



TRIUNFO WATER & SANITATION DISTRICT

Headquarters Site Selection

Property Tour “Short List”

#	Address	Type	Suite	RSF	Direct Rate	Sublease Rate	Lease Type	Sublease End Date
1	2393 Townsgate Road	Sublease	204	5,183		NEG		6/30/27
2	2625 Townsgate Road	Sublease	104	5,509	\$2.85	\$2.15	FSG	10/31/24
3	850 Hampshire Road	Direct	850	4,623	\$1.85	NA	MG E & J	
4	2801 Townsgate Road	Direct	101	5,152	\$2.75	NA	FSG	
		Direct	114 - 120	4,528	\$2.75	NA	FSG	
		Direct	115 - 121	4,751	\$2.75	NA	FSG	
		Direct	133	5,735	\$2.75	NA	FSG	
		Direct	115	4,751	\$2.75	NA	FSG	
5	370 N Westlake Blvd	Direct	100	4,659	\$2.35	NA	FSG	

Property Finalists



GATE ONE BUILDING

2625 Townsgate Road
Westlake Village, CA 91361

Suite 104 = 5,509 RSF

Sublease through 10/31/24

Sublease Asking Rate: \$2.15 Full Service Gross

Parking Ratio 4 spaces/1,000 SF

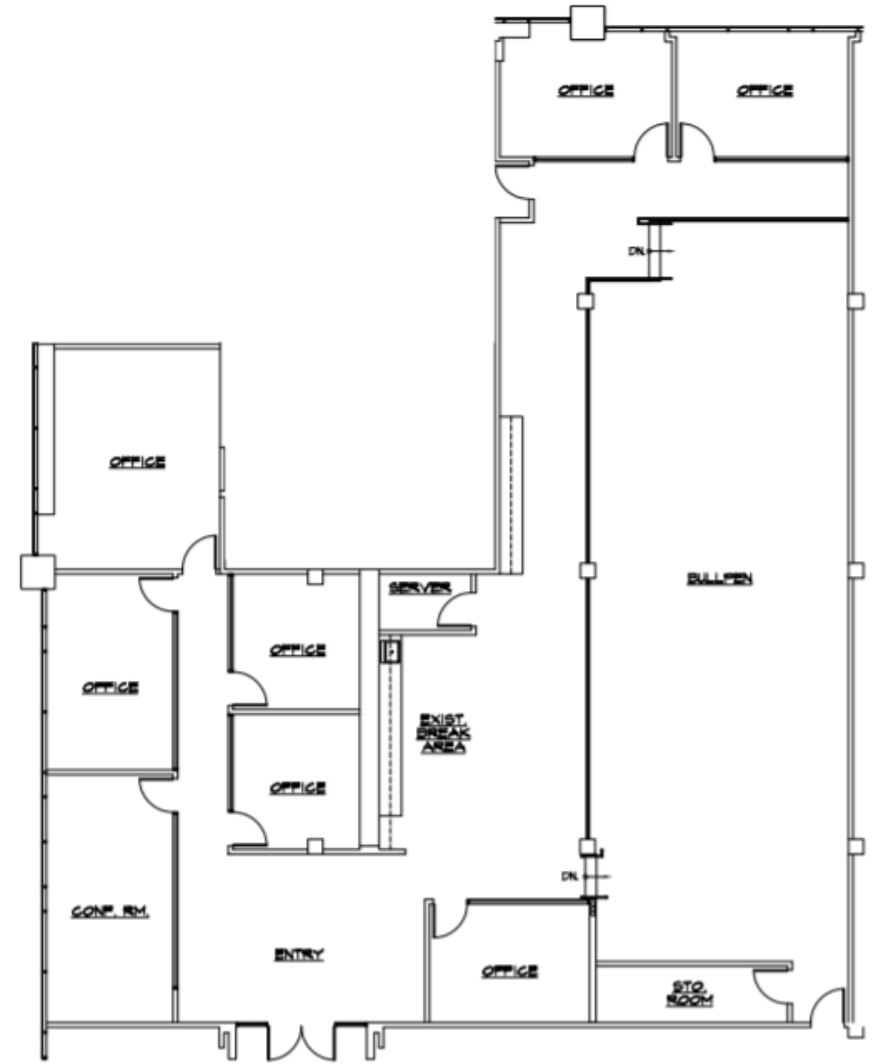
Direct Rate: \$2.85 FSG

Owner: Westlake Corporate Center, LLC

Purchase Date: December 2000



2625 Townsgate Road



2625 Townsgate Drive



2625 Townsgate Drive



WESTLAKE PLAZA CENTRE 1

2801 Townsgate Road
Westlake Village, CA 91361

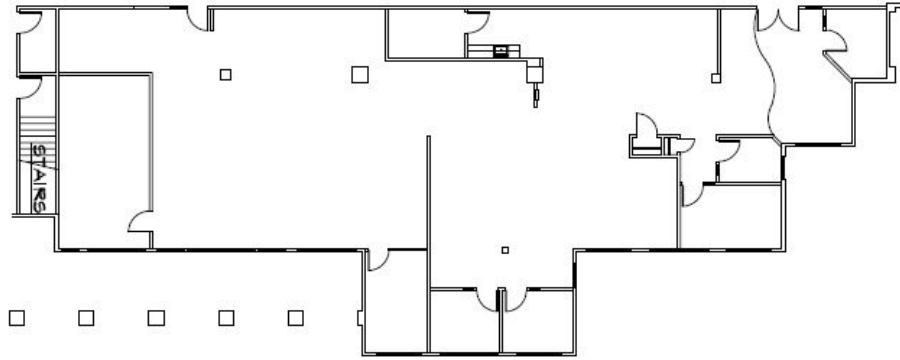
Suite 101 = 5,152 RSF

Direct Rate: \$2.75 FSG
Parking Ratio 4 spaces/1,000 SF

Owner: Omninet Capital
Purchase Date: July 2020

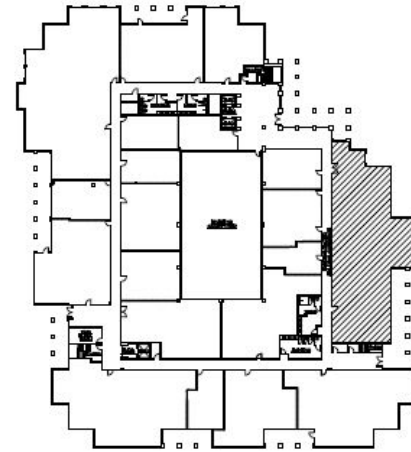


2801 Townsgate Road



OMNINET

2801 TOWNSGATE RD.
Suite #101
5,152 R.S.F.



KEY PLAN

2801 Townsgate Road



2801 Townsgate Road

