



**WESTLAKE NORTH
BUSINESS PARK**

Bringing Quality of Life to Work

30699 & 30721 Russell Ranch Road, Westlake Village, California

www.WestlakeNorth.com



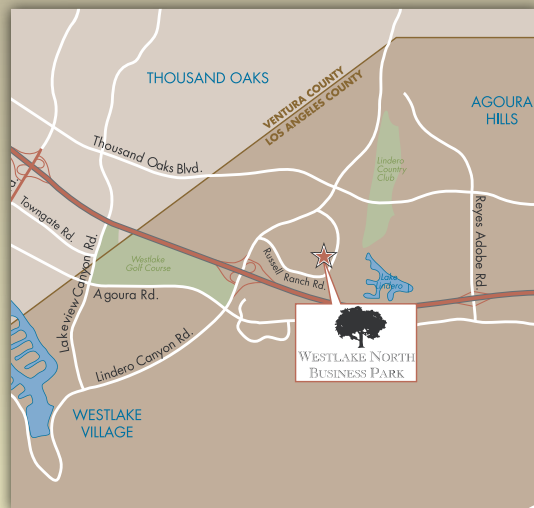
PROPERTY FEATURES

- Two Class—A two-story state-of-the-art office buildings totaling approximately 197,288 rentable square feet.
- Floor plates range from 31,665 to 68,858 square feet.
- Highly efficient buildings featuring recessed windows, extensive parapet treatments, prominent entry porticoes and plentiful number of corner offices spaces on each floor.
- Located on a spacious 18-acre campus-like setting with room for growth.
- Panoramic Views of the Santa Monica Mountains.
- Free surface parking - covered parking available. Up to 5:1,000 available.



LOCATION

- Located in Westlake Village, the most prestigious address and submarket in the Conejo Valley.
- Westlake Village is recognized for its high quality of life and affluence, excellent public schools and a business friendly environment, without business or gross receipts taxes
- 101-freeway access with on/off ramps in both directions at Lindero Canyon Road.
- Easy access to prime executive housing communities such as Westlake Village, Agoura Hills, North Ranch, Lang Ranch, Calabasas, Oak Park, Lake Sherwood and Woodlands Hills.





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AMENITIES

- Recently completed Four Seasons Hotel & Spa of Westlake Village
- California Health & Longevity Institute
- Wolfgang Puck L.A. Bistro
- Residence Inn by Marriott
- Myriad of restaurants, financial institutions, retail outlets, and movie theaters.
- 150-acre lake and supporting amenities.
- Convenient access to thirteen local golf courses, including the nationally-renowned Sherwood Country Club.
- Within twelve miles of the beaches of the Pacific Ocean, including Malibu, Point Dume, Zuma and Point Magu.
- Short walk of the Westlake Marketplace and one freeway exit from several specialty and regional centers, including the award-winning Westlake Promenade.



FOR LEASING INFORMATION CONTACT:

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