

PRIME OFFICE IN WESTLAKE VILLAGE | 620 RSF - 5,774 RSF AVAILABLE



FOR LEASE  
**265**  
**Sunset Dr.**

WESTLAKE VILLAGE | CA

FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT

P: 805.384.8830 | M: 805.657.5007

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

CA License: #00773787

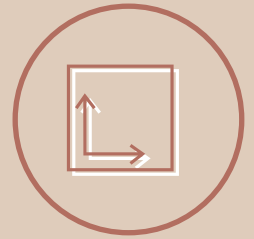
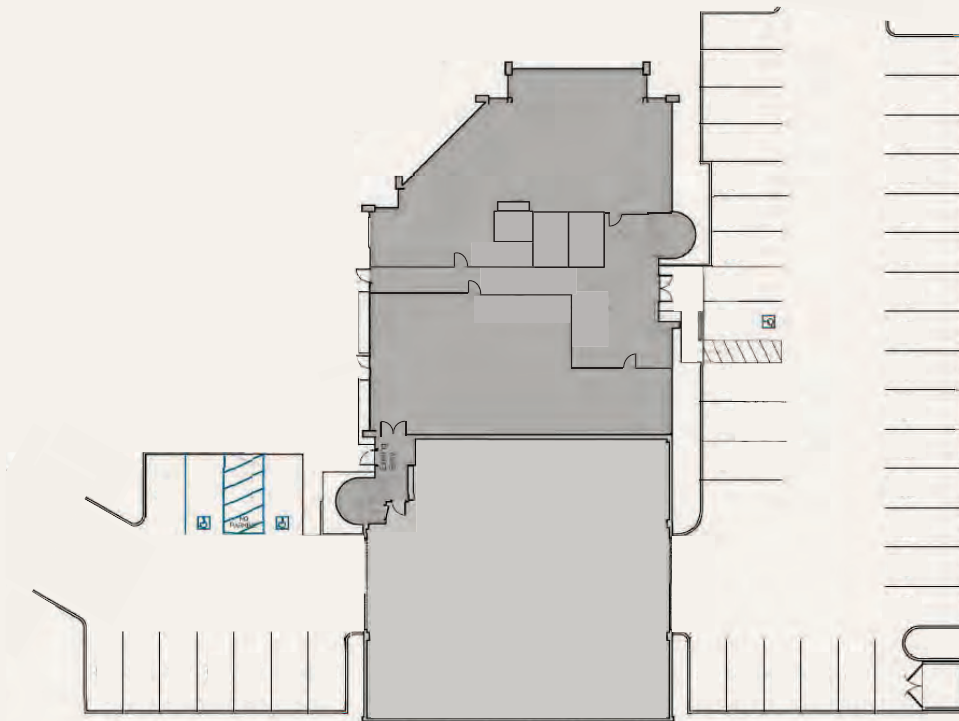
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE  
**265**  
**Sunset Dr.**  
WESTLAKE VILLAGE | CA

**SITE PLAN**

SUNSET DRIVE



**BUILDING HIGHLIGHTS**

- Building Totally Refurbished and Upgraded in 2018
- Many Suites Have Open Ceiling Concept
- Common Areas Sharply Designed with Open Ceiling Concept
- Ideal layout For Collaboration
- Unique Reserved Covered Parking On Limited Basis
- Shower Included In Ground Floor Restroom
- CCTV Throughout, Web based
- Controlled Access and Entry

**LOCATION HIGHLIGHTS**

- Freeway Exposure
- Easy Access to Ventura (101) Freeway
- Professional Curb Appeal
- Many Amenities Just a Short Drive Away



FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY**

EXECUTIVE VICE PRESIDENT

P: 805.384.8830 | M: 805.657.5007

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

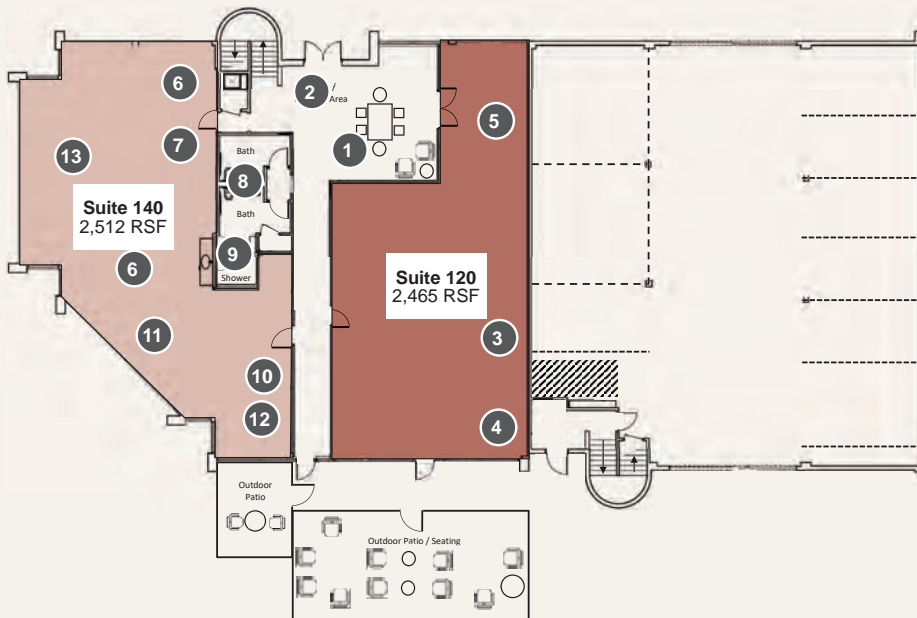
CA License: #00773787



# Floor Plans

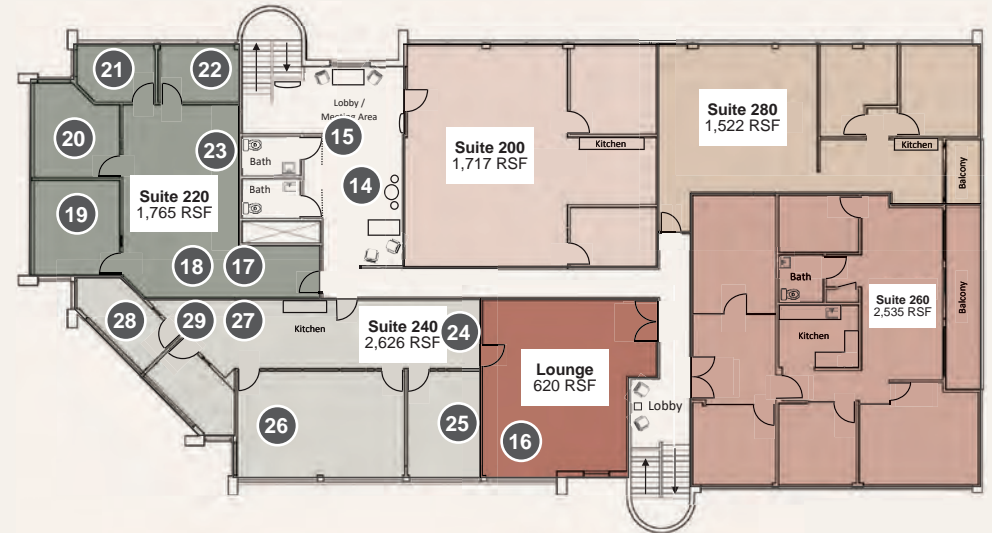
265 SUNSET DR. | WESTLAKE VILLAGE | CA

1st  
FLOOR



\*Suites 120 & 140 + Corridor can be combined for a total of 4,937 RSF

2nd  
FLOOR



\*Suites 220 & 240 can be combined for a total of 4,391 RSF

\*Suites 200, 260, 280 can be combined for a total of 5,774 RSF

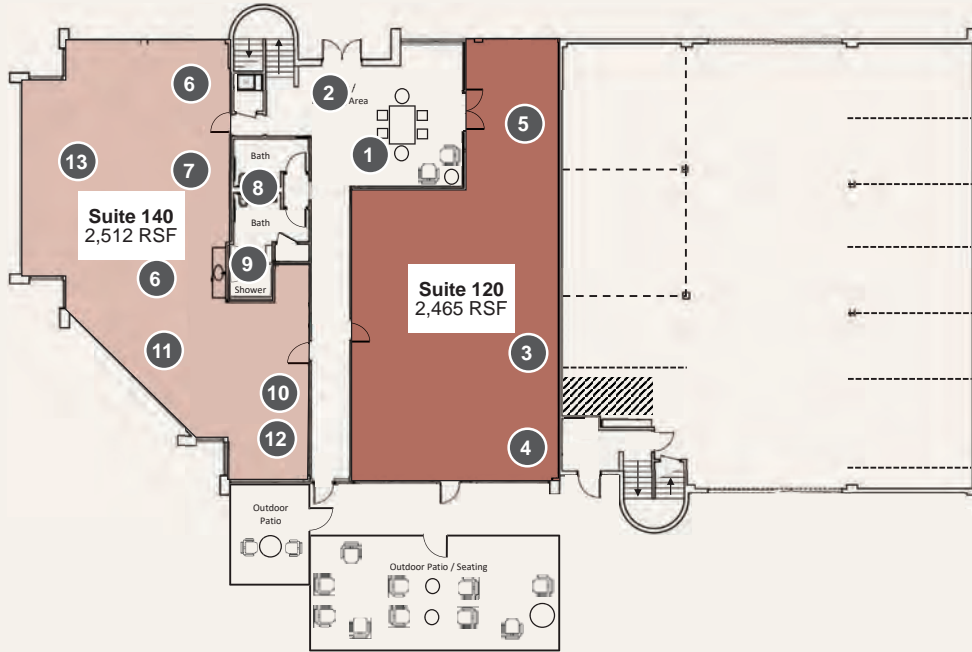
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

FOR LEASE

# 265 Sunset Dr.

WESTLAKE VILLAGE | CA

1st  
FLOOR



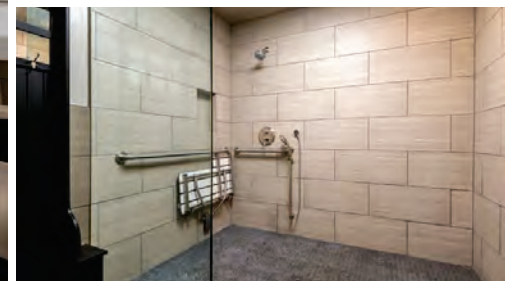
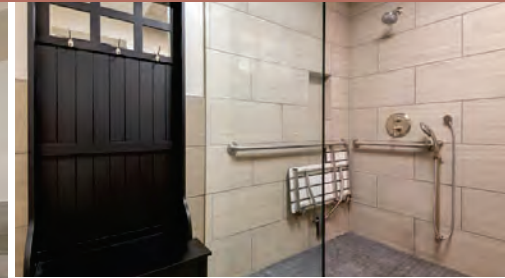
FIRST FLOOR	
Suite 120	± 2,465 RSF
Suite 140	± 2,512 RSF
Suite 120/140	± 4,937 RSF Combined



1 FIRST FLOOR LOBBY



8 RESTROOM



9 SHOWER

\*Suites 120 & 140 + Corridor can be combined for a total of 4,937 RSF

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



FOR LEASE  
**265**  
**Sunset Dr.**  
WESTLAKE VILLAGE | CA



**1st**  
FLOOR

**2** FIRST FLOOR LOBBY

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

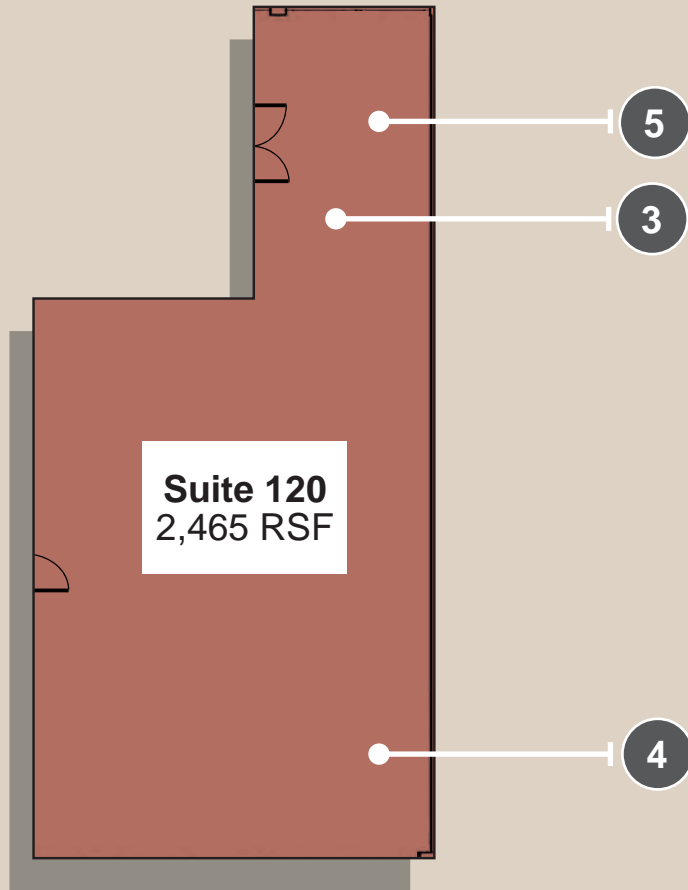
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE

# Suite 120

265 SUNSET DR. | WESTLAKE VILLAGE | CA



1st  
FLOOR

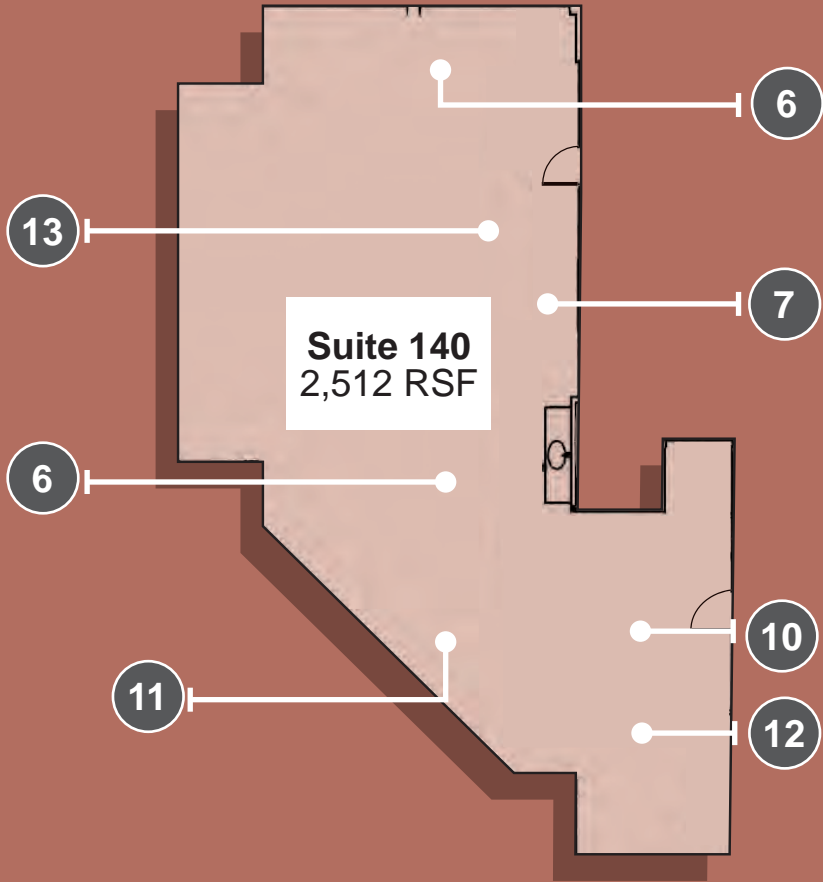
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



FOR LEASE

# Suite 140

265 SUNSET DR. | WESTLAKE VILLAGE | CA



**1st**  
FLOOR

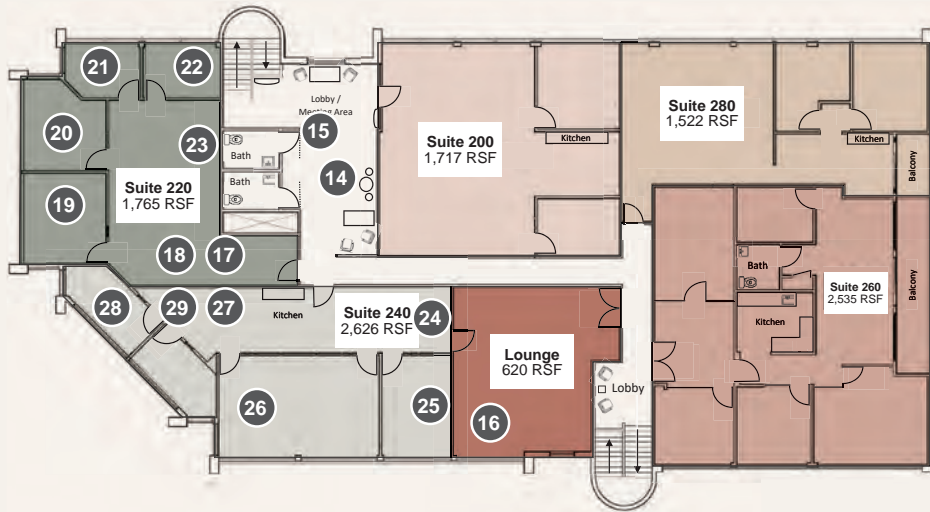
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

FOR LEASE

# 265 Sunset Dr.

WESTLAKE VILLAGE | CA

2nd  
FLOOR



SECOND FLOOR	
Lounge	± 620 RSF (Part of Ste. 220)
Suite 200	± 1,717 RSF
Suite 220	± 1,765 RSF
Suite 240	± 2,626 RSF
Suite 260	± 2,535 RSF
Suite 280	± 1,522 RSF



14 SECOND FLOOR LOBBY



15 SECOND FLOOR LOBBY

\*Suites 120 & 140 + Corridor can be combined for a total of 4,937 RSF

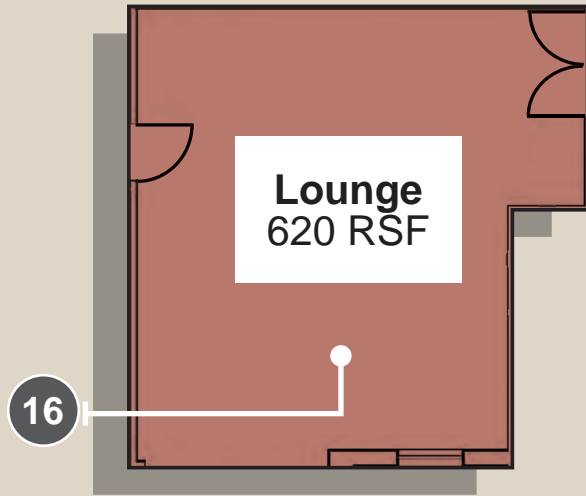
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



BUILDING AMENITY

# Lounge

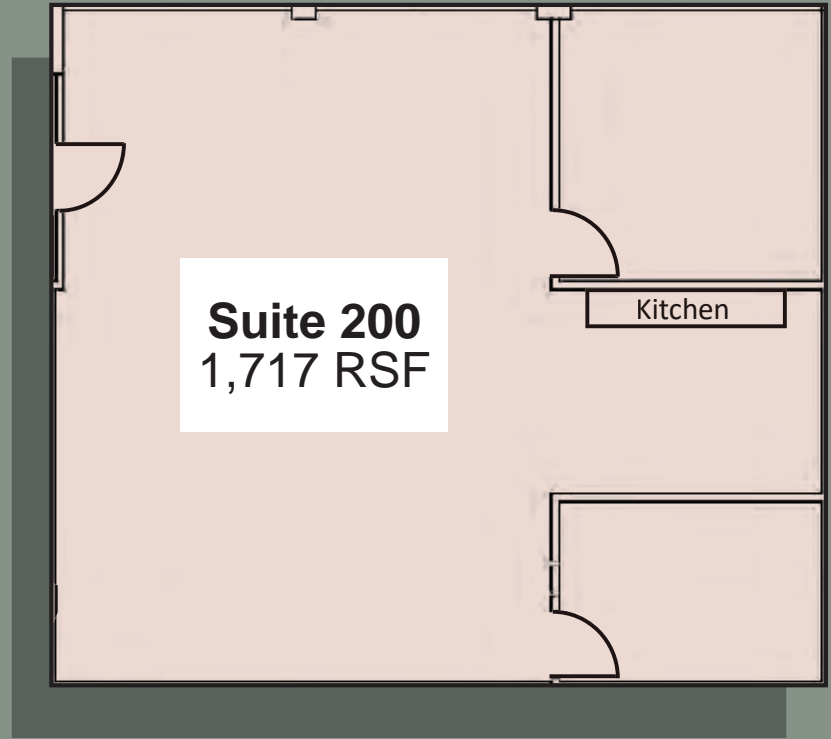
265 SUNSET DR. | WESTLAKE VILLAGE | CA



FOR LEASE

# Suite 200

265 SUNSET DR. | WESTLAKE VILLAGE | CA



2nd  
FLOOR

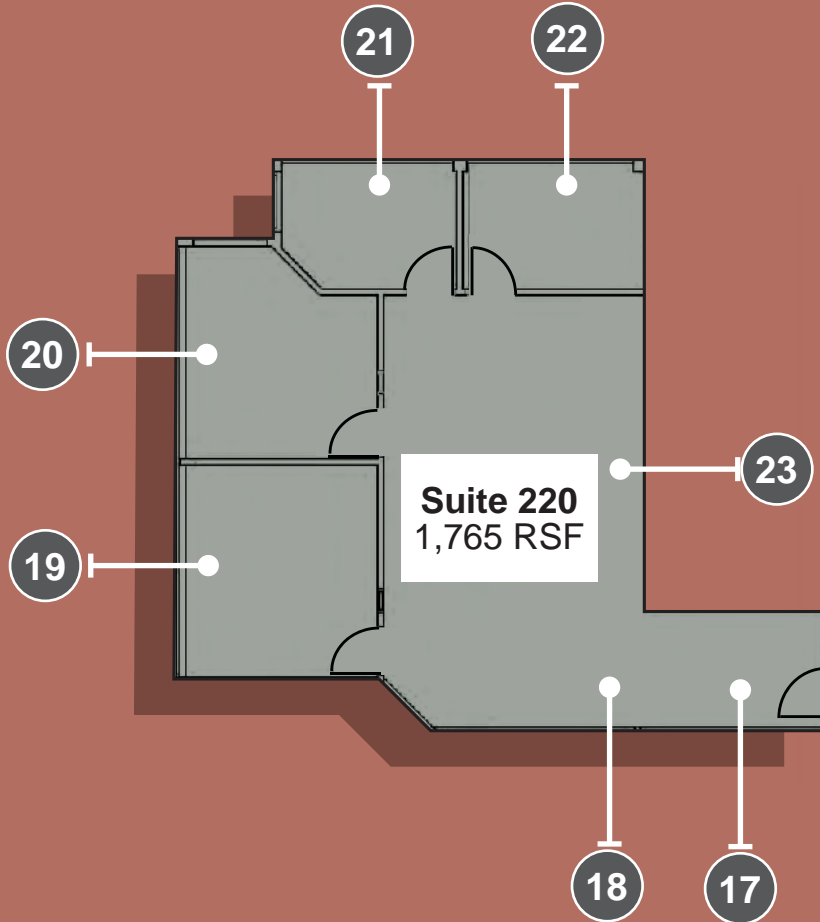
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

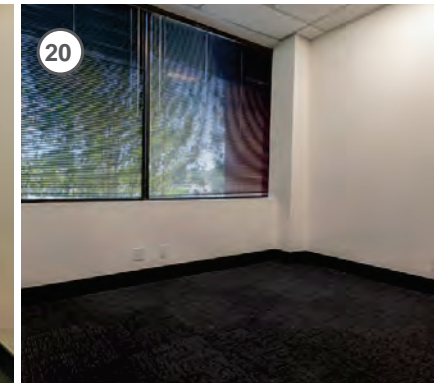
FOR LEASE

# Suite 220

265 SUNSET DR. | WESTLAKE VILLAGE | CA



**Suite 220**  
1,765 RSF



**2nd**  
FLOOR

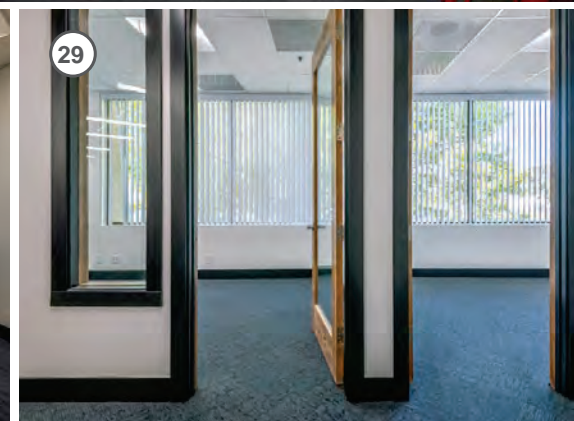
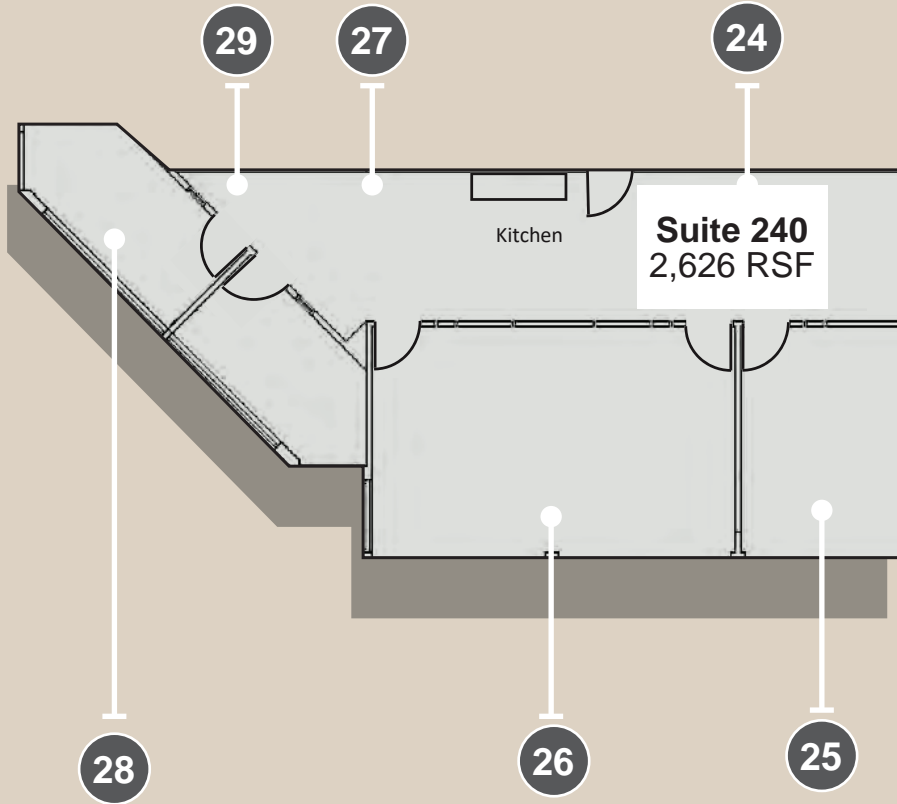
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



FOR LEASE

# Suite 240

265 SUNSET DR. | WESTLAKE VILLAGE | CA



2nd  
FLOOR

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

FOR LEASE

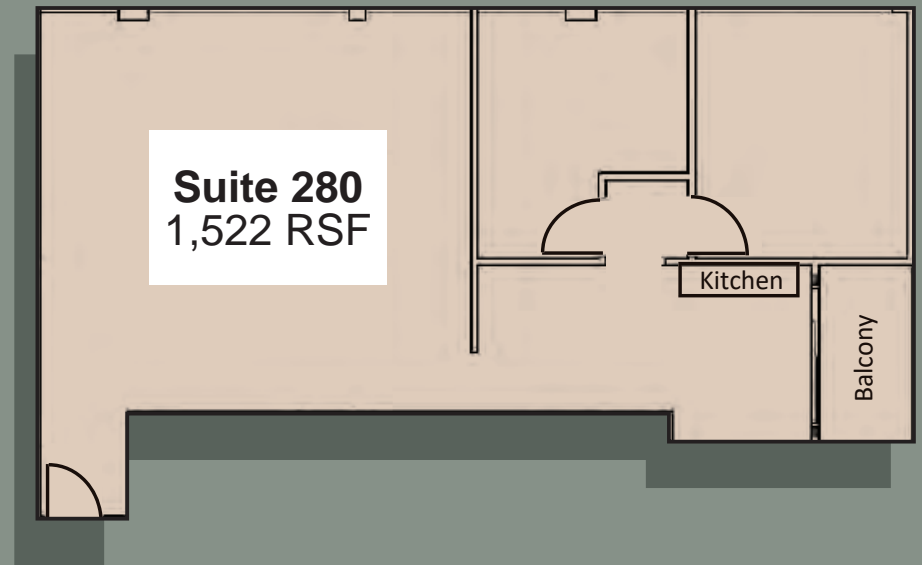
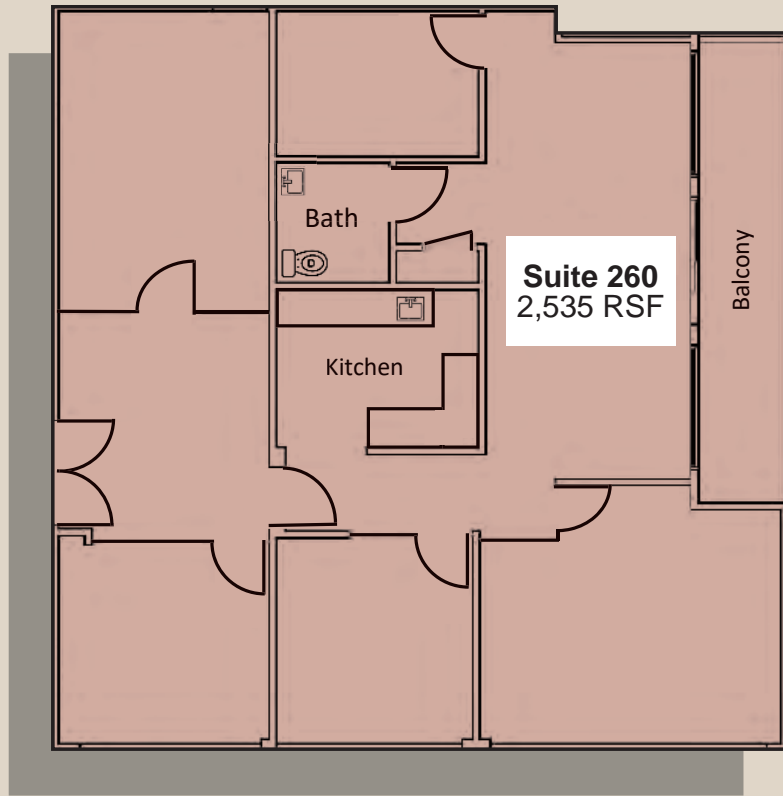
# Suite 260

265 SUNSET DR. | WESTLAKE VILLAGE | CA

FOR LEASE

# Suite 280

265 SUNSET DR. | WESTLAKE VILLAGE | CA



**2nd**  
FLOOR

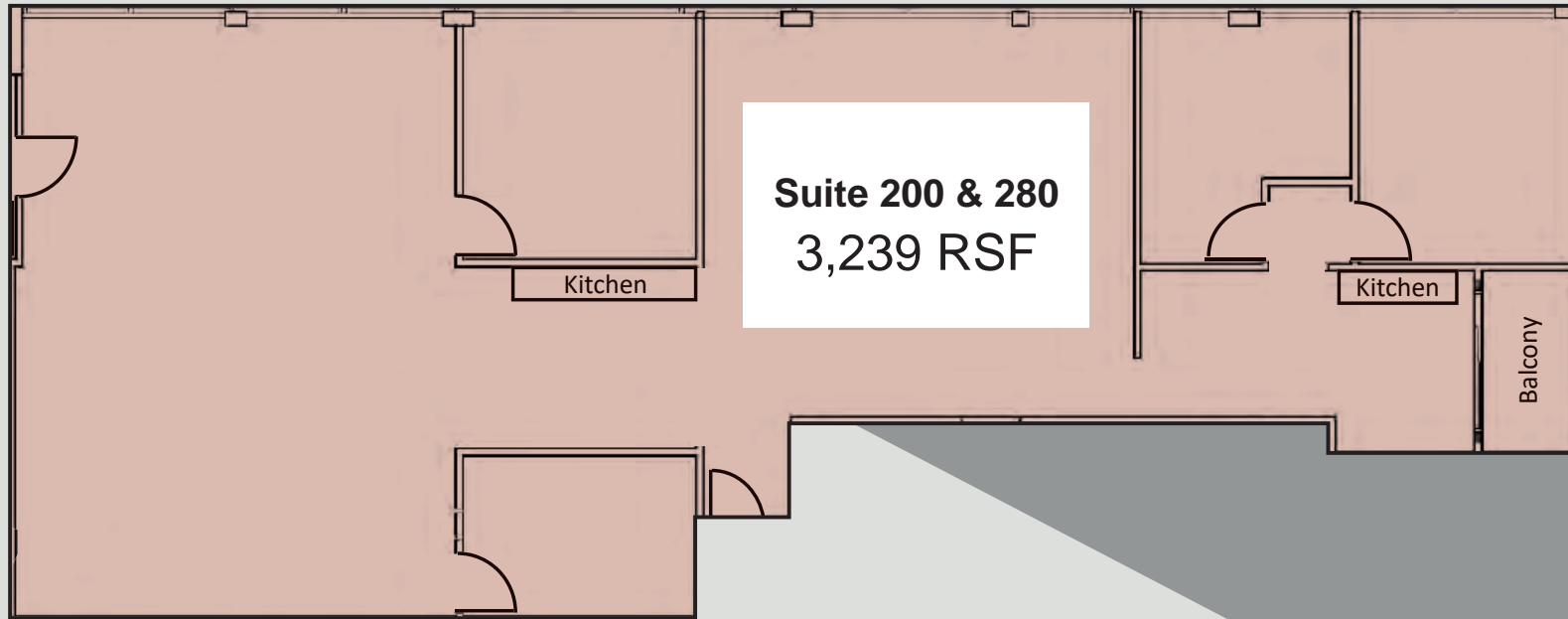
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



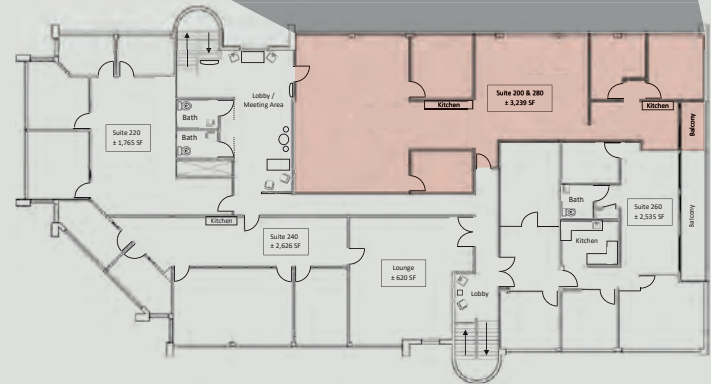
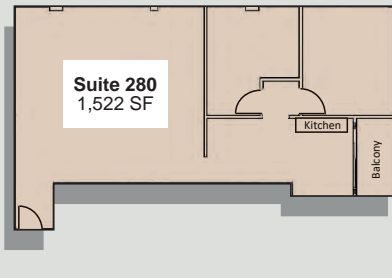
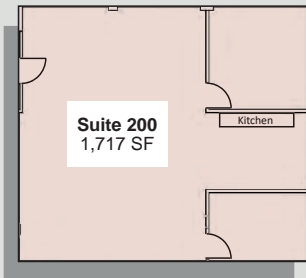
POTENTIAL FLOOR PLAN | COMBINED

# Suites 200 + 280

265 SUNSET DR. | WESTLAKE VILLAGE | CA



## EXISTING FLOOR PLANS



**2nd**  
FLOOR

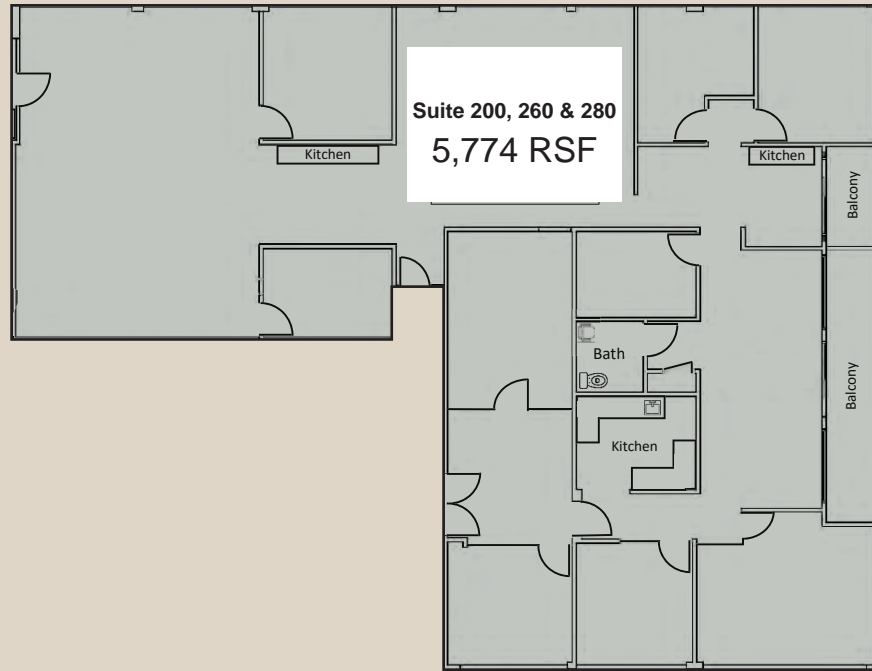
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

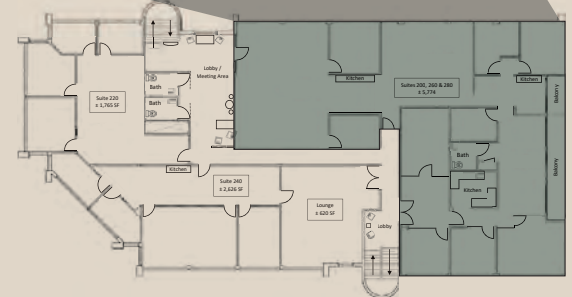
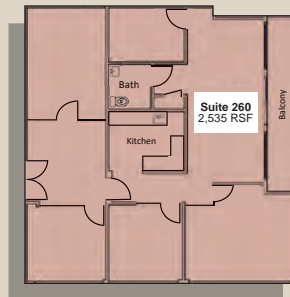
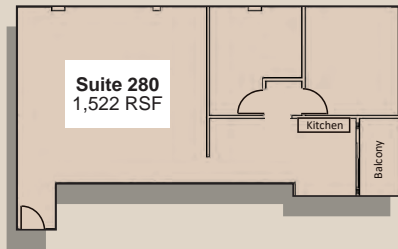
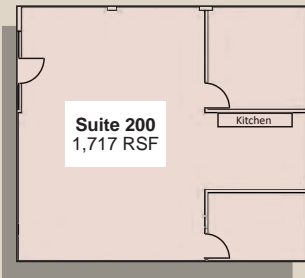
POTENTIAL FLOOR PLAN | COMBINED

# Suites 200 + 260 + 280

265 SUNSET DR. | WESTLAKE VILLAGE | CA



## EXISTING FLOOR PLANS



**2nd**  
FLOOR

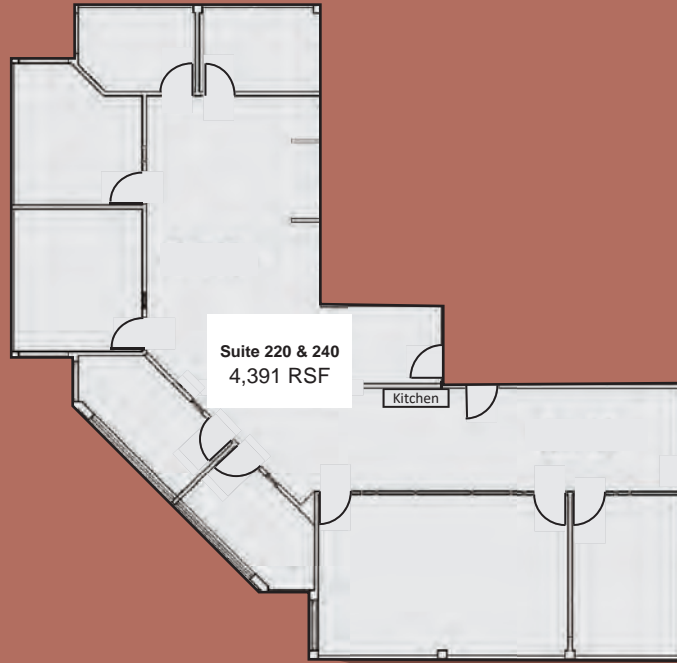
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



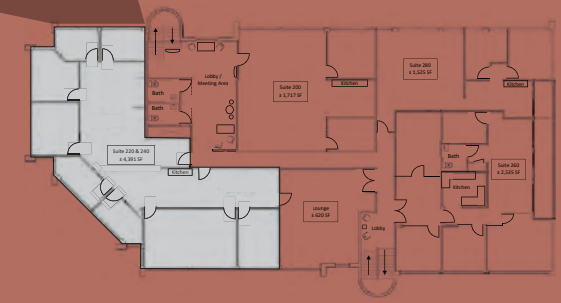
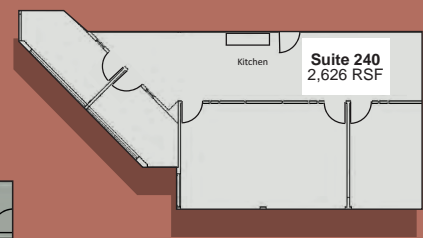
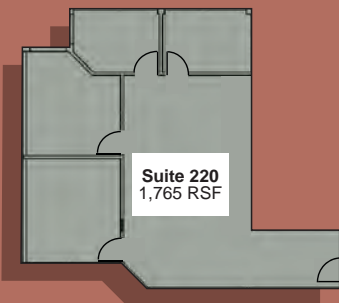
POTENTIAL FLOOR PLAN | COMBINED

# Suite 220 + 240

265 SUNSET DR. | WESTLAKE VILLAGE | CA



## EXISTING FLOOR PLANS

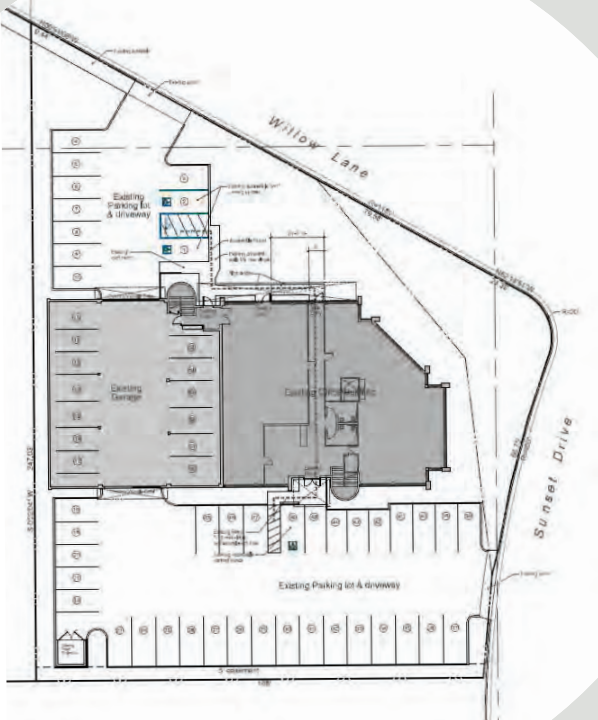


2nd  
FLOOR

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE  
**265**  
**Sunset Dr.**  
WESTLAKE VILLAGE | CA



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



# Location

265 SUNSET DR. | WESTLAKE VILLAGE | CA



Zip  
**91361**

Submarket  
**Thousand Oaks/  
SE County**

Submarket Cluster  
**Ventura  
South**

Location Type  
**Suburban**

Market  
**Los Angeles**

County  
**Ventura**

State  
**California**



On/Off Ramp

Hampshire Road

US 101

Thousand Oaks Blvd.

N. Westlake Blvd.

Townsgate Rd.

Google

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. DIAQ Corp. # 01129558



# Amenities

265 SUNSET DR. | WESTLAKE VILLAGE | CA



WESTLAKE PLAZA

- CVS/pharmacy
- Bank of America
- CHASE
- POPeYes
- MEDOCISO BARROS
- Logix
- WELLS FARGO
- VONS
- Starbucks

WESTLAKE VILLAGE INN & SPA

Westlake Golf Course

Westlake Lake

Las Virgenes Reservoir



THE PROMENADE AT WESTLAKE

- BARNES & NOBLE
- WORLD MARKET
- lululemon
- chico's
- NIKE
- SEPHORA
- World Market
- SHAKE SHACK
- See's CANDIES
- FRESH PROMISES
- Real Martin's
- jujufilla
- SOCIAL MONK
- Marmalade CAFE
- cinépolis
- A GRILL

North Ranch Shopping Center

- petco
- McDonald's
- Ralphs
- Spectrum
- UnionBank
- WELLS FARGO
- STONEISLAND
- citibank
- KFC
- ups

Thousand Oaks Auto Mall

- BMW
- Ford
- CHEVROLET
- LAND ROVER
- VW
- Cadillac

Google



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



FOR LEASE

# 265 Sunset Dr.

WESTLAKE VILLAGE | CA

FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT

P: 805.384.8830 | M: 805.657.5007

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

CA License: #00773787

**PRIME OFFICE IN WESTLAKE VILLAGE**

620 RSF -5,774 RSF AVAILABLE

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES