



**30699, 30700 & 30721**

RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Westlake North Business Park is located in the heart of Westlake Village adjacent to a multitude of walkable amenities. These three Class “A” state-of-the art, two-story office buildings total approximately 337,990 rentable square feet, offer ample 5.0/1,000 parking and are professionally managed by IDS Real Estate Group.



**nuveen**  
REAL ESTATE





## 30699, 30700 & 30721

RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

### PROPERTY HIGHLIGHTS

- Excellent freeway access
- Immediate occupancy available
- Views of surrounding mountains
- Over-standard parking available
- The Shoppes at Westlake Village – a brand new 240,000 sf retail development within walking distance
- Four Seasons Hotel & Spa of Westlake Village
- California Health & Longevity Institute
- Residence Inn by Marriot
- Westlake Village Marketplace
- Lure Fish House

### AVAILABILITIES

#### Building I – 30700 Russell Ranch Road

Suite	Rate/Mo.	RSF	Available
Suite 275	\$3.05 FSG	3,366	Immediately
Suite 150	\$3.05 FSG	2,890	Immediately

#### Building II – 30721 Russell Ranch Road

Suite	Rate/Mo.	RSF	Available
Suite 100	\$3.05 FSG	7,182	Immediately
Suite 160	\$3.05 FSG	2,084	Immediately
Suite 180	\$3.05 FSG	12,345	Immediately

#### Building III – 30699 Russell Ranch Road

Suite	Rate/Mo.	RSF	Available
Suite 140	\$3.05 FSG	7,002	Immediately
Suite 215	\$3.05 FSG	5,973	Immediately
Suite 220	\$3.05 FSG	4,097	Jan 2021

### LOCATION MAP



For detailed leasing information,  
please contact:

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## PROJECT PHOTOS



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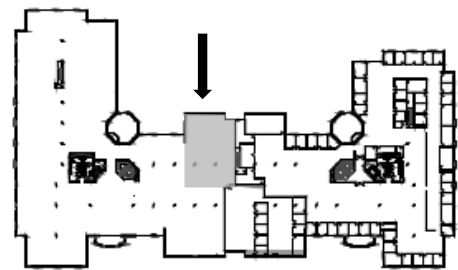
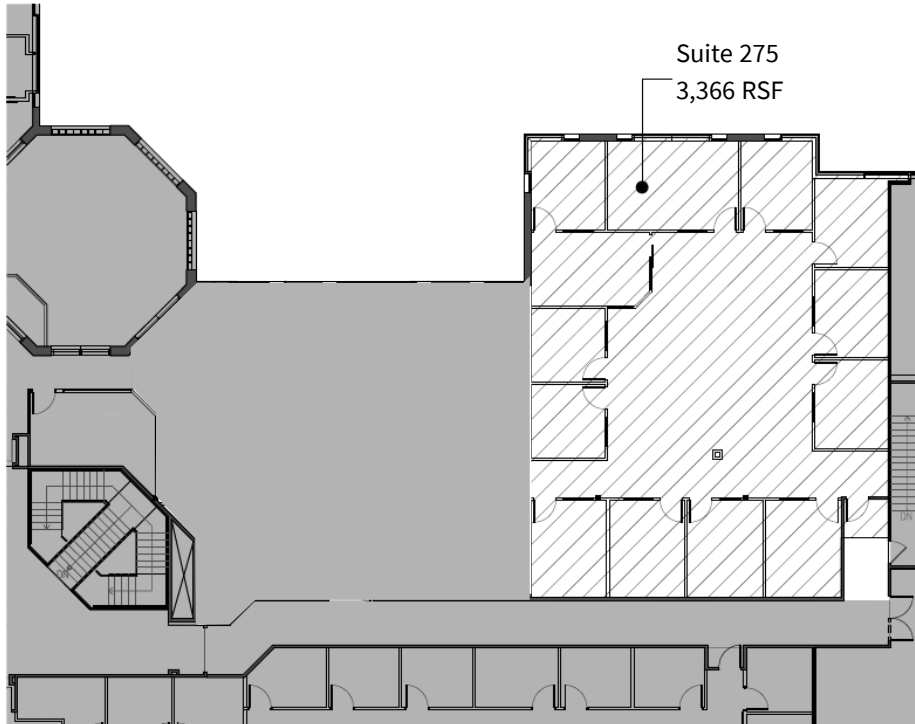


**30700 / SUITE 275**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 275: 3,366 RSF

Available: Immediately

#### Hypothetical Plan



Suite Location Map

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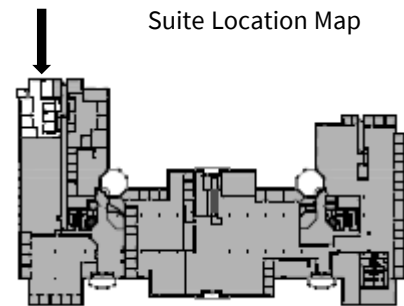
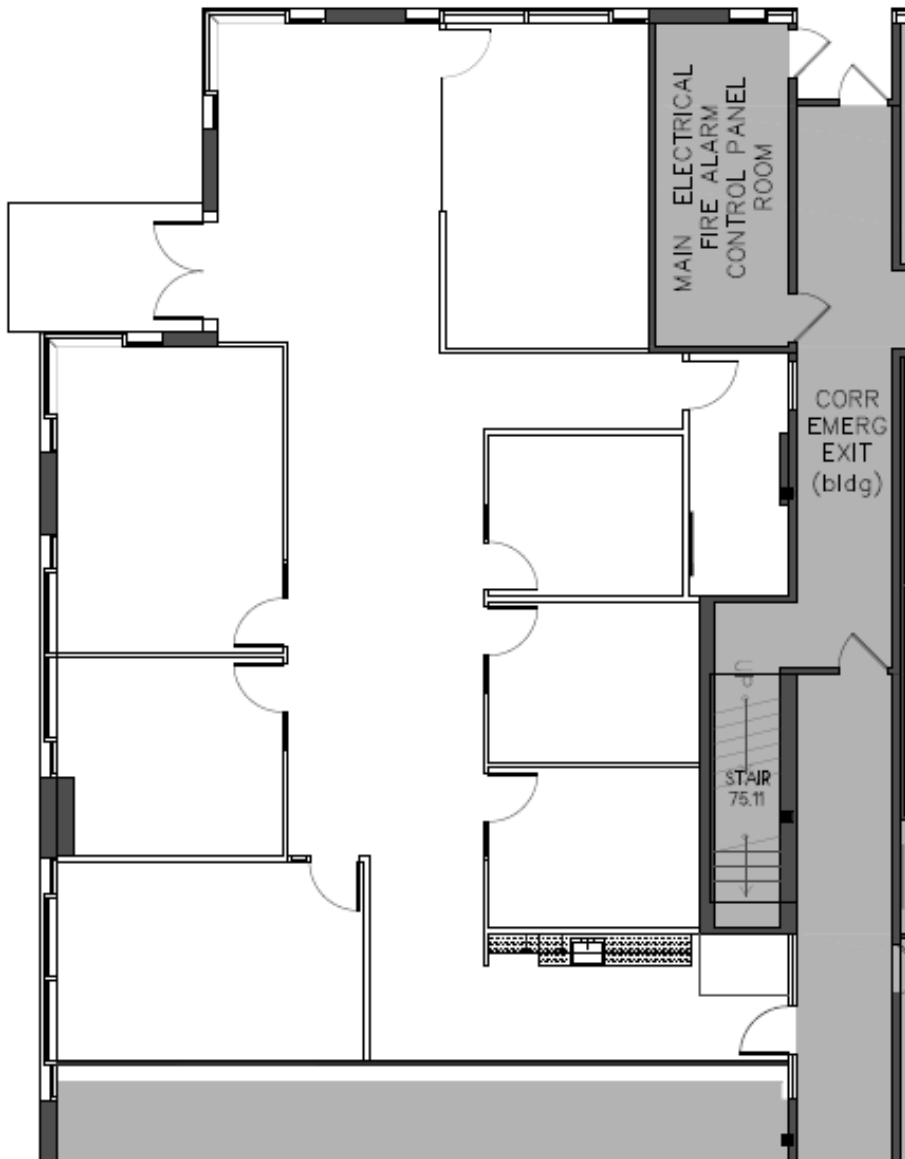
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**30700 / SUITE 150**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 150: 2,890 RSF

Available: Immediately



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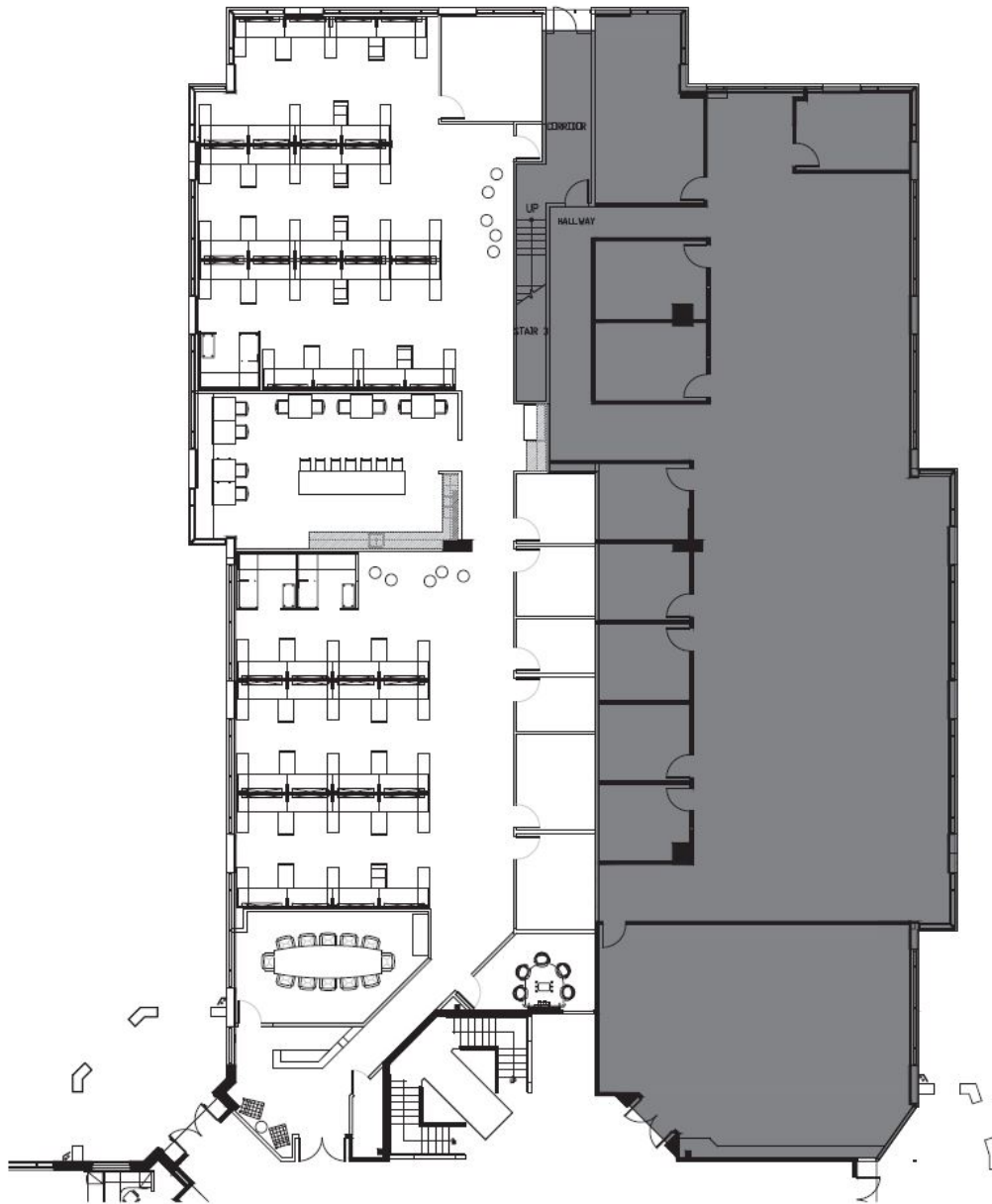
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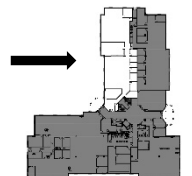
**30721 / SUITE 100**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 100: 7,182 RSF

Available: Immediately



Suite Location Map



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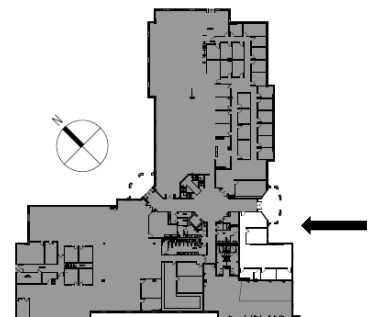
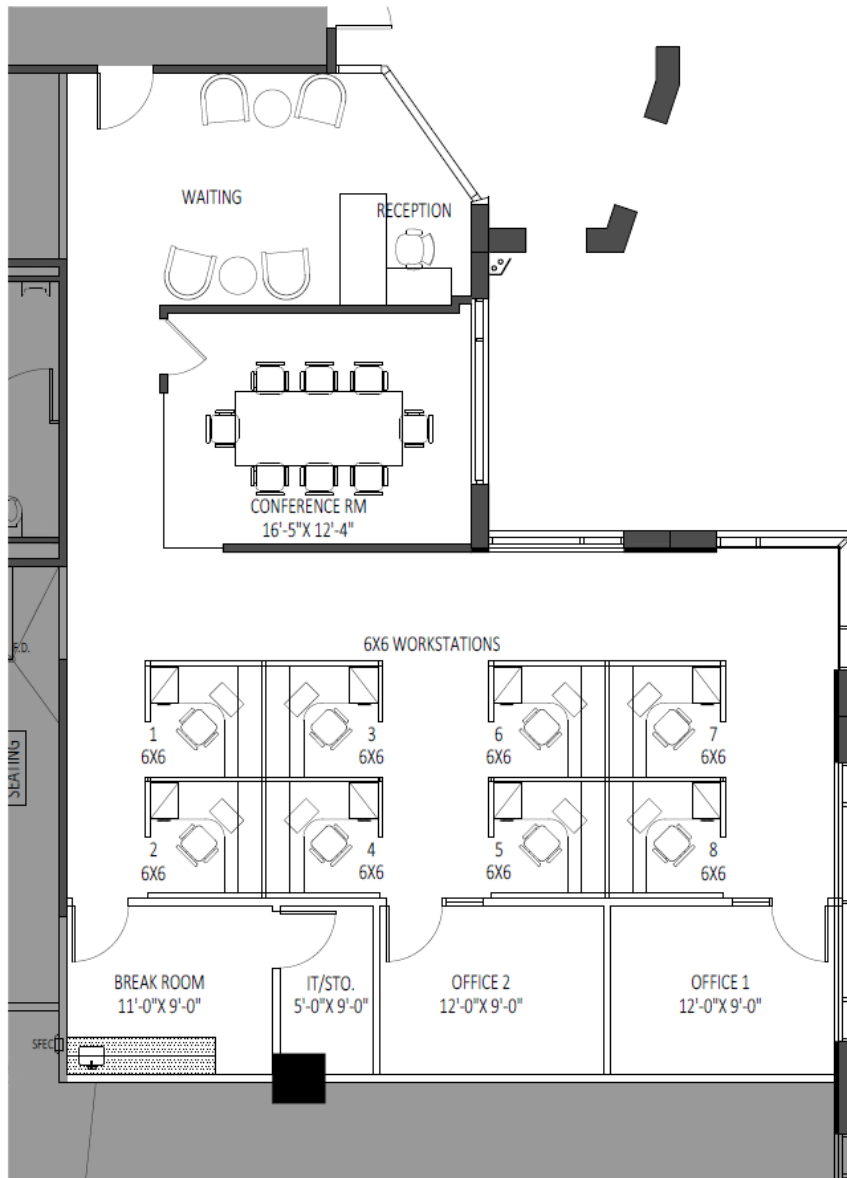
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**30721 / SUITE 160**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 160: 2,084 RSF

Available: Immediately



Suite Location Map

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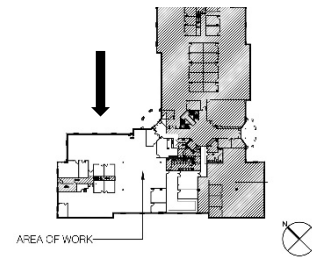
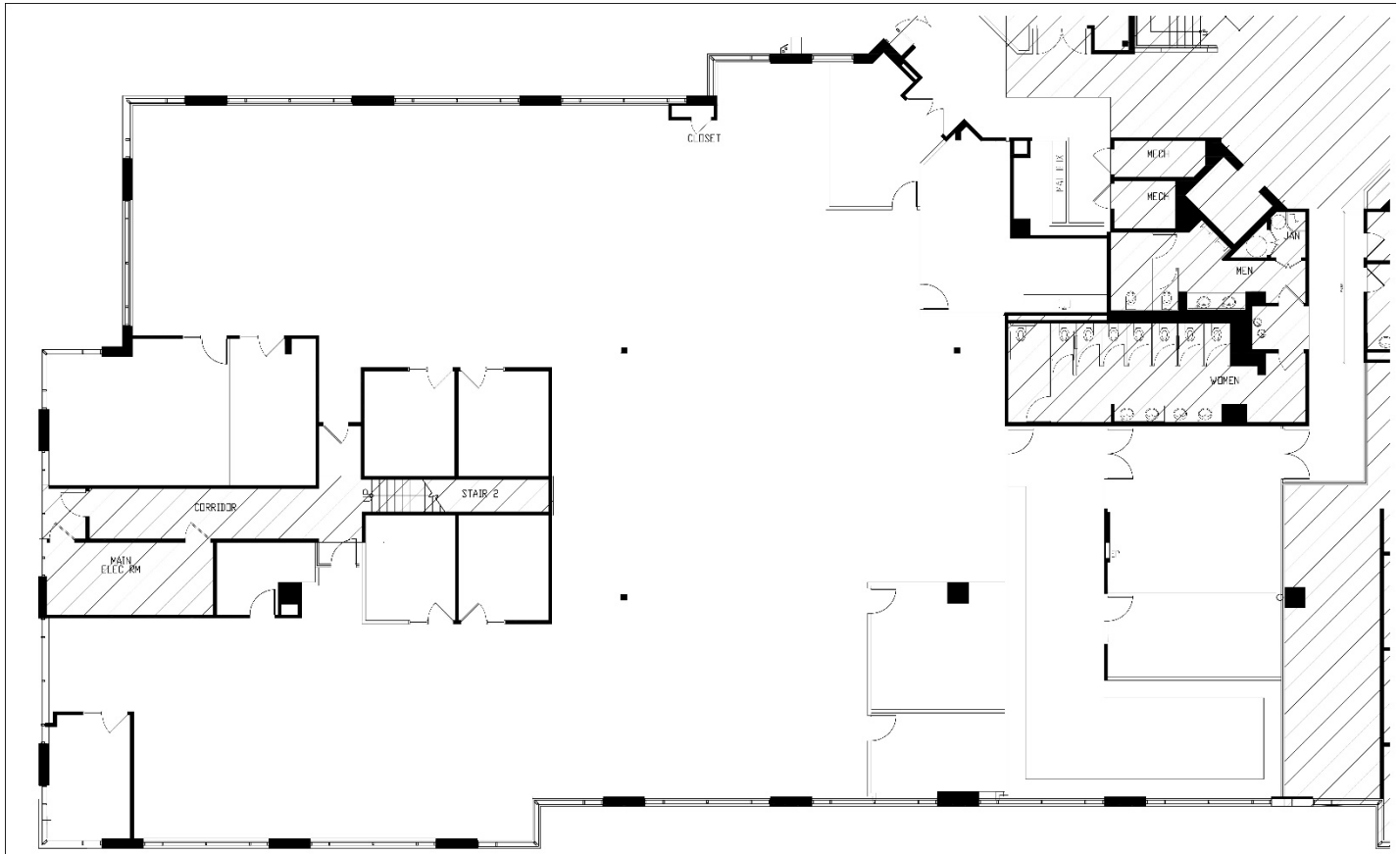
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**30721 / SUITE 180**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 180: 12,345 RSF

Available: Immediately



Suite Location Map

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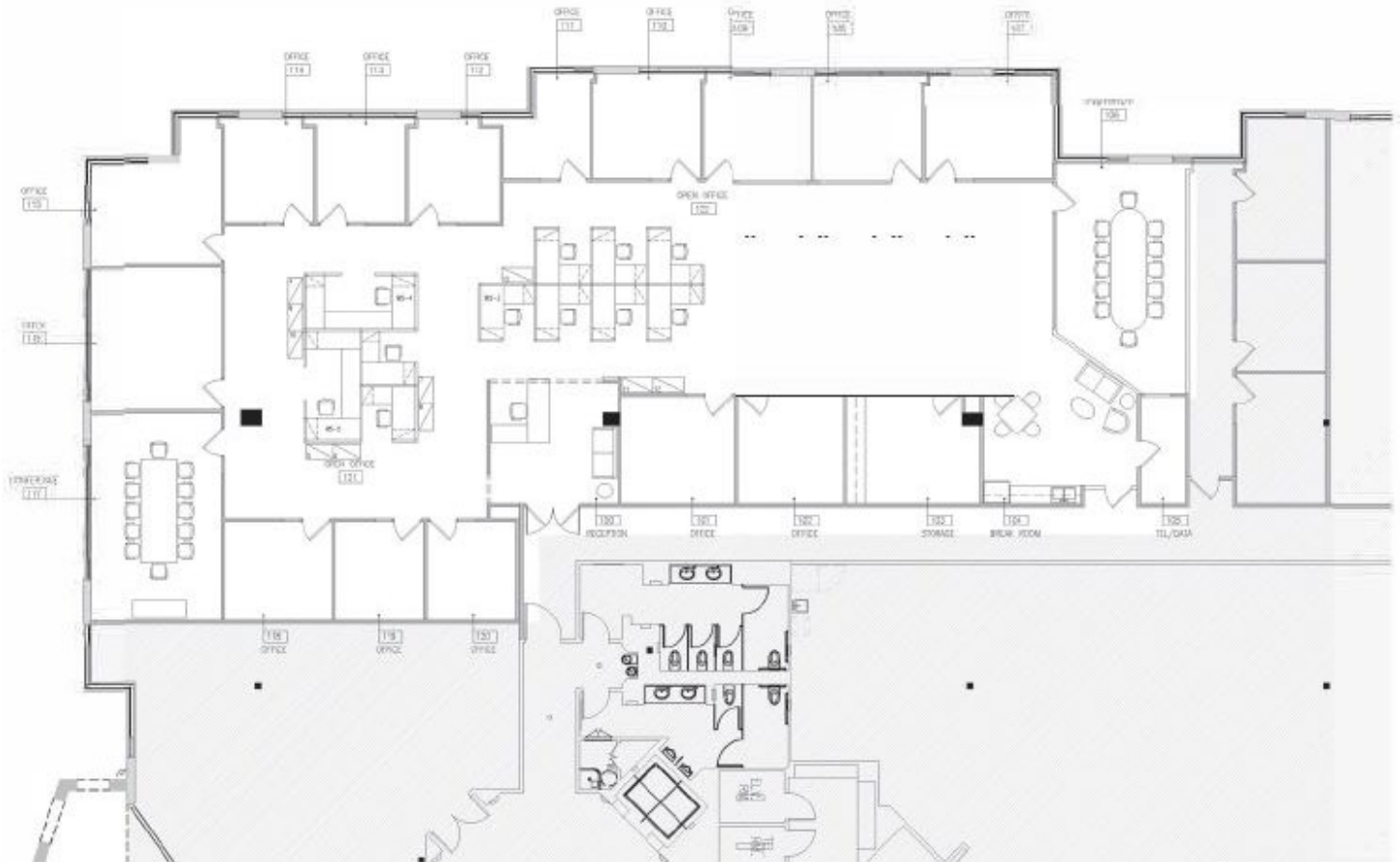




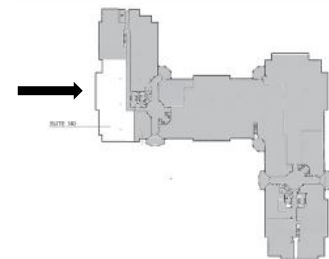
**30699 / SUITE 140**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 140: 7,002 RSF

Available: Immediately



Suite Location Map



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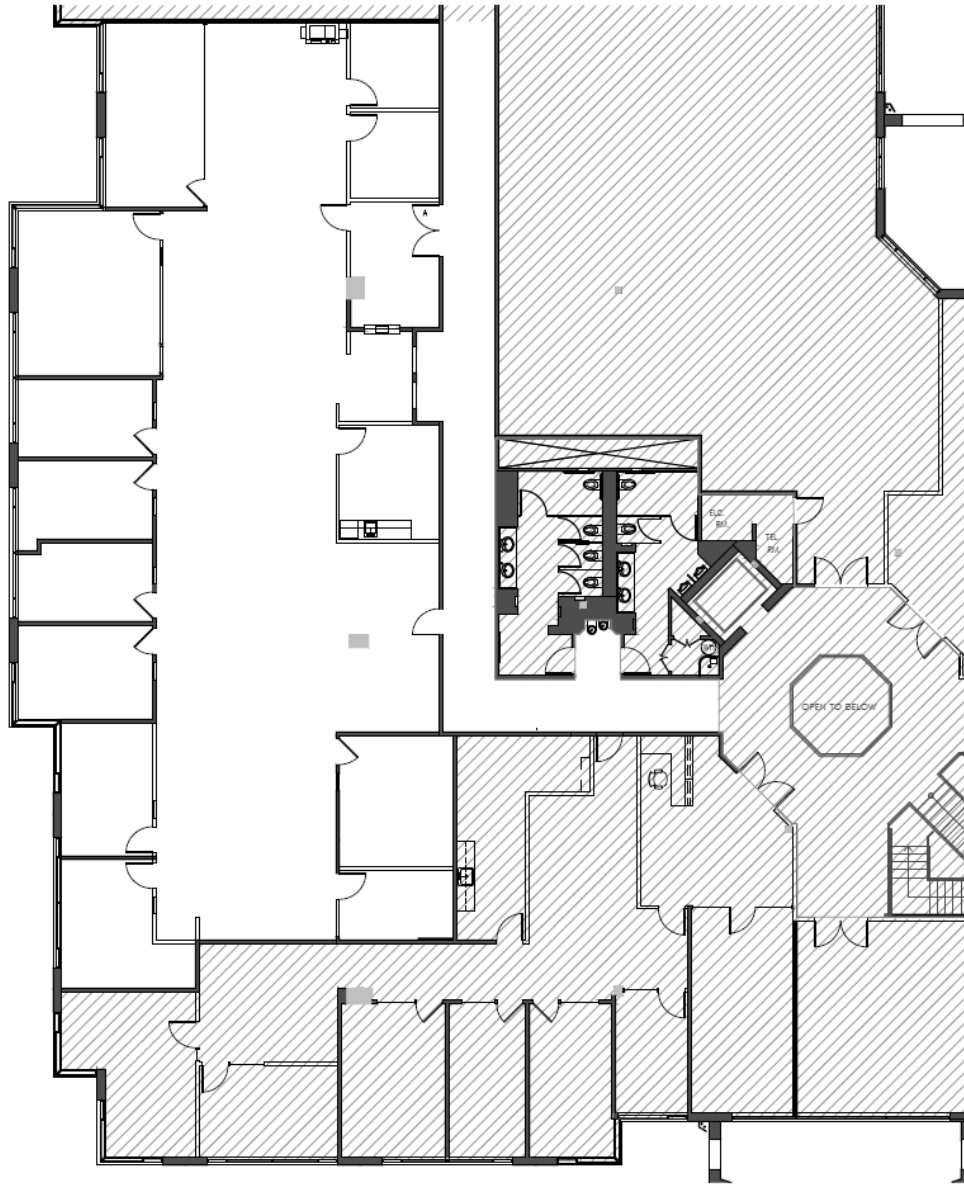
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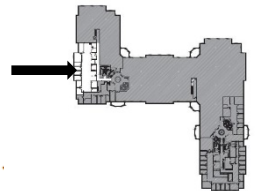
**30699 / SUITE 215**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 215: 5,973 RSF

Available: Immediately



Suite Location Map



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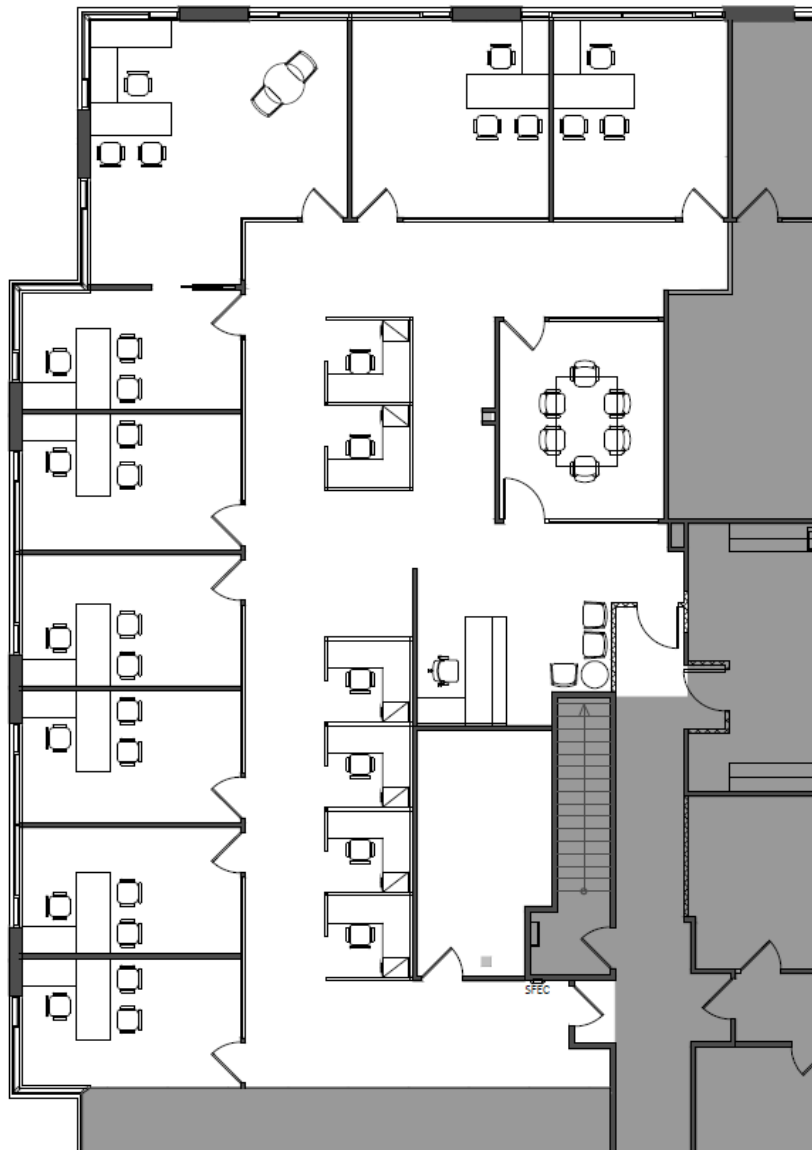
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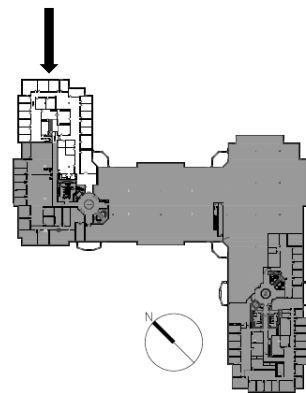
**30699 / SUITE 220**  
RUSSELL RANCH ROAD  
WESTLAKE VILLAGE, CA 91362

Suite 220: 4,097 RSF

Available: January 2021



Suite Location Map



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