

**31113 VIA COLINAS**

**FOR SALE**

**WESTLAKE VILLAGE, CA. 91362**

**31113**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MIKE TINGUS**

President

818.223.4380

[mtingus@lee-re.com](mailto:mtingus@lee-re.com)

DRE# 01013724

**GRANT FULKERSON, SIOR**

Principal

818.304.4956

[gfulkerson@lee-re.com](mailto:gfulkerson@lee-re.com)

DRE# 01483890

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898





HIGH IMAGE



EQUIPPED W/  
SOLAR PANELS



DOCK HIGH &  
GRADE LEVEL



ADJACENT TO  
4 SEASONS

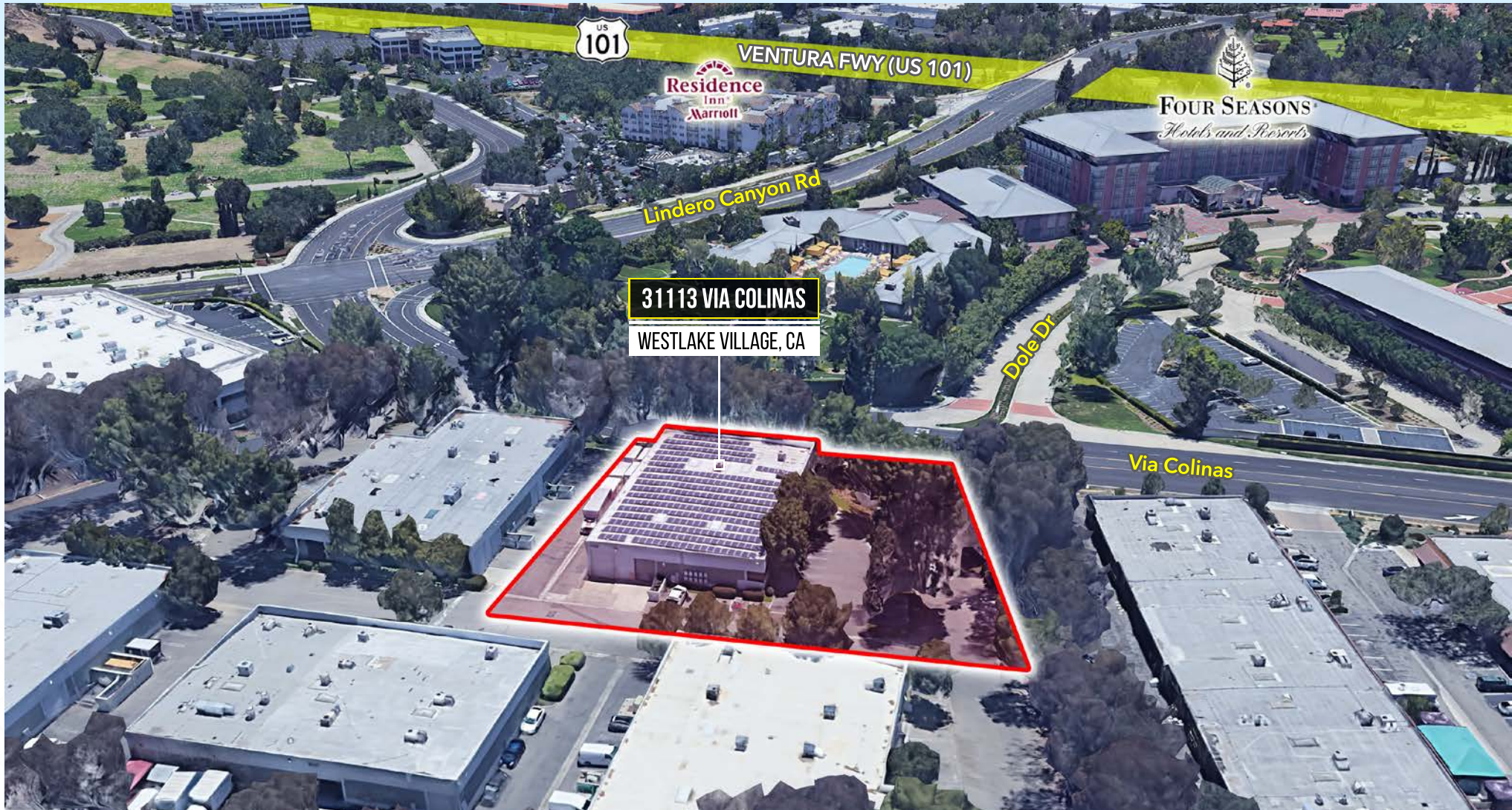


IMMEDIATE  
FREEWAY ACCESS



NUMEROUS RETAIL  
AMENITIES NEARBY

SALE PRICE: \$5,950,000 (±\$525 PSF)





**BUILDING SIZE:**  
11,352 SF



**TOTAL OFFICE:**  
±3,500 SF



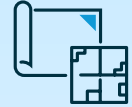
**CLEAR HEIGHT:**  
±17 FT



**LOADING:**  
1 DH/ 1 GL



**POWER:**  
400 AMPS/  
SOLAR PANELS



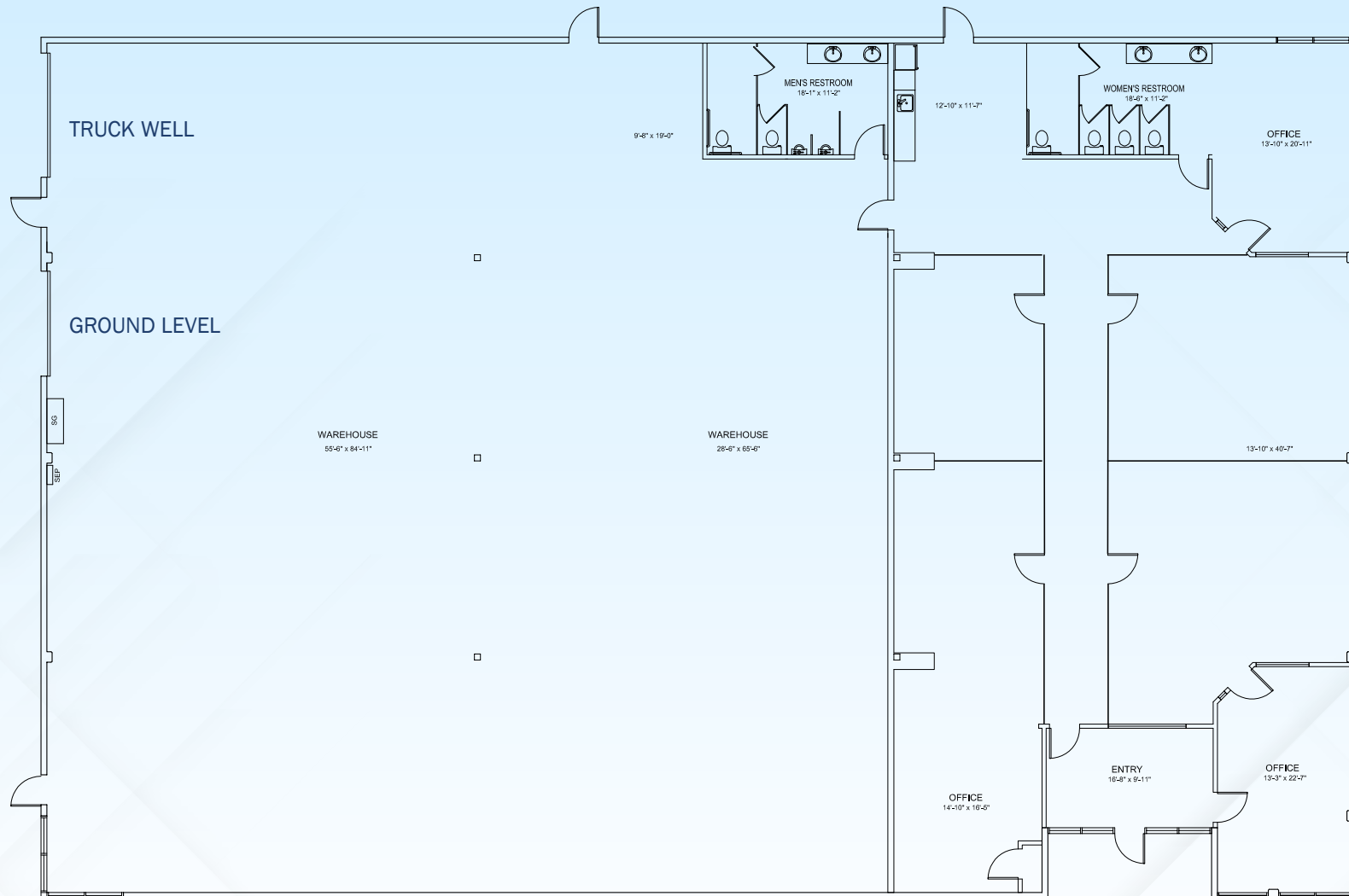
**ZONING:**  
MI



**YEAR BUILT:**  
1977



**PARKING:**  
22 SPACES (2/1000)



FLOOR PLAN NOT TO SCALE





**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®  
LA North/Ventura, Inc.  
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