

THE WATER COURT COMPLEX

Now offering high speed internet from Verizon Fios and Time Warner!



850 - 920 Hampshire Road, Westlake Village, Ca. 91361

One of Westlake Village's most tranquil office complexes!

Office Suites For Lease

Lush Landscaping and beautiful water feature.

Many onsite amenities including two restaurants, gyms,
a day-spa, dental/medical facilities, and a hair salon.

Free on-site conference room.

Free covered parking.

Tony Principe
(805) 497-4557 x236
tony@westcord.com
DRE #01491368

951 Westlake Blvd., Suite 101
Westlake Village, Ca. 91361

www.thewatercourt.com

www.westcord.com

WESTCORD COMMERCIAL
REAL ESTATE
SERVICES

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

THE WATER COURT COMPLEX
850 - 920 Hampshire Road, Westlake Village, Ca. 91361

Building/ Suite	Rentable Square Footage	Lease Rate	Comments
850-C	2,601 RSF	\$1.75	Occupied. Sublease through 8/31/14.
850-E	1,442 RSF	\$1.85	Vacant.
850-R	2,548 RSF	\$1.75	Occupied. Sublease through 8/31/14.
860-P	2,025 RSF	\$1.65	Vacant.
860-U	1,588 RSF	\$1.75	Occupied.
890-S	1,075 RSF	\$1.60	Occupied. Sublease through 9/30/12.
890-U	842 RSF	\$1.85	Vacant.
910-B	860 RSF	\$1.85	Vacant.
920-X	5,518 RSF	Year 1: \$1.25 Year 2: \$1.50 Year 3: \$1.75	Vacant.

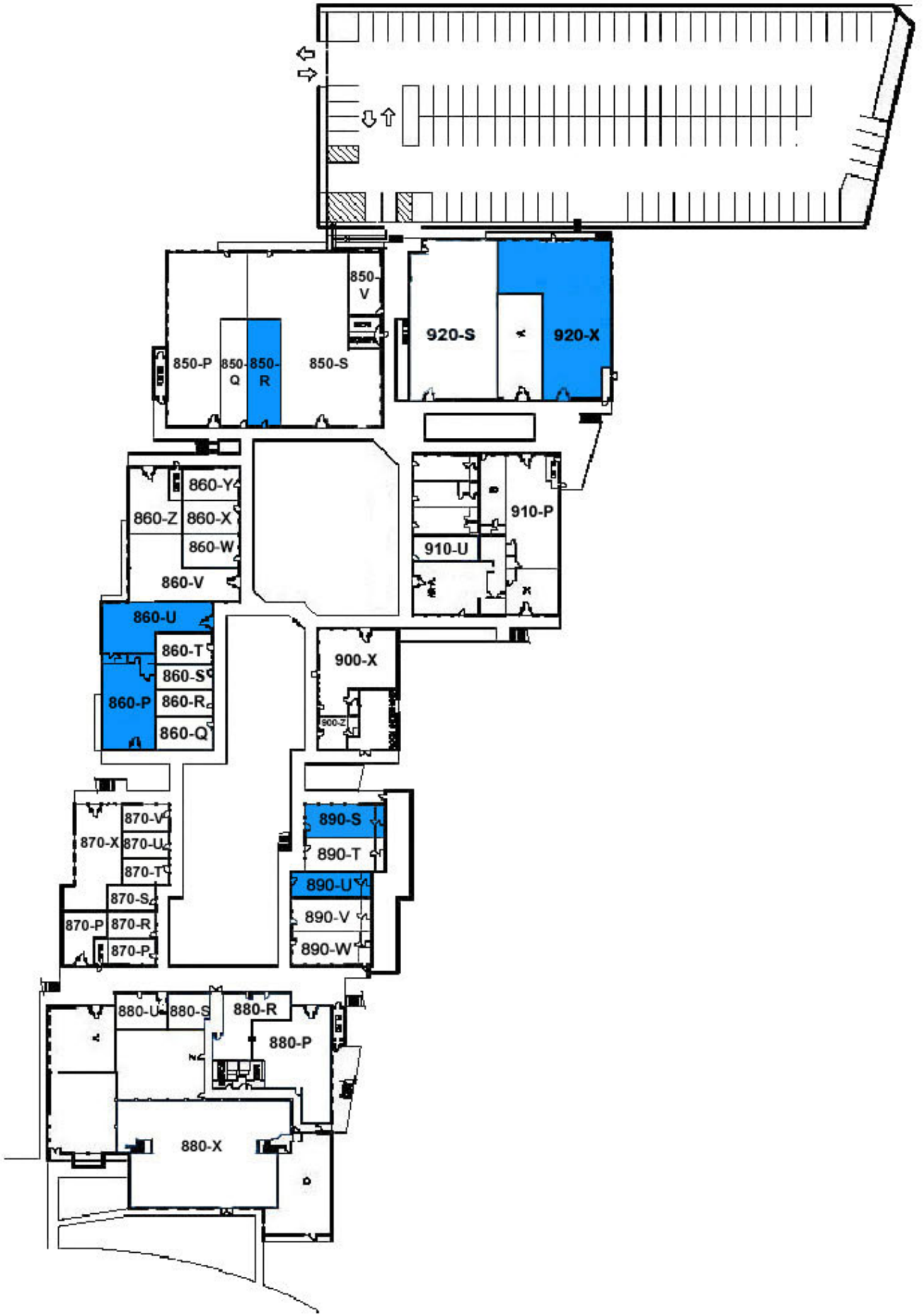
All rates are Modified Gross. Tenant pays for electricity and janitorial. Landlord pays for HVAC.

Tony Principe
(805) 497-4557 x236
tony@westcord.com
DRE #01491368

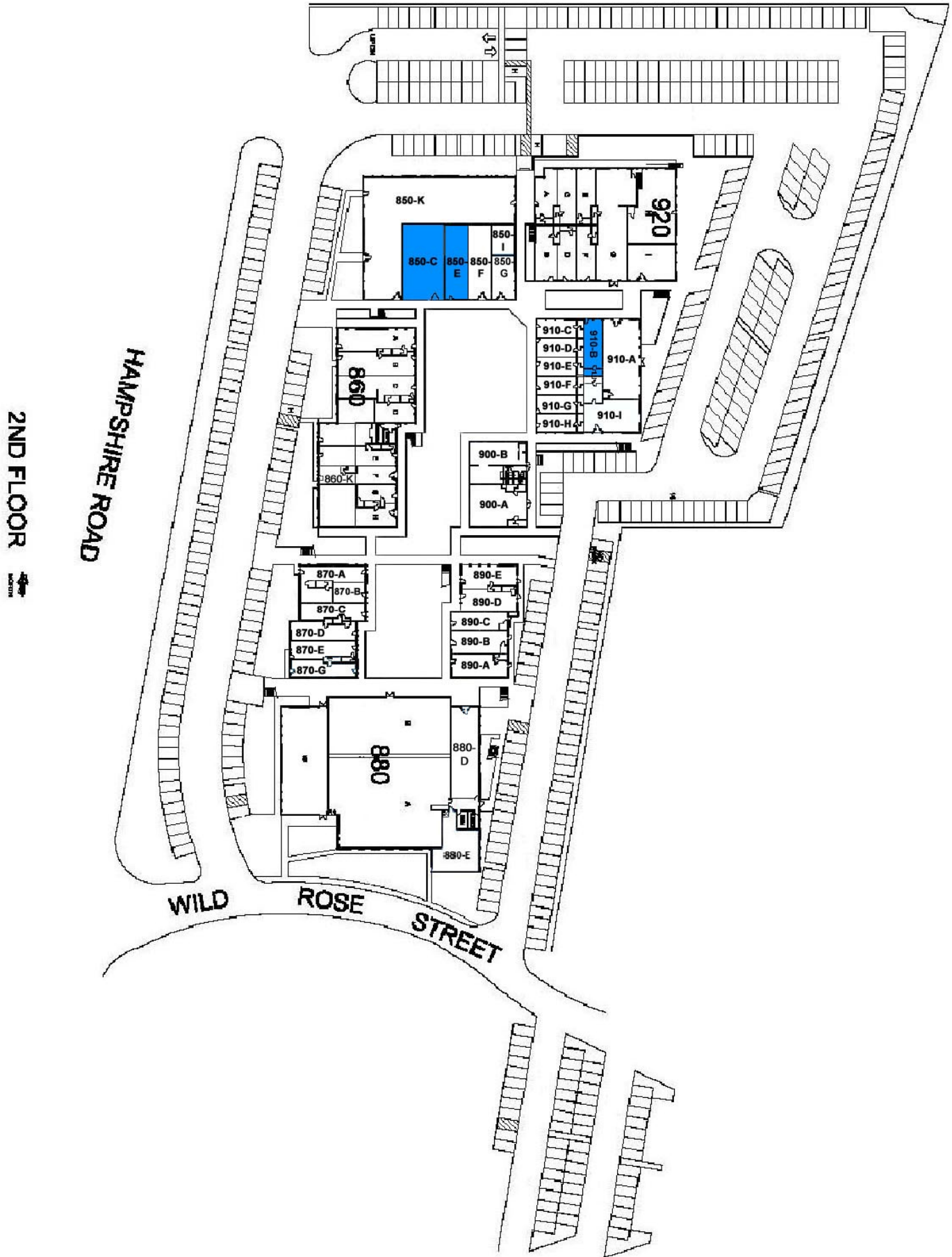


Site Plan - Lower Level

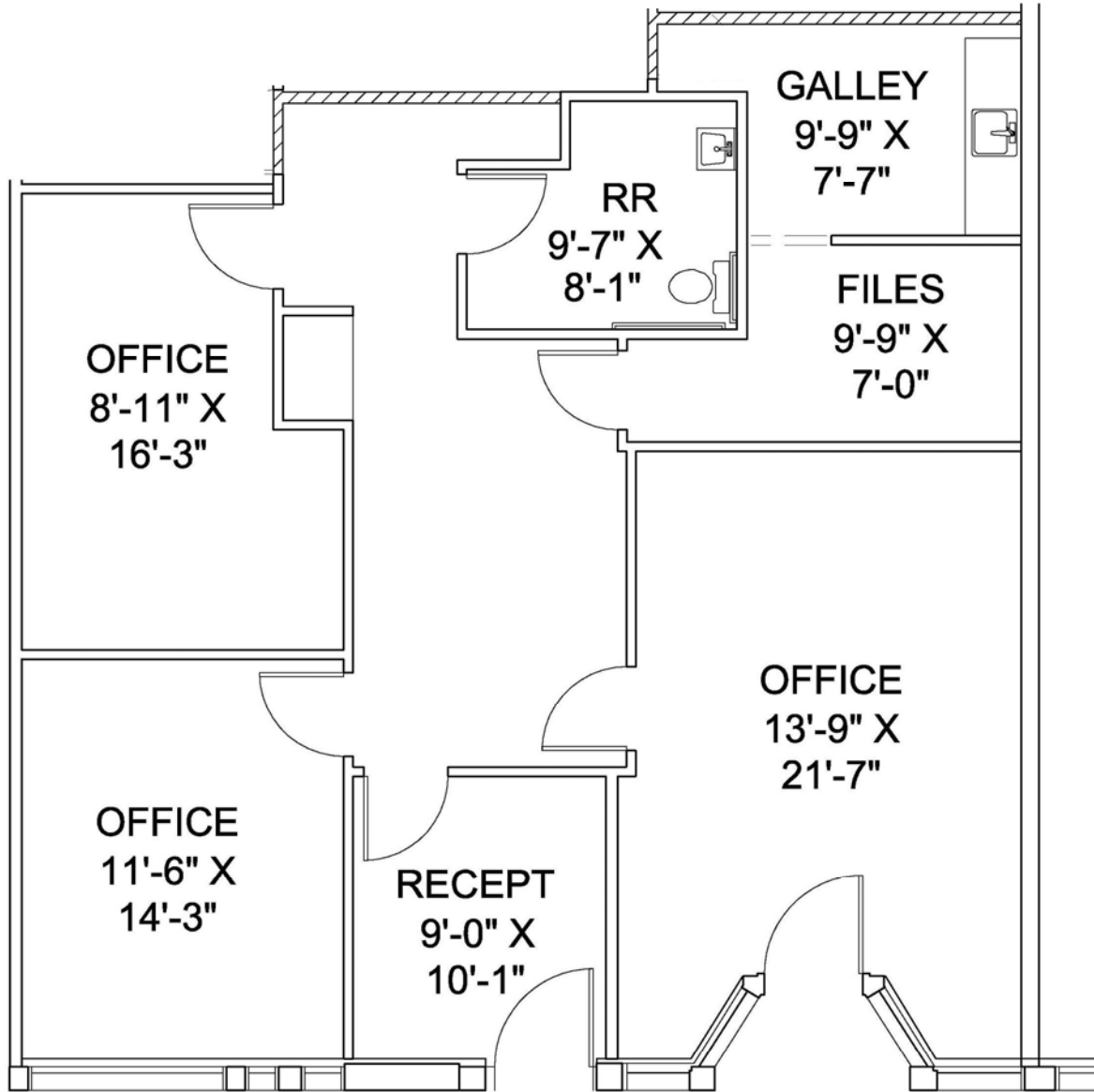
1ST FLOOR



Site Plan - Upper Level



**Floor Plan
850-C
2,601 RSF**

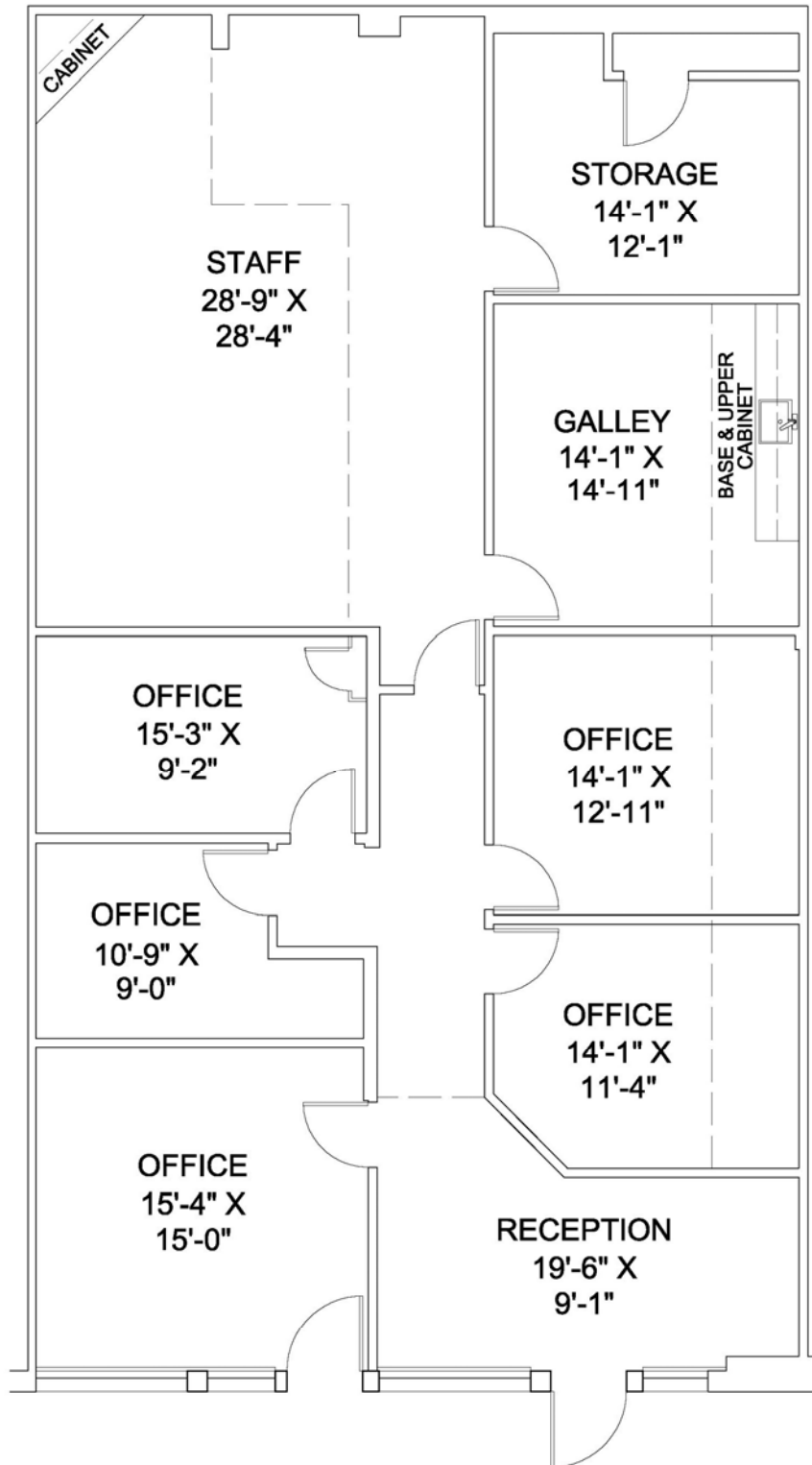


SUITE 850C

**Floor Plan
850-E
1,442 RSF**

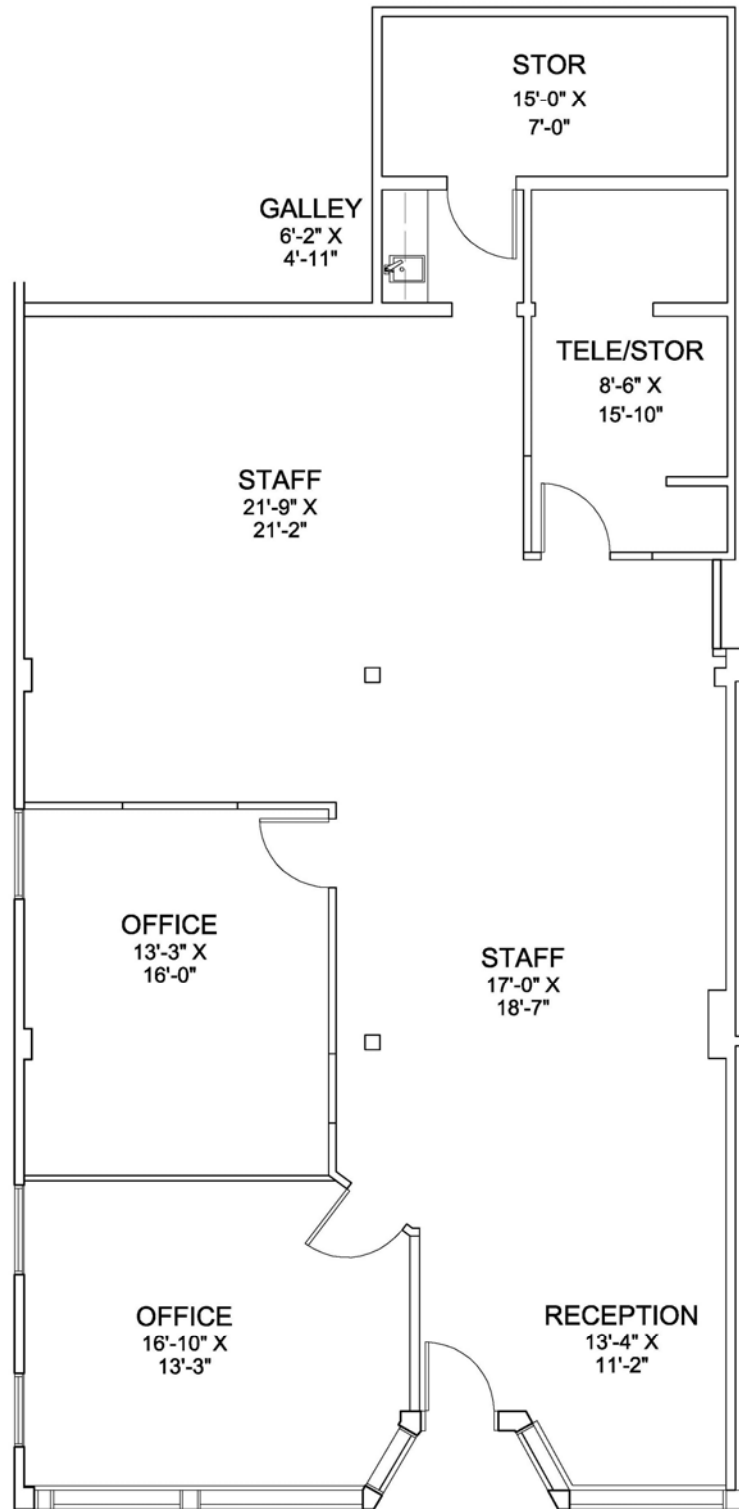


**Floor Plan
850-R
2,548 RSF**



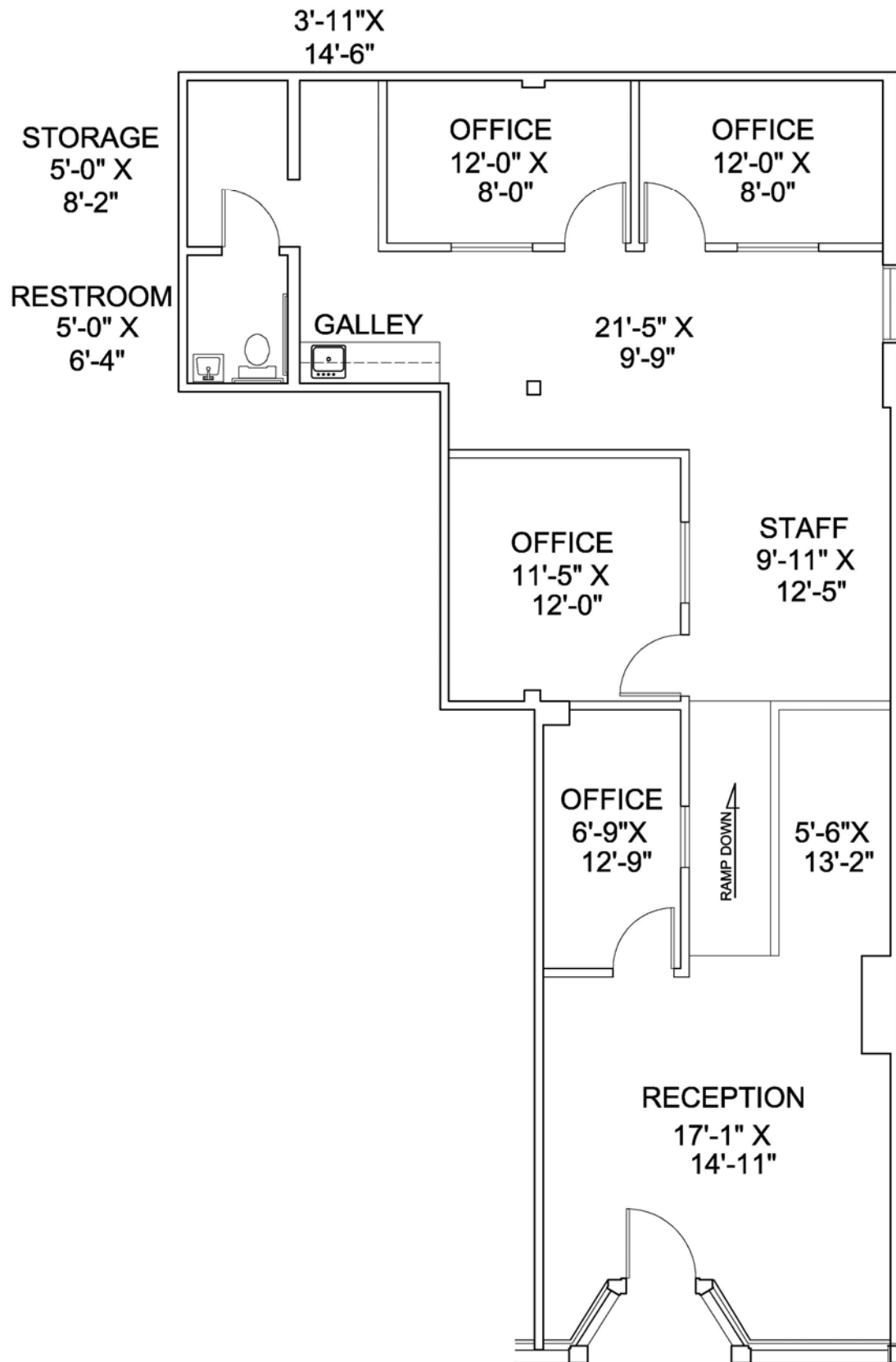
SUITE 850R

**Floor Plan
860-P
2,025 RSF**



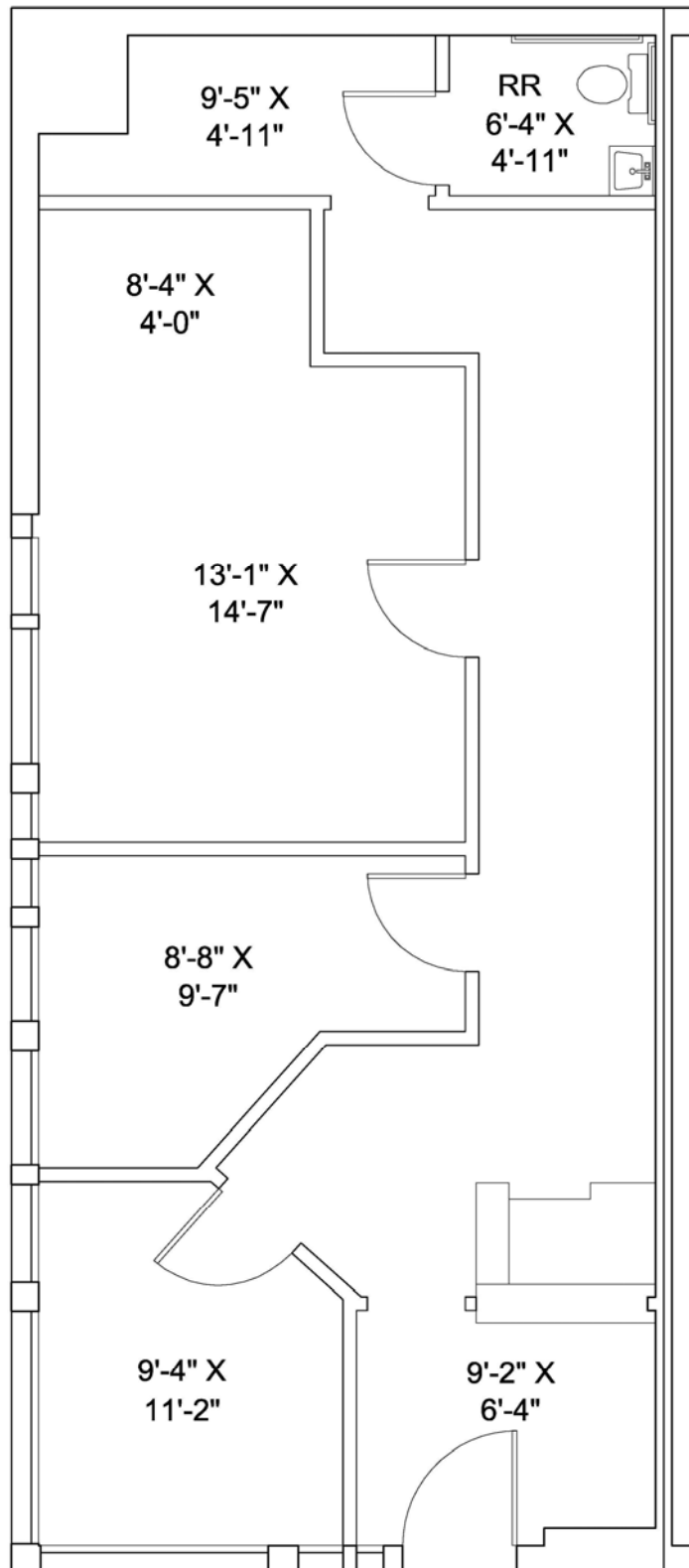
SUITE 860P

**Floor Plan
860-U
1,588 RSF**

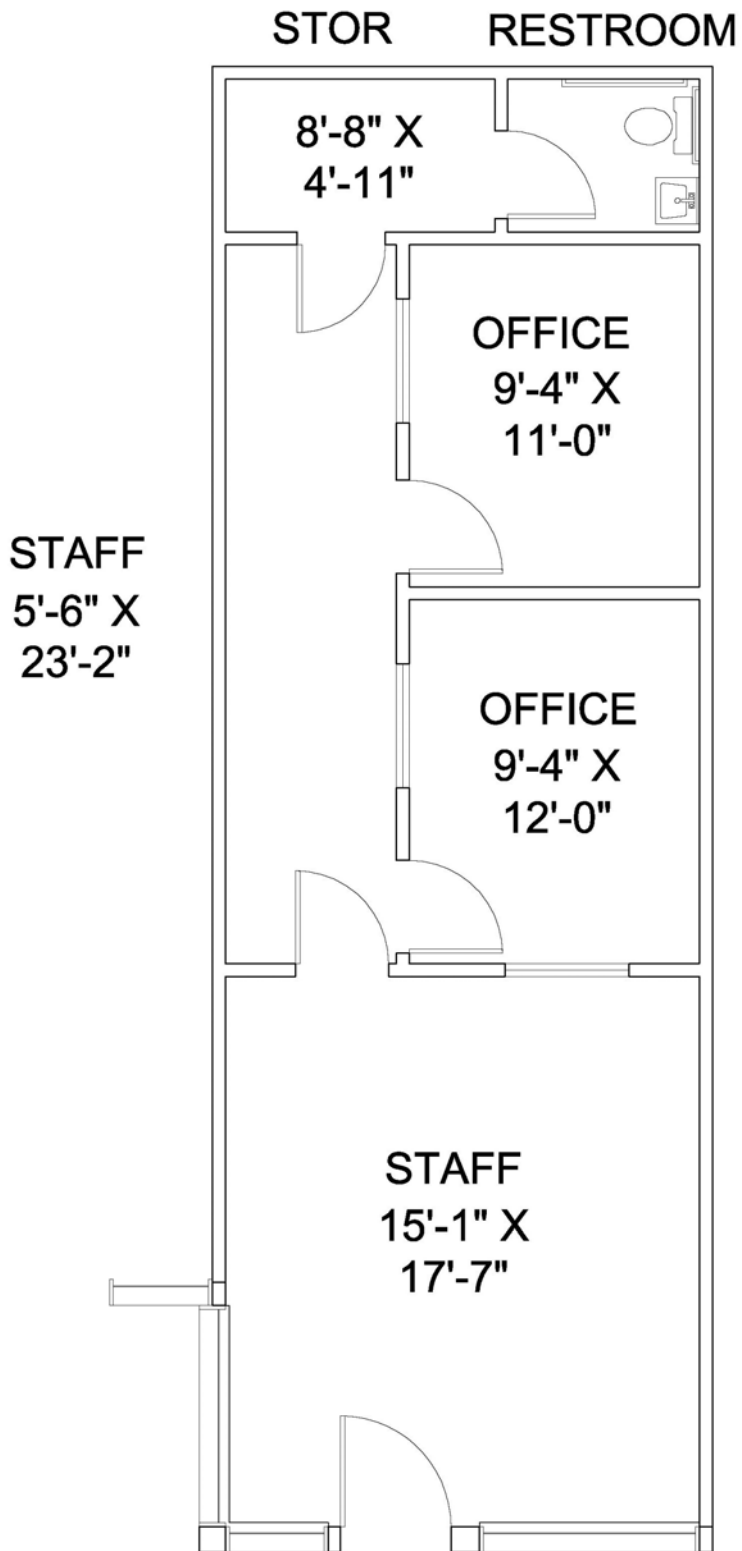


SUITE 860U

**Floor Plan
890-S
1,075 RSF**

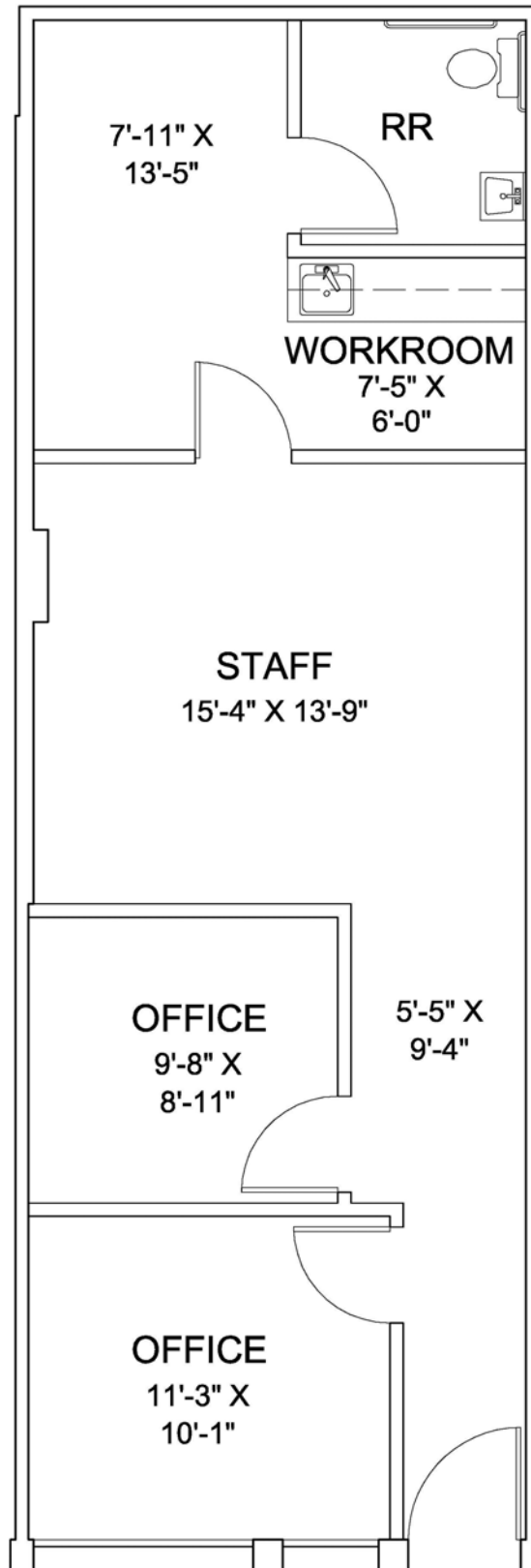


**Floor Plan
890-U
868 RSF**



SUITE 890U

**Floor Plan
910-B
860 RSF**



**Floor Plan
920-X
5,518 RSF**

