

THE WATER COURT COMPLEX

850 - 920 Hampshire Road, Westlake Village, California

FOR LEASE



- A tranquil office complex in the heart of Westlake Village. Lush landscaping and beautiful water feature.
- Onsite amenities include two restaurants, multiple fitness facilities, hair salon, onsite management.
- High speed internet provided by Verizon Fios and Time Warner.
- Free covered and surface parking
- Complimentary shared conference room.

Westcord

COMMERCIAL
REAL ESTATE
SERVICES

951 S. Westlake Blvd., Suite 101, Westlake Village, Ca. 91361 · www.westcord.com

Tony Principe 805.497.4557 x236

tony@westcord.com

BRE# 00938120

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

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| Building/ Suite | Floor | Suite Size | Lease Rate | Comments |
|-----------------|-------|------------|------------|---------------------|
| 850-C | Upper | 2,601 RSF | \$2.10 | Occupied. |
| 850-R | Lower | 2,548 RSF | \$1.85 | Vacant. Spec Suite. |
| 860-T | Lower | 634 RSF | \$2.10 | Vacant. |
| 880-P | Lower | 2,585 RSF | \$1.85 | Occupied. |
| 910-P | Lower | 2,183 RSF | \$1.85 | Vacant. |
| 920-A | Upper | 8,561 RSF | \$2.15 | Vacant. |

All rates are Modified Gross. Tenant pays for electricity and janitorial. Landlord pays for HVAC.



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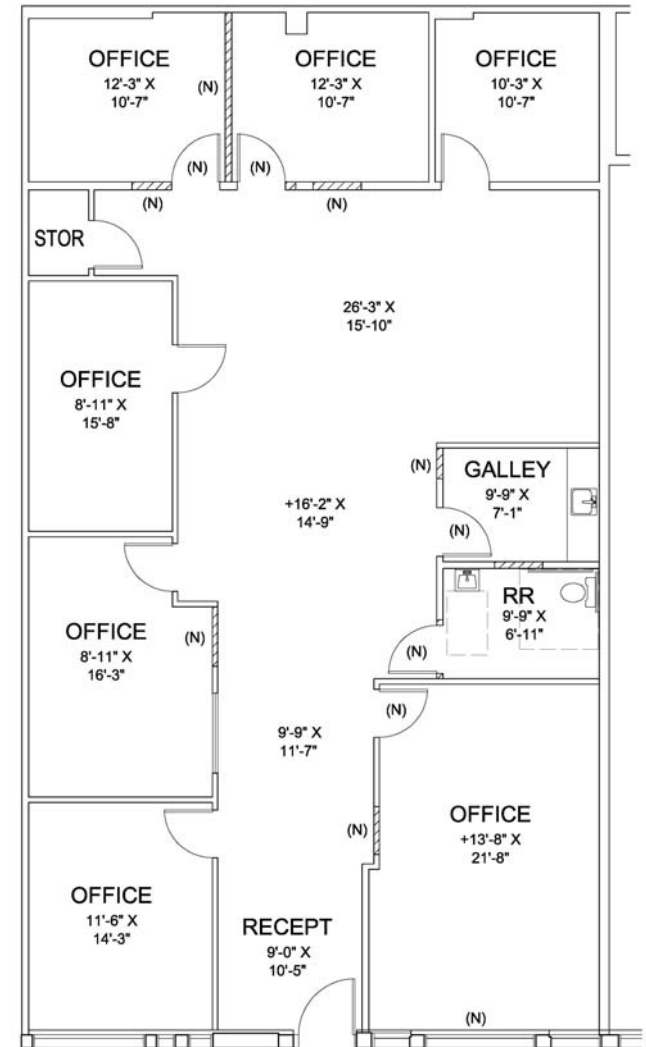
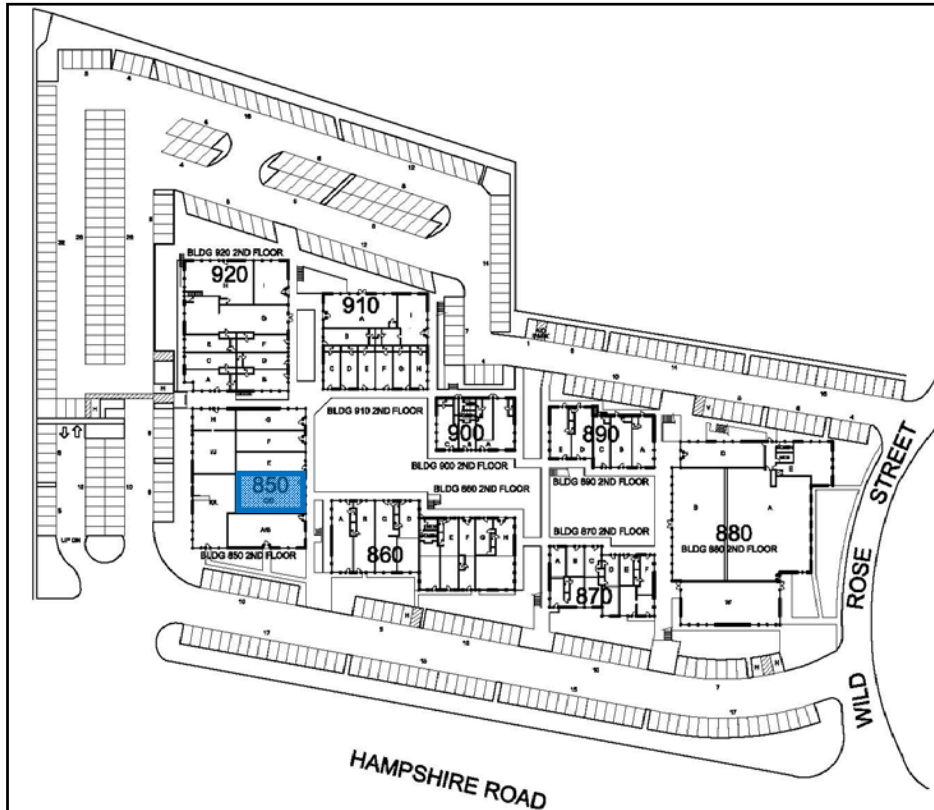
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THE WATER COURT COMPLEX

850 - 920 Hampshire Road, Westlake Village, California

Suite 850-C

Suite: 850-C
Size: 2,601 RSF
Level: Upper
Lease Rate: \$2.10 MG(+E+J)
Status: Vacant.



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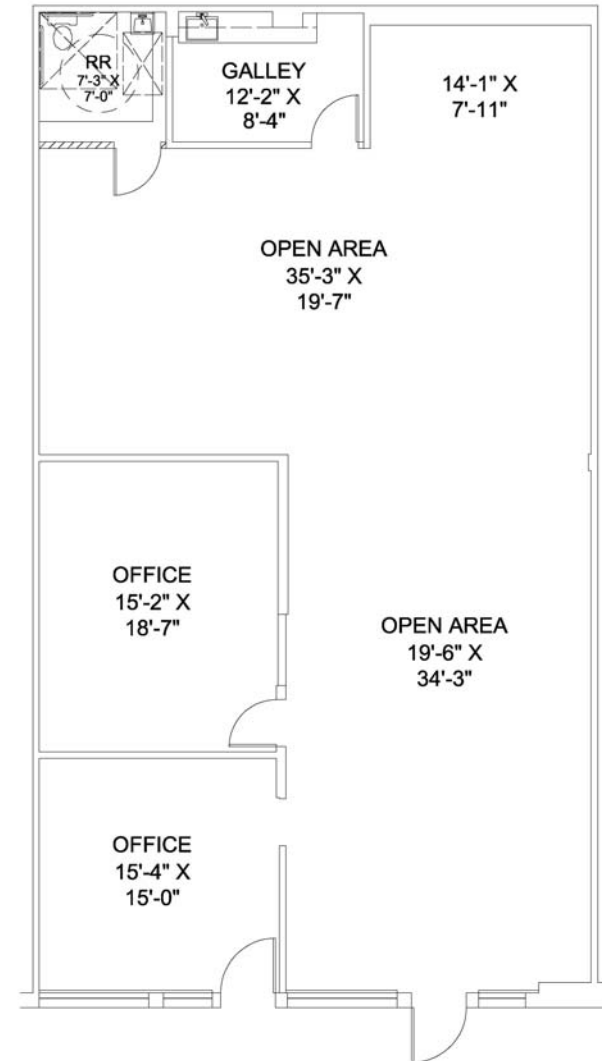
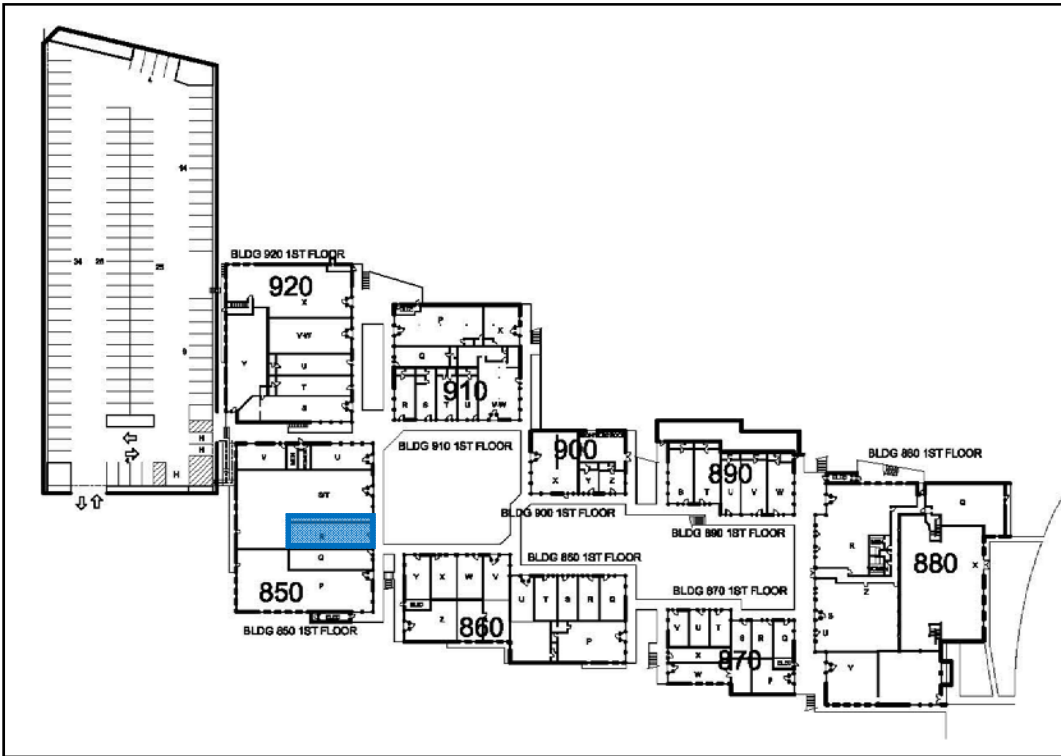
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850 - 920 Hampshire Road, Westlake Village, California

Suite 850-R

Suite: 850-R
Size: 2,548 RSF
Level: Lower
Lease Rate: \$1.85 MG(+E+J)
Status: Vacant.



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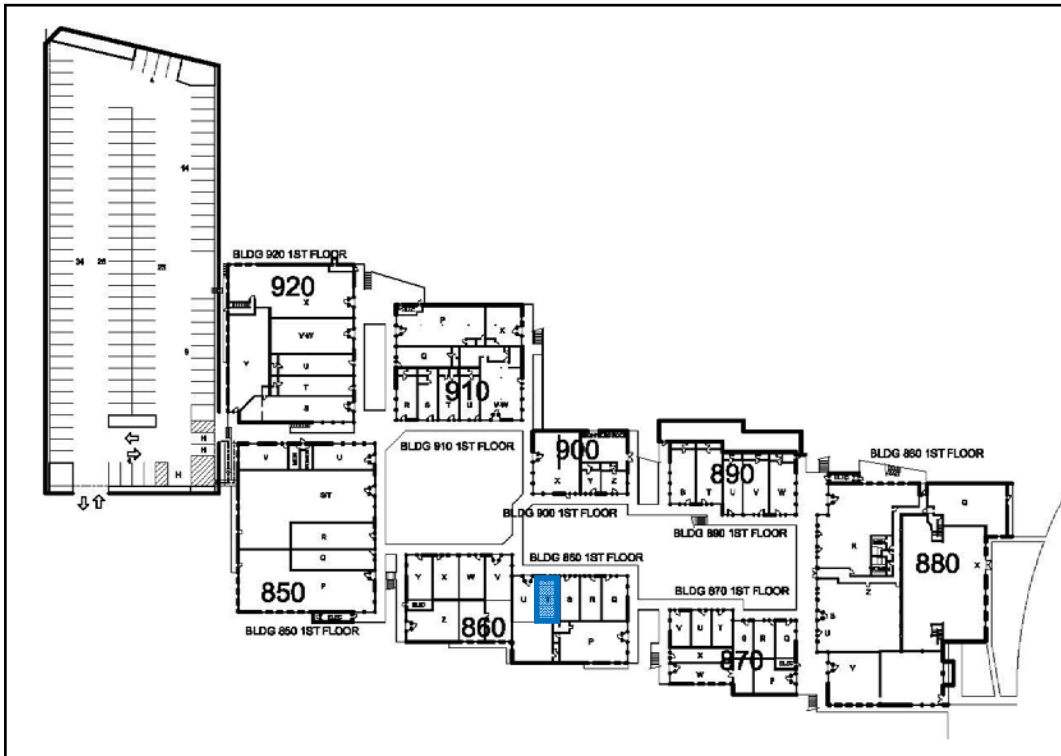
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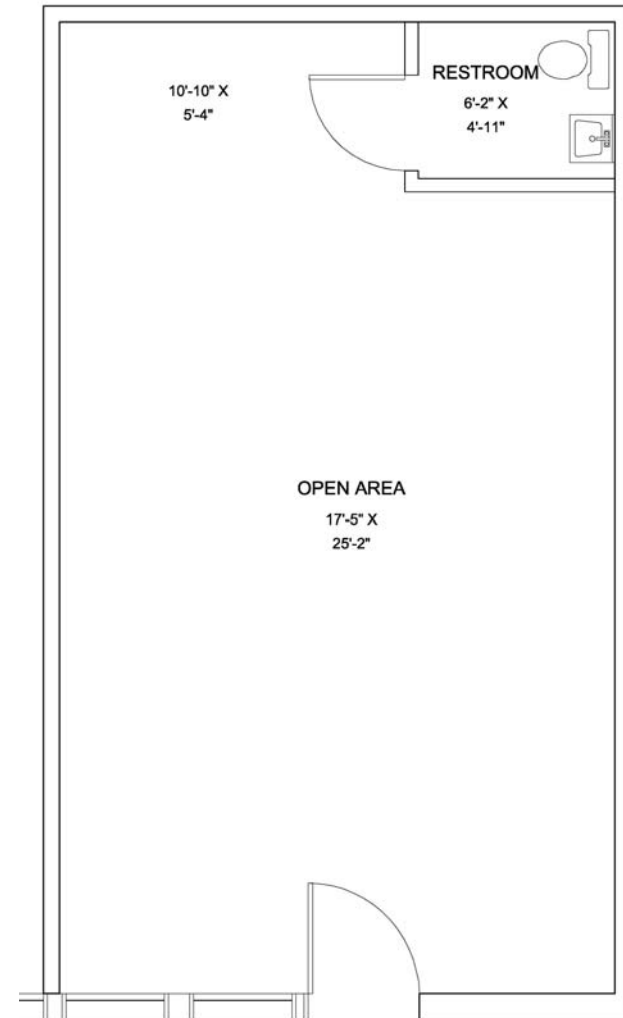
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850 - 920 Hampshire Road, Westlake Village, California

Suite: 860-T
Size: 634 RSF
Level: Lower
Lease Rate: \$2.10 MG(+E+J)
Status: Vacant.



Suite 860-T



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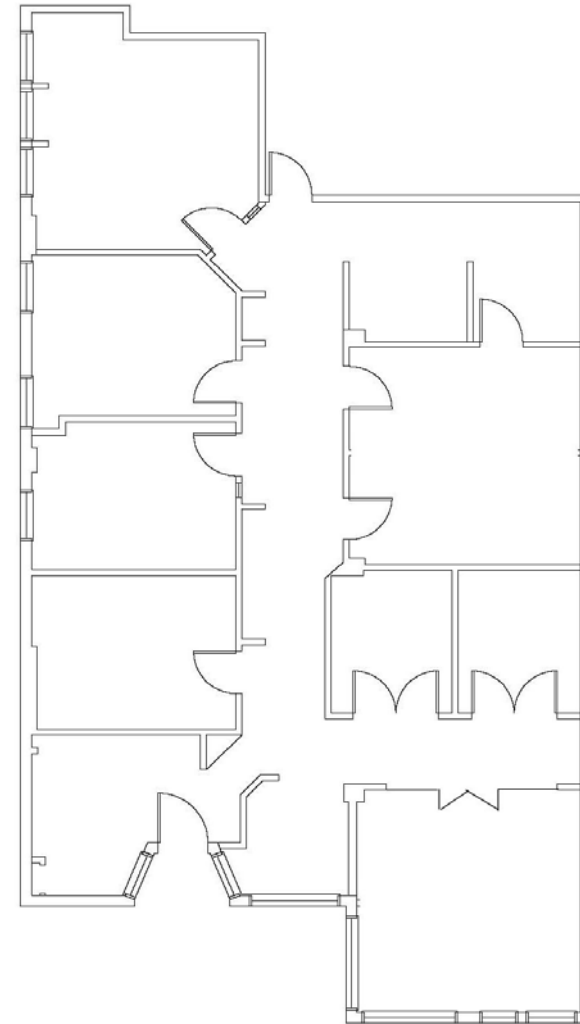
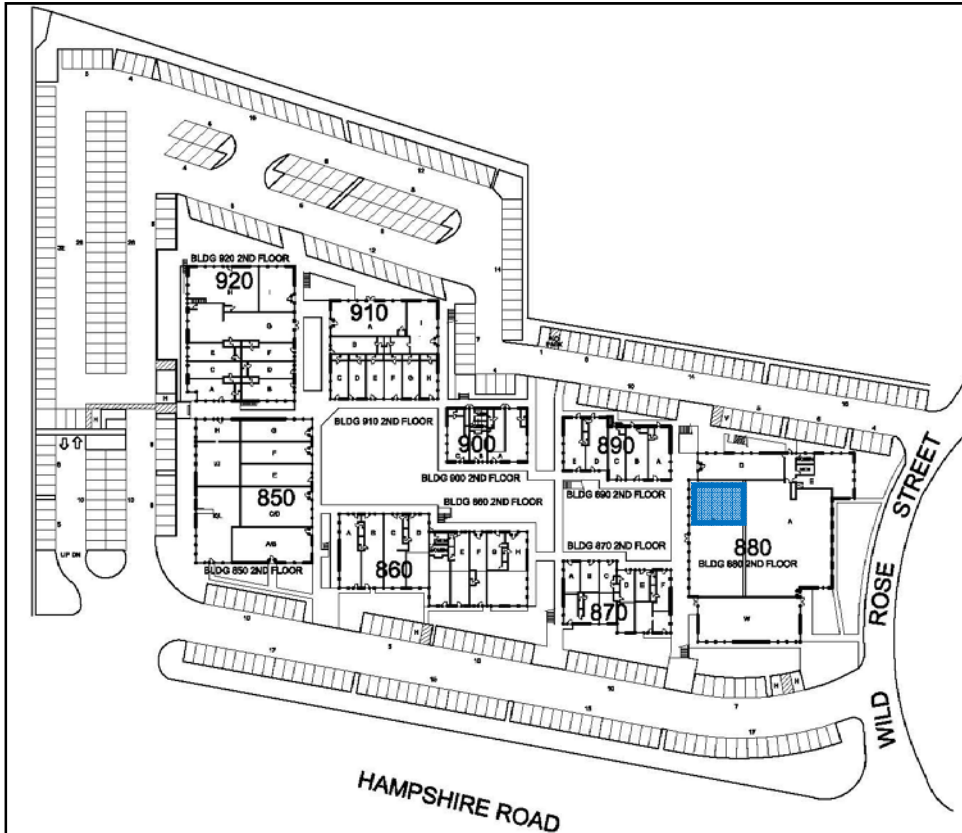
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Suite 880-P

Suite: 880-P
Size: 2,585 RSF
Level: Lower
Lease Rate: \$1.85 MG(+E+J)
Status: Occupied.



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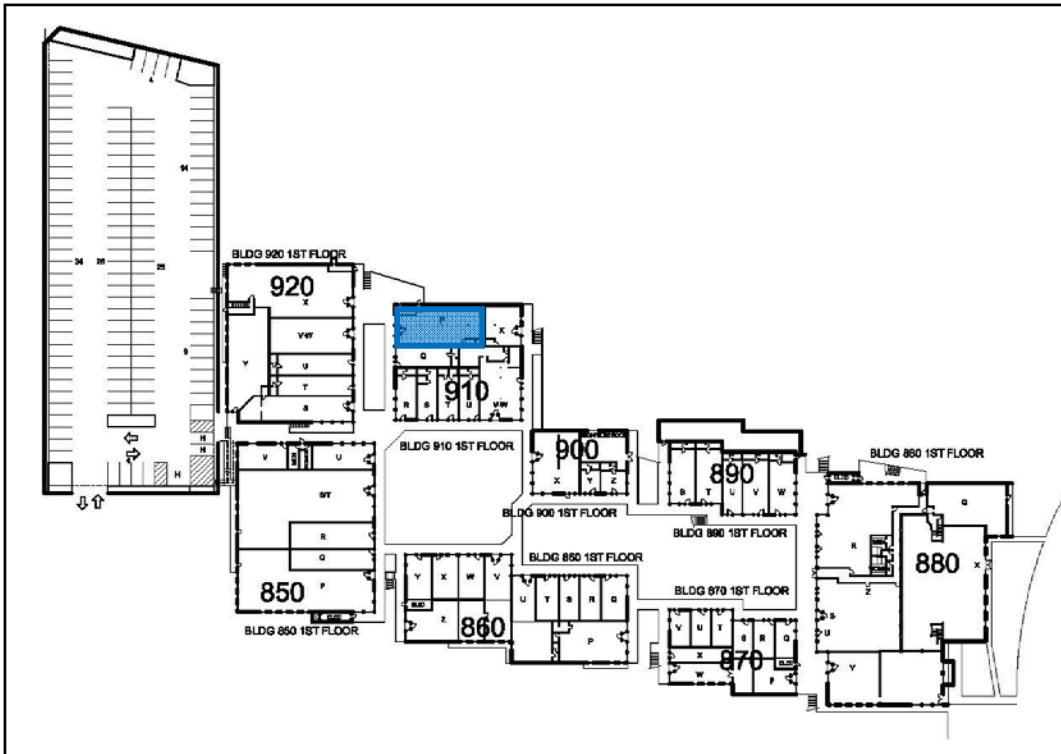
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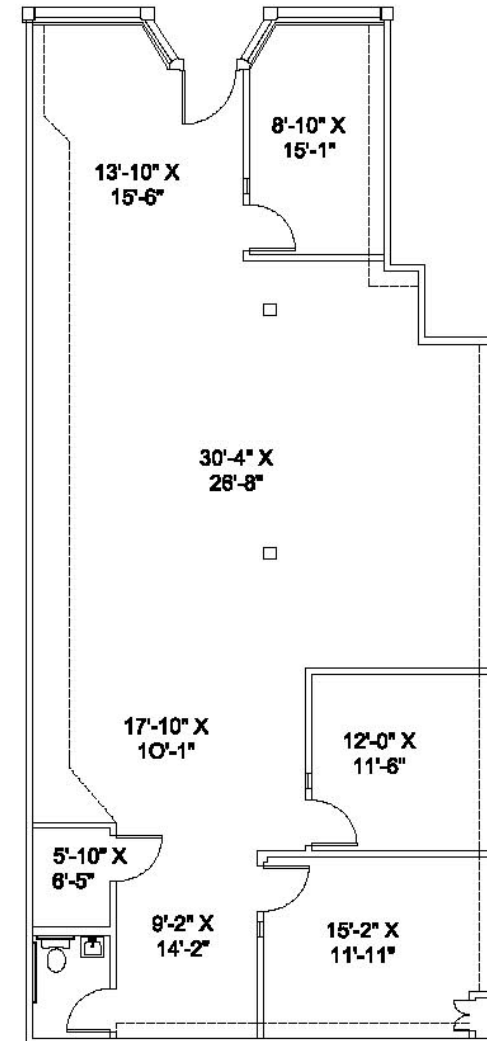
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850 - 920 Hampshire Road, Westlake Village, California

Suite: 910-P
Size: 2,183 RSF
Level: Lower
Lease Rate: \$1.85 MG(+E+J)
Status: Vacant.



Suite 910-P



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