

FOR LEASE

\$1.75/SF NET

5321 STERLING CENTER DR.
WESTLAKE VILLAGE, CA



Property Highlights

- Master Planned Business Park
- U.S. 101 (Ventura) Freeway Adjacent
- Adjacent to Freeway On & Off Ramp
- Located in the City of Westlake Village
- Minutes from Restaurants & Retail Shopping
- Free Standing Flex Facility

EXCLUSIVELY
LISTED BY

Tim Foutz
Chairman
818 742 1614
tfoutz@naicapital.com
CA DRE #00389515

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

5321 Sterling Center Drive, Westlake Village, CA 91361

Building Size: 11,406 Square Feet

Land Area: 31,359 Square Feet

Lease Rate: \$1.75/S.F. – Net

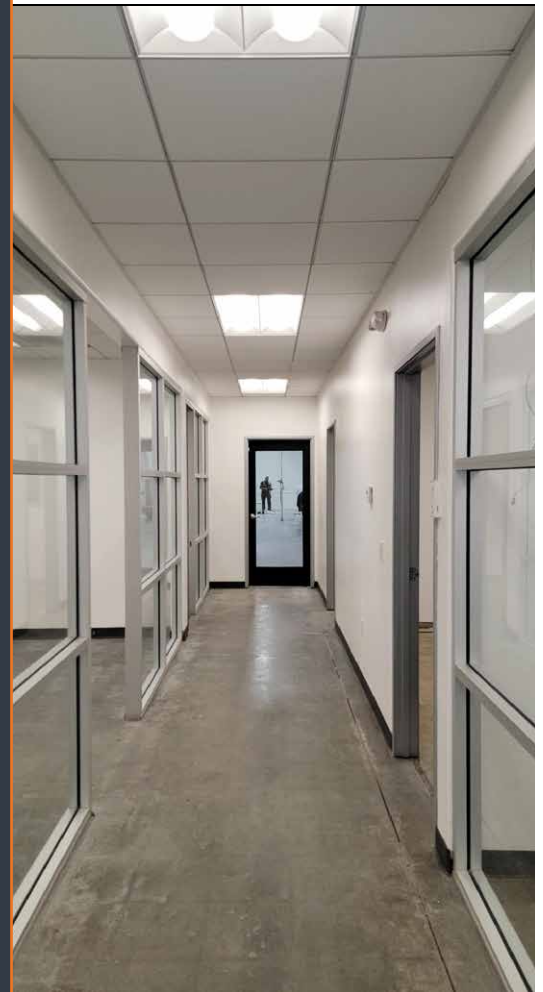
Taxes: Approx. \$5,500/year

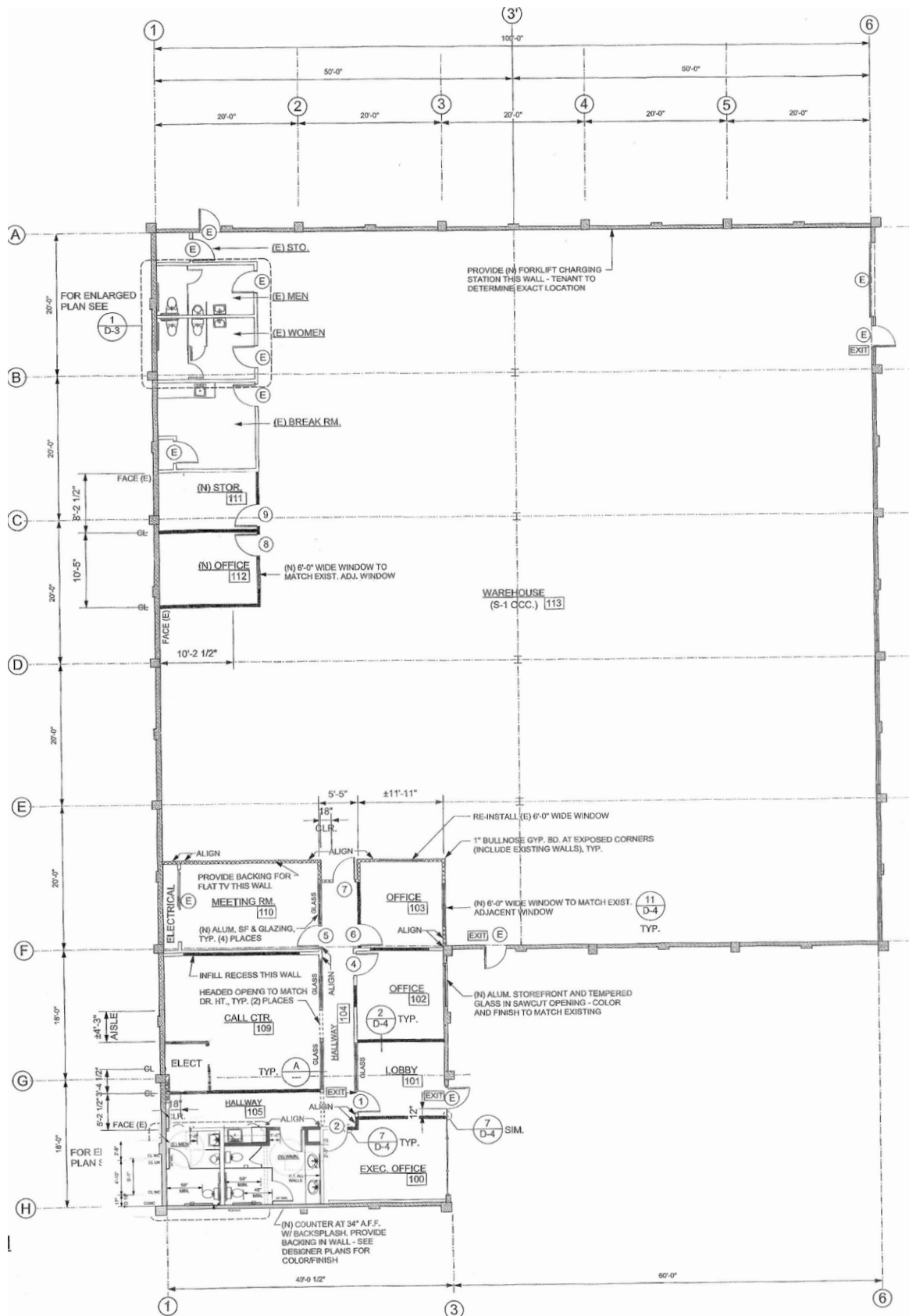
Parking: 24 Parking Stalls

Power: 1,200A;120/208V;3 Phase; 4 Wire

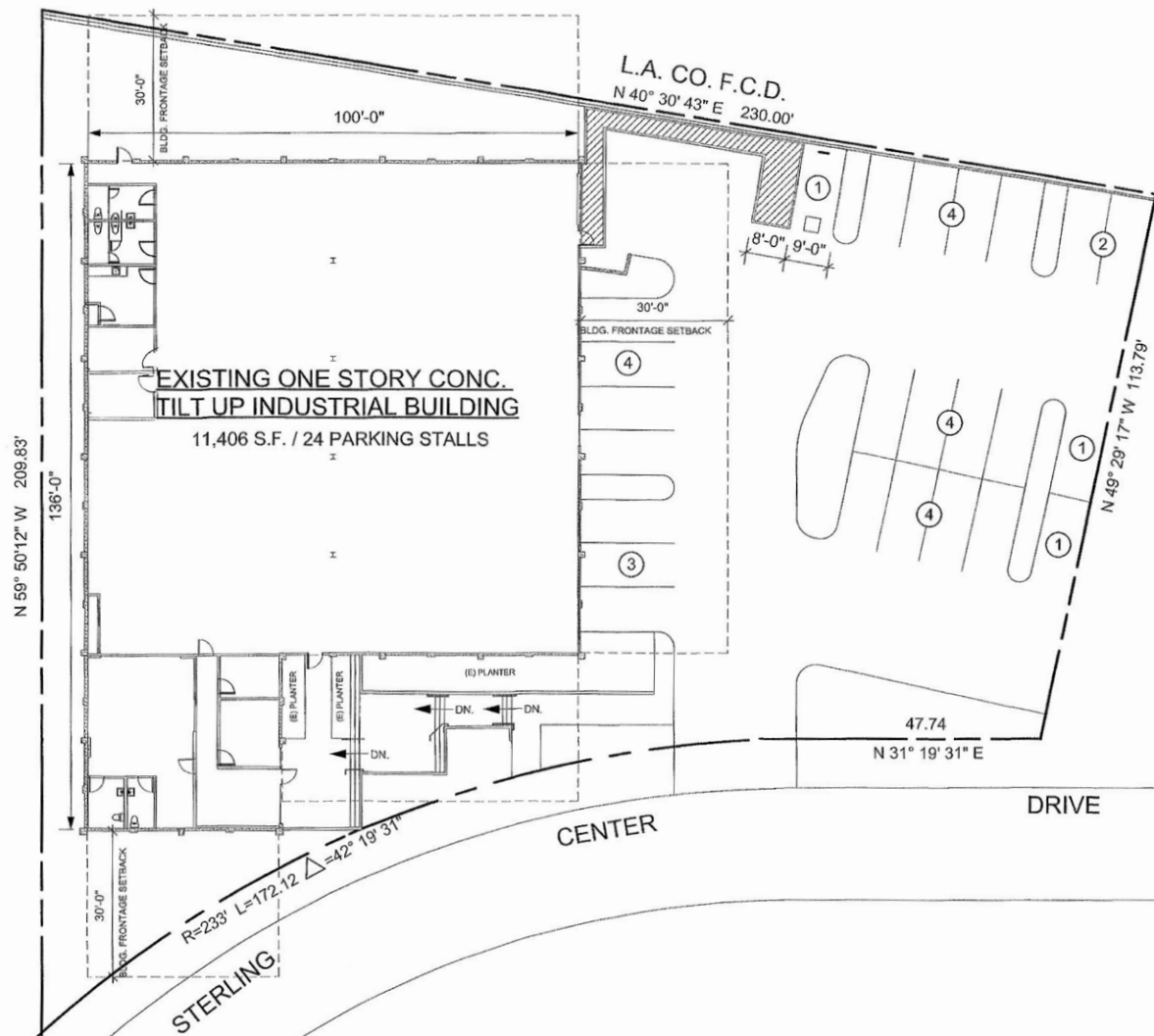
Zoning: B.P. [City of Westlake Village]

Available: Immediately



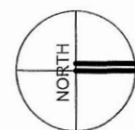


FLOOR PLAN



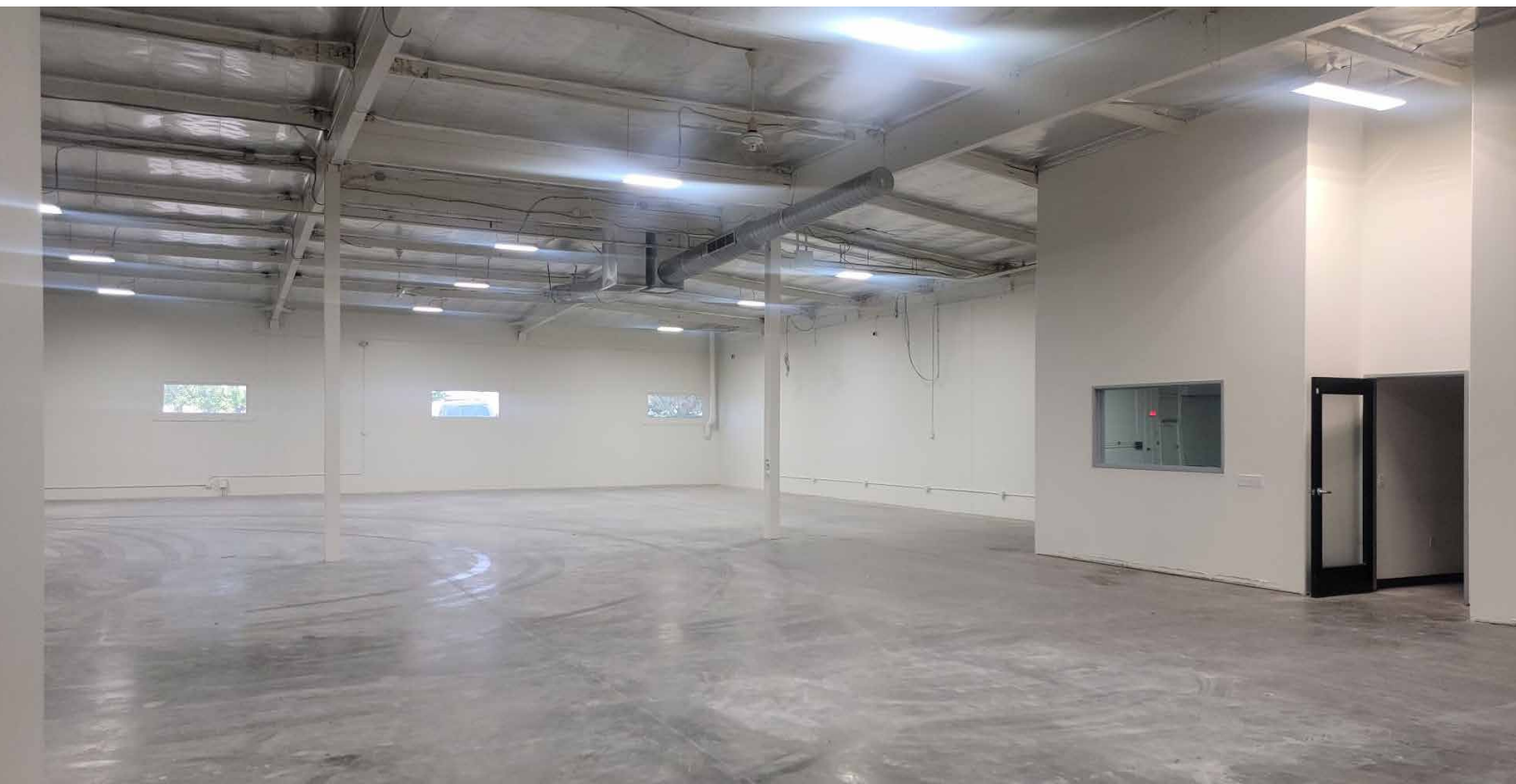
NOTE: SITE PLAN INCLUDED FOR INFORMATION ONLY
NO EXTERIOR MODIFICATION PROPOSED UNDER
THIS PERMIT

SEE SHEETS ADA-1 THROUGH ADA-6 FOR
ADDITIONAL INFORMATION



PLOT PLAN

SC: 1" = 20'-0"







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OFFERING MEMORANDUM

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