

5% BROKER COMMISSION

PREMIER CORPORATE HQ

BELOW MARKET \$2.75 FSG



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120WESTLAKE.com



120 WESTLAKE

120 VIA MERIDA WAY, WESTLAKE VILLAGE, CALIFORNIA

FOR LEASE



120 WESTLAKE

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- Rare opportunity in the Conejo Valley for a HQ building with sweeping views and a campus-like setting
- First time on the market since 1998
- 98,776 RSF divisible to 4,800 RSF steel frame building built in 1998
- Located in 21-acre campus 120 S Via Merida features several large, private balcony and outdoor spaces
- Secured indoor executive parking
- 3/1,000 free surface parking
- Surrounding area supports high quality lifestyle and housing for all levels
- Close to Pepperdine College, UCLA Extension and Cal Lutheran College
- Corporate Neighbors: Amgen, Anthem, Four Seasons Hotel, Hilton Foundation, AmeriHome Mortgage, State Farm Insurance, Farmers Insurance, Realtor.com, JD Power and Associates

FOR LEASE



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FIRST Floor



SECOND Floor



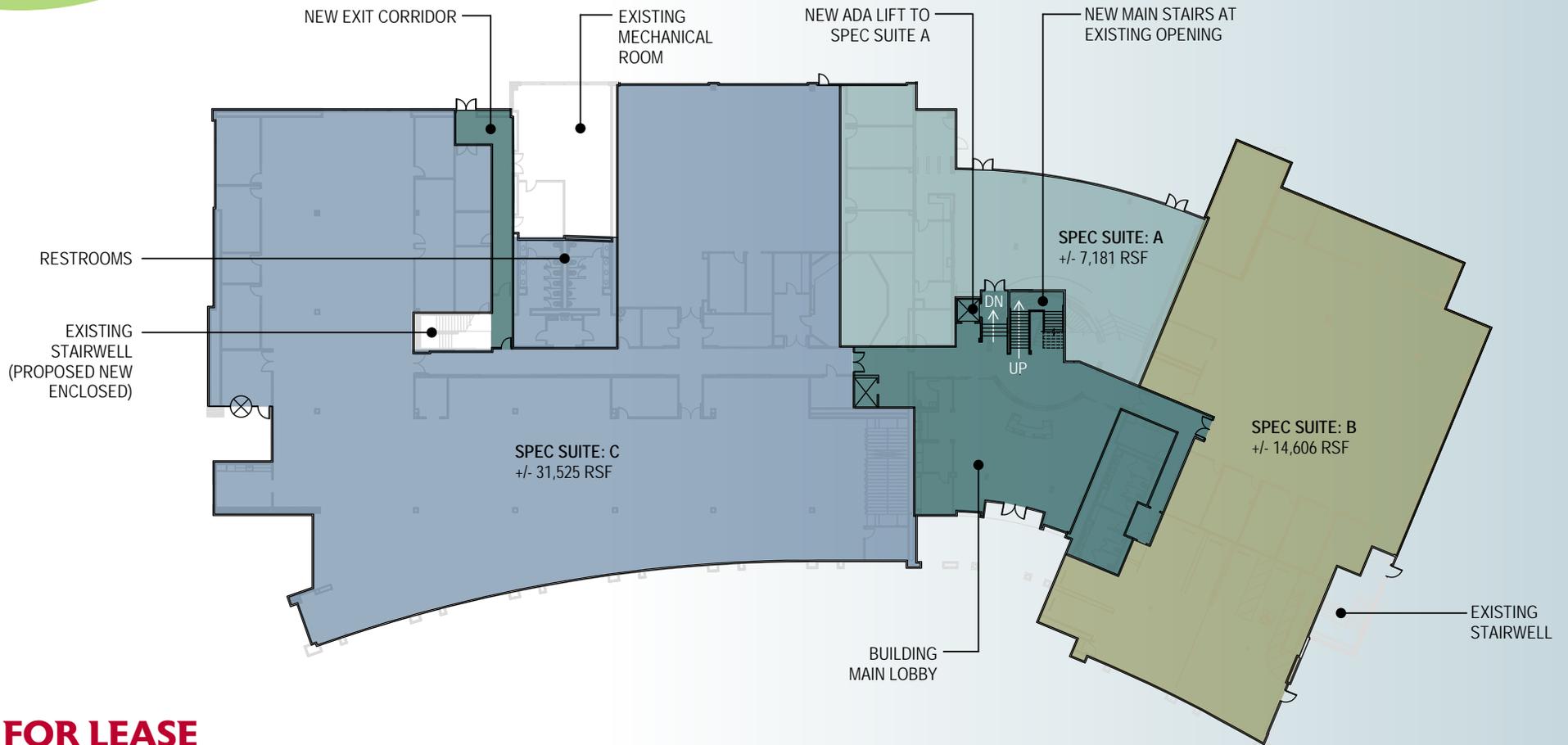
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SPEC SUITES First Floor



FOR LEASE

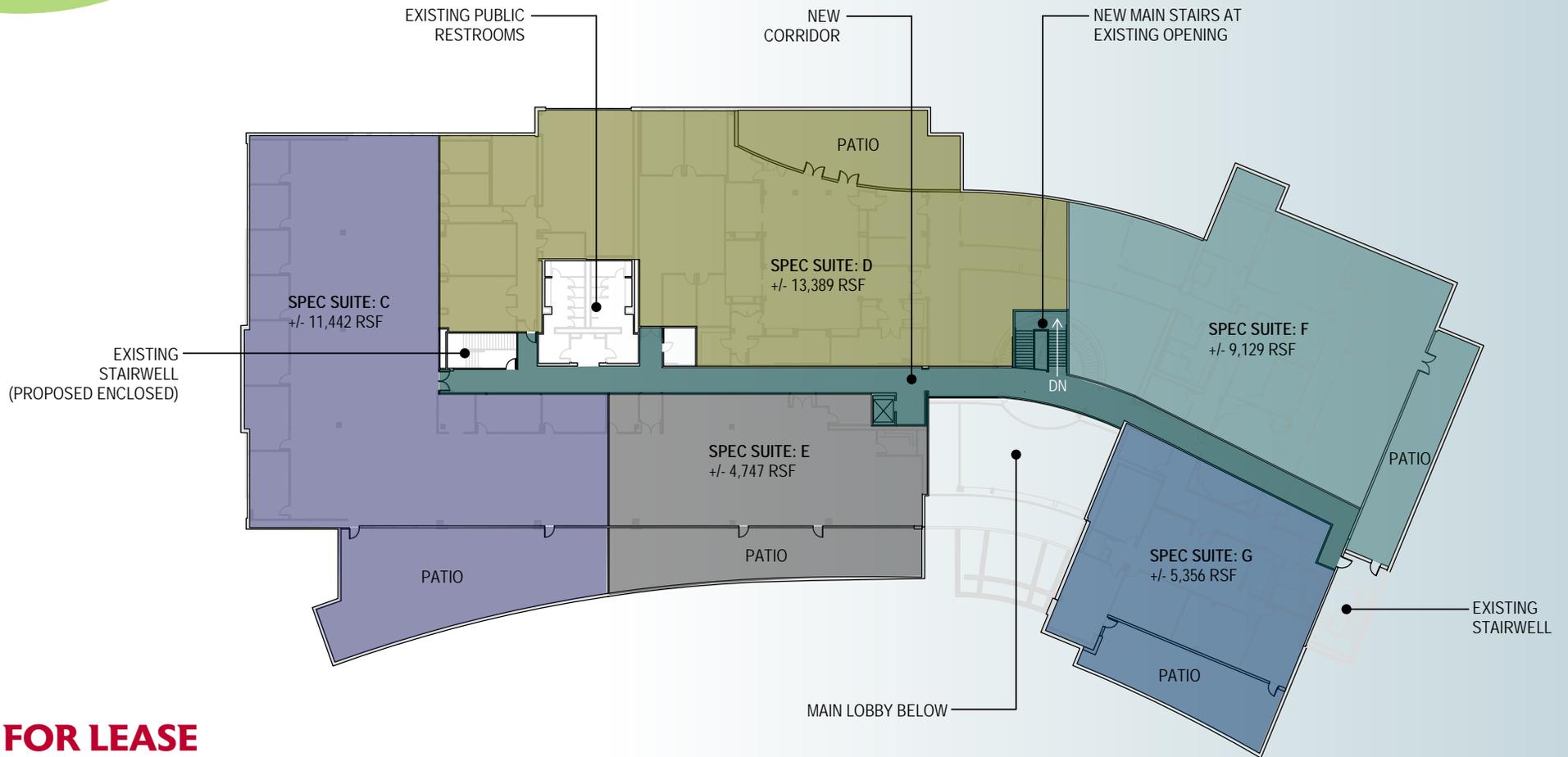


AS LOW AS 4,800 RSF POSSIBLE

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SPEC SUITES Second Floor

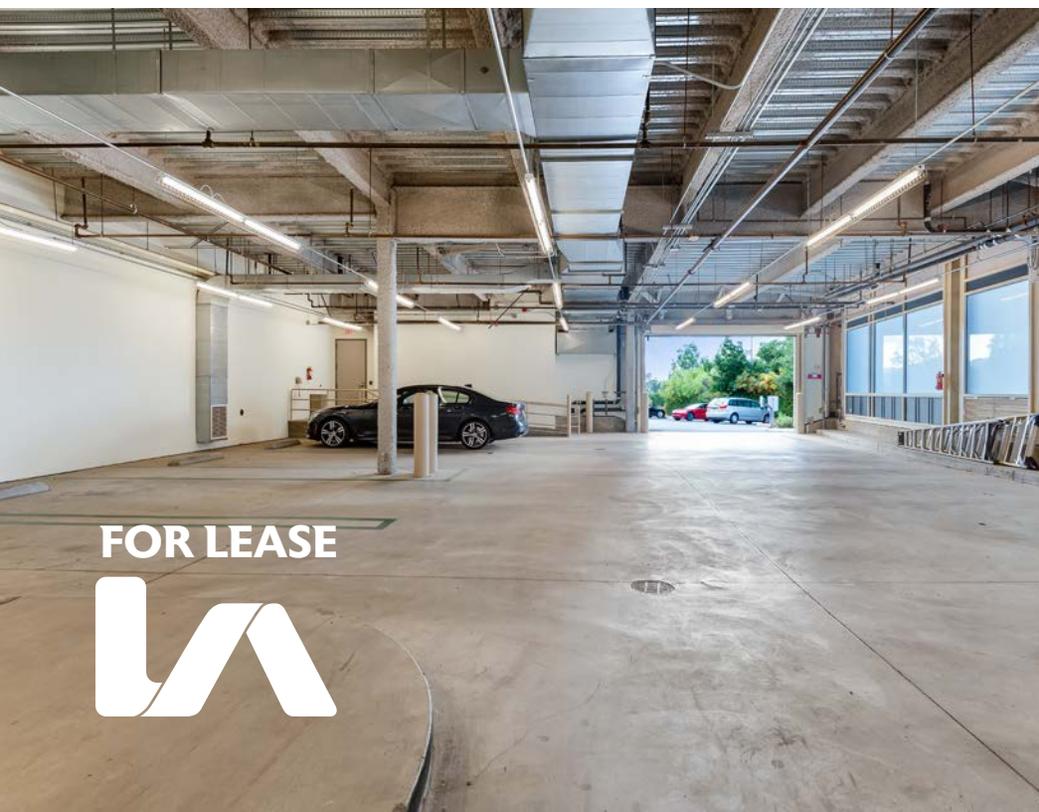


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AS LOW AS 4,800 RSF POSSIBLE

LOCATED ALONG THE 101 (VENTURA) FREEWAY CORRIDOR, THIS RARE HQ BUILDING IN PRESTIGIOUS WESTLAKE VILLAGE HAS EASY ACCESS TO WORLD-CLASS AMENITIES



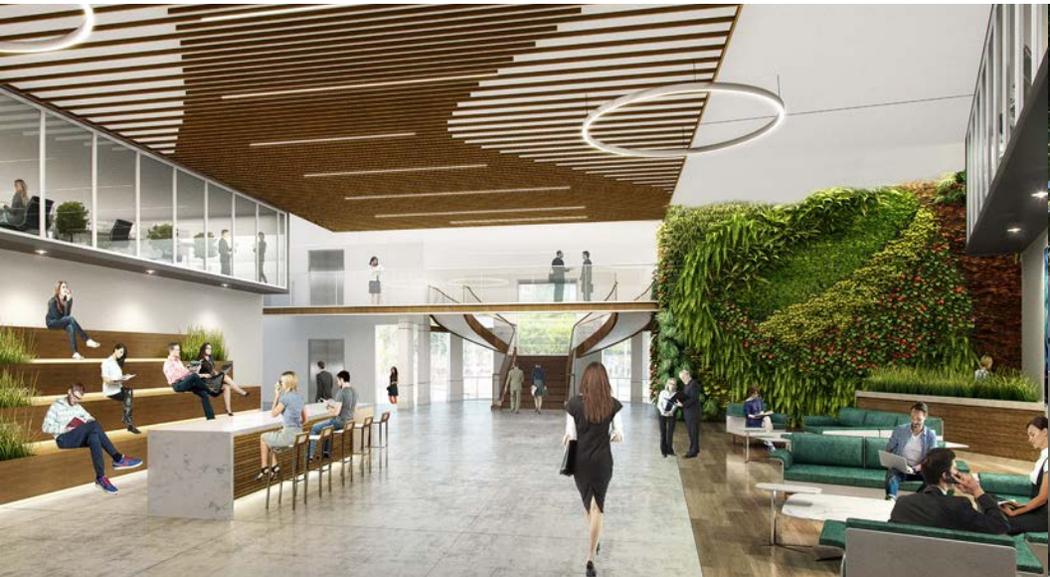
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INCREDIBLE WORK ENVIRONMENT!

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Logos for: BED BATH & BEYOND, BevMo!, Ralph's, TRADER JOE'S, Yogurtland, BLAZO PIZZA, STARBUCKS, RITE AID, PETCO, Do it Center, STONE ISLAND, Rabobank, Shanky's, FedEx, veggiegrill, at&t, CHASE, verizon, PREMIER AMERICA, Habit, KROGER, WELLS FARGO, JACOBS, McDonald's, KFC, ANYTIME FITNESS, ME, The Melting Pot, Chick-fil-ee, UnionBank, citibank, Pets Coffee & Tea.

Logos for: BARNES & NOBLE, Cinépolis, WORLD MARKET, SEPHORA, See's CANDIES, lululemon, RESTORATION HARDWARE, Sun La Table, farfalla, NikeStore, Paul Mariani, Tropic Smoothies, chico's, Sprinkles, Kreation, The GRILL, Ciderpress, BRANDY MELVILLE, Planet Beauty, SHAKE SHACK.

Logos for: COSTCO WHOLESALE, Michaels, Smart & Final, STAPLES, us bank, PET SMART, BAMA FRESH, Tannas, Mediterranean PITA GRILL, elbong, CHIPOTLE, POSTALANNEX, TJ-maxx, WELLS FARGO, CHASE, WESTLAKE VILLAGE HAND CAR WASH, DUNKIN' DONUTS, MUZEN SUSHI, Annabagh INDIAN RESTAURANT, SUSHI AI.

North Ranch Country Club

US 101

Thousand Oaks Auto Mall

SUBJECT 120 WESTLAKE
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YMCA Sports Park

Lindero Country Club

Logos for: BOSTON PRIVATE BANK TRUST COMPANY, CITY NATIONAL BANK, KINECTA, Community West Bank, WASHI PLANET, Carli's.

CALIFORNIA 23

Logos for: HYATT HARVEST, Citiemera Bank, BANK OF AMERICA, WOOD RANCH BBQ & GRILL.

FOUR SEASONS Hotels and Resorts

Oaks Christian School

Westlake Golf Course

Logos for: Residence Inn Marriott, Lure, Cici's cafe.

Logos for: SHOPPES WESTLAKE VILLAGE, TARGET, TIFA CHOCOLATE & GELATO, TILLY'S, SportClips, Guitar Center, verizon, KIRK, WASHI PLANET, EVERETT, IN-N-OUT, total woman, HOOK, the gallery restaurant, CARRERE, PICK UP STIX, Premier America CREDIT UNION, greens up, IOI NORTH, CVS pharmacy, Lure Japanese RESTAURANT, NOVO CAFE, WALKING COMPANY, lighthouse.

US 101

Logos for: VONS, GELSON'S THE LIGHT MARKET, CVS pharmacy, PEARL DISTRICT, Julio's, SPROUTS, TOGO'S, Tuscany, TACO BELL, Natural Cafe, PITA PITA, Logix, Rooster, STARBUCKS, PITFIRE PIZZA, Jamba Juice, OneWest Bank, JOHN O'GRADY, SUBWAY, CHASE, M. FREDRIC, pure barre, BANK OF AMERICA, WELLS FARGO, MENDOCINO FARMS sandwich market, JOI, FINNEY'S CRAFTBREAD.

mediterraneo STONEHAUS

Westlake Village

Logos for: Zim, Soccerccio's, WESTLAKE YACHT CLUB.

Hampton

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