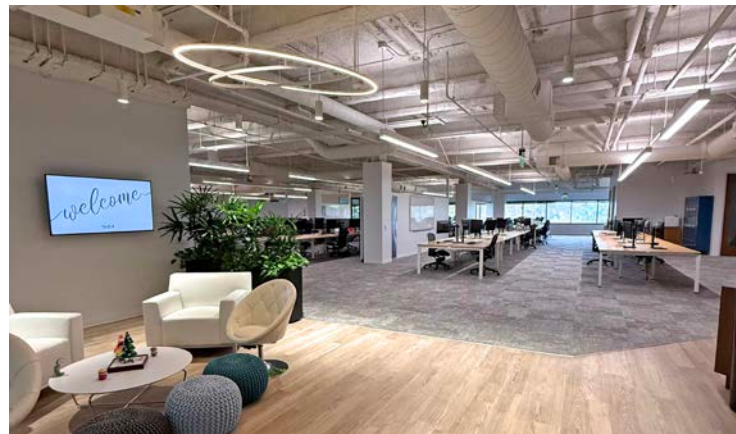
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For more information please contact:

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