

# CONEJO VALLEY PREMIER FULL FLOOR OPPORTUNITY



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**SELLECK**  
DEVELOPMENT GROUP

**OAK CREST OFFICE PARK**  
**31248 OAK CREST DRIVE | WESTLAKE VILLAGE | CALIFORNIA**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



31248 OAK CREST DRIVE ■ WESTLAKE VILLAGE ■ CALIFORNIA



## PROPERTY HIGHLIGHTS

- Three-story 53,133 RSF Class A office building with abundant 4/1,000 parking
- New ownership planning building upgrades throughout
- Excellent 101 Freeway access via Lindero Canyon Road
- Immediate access to business oriented amenities including restaurants, retail stores and hotels
- Corporate neighbors include the Los Angeles Rams, TouchCommerce, PennyMac, Cydcor, Zebra Technologies, UCLA Medical, Farmers Insurance

## BUILDING FEATURES

- 100% window line office space
- One of the best views in the Conejo Valley
- Creative office ceiling heights of at least 12 feet
- Highly articulated architectural design features
- Sizeable outdoor entertainment area equipped with lunch areas, built-in-BBQ and water features
- Recently constructed Class A creative office improvements
- Direct access from the parking lot - it feels like your own building with no adjacent neighbor tenants

**AVAILABLE SPACE:** 2,500 to 12,163 RSF

**RENTAL RATE:** \$2.65 FSG

**LEASE TYPE:** FSG - Utilities & Janitorial not included in rent

**LEASE TERM:** 5 - 10 Years

**AVAILABILITY:** Immediate

**PARKING:** 4/1000± RSF Leased  
Free surface parking

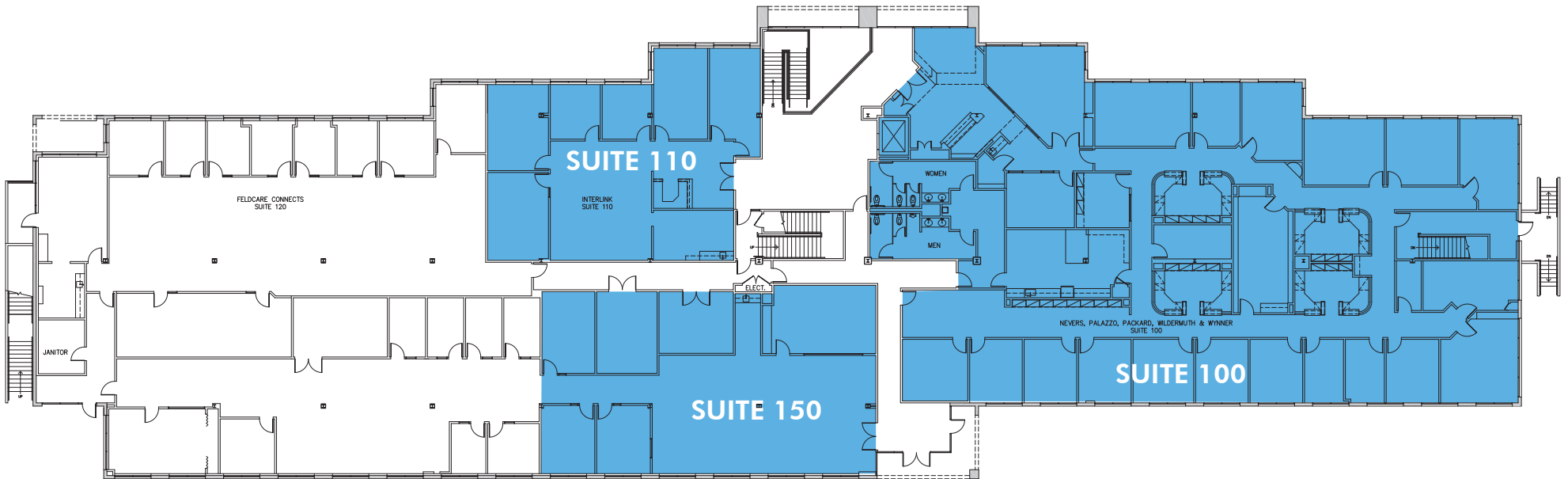
**USE:** Office Uses



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## FIRST FLOOR PLAN

SUITE	SQ. FT.	RATE	DIVISIBLE	AVAILABILITY
100	10,328	\$2.65	4,000 SF	Nov 1, 2019
110	2,830	\$2.65	No	Immediate
150	3,498	\$2.65	Yes	Immediate



\*Not to scale



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## SECOND FLOOR PLAN

SUITE	SQ. FT.	RATE	DIVISIBLE	AVAILABILITY
250	12,163	\$2.65	To 2,500 SF	Immediate

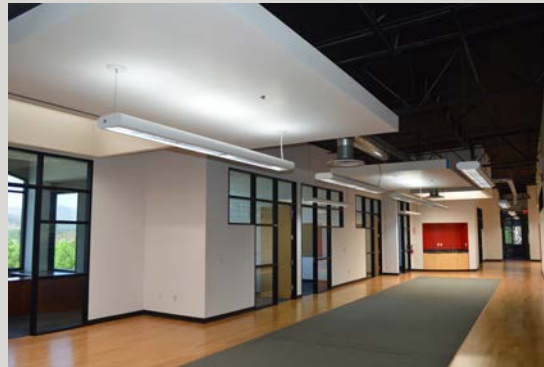


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- SHOPPING & FINE DINING**
1. North Ranch Mall
  2. The Promenade
  3. Costco
  4. Shoppes @ Westlake
  5. Westlake Plaza
  6. The Landing

- ATHLETIC CLUB/SPA**
7. Bay Club
  8. Equinox
  9. Calif. Longevity & Health Institute
- GOLF COURSE**
10. Westlake Village Golf Course
  11. North Ranch Country Club
  12. Sherwood Lake Club

- HOTEL**
13. Four Seasons
  14. Westlake Village Inn
  15. Westlake Hyatt
- SCHOOLS**
16. Westlake High School
  17. Oaks Christian

- YACHT CLUB**
18. Westlake Village Yacht Club

**SUBJECT PROPERTY**  
 Oak Crest Office Park, 31248 Oak Crest Drive  
 Westlake Village, CA

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