



NORTH RANCH CORPORATE CENTER

FOR LEASE
±596-5,251 RSF
HIGH IMAGE
OFFICE SUITES

4520-4530-4540-4580 E. THOUSAND OAKS BLVD. | WESTLAKE VILLAGE | CA



CORPORATE CAMPUS ENVIRONMENT WITH ABUNDANT NATURAL LANDSCAPING WITH NATURAL RUNNING STREAM

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787

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Address	Street	Suite	City	RSF	Rental Rate
4520	E. Thousand Oaks Blvd.	100 & 150	Westlake Village	4,804	\$2.15 MG
4520	E. Thousand Oaks Blvd.	100	Westlake Village	2,691	\$2.15 MG
4520	E. Thousand Oaks Blvd.	150	Westlake Village	2,113	\$2.15 MG
4530	E. Thousand Oaks Blvd.	200 & 250	Westlake Village	5,251	\$2.15 MG
4530	E. Thousand Oaks Blvd.	200	Westlake Village	2,813	\$2.15 MG
4530	E. Thousand Oaks Blvd.	250	Westlake Village	2,438	\$2.15 MG
4540	E. Thousand Oaks Blvd.	100	Westlake Village	3,001	\$2.15 MG
4580	E. Thousand Oaks Blvd.	160	Westlake Village	1,739	LEASED
4580	E. Thousand Oaks Blvd.	360	Westlake Village	596	\$2.65 FSG



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4520 E. THOUSAND OAKS BOULEVARD

- 4,804 RSF | Suite 100 & 150
- 2,691 RSF | Suite 100
- 2113 RSF | Suite 150

PROPERTY DETAILS

- Tranquil Natural Landscaping
- Double-Door Suite Entry
- Executive Offices
- Reception Area
- Ample Parking (4/1,000 SF)
- Outdoor Patio Areas & Balconies Available
- Shared Monument Signage Available
- \$2.15/ RSF Per Month (Modified Gross)

4540 E. THOUSAND OAKS BOULEVARD

- 3,001 RSF | Suite 100

PROPERTY DETAILS

- Tranquil Natural Landscaping
- Newly Renovated Lobby, Restrooms and Suite
- Double Suite Entry Doors
- Executive Offices & Conference Room
- Kitchenette
- Ample Parking
- Monument Signage Available
- \$2.15/ RSF Per Month (Modified Gross)

4530 E. THOUSAND OAKS BOULEVARD

- 5,251 RSF | Suite 200 & 250
- 2,813 RSF | Suite 200
- 2,438 RSF | Suite 250

PROPERTY DETAILS

- Newly Renovated Lobby, Restrooms and Suite
- Executive Offices & Conference Room
- Reception Area
- Break Rooms
- Suite 200 Double Entry Doors
- Abundant Parking (4/1,000 USF)
- Outdoor Patio Areas & Balcony Available
- Monument Signage Available
- \$2.15/ RSF Per Month (Modified Gross)

4580 E. THOUSAND OAKS BOULEVARD

- 596 RSF | Suite 360

PROPERTY DETAILS

- Plug & Play Spec Suite
- Executive Office, Conference Room, & Kitchenette
- All Steel Constructed Building
- Abundant Parking (4/1,000 USF)
- Majestic View
- \$2.65/ RSF Per Month (Modified Gross)



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Suite 100



Suite 100



Suite 100

4520
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SUITE 100
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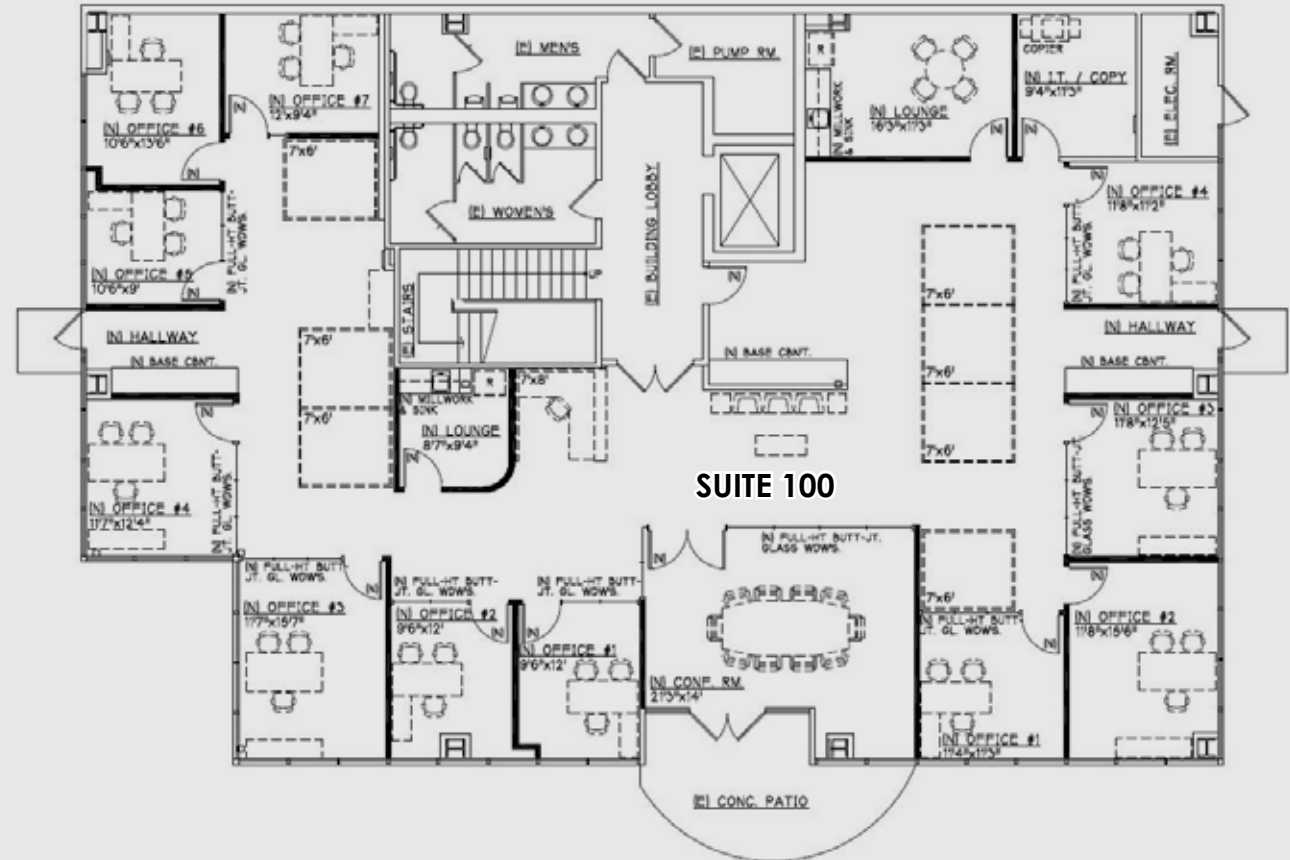


Suite 100



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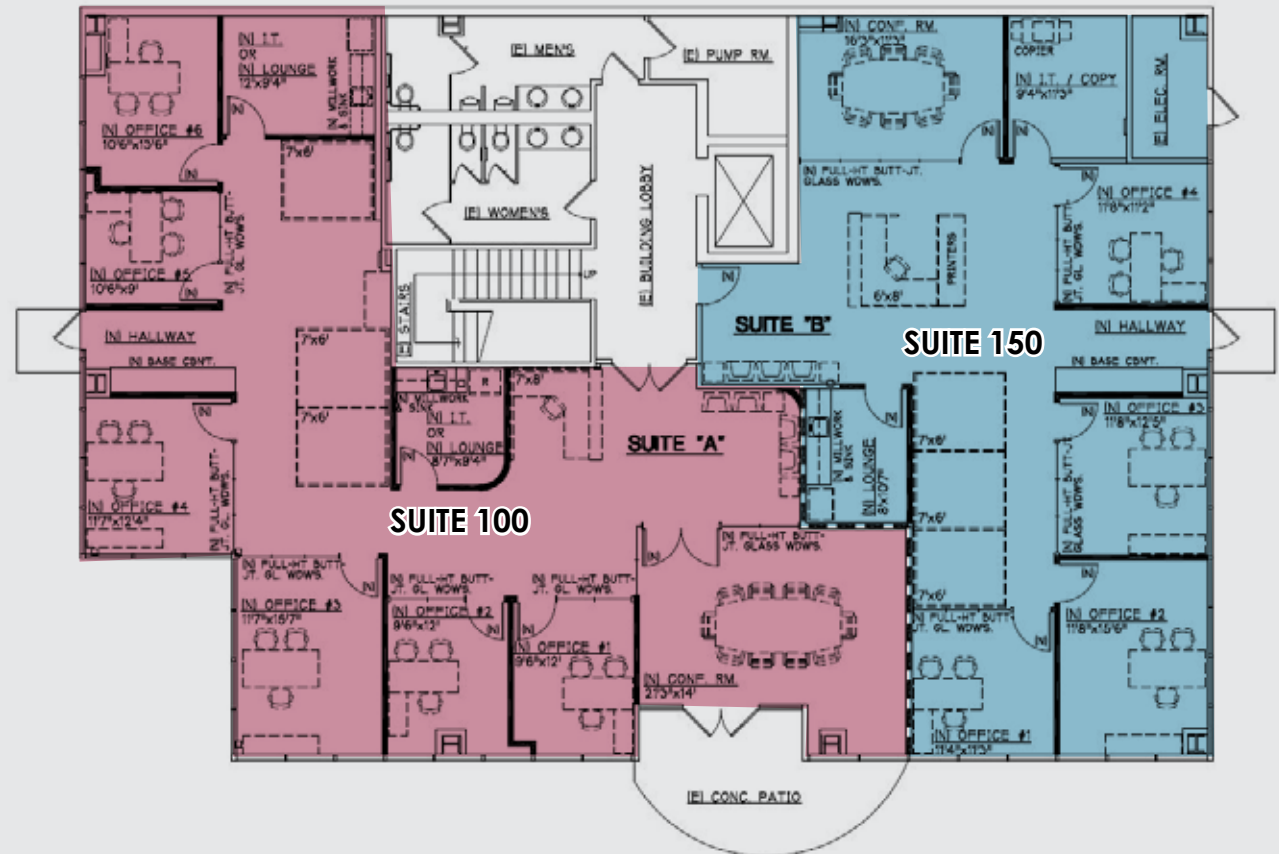
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Suite 200



Suite 200



Suite 200

4530
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Suite 200



Suite 200

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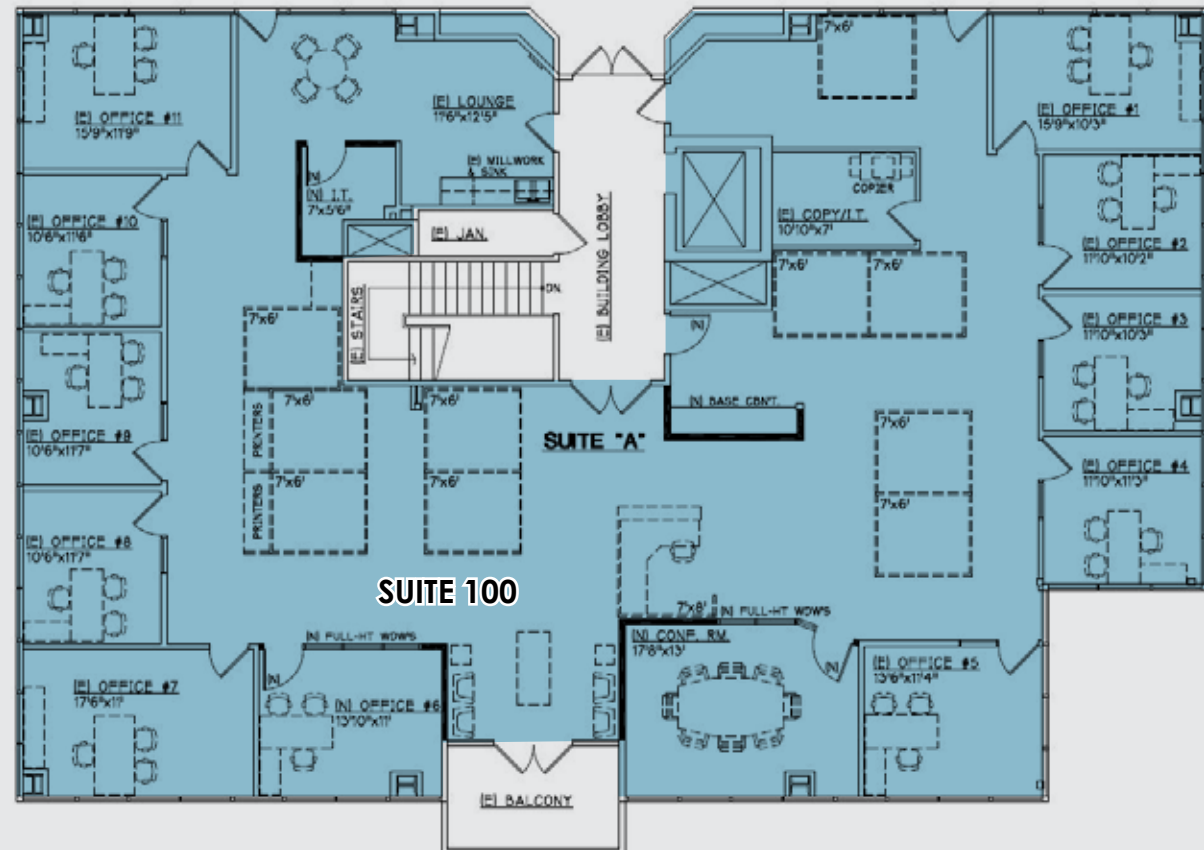
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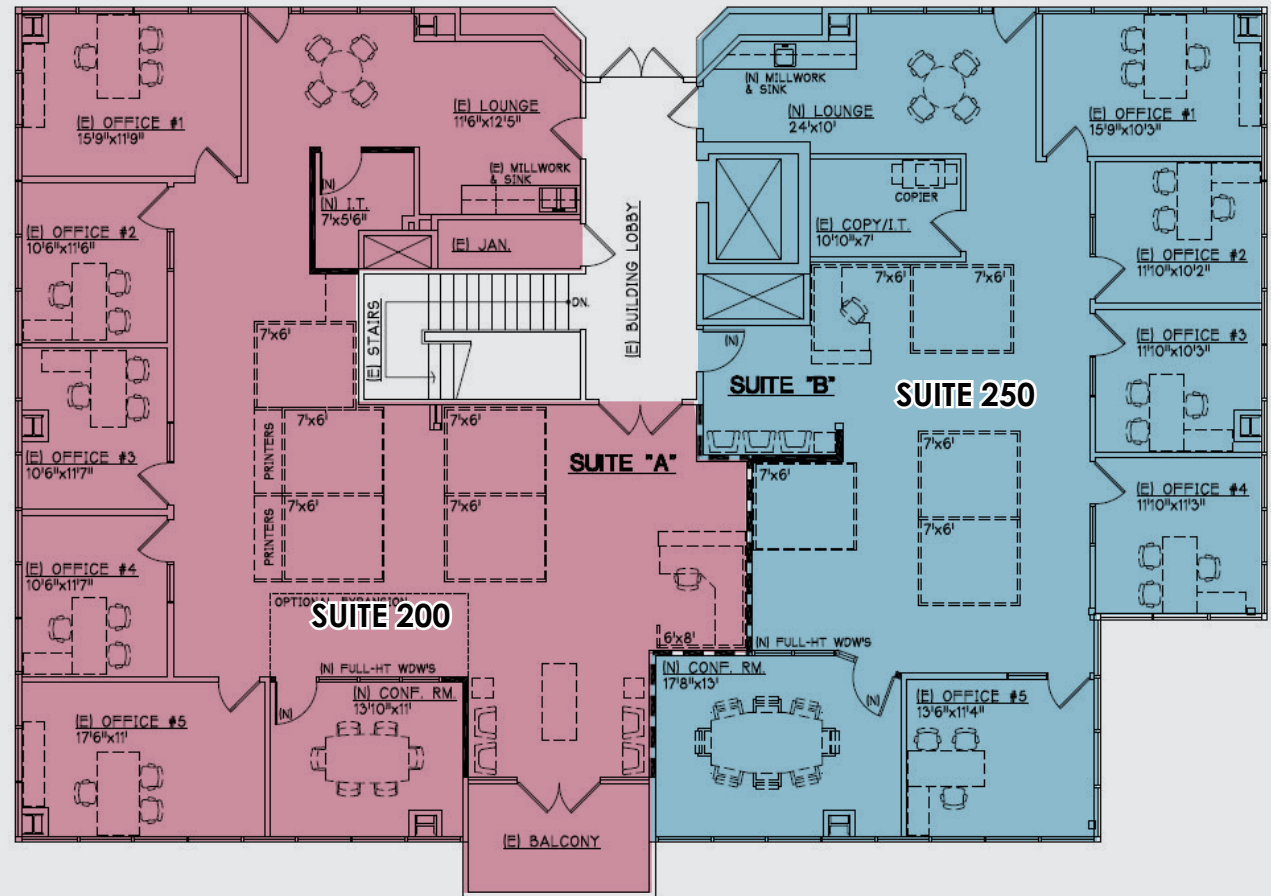
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Suite 100



Suite 100



Suite 100

4540
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Suite 360



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Suite 360



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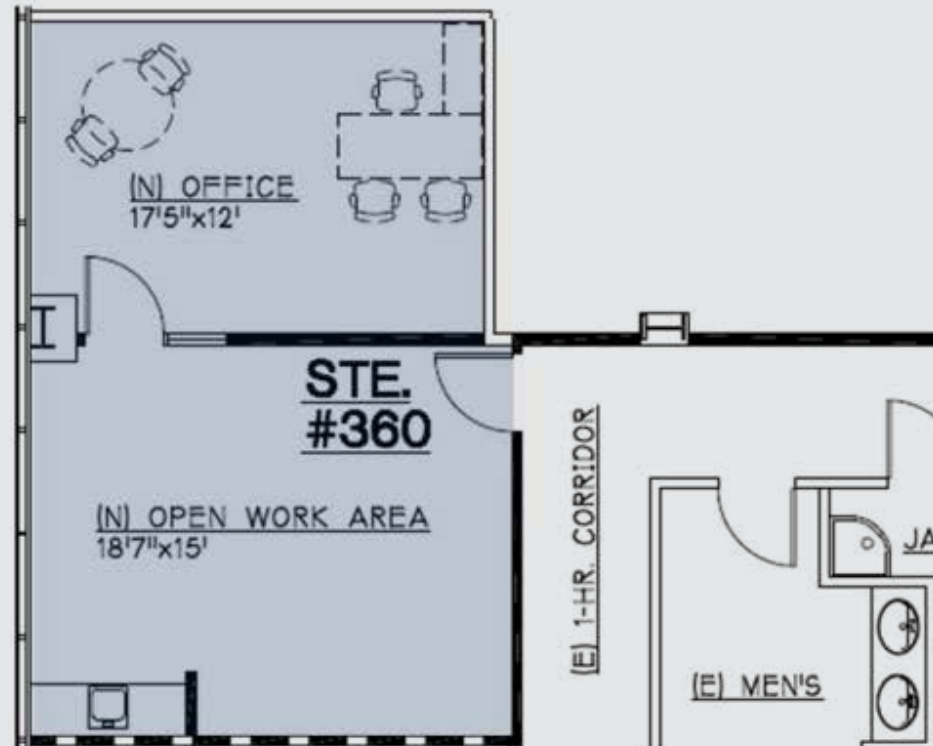
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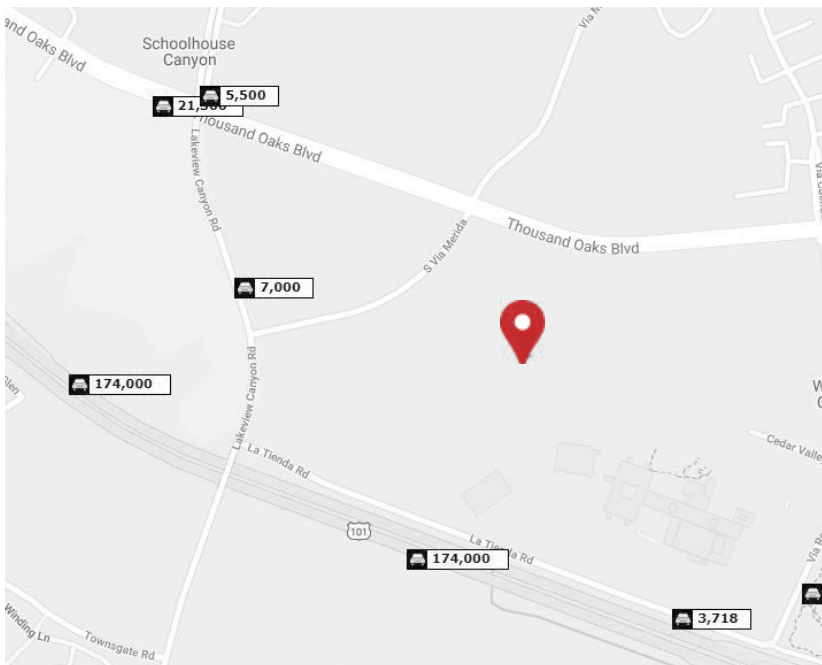
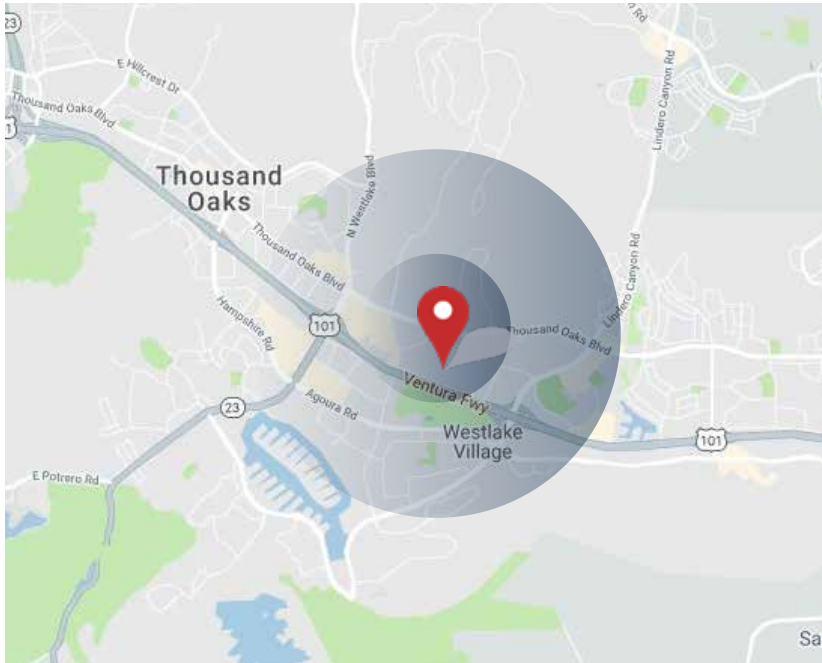
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	5,005	52,087	111,499
2018 Estimate	4,937	51,337	109,763
2010 Census	4,865	50,356	106,966
Growth 2018-2023			
Growth 2010-2018	1.38%	1.46%	1.58%
2023 Projection	2,257	20,187	41,839
2018 Estimate	2,230	19,918	41,217
2010 Census	2,219	19,677	40,366
Total Specified Consumer Spending (\$)			
2023 Projection	\$79,938	\$765,195	\$1,558,951
Employment:			
Total Businesses	1,942	5,191	8,823
Employees	25,986	51,201	79,219

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Ventura Fwy	Lindero Canyon Rd	0.61 SE	174,000	0.24
La Tienda Rd	Via Rocas	0.08 SE	3,718	0.31
Lakeview Canyon Rd	S Via Merida	0.06 S	7,000	0.33
Via Colinas	Via Rocas	0.07 SE	7,041	0.33
Via Rocas	Cedar Valley Dr	0.02 SW	4,913	0.37
Via Rocas	Dole Dr	0.05 NE	5,817	0.38
Via Rocas	Dole Dr	0.05 NE	7,146	0.38
Via Colinas	Dole Dr	0.05 E	10,713	0.44
Lakeview Canyon Rd	E Thousand Oaks Blvd	0.02 S	5,500	0.46
E Thousand Oaks Blvd	Via Colinas	0.14 W	11,530	0.48

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THE PROMENADE
AT WESTLAKE



WESTLAKE HIGH
SCHOOL



SUBJECT PROPERTY
4520-4530-4540-4580
Thousand Oaks Blvd



HYATT
REGENCY



EQUINOX



FOUR SEASONS

Westlake Plaza & Center



WESTLAKE GOLF
COURSE



Google



SCHEU
DEVELOPMENT COMPANY



DAUM
COMMERCIAL REAL ESTATE SERVICES

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From negotiating a fair lease agreement, to designing and building a desired workspace, the Scheu Development Company has met and exceeded our expectations. The entire team at SDC has been professional and responsive. As a business owner, I believe that finding a trustworthy landlord is equally important to finding the ideal workspace. Scheu has provided both.

ROGER K. KEMP | PRESIDENT | ROGER KEMP & COMPANY, INC.