

ENTIRE BUILDING AVAILABLE FOR LEASE



225

WEST HILLCREST DRIVE
THOUSAND OAKS, CA



PROPERTY HIGHLIGHTS

Asking Rate: \$2.45 FSG/RSF/Mo.

Parking: 3.7/1,000, potential for more

Multi-Tenant Availability:	1st Floor	47,722 RSF (Available 1/1/2021)
	2nd Floor	48,458 RSF (Available 1/1/2021)
	3rd Floor	20,659 RSF (Available 1/1/2021)
	4th Floor	21,403 RSF
	5th Floor	20,643 RSF

MULTI-TENANT TOTAL 158,885 RSF

SINGLE TENANT TOTAL 166,728 RSF

- » Highly visible Building top signage opportunity. Visible from 101 (Ventura Freeway)
- » Newly renovated 4th floor with built out offices and conference room, exposed ceilings, polished concrete flooring, new paint and lighting
- » Efficient floor plates with extensive window line
- » Walking distance to an abundance of amenities including many eateries, The Oaks Mall and Janss Market Place
- » Convenient access to the 101 (Ventura Freeway)
- » Situated on 14.6 acres, providing a unique campus-like environment with attractive, lush landscaping and collaborative outdoor seating areas

AERIAL MAP

CALIFORNIA
23

Buck of Buffalo
Chick-fil-A
DSW
NORDSTROM RACK
REGAL CINEMAS
Peet's Coffee & Tea
OLD NAVY
Petco
Minis Cafe
sears
WHOLE FOODS MARKET
jack in the box
FIVE GUYS

CVS/pharmacy
Door House Starbucks

JANSS MARKETPLACE

225 W. HILLCREST DR.

Olive Garden Starbucks
macy's
Lazy Dog
MUVICO THEATERS
NORDSTROM

THE OAKS MALL

LOS ROBLES GREENS GOLF COURSE

101

225

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THOUSAND OAKS, CA

PLANNED INTERIOR AND EXTERIOR COMMON AREA IMPROVEMENTS



LOBBY

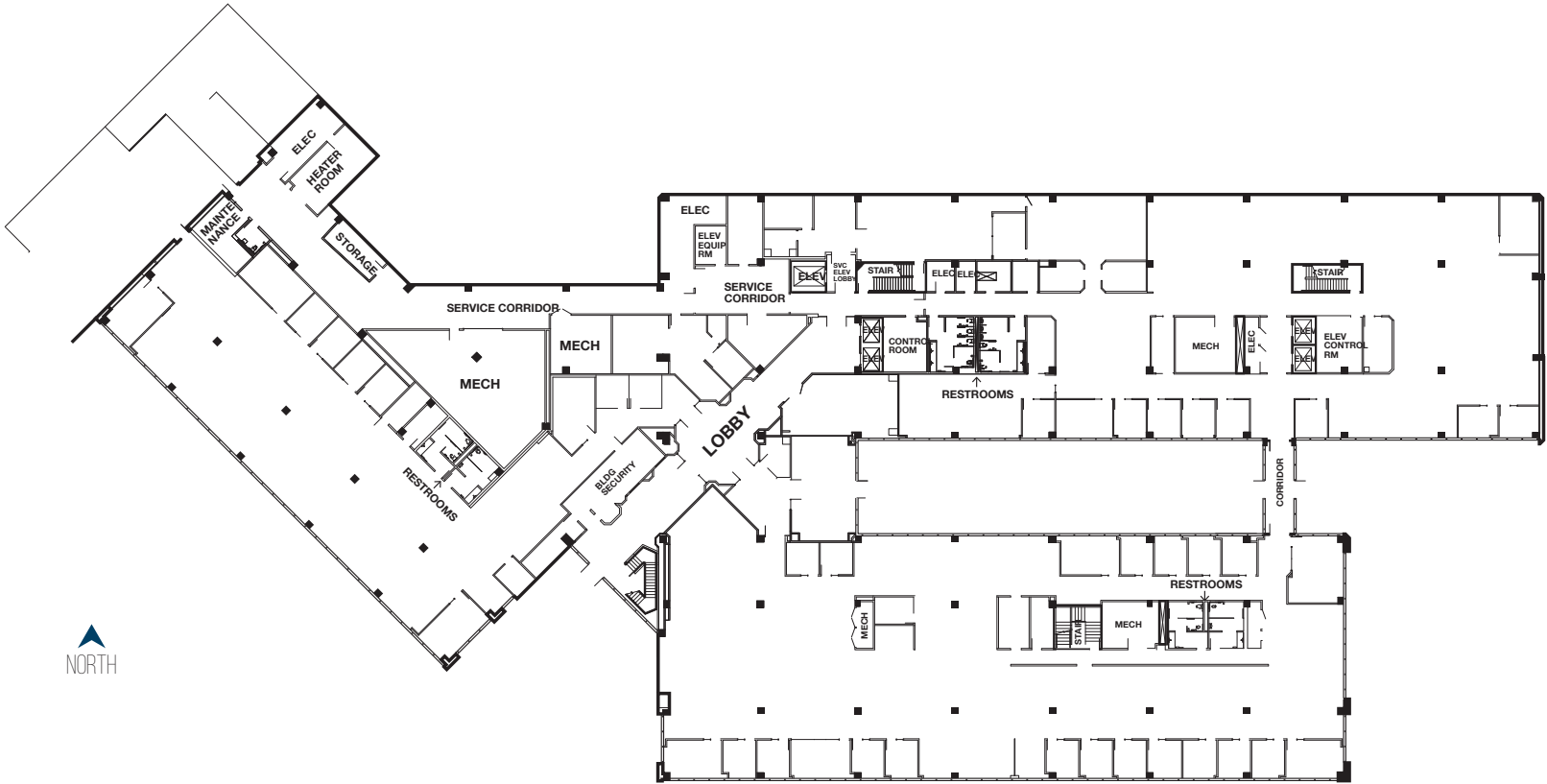


ENTRANCE



COURTYARD

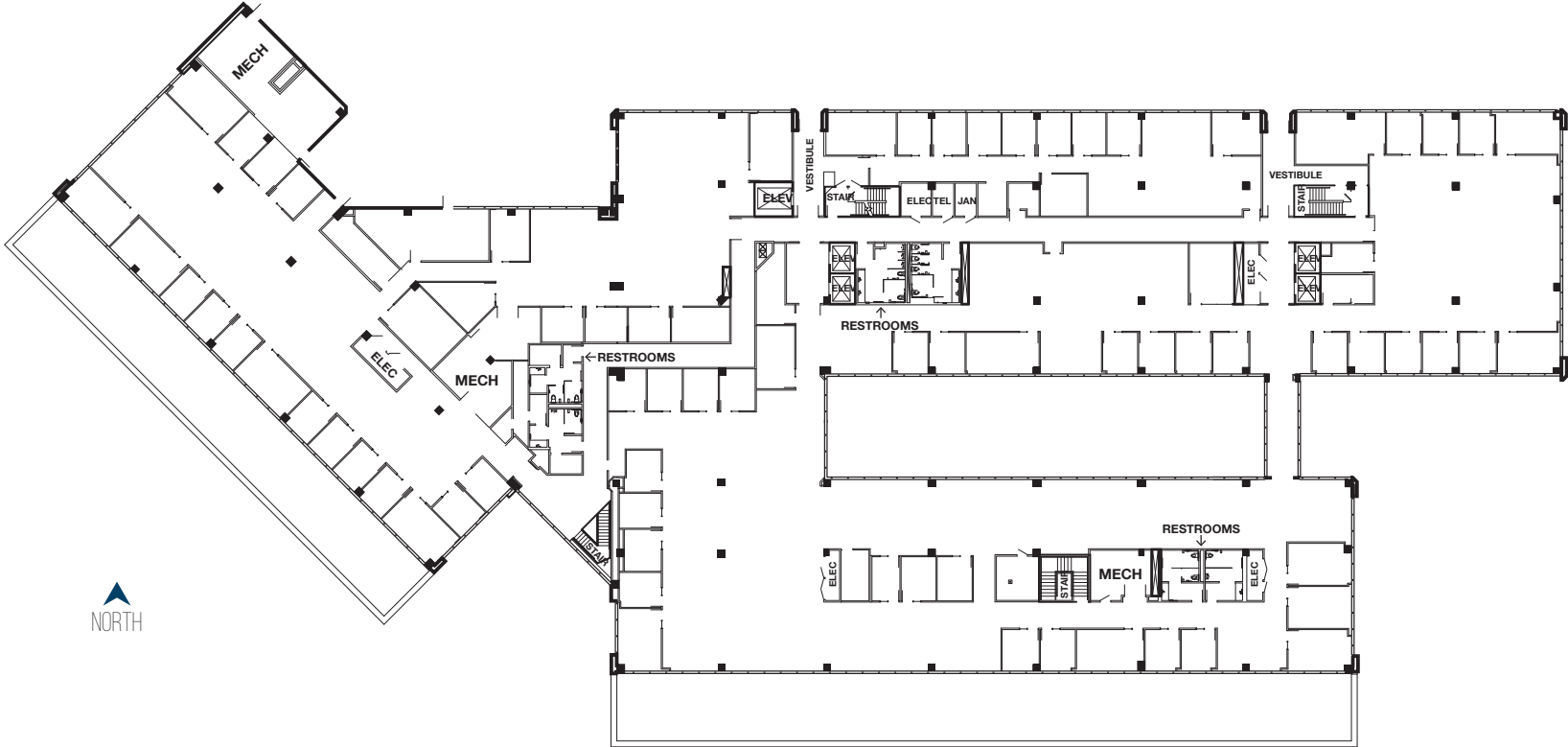
FLOOR PLAN



1ST FLOOR
47,722 RSF

225
WEST HILLCREST DRIVE
THOUSAND OAKS, CA

FLOOR PLAN

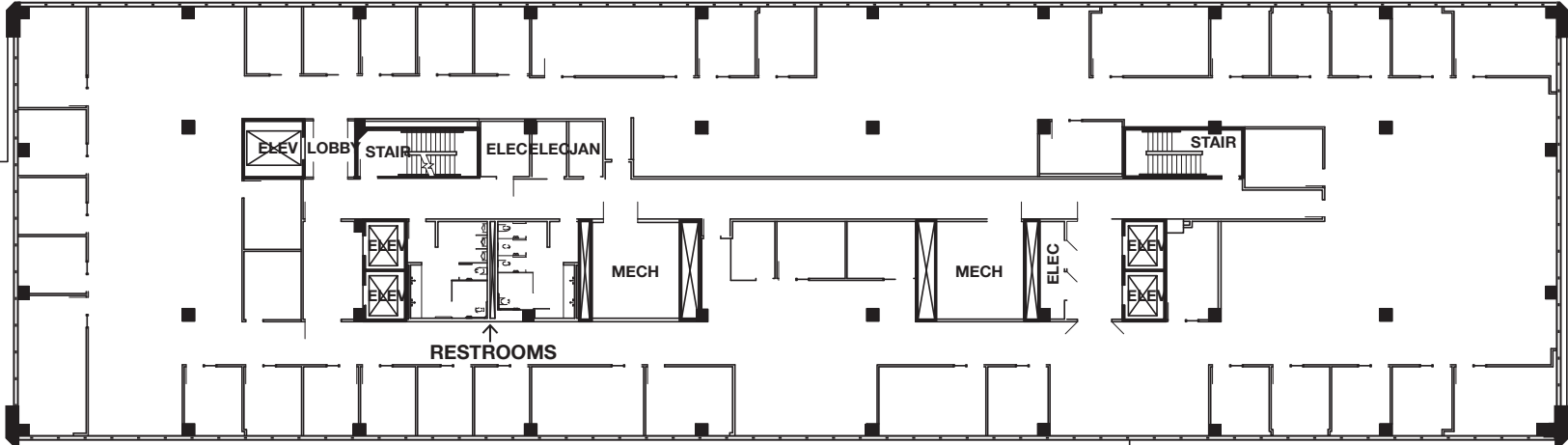


NORTH

2ND FLOOR
48,458 RSF

225
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FLOOR PLAN



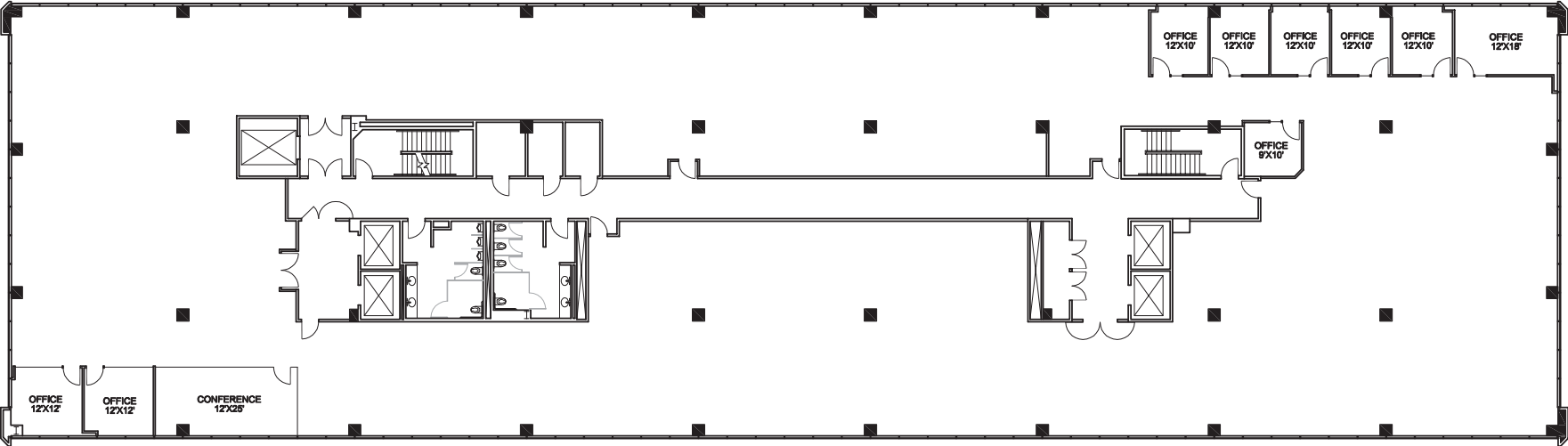
NORTH

3RD FLOOR
20,659 RSF

225

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FLOOR PLAN



4TH FLOOR – SUITE 400 – AS-BUILT PLAN
21,403 RSF (divisible)

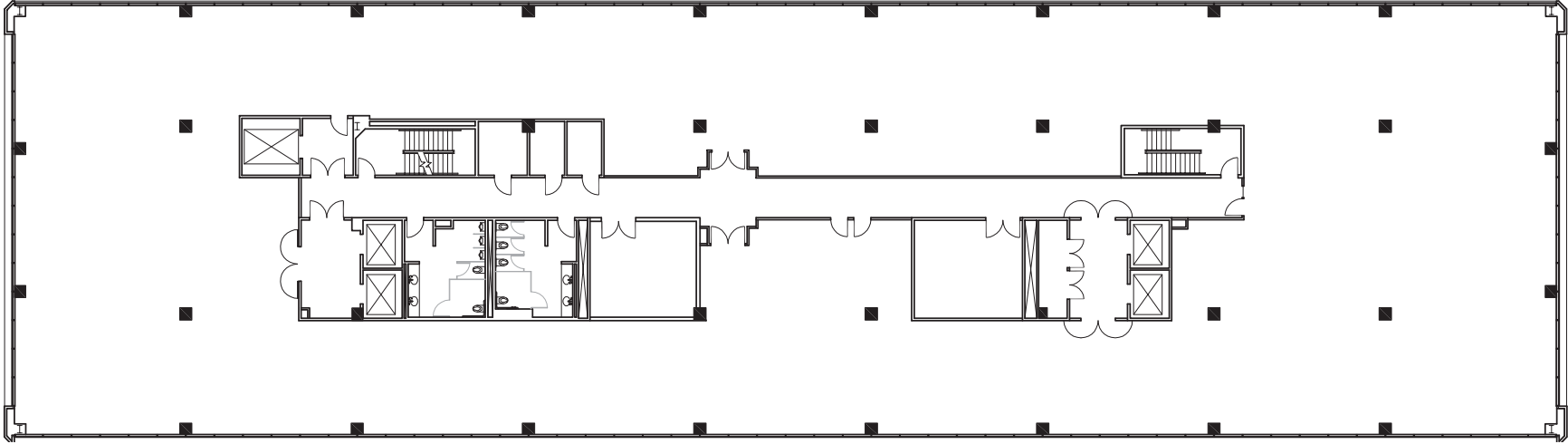
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FLOOR PLAN



4THFLOOR – HYPOTHETICAL PLAN

FLOOR PLAN

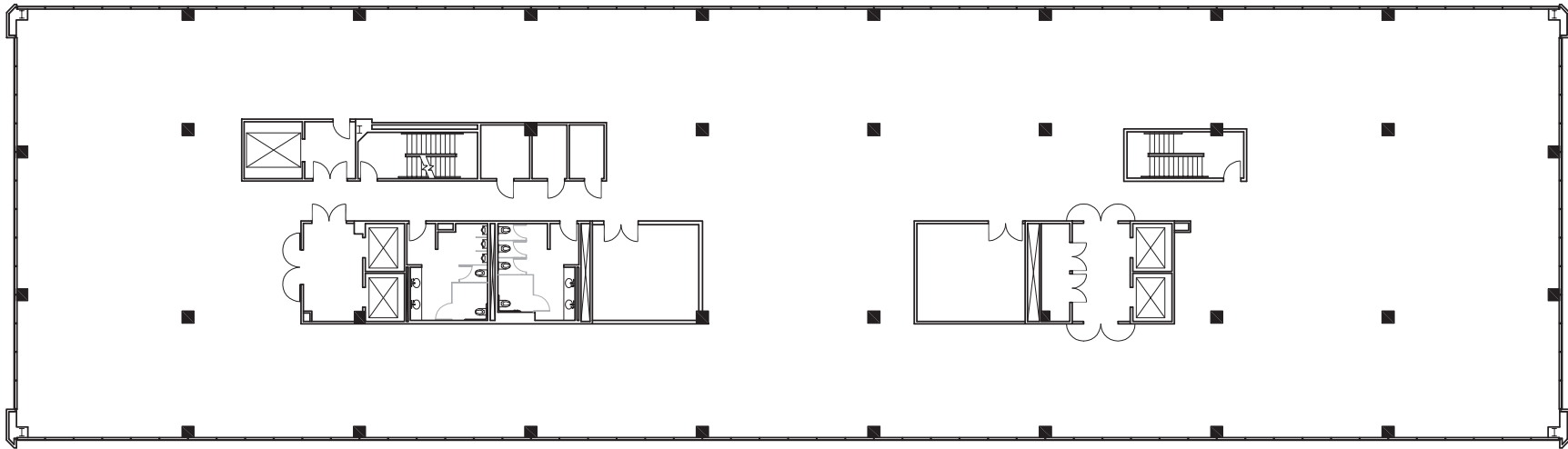


NORTH

5THFLOOR – SUITE 500 – AS-BUILT PLAN
20,643 RSF (divisible)

225
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THOUSAND OAKS, CA

FLOOR PLAN



5THFLOOR – SUITE 500 – FULL FLOOR USER
20,643 RSF

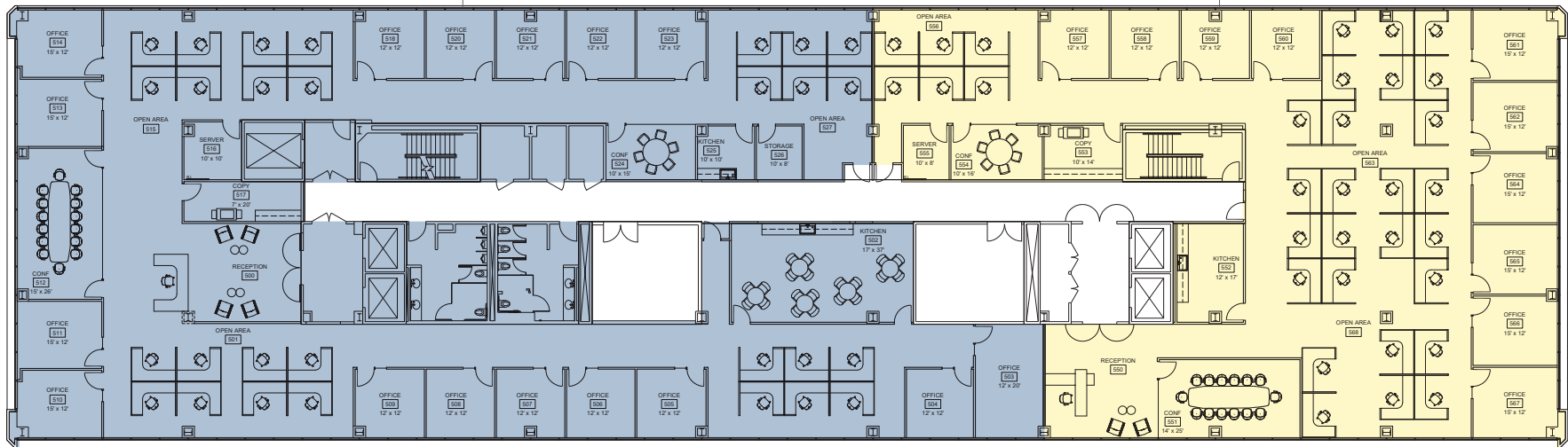
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FLOOR PLAN

SUITE 500
11,950 RSF

SUITE 550
8,693 RSF



5THFLOOR – HYPOTHETICAL PLAN – TRADITIONAL LAYOUT

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FLOOR PLAN



5THFLOOR – HYPOTHETICAL PLAN – CREATIVE LAYOUT

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FOR MORE INFORMATION
PLEASE CONTACT:

CBRE

MATTHEW HEYN

Executive Vice President
+1 818 907 4619
matt.heyn@cbre.com
Lic. 01306148

DAVID SOLOMON

Senior Vice President
+1 818 907 4628
david.solomon@cbre.com
Lic. 01209699

CAITLIN HOFFMAN

Associate
+1 818 502 6787
caitlin.hoffman@cbre.com
Lic. 01935762

STEELWAVE

GREGG HALL

Managing Director
SteelWave
+1 310 751 1335
ghall@steelwavellc.com

KEVIN JOYCE

Vice President, Acquisitions and Development
SteelWave
+1 310 751 1324
kjoyce@steelwavellc.com

ÉLAN MATLOVSKY

Leasing Director
SteelWave
+1 310 751 1336
ematlovsky@steelwavellc.com

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CBRE, INC.
5921 Owensmouth Ave. | Woodland Hills, CA 91367

