

# Sublease



# One Westlake

1 Baxter Way  
Westlake Village, CA 91362

### 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

### 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

### Contact:

**David Callahan**  
213.430.2478 mobile  
dcallahan@cresa.com

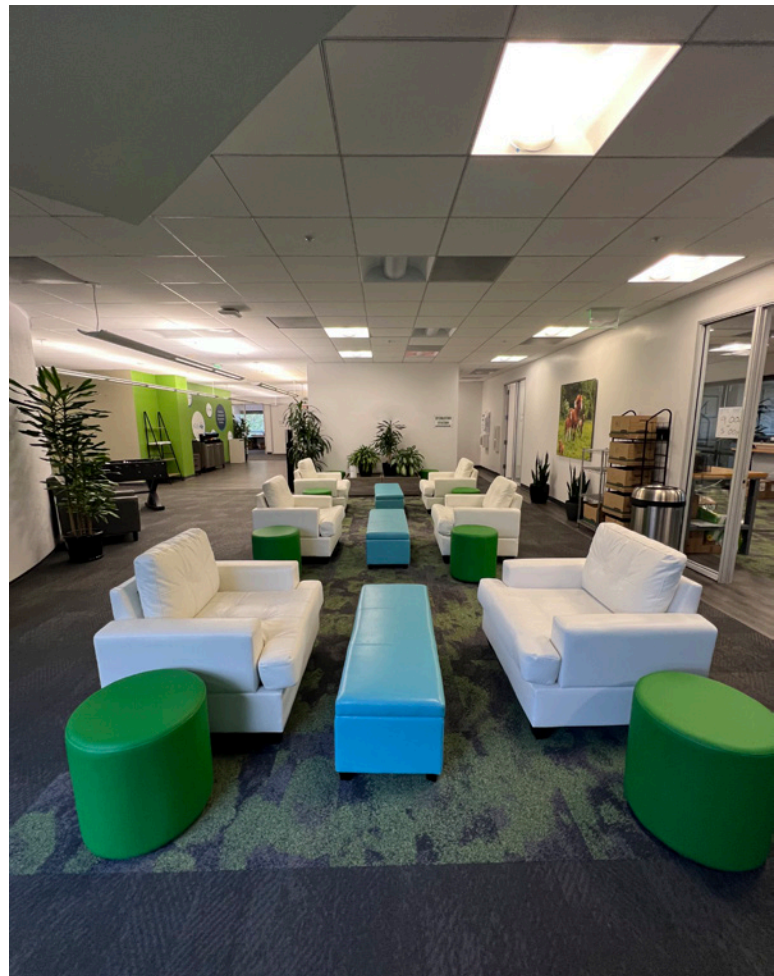
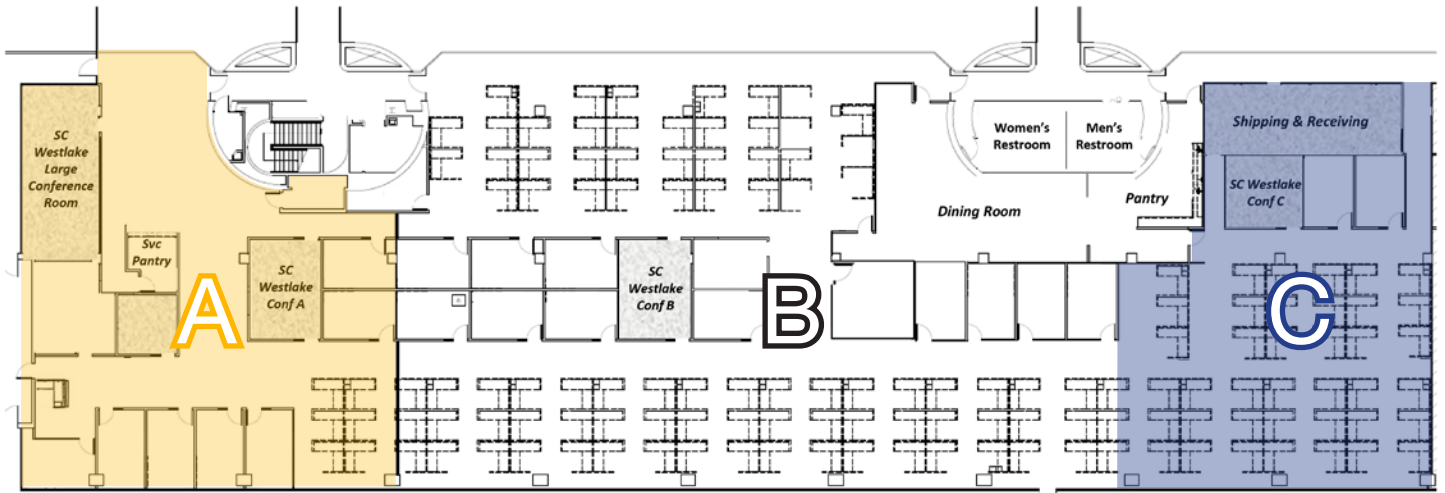
**Shawn Sala**  
310.279.2546 mobile  
ssala@cresa.com





# 1 Baxter Way

Suite 200





## One Westlake

1 Baxter Way, Westlake Village

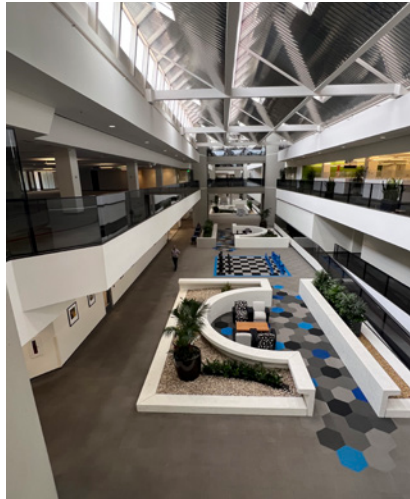
### Contact:

**David Callahan**

818.681.4108 mobile  
dcallahan@cresa.com  
BRE# 01397164

**Shawn Sala**

310.279.2546 mobile  
ssala@cresa.com  
BRE# 01438990



**cresa** 

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.