

5601  
LINDERO CANYON

WESTLAKE VILLAGE, CA

COME SEE OUR NEW COMMON AREA IMPROVEMENTS!



FOR LEASE OR SALE



## PROPERTY FEATURES

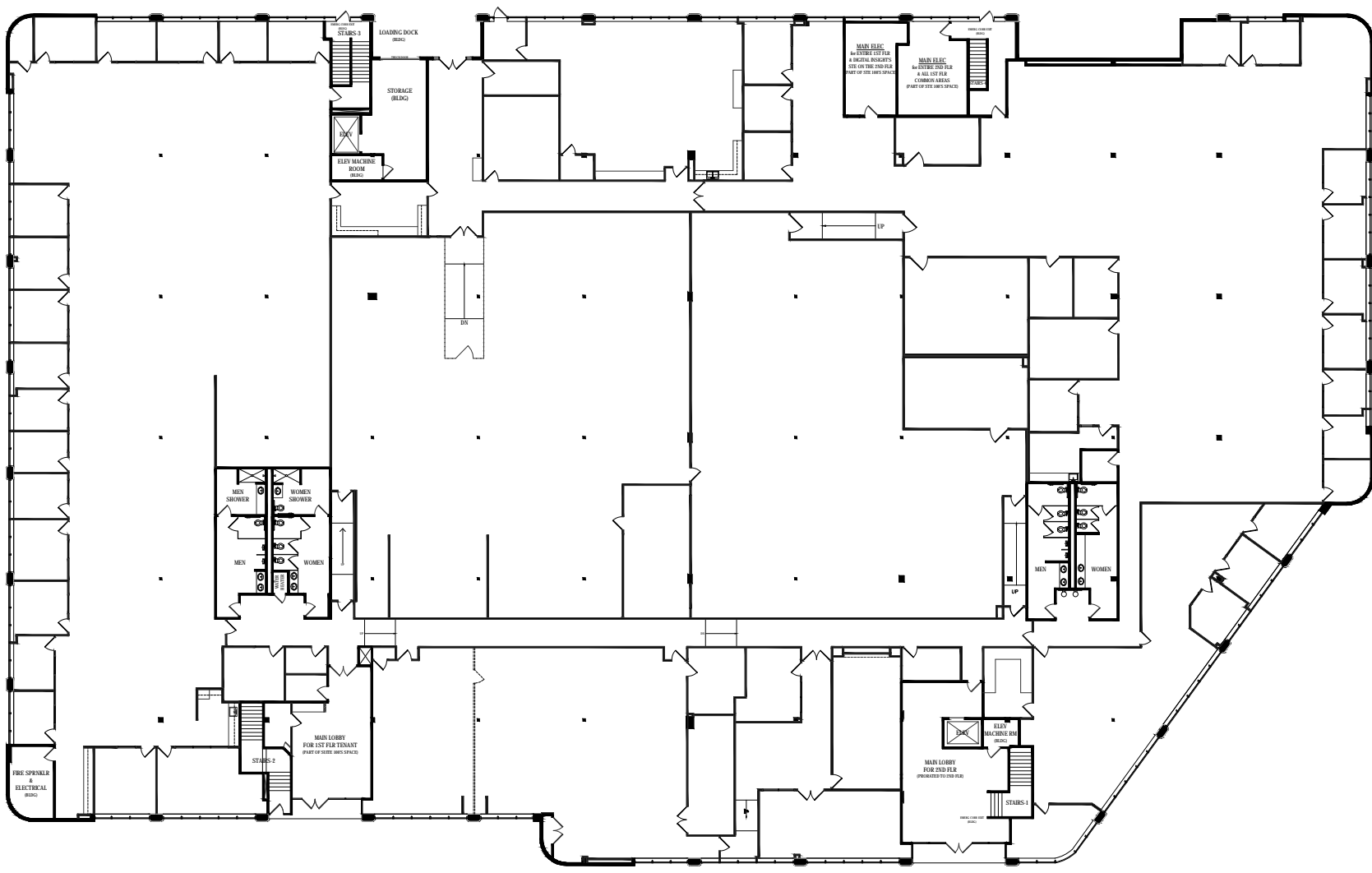
- » Newly renovated lobbies, common areas and building exterior
- » Outstanding identity for corporate user
- » Located near numerous retail amenities, including; Westlake Promenade, Shoppes at Westlake and the Four Seasons Westlake Village
- » Prestigious Westlake Village location
- » Owned and managed by EQ Office
- » Panoramic views of the Conejo Valley
- » Abundant, free parking at 4/1,000
- » Efficient, open floor plan
- » Convenient access to and from 101 freeway
- » No Los Angeles City gross receipts tax



SUITE	SIZE	ASKING RATE	AVAILABILITY
100	±51,802 RSF	\$2.35 FSG	6/2022
200	±10,000 - 53,807 RSF	\$2.35 FSG	Now
<i>TOTAL BUILDING CONTIGUOUS: ±105,609 RSF</i>			

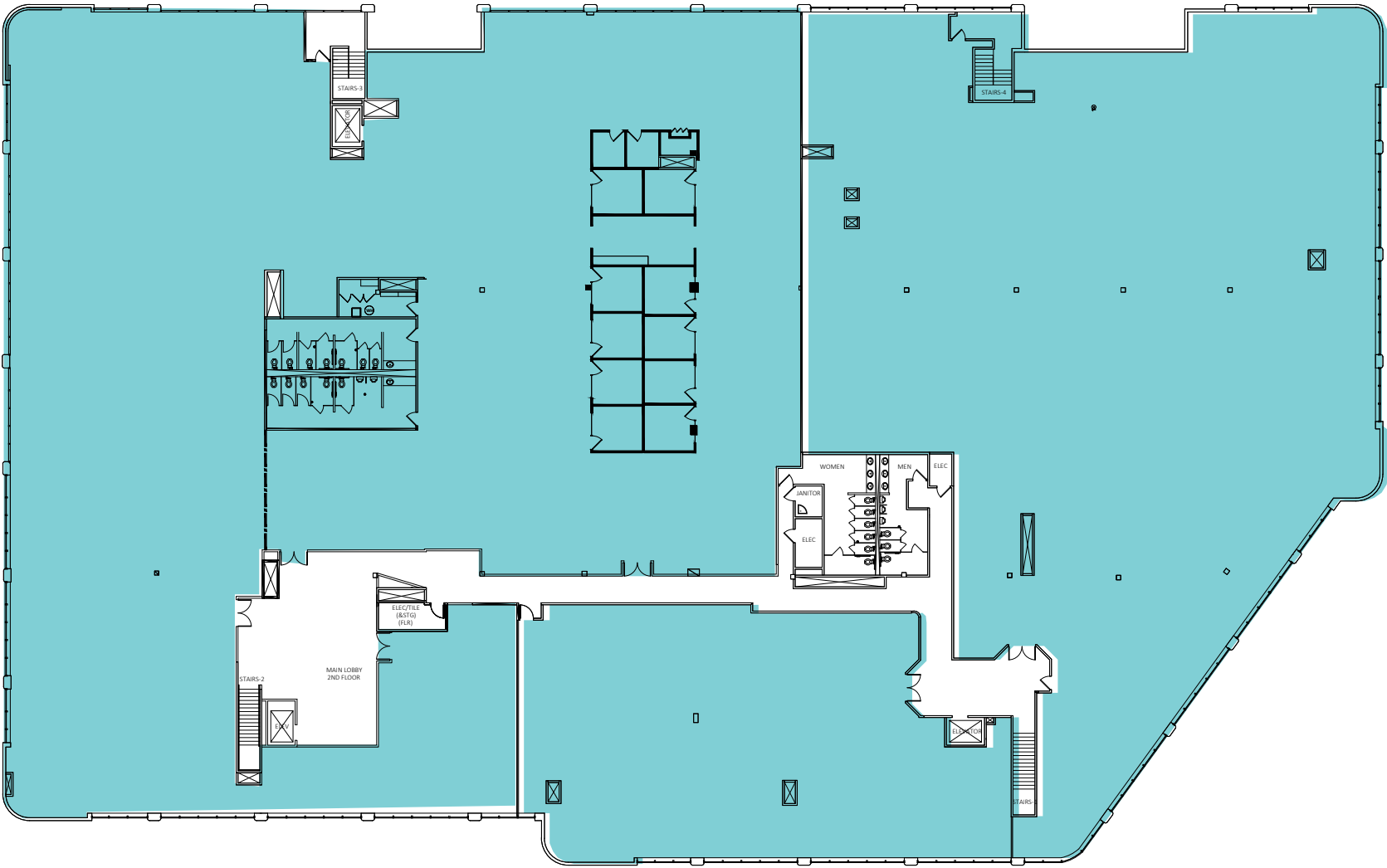


FIRST FLOOR PLAN | AS BUILT PLAN



ENTIRE 1ST FLOOR: ±51,802 RSF

SECOND FLOOR PLAN | LARGE TENANT PLAN



ENTIRE 2ND FLOOR: ±53,807 RSF

## SECOND FLOOR PLAN | AS-BUILT PLAN



SUITE 200: ±25,984 RSF

SUITE 215: ±16,259 RSF

SUITE 260: ±11,564 RSF

Total contiguous to ±53,807 RSF



## SECOND FLOOR PLAN | HYPOTHETICAL DEMISING PLAN



SUITE 200: ±19,523 RSF

SUITE 215: ±2,091 RSF

SUITE 220: ±3,651 RSF

SUITE 240: ±4,850 RSF

SUITE 210: ±6,461 RSF

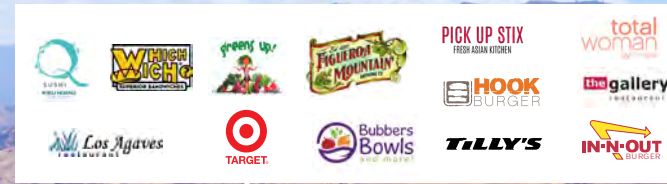
SUITE 250: ±5,667 RSF

SUITE 260: ±11,564 RSF

Total contiguous to ±53,807 RSF



# AMENITIES MAP



LINDERO CANYON

RUSSELL RANCH RD



**MATTHEW HEYN**  
Lic. 01306148  
+1 818 907 4619  
matt.heyne@cbre.com

**CAITLIN HOFFMAN**  
Lic. 01935762  
+1 818 502 6787  
caitlin.hoffman@cbre.com

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



© 2019 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.