

2393

TOWNSGATE ROAD

WESTLAKE VILLAGE, CA 91361

**JAY LUCHS**

Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM

Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY

Senior Managing Director

NEWMARK

JAYLUCHS.COM

Corporate RE Lic. #01355491

ADDRESS

2393 Townsgate Road
Westlake Village, CA 91361

USE

Office

AVAILABLE

2nd Floor

Suite 204: ±5,183 RSF

Demising Option 1: ±3,031 RSF

Demising Option 2: ±2,152 RSF

SUBLEASE TERM

Available Through June 30, 2027
(Longer direct extension possible)

RENT

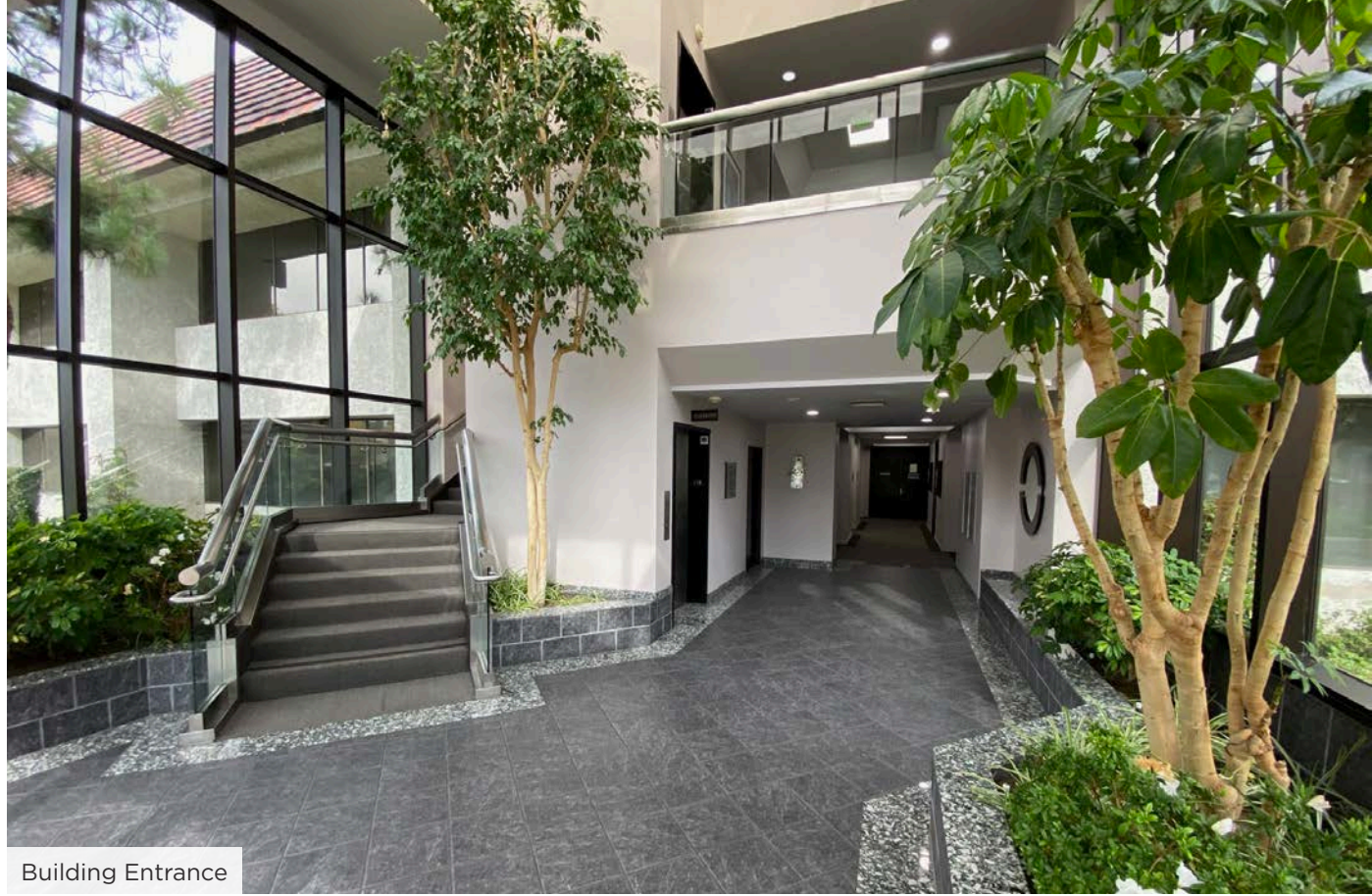
\$1.50 PSF per month MG

HIGHLIGHTS

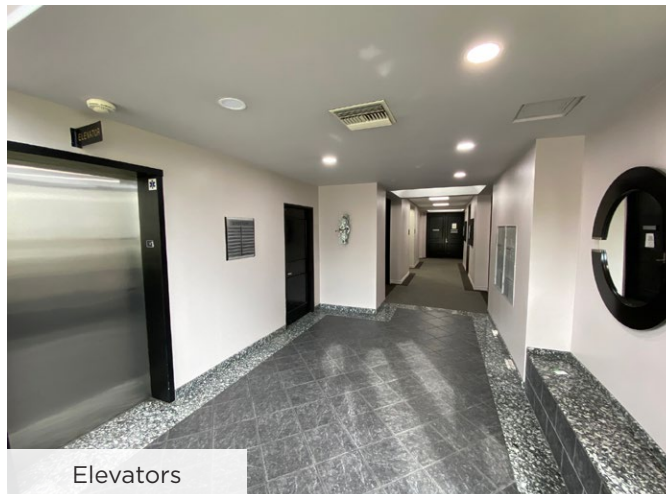
- Credit worthy Sublandlord
- Very aggressive sublease terms
- Fully furnished plug and play space
- Reasonable divisions possible

PARKING

Surface parking available



Building Entrance



Elevators



Parking Lot

JAY LUCHS

Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM

Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY

Senior Managing Director

NEWMARK

JAYLUCHS.COM

Corporate RE Lic. #01355491

SUITE 204 PHOTOS



Office



Cubicles



Office



Office

JAY LUCHS

Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM

Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY

Senior Managing Director

NEWMARK

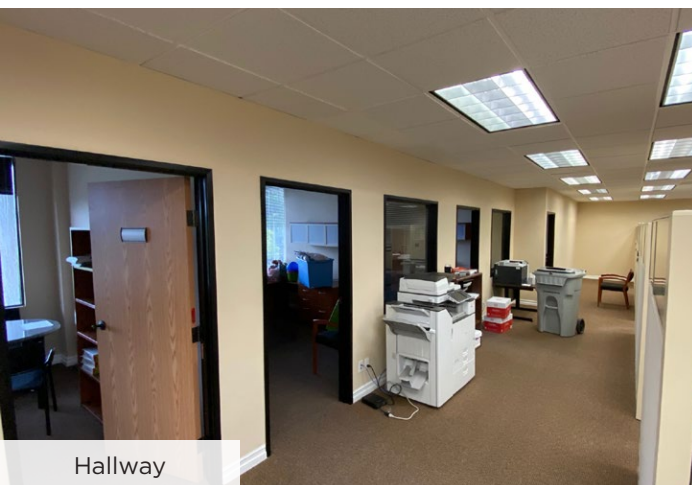
JAYLUCHS.COM

Corporate RE Lic. #01355491

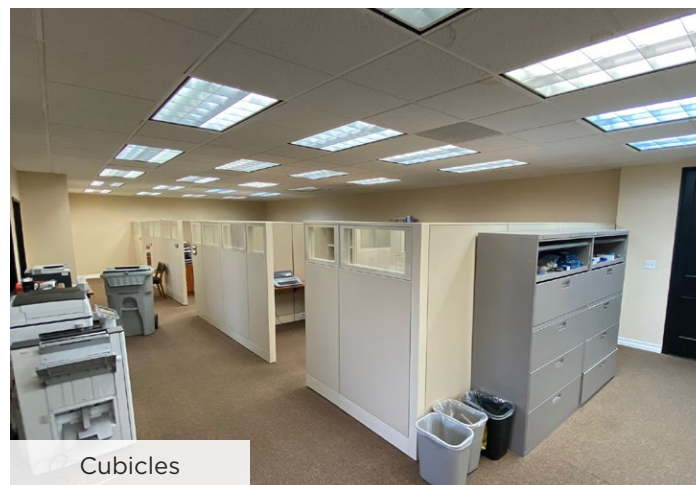
SUITE 204 PHOTOS (CONTINUED)



Conference Room



Hallway



Cubicles



Cubicles

JAY LUCHS
Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM
Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY
Senior Managing Director

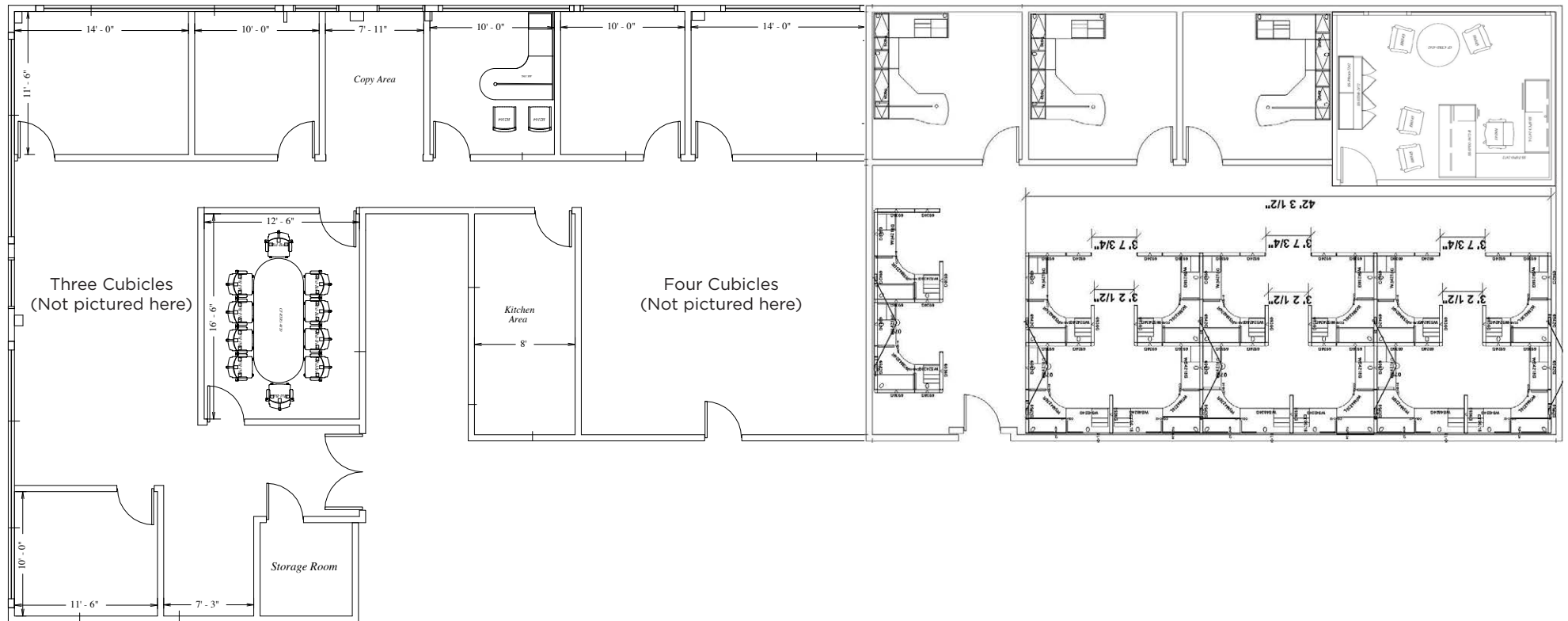
NEWMARK
JAYLUCHS.COM

Corporate RE Lic. #01355491

SUITE 204 FLOORPLAN

±5,183 RSF*

(Divisible to ±2,152 RSF and ±3,031 RSF)



*Currently Contiguous

JAY LUCHS
Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM
Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY
Senior Managing Director

NEWMARK
JAYLUCHS.COM

Corporate RE Lic. #01355491

SUITE 204 FLOORPLAN

DEMISING OPTION 1

±3,031 RSF



JAY LUCHS

Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM

Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY

Senior Managing Director

NEWMARK

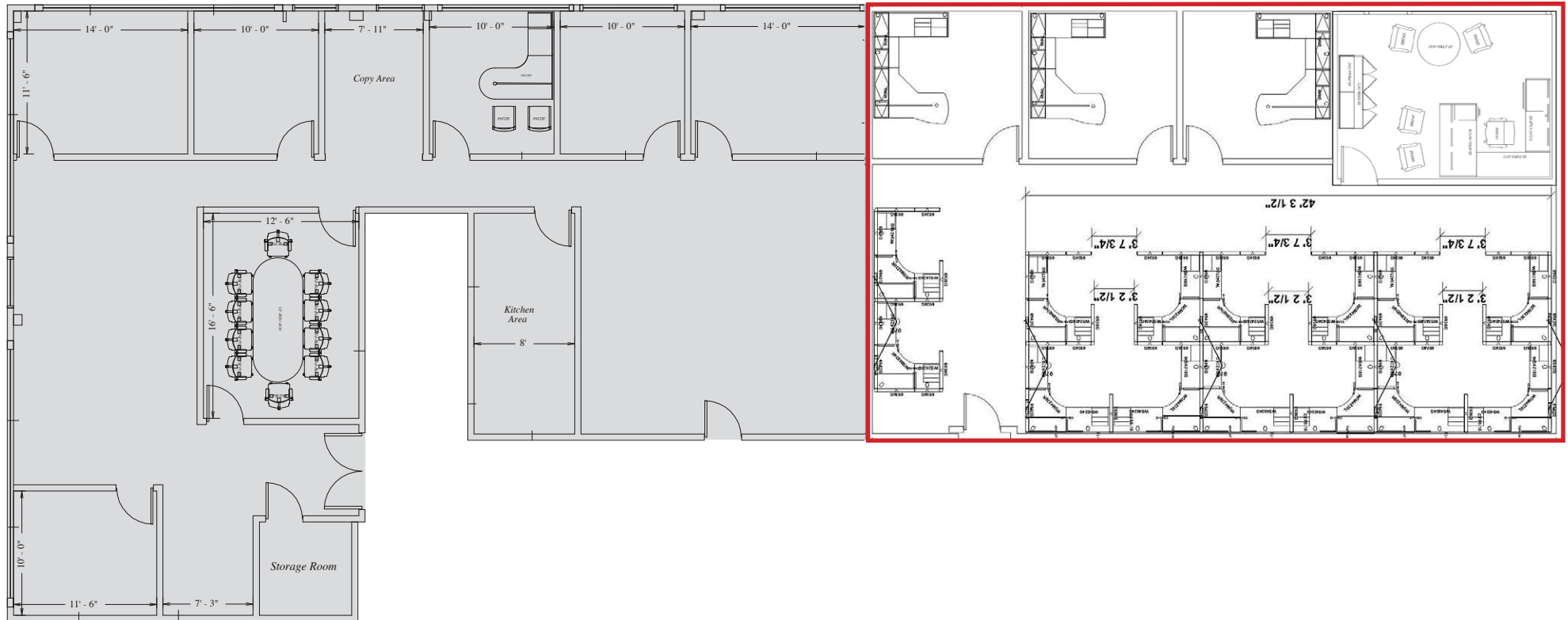
JAYLUCHS.COM

Corporate RE Lic. #01355491

SUITE 204 FLOORPLAN

DEMISING OPTION 2

±2,152 RSF



JAY LUCHS

Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM

Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY

Senior Managing Director

NEWMARK

JAYLUCHS.COM

Corporate RE Lic. #01355491

**MASTRO'S
STEAKHOUSE**

NORTH RANCH MALL

Trader Joe's, Ralphs, Petco, Made in Italy Bistro, Veggie Grill, Nick The Greek, BJ's Restaurant, Orangetheory, Stonefire Grill, Chick-Fil-A, The Melting Pot, Color Me Mine, DIY Home Center, and more

**THE PROMENADE
AT WESTLAKE**

Barnes & Noble, Brandy Melville, Cinepolis Luxury Cinemas, Cost Plus World Market, Farfalla Trattoria, Fresh Brothers, Lululemon, Marmalade Cafe, Nike, Paul Martin's American Grill, Planet Beauty, Restoration Hardware, Sephora, Shake Shack, Soom Soom Mediterranean, Sprinkles Cupcakes, Sur La Table, Sweetgreen, The Grill on the Alley, and more

THOUSAND OAKS
AUTOMALL

2393
TOWNSGATE ROAD
WESTLAKE VILLAGE, CA 91361

WESTLAKE PLAZA

Bank of America, Bellacures, Bluemercury, Chase Bank, Club Pilates, Corepower Yoga, CVS, Gelson's Markets, Kraser's Natural Pet, Soulcycle, M. Fredric, Mendocino Farms, Sprouts Farmers Market, Finney's Crafthouse & Kitchen, Pressed Juicery, Starbucks, Sweet Arleen's, Tuscany II Ristorante, and more

**FOUR SEASONS HOTEL
WESTLAKE VILLAGE**

**LURE FISH
HOUSE**

COSTCO

WESTLAKE COMMONS

Club Lagree, E+MON Sushi, JOi Cafe, Juice Ranch, Julio's Agave Grill, Moody Rooster, Regency Salon, Soto, The Hub Bike Shop, Yozen Frogurt, and more

**SHOPPES AT
WESTLAKE VILLAGE**

Target, Guitar Center, Tilly's, Hook Burger, Bamboo Room, Figueroa Mountain Brewery, The Gallery Restaurant, Novo Cafe, Los Agaves Restaurant, Pick Up Stix, TIFA Chocolate & Gelato, Crumbl Cookies, Sport Clips, The Cove at Lighthouse, Orange Twist, and more

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

JAY LUCHS
Vice Chairman
310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345

GAVIN KETCHUM
Director
310-407-6593
gavin.ketchum@nrmk.com
CA RE Lic. #01929170

ELIZABETH HOULEY
Senior Managing Director

NEWMARK
JAYLUCHS.COM

Corporate RE Lic. #01355491