

31248 OAK CREST DRIVE | WESTLAKE VILLAGE | CALIFORNIA



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OAK CREST
— COLLECTIVE —

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PROPERTY HIGHLIGHTS

- Three-story 53,133 RSF Class A office building with abundant 4/1,000 parking
- Recent full building renovations completed
- 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

- Turn key "Spec Suite" Available
- 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

AVAILABLE SPACE: 1,216 to 15,336
RSF

RENTAL RATE: Negotiable

LEASE TERM: 1 - 10 Years

AVAILABILITY: Immediate

PARKING: 4/1000± RSF Leased
Free surface parking

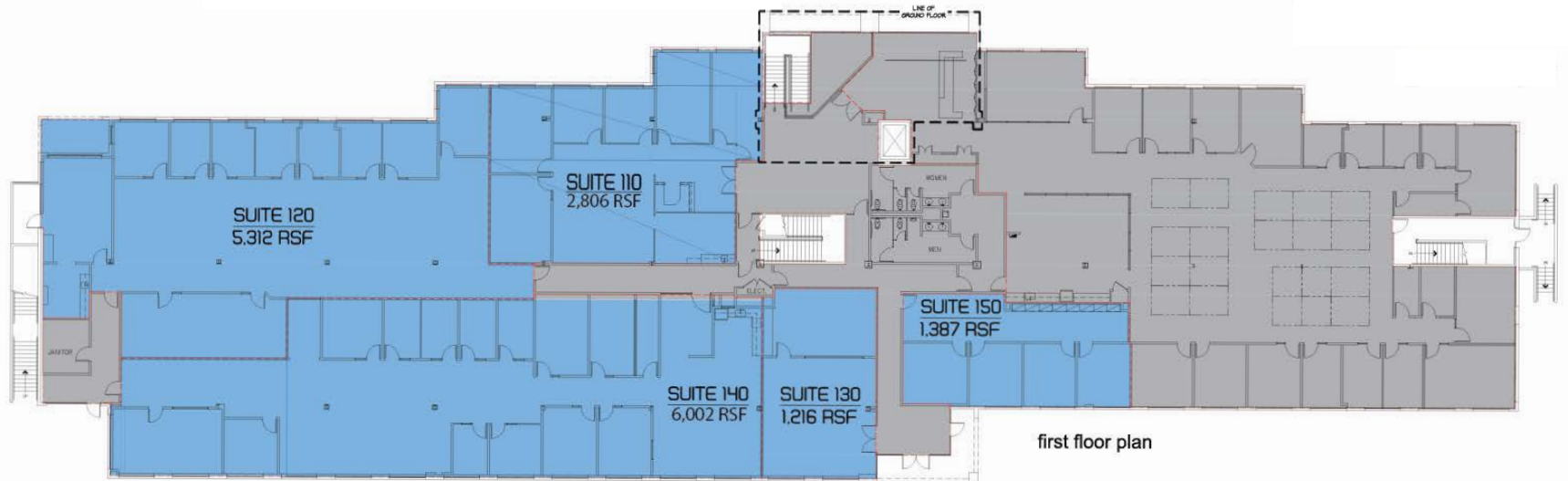
USE: Office Uses



AVAILABILITIES

SUITE	SQ. FT.	RATE	DIVISIBLE	Status	AVAILABILITY
110*	2,806	Negotiable	No	Occupied Sublease (Exp. 1/31/26)	60 Days
120*	5,312	Negotiable	No	Vacant	Immediate
130	1,387	Negotiable	No	Vacant	Immediate
140*	6,002	Negotiable	No	Occupied Sublease (Exp. 2/28/26)	30 Days
150*	1,216	Negotiable	No	Vacant	Immediate

*CONTIGUOUS SUITES	SIZE RANGE
110 & 120	2,806-8,118 RSF
110, 120, 140	2,809-14,120 RSF
110, 120, 140, 150	1,216-15,336 RSF



first floor plan

*Not to scale



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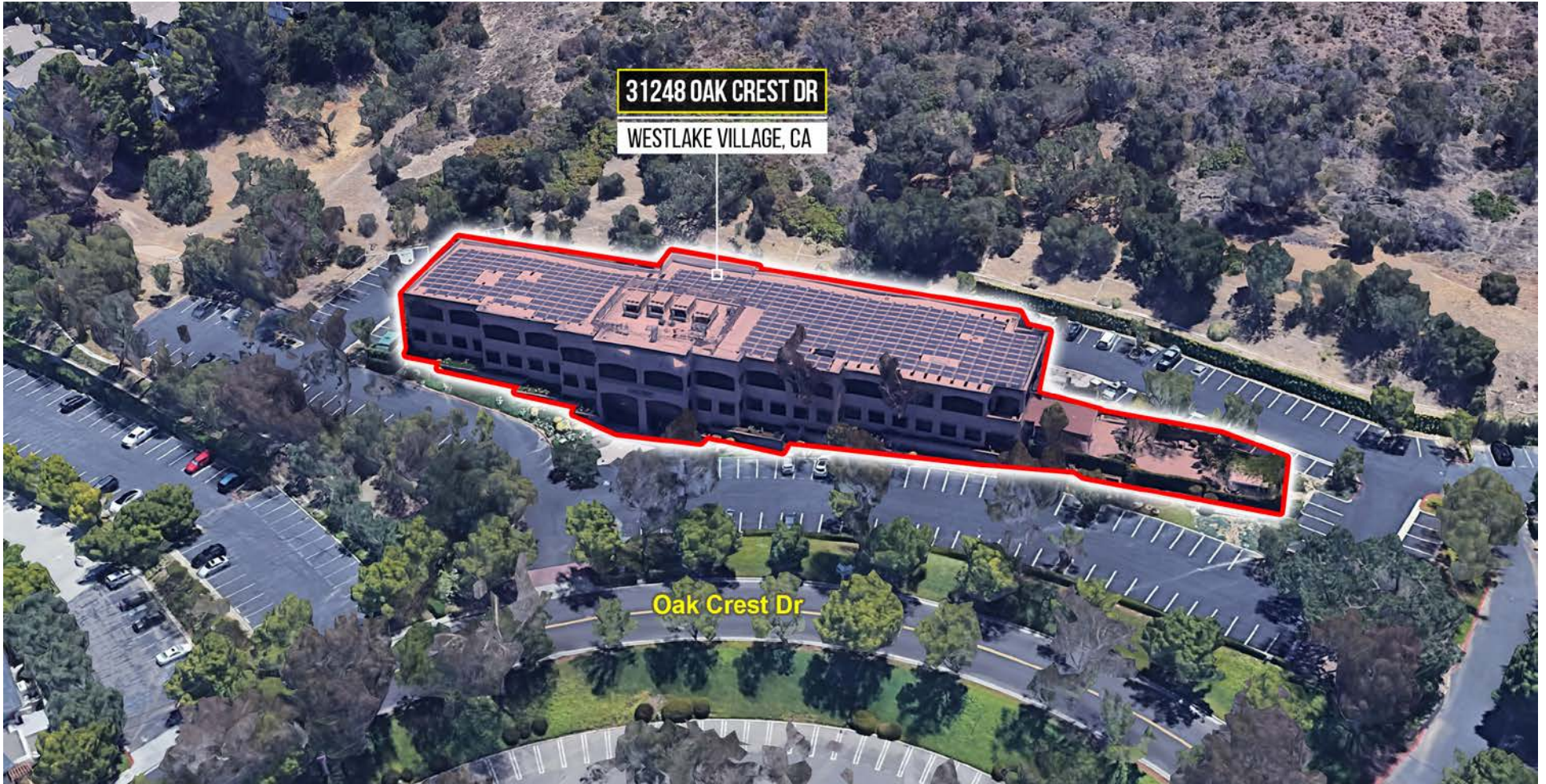
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- SHOPPING & FINE DINING**
1. North Ranch Mall
 2. The Promenade
 3. Costco
 4. Shoppes @ Westlake
 5. Westlake Plaza
 6. The Landing

- 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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