

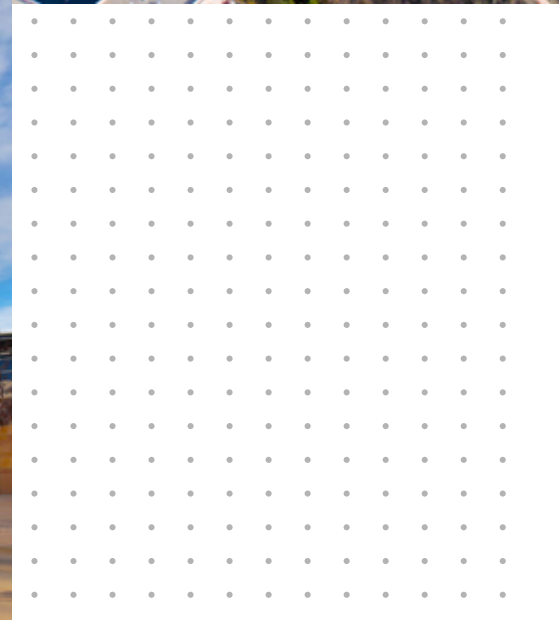
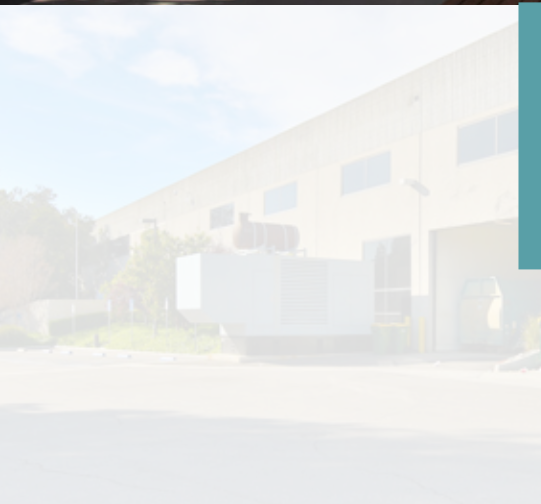
FOR LEASE



THE OAKS CAMPUS

4553 LA TIENDA ROAD & 120 VIA MERIDA WAY
WESTLAKE VILLAGE, CA

CBRE



Property Highlights



First time on the market in over a decade!



216,571 square feet, divisible to 10,000 square feet



22-acre campus



120 S Via Merida features several large, private balcony and outdoor spaces



Premier Corporate Headquarters location in the Conejo Valley



4/1,000 ratio of free surface parking



High Quality Lifestyle and Housing for all levels



Close to Pepperdine College, UCLA Extension and Cal Lutheran College



Corporate Neighbors: Amgen, Anthem, Four Seasons Hotel, Hilton Foundation, AmeriHome Mortgage, State Farm Insurance, Farmers Insurance, Realtor.com, JD Powers and Associates



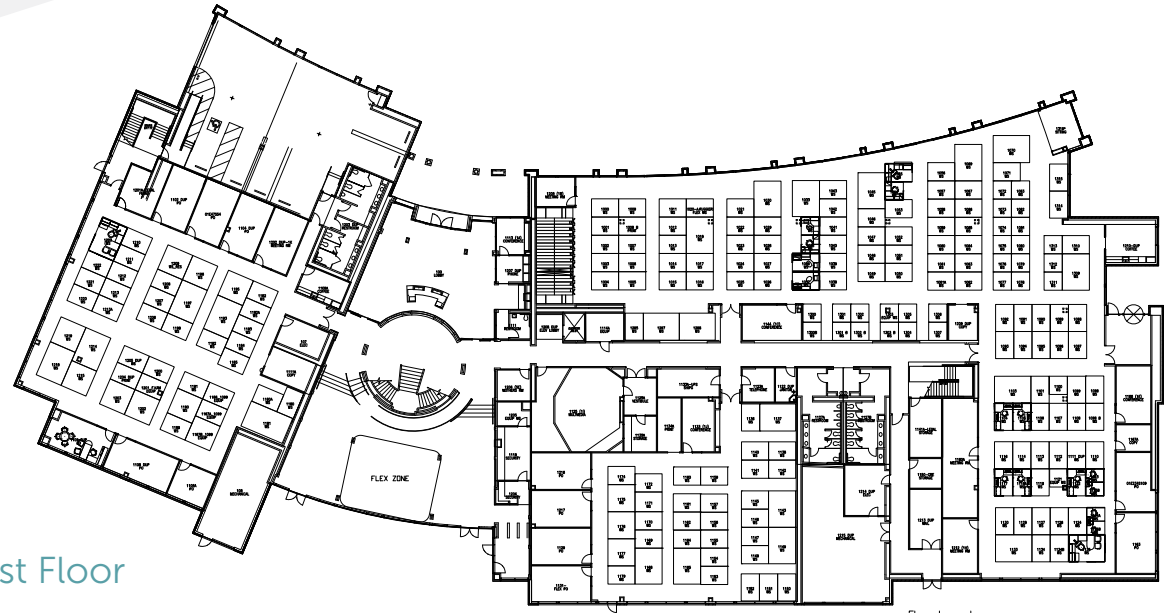
Floor Plans

120 VIA MERIDA

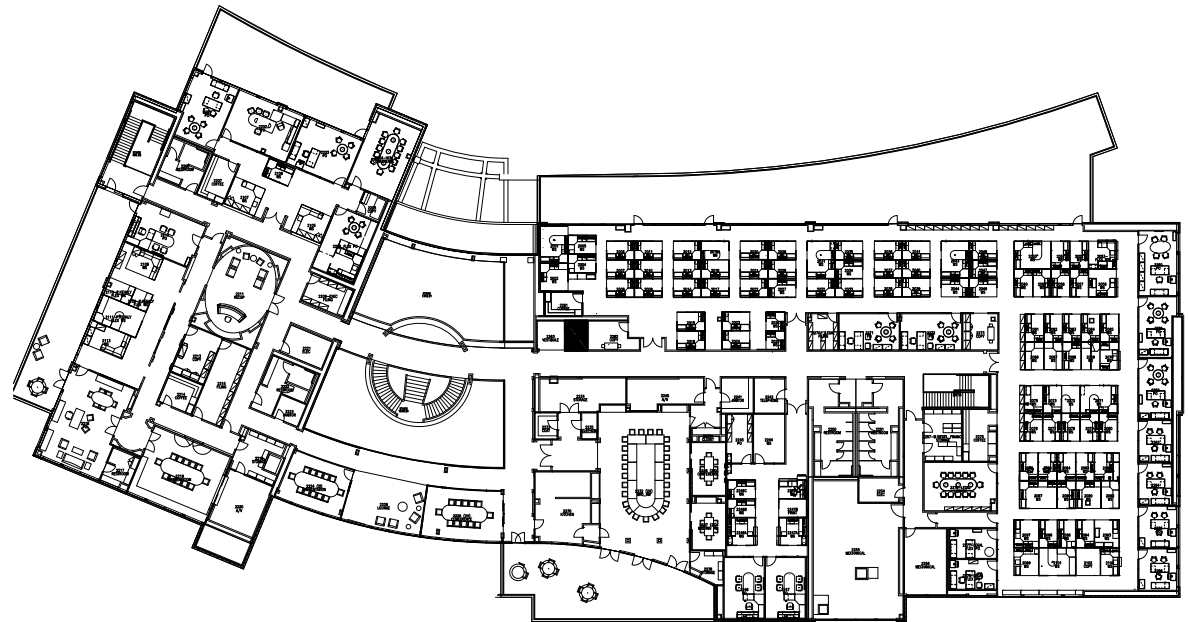


[Click to View
Floored 3D Plans - 1st Floor](#)

[Click to View
Floored 3D Plans - 2nd Floor](#)



1st Floor



2nd Floor



Floor Plans

4553 LA TIENDA RD



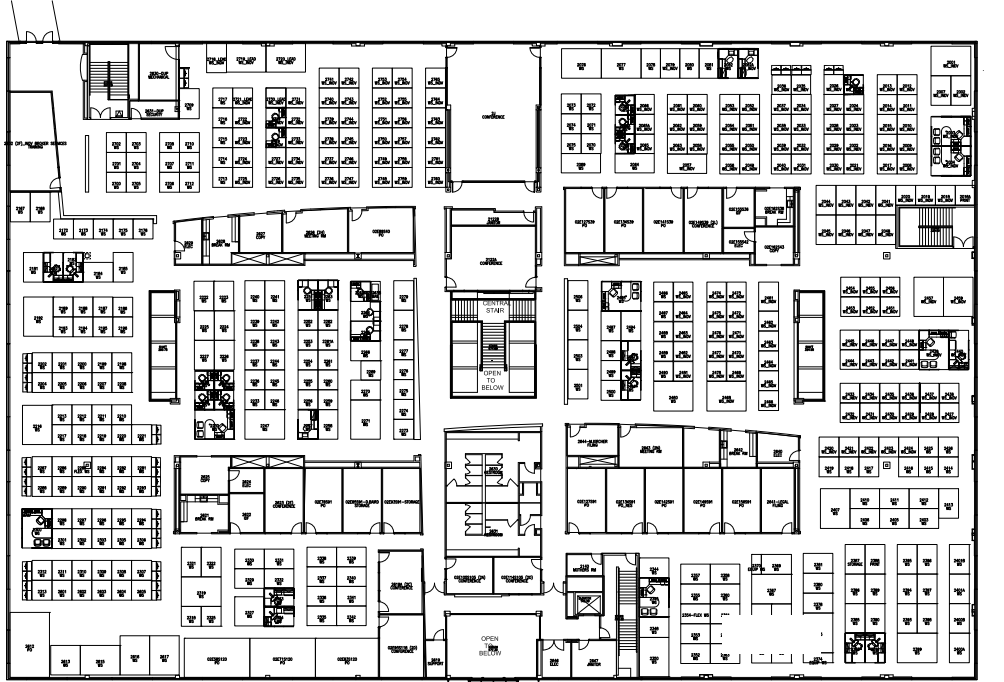
[Click to View
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[Click to View
Floored 3D Plans - 2nd Floor](#)

1st Floor



2nd Floor



Abundant Amenities





CBRE

RON WADE
Lic. 01023698
+1 818 907 4615
ron.wade@cbre.com

JAKE COHEN
Lic. 02069882
+1 818 251 3656
jake.cohen@cbre.com

cruzan

TROY POLLET
Lic. 01993579
+1 805 798 4302
troy@cruzan.co

THE
OAKS CAMPUS

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