

PREMIER CORPORATE HQ



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
- 99,000 square feet divisible steel frame built in 1998
- Located in 21-acre campus 120 S Via Merida features several large, private balcony and outdoor spaces
- Secured indoor executive parking
- 4/1,000 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

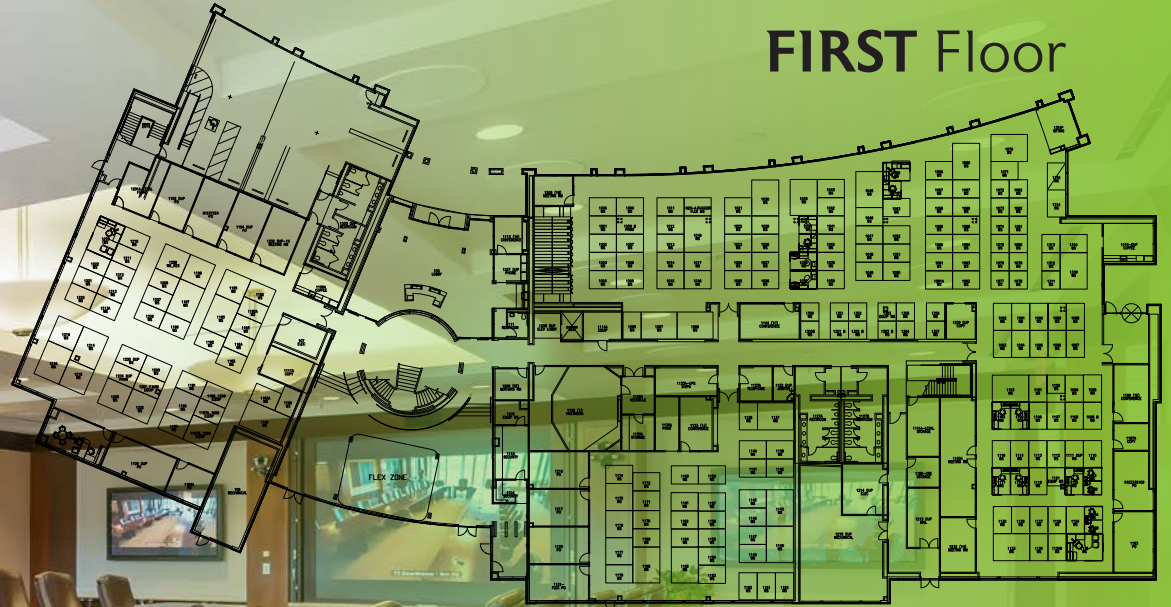
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FIRST Floor



SECOND Floor



FOR LEASE



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



FOR LEASE



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, 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, Ciderhouse, 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 AJ.

SUBJECT 120 WESTLAKE
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Logos for: BOSTON PRIVATE BANK TRUST COMPANY, CITY NATIONAL BANK, KINECTA, Community West Bank, WASHI PLANET, Carli's.

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

Logos for: VONS, GELSON'S, CVS pharmacy, PEARL DISTRICT, Julio's, SPROUTS, TOGO'S, Tuscany, TACO BELL, Natural Cafe, 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

Zim Soccaccio's
WESTLAKE YACHT CLUB

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

Logos for: North Ranch Country Club

YMCA Sports Park

Lindero Country Club

FOUR SEASONS
Hotels and Resorts

Westlake Golf Course

Westlake Village

WESTLAKE YACHT CLUB

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**LEE &
ASSOCIATES**

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