

FOR LEASE

31119 VIA COLINAS, WESTLAKE VILLAGE, CA

Approx. 7,912 RSF of high-image industrial/flex space



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WESTCORD

PROPERTY HIGHLIGHTS

Overview:

Rare high-image industrial/flex space available for lease with efficiently designed corporate office space, perfect for e-commerce business and other similar uses. The property is conveniently located across from the Four Seasons Hotel and adjacent to an upcoming mixed-use development.

Address:	31119 Via Colinas #501
City:	Westlake Village, CA 91361
Lease Rate:	\$2.15 Modified Gross
Property Type:	Industrial Condominium
Square Feet:	Approx. 7,912 square feet
Office SF:	Approx. 3,317 square feet
Clear Height:	17' Min Clear Height
Loading Docks:	Two (2) ground-level
Power:	400 Amps, 240V, 3P (able to increase)
Parking:	2/1,000
Zoning:	M1
Additional:	Back-up generator w/ fully automated changed over in the event of power outage.



Property Features:

- **E-Commerce:** Move in ready E-Commerce buildout
- **High Image:** Incredibly high-image executive offices, bathrooms, bull-pen, and break room
- **Fork Lift:** Property comes with a fully functional forklift and charger
- **High Image:** Incredibly high-image executive offices, bathrooms, bull-pen, and break room
- **Security:** Card Key access system and CCTV
- **Uninterruptible Power Supply (UPS):** Provides backup power when your regular power source fails or drops
- **Production/Storage:** Air-conditioned production and storage area, with full storage mezzanine

E-COMMERCE BUILDOUT

In 2020, E-Commerce stores made \$5.4 Billion in online transactions and saw 144% YoY Growth in Sales Revenue.

That means there's no better time to start your own eCommerce business...

31119 Via Colinas is a custom design and purpose build eCommerce facility that offers the following:

Executive Offices: High-end executive offices with custom designed furniture and large screen TV's in each room.

Executive Conference Room: Includes seating area for 10 people, podium with controls for sound system, overhead remote-controlled video projector, large screen TV display, glass "white boards", high-end wet bar, wine and drink refrigerator, trash compactor, cappuccino machine, and custom designed cherrywood cabinets.

Executive Bathrooms: High-end executive bathrooms equipped with custom cherrywood cupboards.

IT Facilities: Custom designed computer room equipped with dual HVAC.

Operator Stations: Custom designed eCommerce operator stations including large screen TV.

Training Room: Includes 12 student desks, podium with controls for sound system, overhead remote-controlled video projector, large screen TV display, glass "white boards"

Break Room: Includes refrigerator, dish washer, microwave, and reverse osmosis water purification system.

INTERIOR PHOTOS



AERIAL OVERVIEW

Future Senior Housing Development

31200 Cedar Valley Dr:

- Alliance Residential
- 128 Units
- Delivery Date TBD



SITE

Future Mixed-Use Development

5601 Lindero Canyon Blvd:

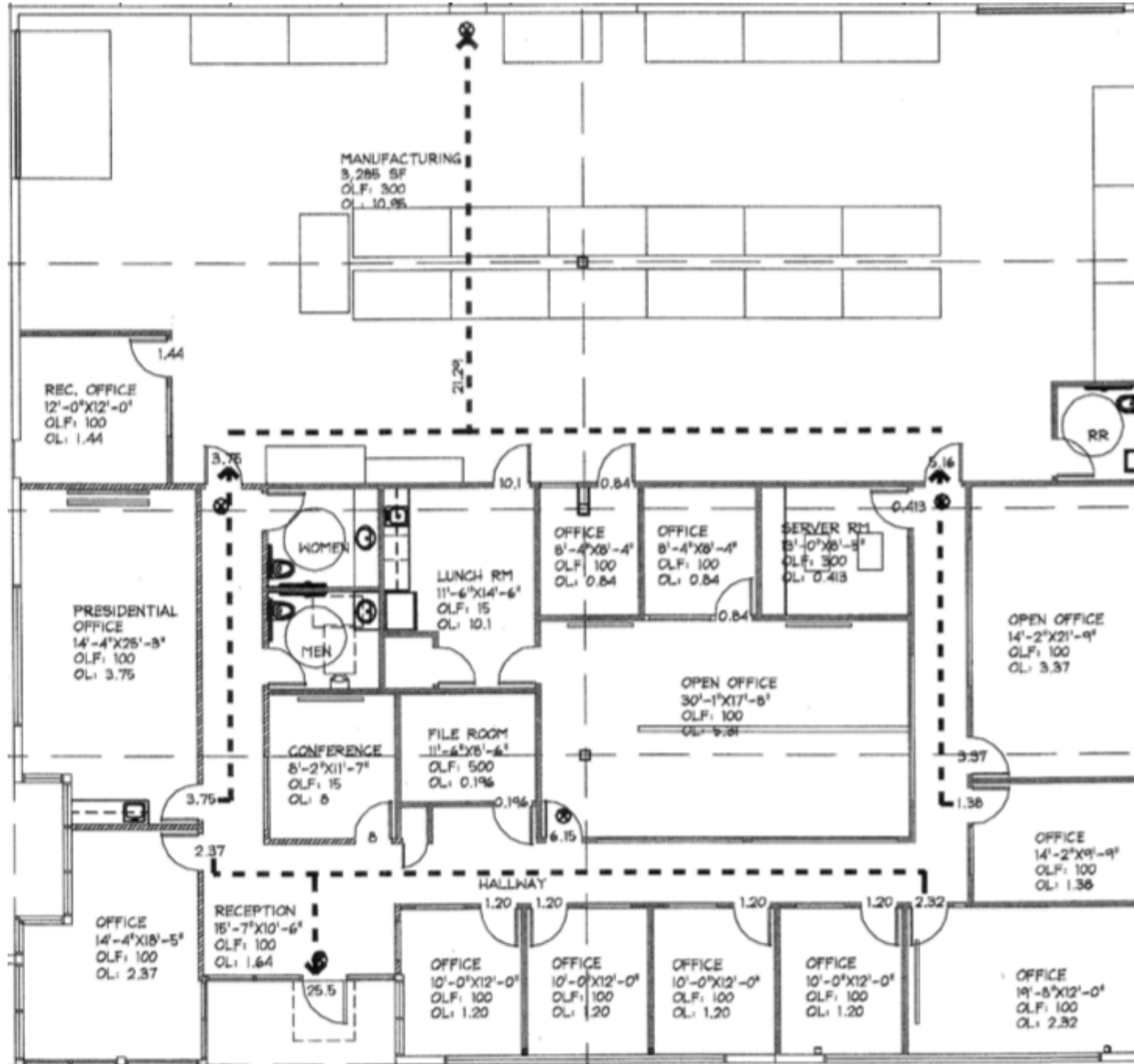
- Garden Communities
- Unit Count TBD
- Delivery Date TBD



LINDERO CANYON RD



SUITE 501 AS-BUILT





INQUIRE FOR MORE DETAILS

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