





**One Westlake** 

1 Baxter Way Westlake Village, CA 91362

### **Features:**

- Easily walkable to notable restaurants such as Brent's Deli, Red O, Finney's, BJ's, and Crawford's Social
- Half a block from Westlake Golf Course for team and executive outings
- Close to the Hyatt Regency and Four Seasons Hotel
- Building offers café, gym, enjoyable common areas, and 250 person auditorium for tenant use
- 20 Offices, 125 workstations, shipping & receiving area, 2 kitchens, conference room
- Onsite security, property management, & EV charging

### **Space Profile:**

Premises Suite 200

**Size/RSF** 8,000-27,000 RSF

Rental Rate \$2.50 FSG

**Availability** Immediate

**Term** Thru 11/30/2028

(Longer term possible)

Furniture Available

**Parking** 4/1000

### **Contact:**

#### **David Callahan**

213.430.2478 mobile dcallahan@cresa.com

### **Shawn Sala**

310.279.2546 mobile ssala@cresa.com

### **Conner Boyd**

818.926.6235 mobile cboyd@cresa.com

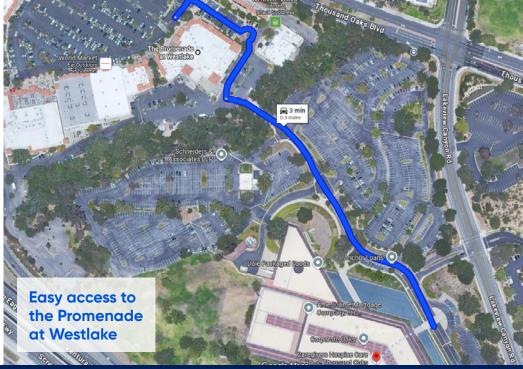








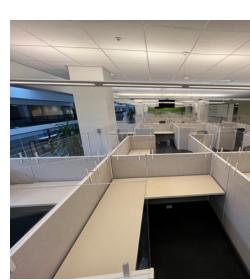






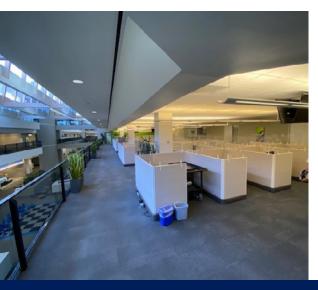


# 1 Baxter Way Suite 200







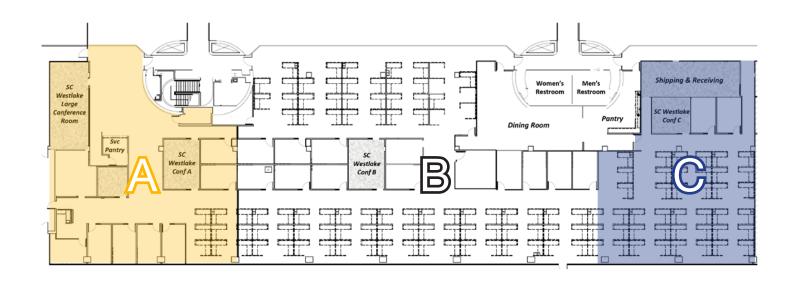




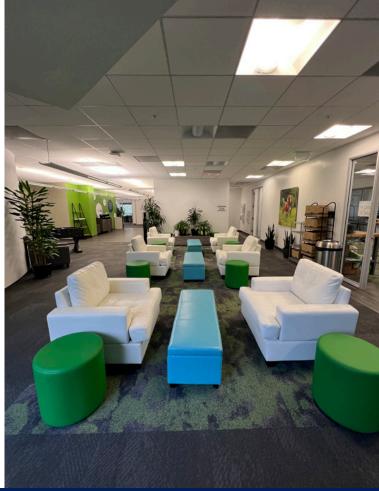


## 1 Baxter Way

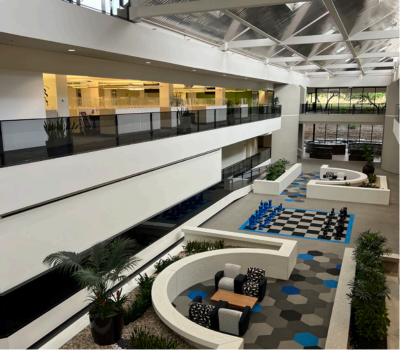
Suite 200













### **One Westlake**

1 Baxter Way, Westlake Village

### **Contact:**

### **David Callahan**

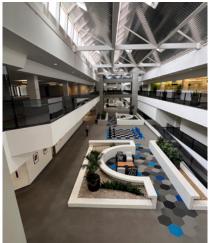
818.681.4108 mobile dcallahan@cresa.com BRE# 01397164

### **Shawn Sala**

310.279.2546 mobile ssala@cresa.com BRE# 01438990

Conner Boyd 818.926.6235 mobile cboyd@cresa.com BRE# 02207241











Cresa © 2025. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa 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.