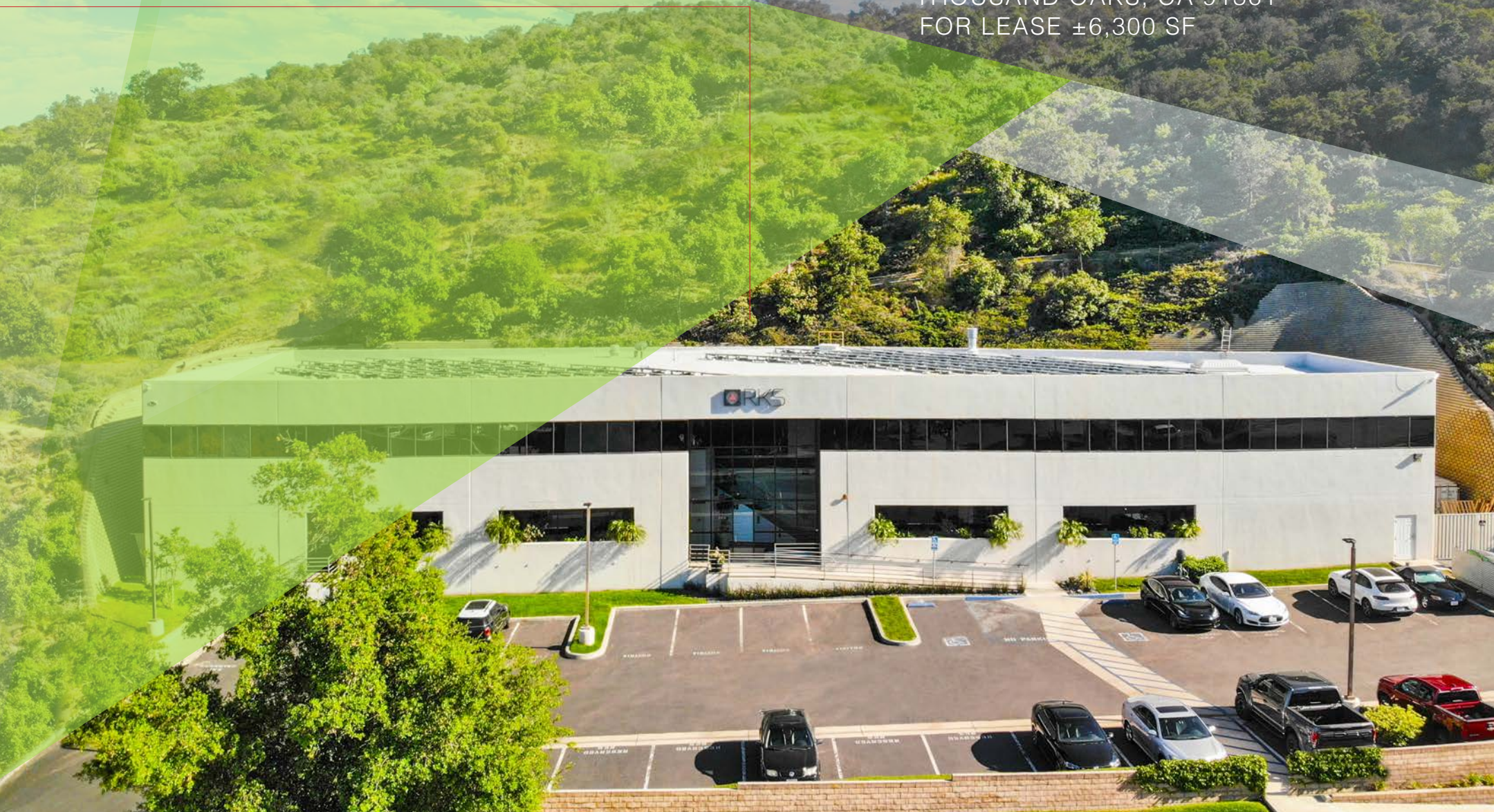


# 350 CONEJO RIDGE AVE

THOUSAND OAKS, CA 91361  
FOR LEASE  $\pm 6,300$  SF



23975 Park Sorrento #110  
Calabasas, CA 91302

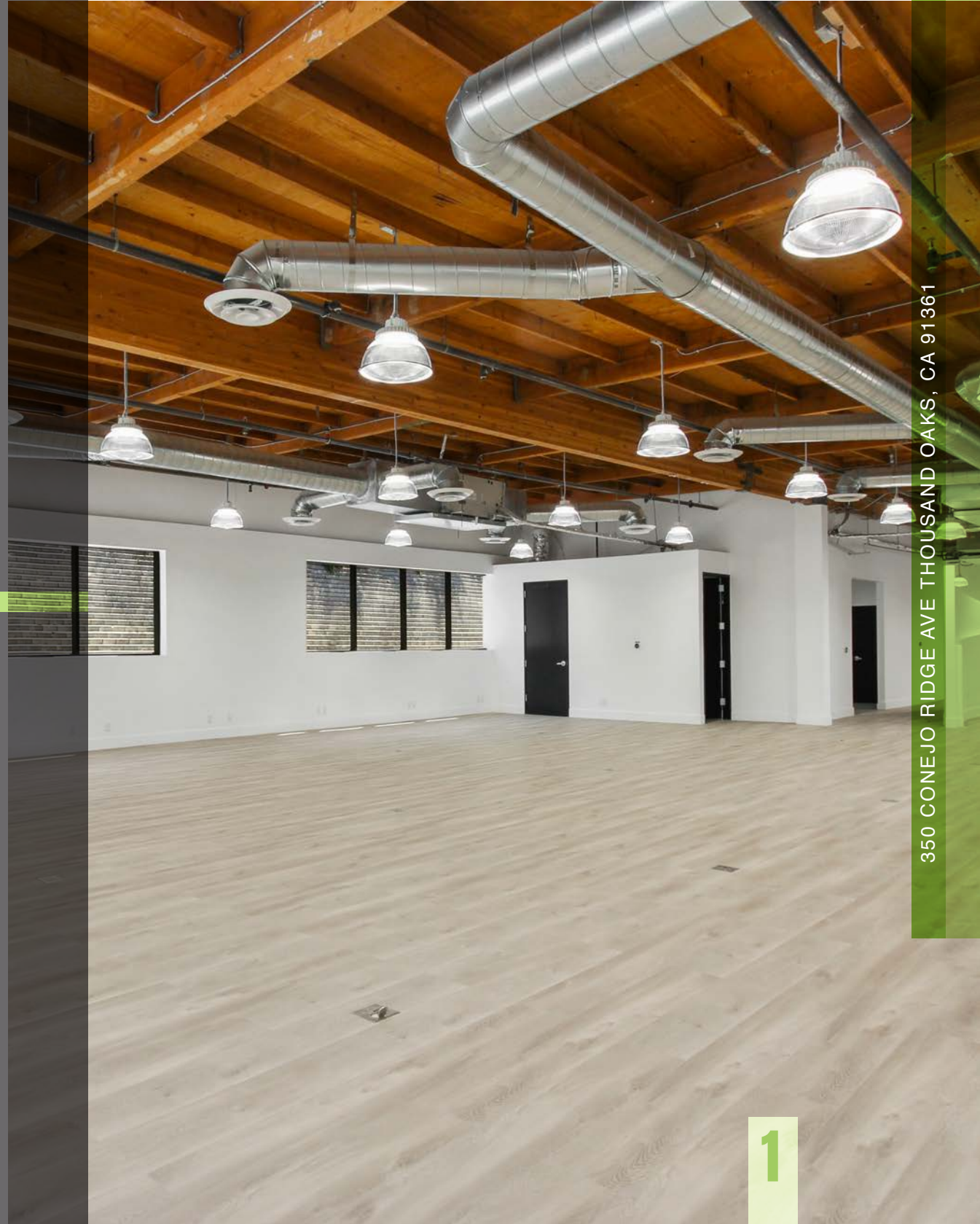


## SUITE DETAILS

- Suite 200 - Full Floor
- ±6,300 SF of Creative Space Available Immediately
- Asking Rate \$2.25 MG + Janitorial
- Negotiable Term
- Expansive Window Line
- Brand New Remodel Including New Floors, Open Ceiling, Men's & Women's Restrooms Plus Shower
- 3 Offices, 1 Conference Room, and Open Floor Plan for Collaborative Work Environment
- Elevator Served

## BUILDING HIGHLIGHTS

- Two Story 18,358 RSF Office/Flex Building
- EV Charging Stations & Rooftop Solar
- Easy 101 Freeway Access
- Free Surface Parking (3/1000)
- Across The Street From Urban Society Café and Walking Distance To The Lakes
- Immediate Access To Business Oriented Amenities Including Restaurants, Gyms, Retail Stores, And Hotels
- Zoning – M1
- Built in 1991
- Tenant Signage Available



## FLOOR PLAN

Rentable Square Footage  $\pm$  6,300 SF







## INTERIOR PHOTOS



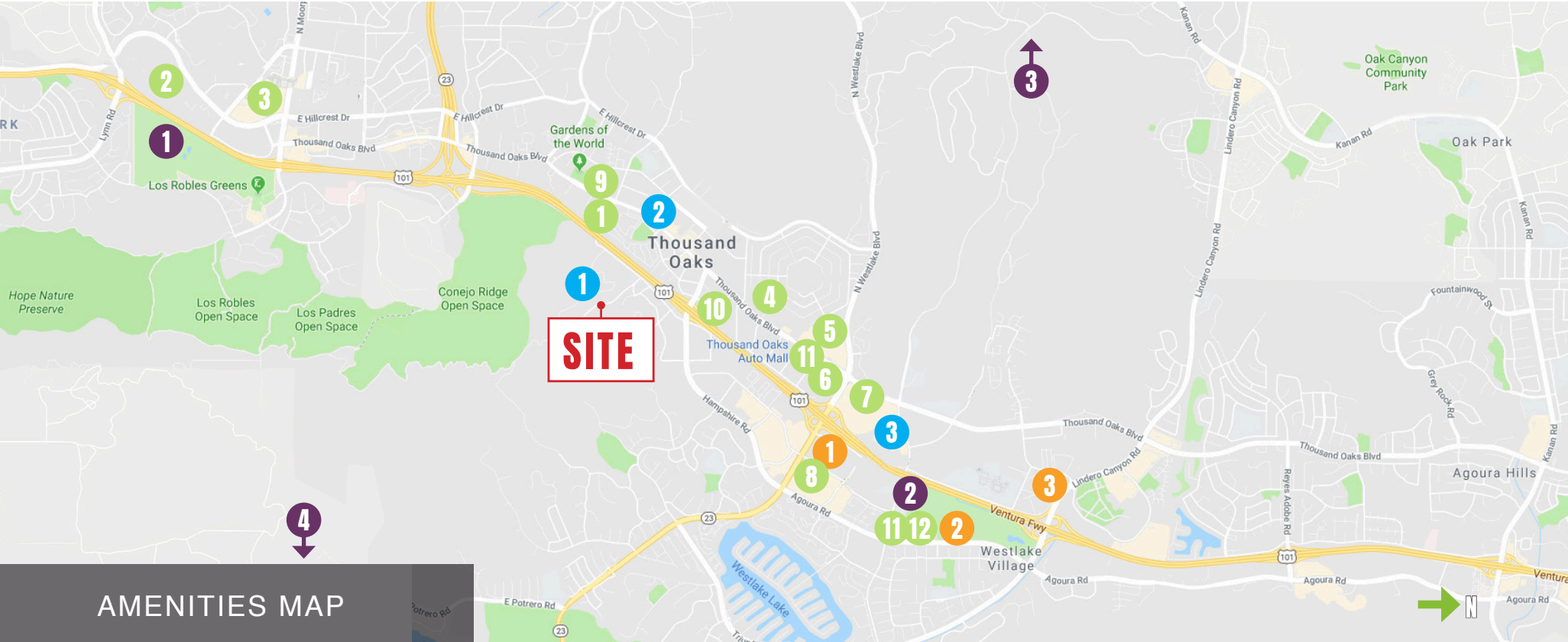




EXTERIOR PHOTOS







## AMENITIES MAP

### RESTAURANTS

#### 1 The Lakes at Thousand Oaks

California Pizza Kitchen  
P.F. Chang's  
Sabor Cocina Mexicana  
Sunlife Organics  
Umami Burger

#### 2 The Oaks

Chipotle Mexican Grill  
Olive Garden  
Red Robin Gourmet Burgers  
The Cheesecake Factory  
The Lazy Dog Cafe  
Urban Plates

#### 3 Janss Marketplace

Buca di Beppo  
Panera Bread

#### 4 Evergreens Shopping Center

Chick-Fil-A  
Stonefire Grill

#### 5 North Ranch Shopping Center

BJ's Restaurant & Brewhouse  
Jersey Mikes  
Veggie Grill

#### 6 Northgate Plaza

Corner Bakery Café  
Habit Burger  
Sharky's Woodfired Mexican Grill  
Starbucks

#### 7 The Promenade at Westlake

Farfalla Trattoria  
Fresh Brothers  
Lemonade Restaurant

Marmalade Café

Paul Martin's American Grill  
Shake Shack  
The Grill on the Alley

#### 8 Westlake Plaza

Brent's Deli  
Le Pain Quotidien  
Mendocino Farms  
Natural Café  
Sea Casa  
Starbucks  
The Coffee Bean & Tea Leaf  
Tuscany II Ristorante

9 Mastro's Steakhouse

10 Starbucks

11 Stonehaus

12 Mediterraneo

### GYMS

1 Athletic Society  
2 24 Hour Fitness  
3 Equinox

### HOTELS

1 Hyatt Regency Westlake  
2 Westlake Village Inn  
3 Four Seasons Hotel

### GOLF COURSES

1 Los Robles Greens  
2 Westlake Golf Course  
3 North Ranch Country Club  
4 Sherwood Country Club



# 350 CONEJO RIDGE AVE

THOUSAND OAKS, CA 91361

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Property Links:



[Website Link](#)



[Drone Video](#)



[3D Tour](#)



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