



The Campus that has Everything.

# CORPORATE POINTE at WEST HILLS

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# AVAILABILITIES

8407		8413		8501		8511		8521	
									
SUITE	RSF	SUITE	RSF	SUITE	RSF	SUITE	RSF	SUITE	RSF
200*	±18,340	200*	±10,616	225*	±9,357	130	±4,004	150	±7,498
250	±5,711	300*	±12,036	250*	±13,257	250	±9,824	320*	±10,256
270*	±8,523			270*	±19,792	350	±15,666	340*	±19,805
				3rd Floor	±7,500-74,877			350*	±7,090
								380	±14,887
*Suites 200 & 270 contiguous to ±26,863 RSF		*Suites 200 & 300 contiguous to ±22,652 RSF		*Suites 225, 250 & 270 contiguous to ±42,406 RSF				*Suites 320, 340 & 350 contiguous to ±37,151 RSF	

# HIGHLIGHTS

- Efficient suites ranging from ±4,000 SF to 75,000 SF
- Abundant 5/1,000 parking (potential for more)
- Program: **CAMPUS LIFE** offering more amenities than any other office campus in the region
- Full service campus cafe
- Conference facilities available to accommodate up to 144 people
- Flexible M-1 zoning
- Energy Star-rated buildings
- Building signage opportunities
- Panoramic mountain views



# JOIN THE TEAM

**TEAM**Health.



**ThermoFisher**  
SCIENTIFIC

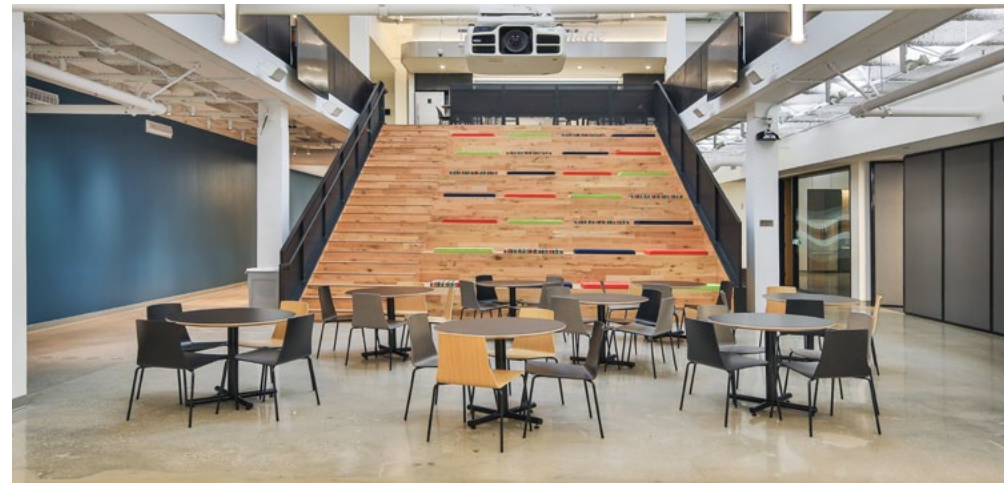
**US** Specialty Labs LP  
... We Are The Lab®

**TOBIN-LUCKS** LLP

**Electro Rent**  
NORTH AMERICA



**IMPACT** BIO



[Home](#)

[Campus Highlights](#)

[Workforce](#)

[Campus Life & Amenities](#)

[Ownership](#)

[Available Space](#)

# CAMPUS SITE PLAN



Click building to view availabilities & floorplans

Experience a self-contained office campus, curated to inspire your work and enhance productivity

# CORPORATE POINTE at WEST HILLS



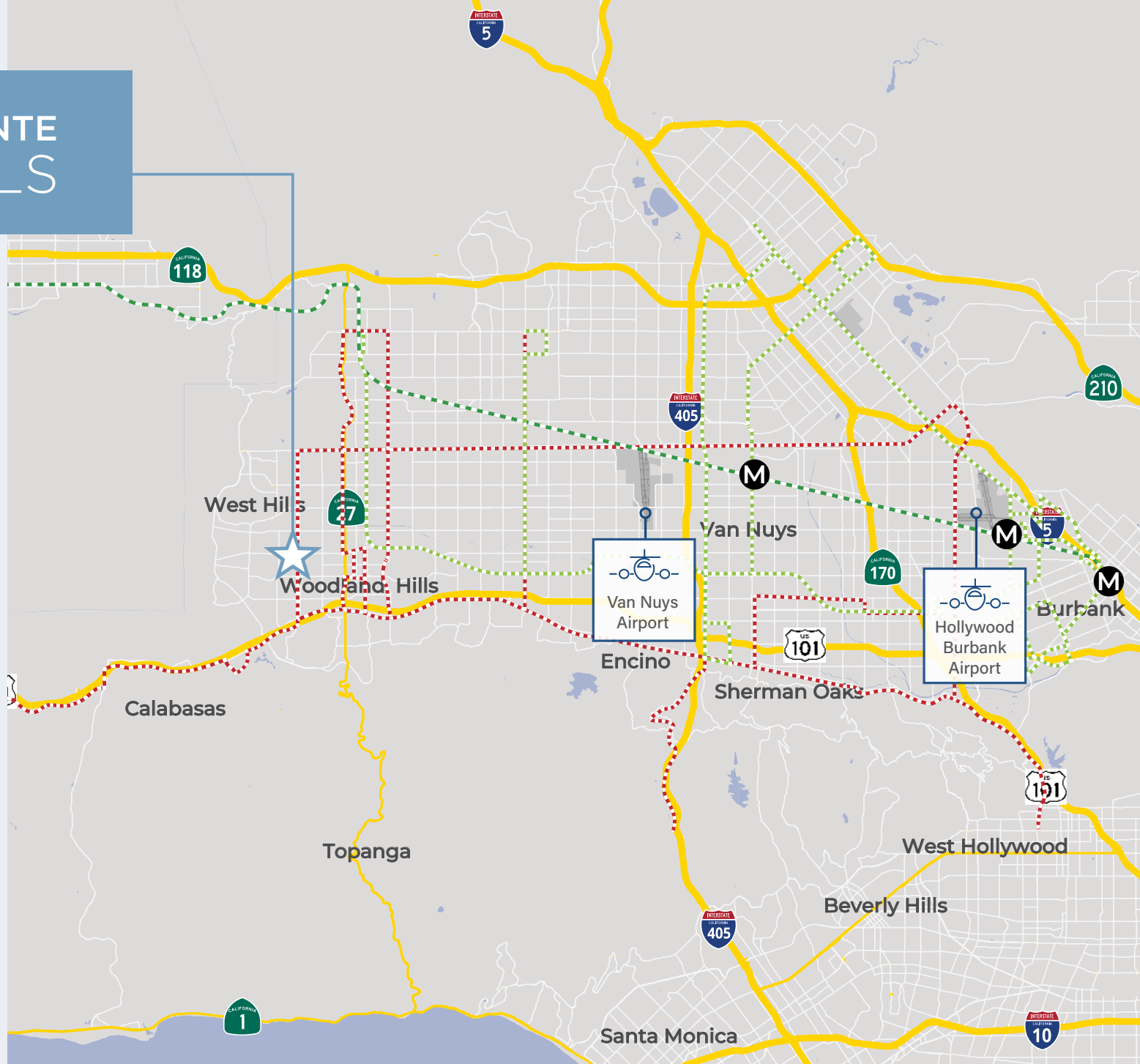
Ideal labor pool of ~2M employees within 20 miles of the property



Efficient mass transit connects the Corporate Pointe campus to Southern California's deep pool of labor & talent

## MAP LEGEND

- MetroLink Stations
- MetroLink Line
- Rapid Route
- Municipal Bus Line



**OUTDOOR MEETING SPACES**



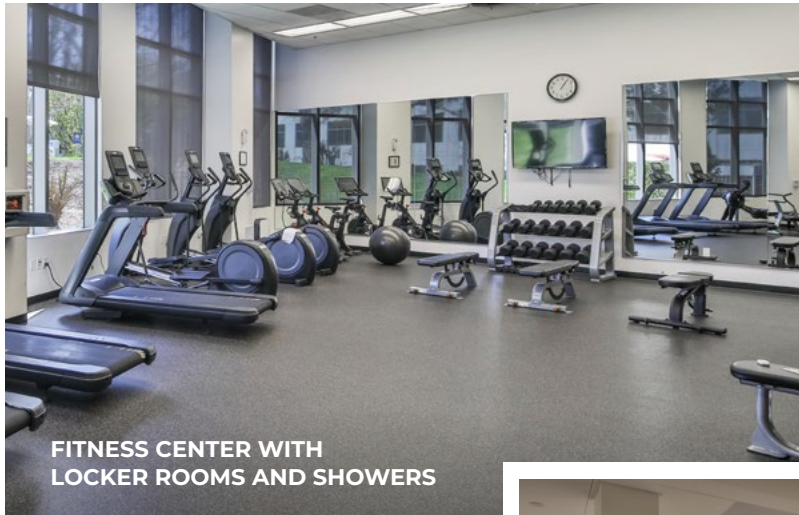
**BASKETBALL & PICKLEBALL COURT**



**TRANQUIL WATER FEATURE**



**WALKING & JOGGING PATH**



**FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS**

**LIVE CONCERT SERIES**



**EMPLOYEE TRAINING FACILITIES**



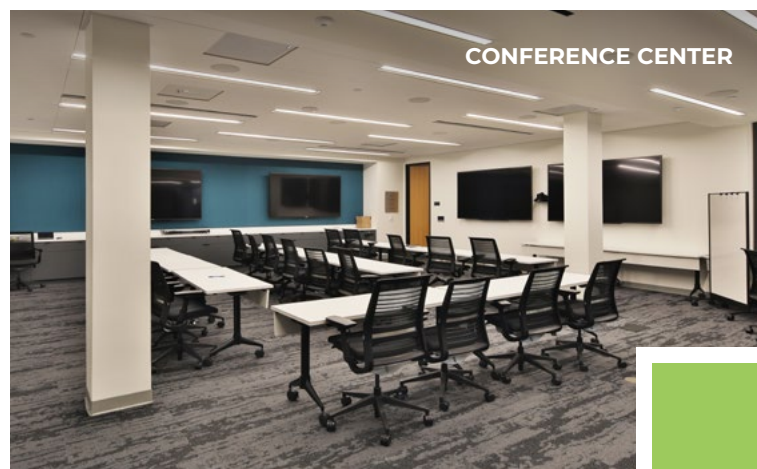
**WI-FI SERVICE**



**CAFE WITH COFFEE BAR**



**CONFERENCE CENTER**



**OUTDOOR GYM**



# ON-SITE AMENITIES

[CLICK TO VIEW AMENITIES VIDEO](#)

## CAFE

- Professionally operated
- Hot food stations, salad bar and grab-n-go options
- Full-service coffee bar
- Free Wi-Fi access
- Catering available
- Outdoor seating with tranquil water feature

## PARKING

- 5/1,000 RSF free covered and surface parking

## LIFESTYLE

- Basketball and pickleball court
- Ping pong
- Walking/jogging path
- Outdoor music at the pond and eating areas
- Complimentary fitness program, including bootcamp, cardio sculpt, and yoga classes

## CONFERENCE CENTER

- Banquet/conference facilities and board room available

## AUDITORIUMS

- Two auditoriums with the capacity to accommodate approximately 150 people each

## INDOOR & OUTDOOR FITNESS FACILITY

- Free membership for all tenants
- Locker room and towel service



# OWNERSHIP

## KENNEDY WILSON

Kennedy Wilson is a global real estate investment company with 33+ years of experience owning 25.3 million square feet globally. Working in lockstep with their equity partner, Fairfax, the well-capitalized partnership with no debt is prepared to meet tenant demand and fund improvements.







**8407 FALLBROOK**

# 8407 FALLBROOK

## Availabilities

### Second Floor

Brand new lobby, restrooms & corridors

Suite 200\*: ±18,340 RSF

Suite 250: ±5,711 RSF

Suite 270\*: ±8,523 RSF

\*Suites 200 & 270 contiguous to ±26,863 RSF





8413 FALLBROOK

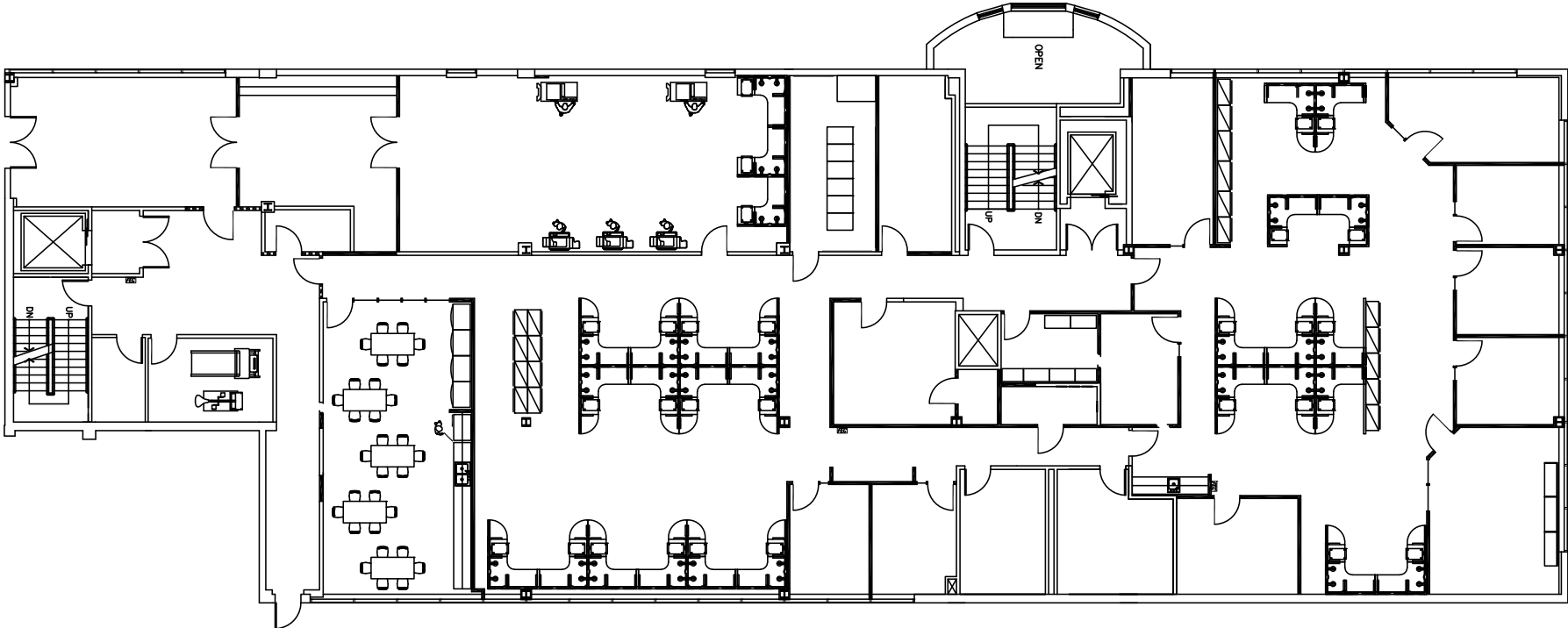
# 8413 FALLBROOK

## Availabilities

### Second Floor

Suite 200: ±10,616 RSF

Suites 200 & 300 contiguous to ±22,652 RSF



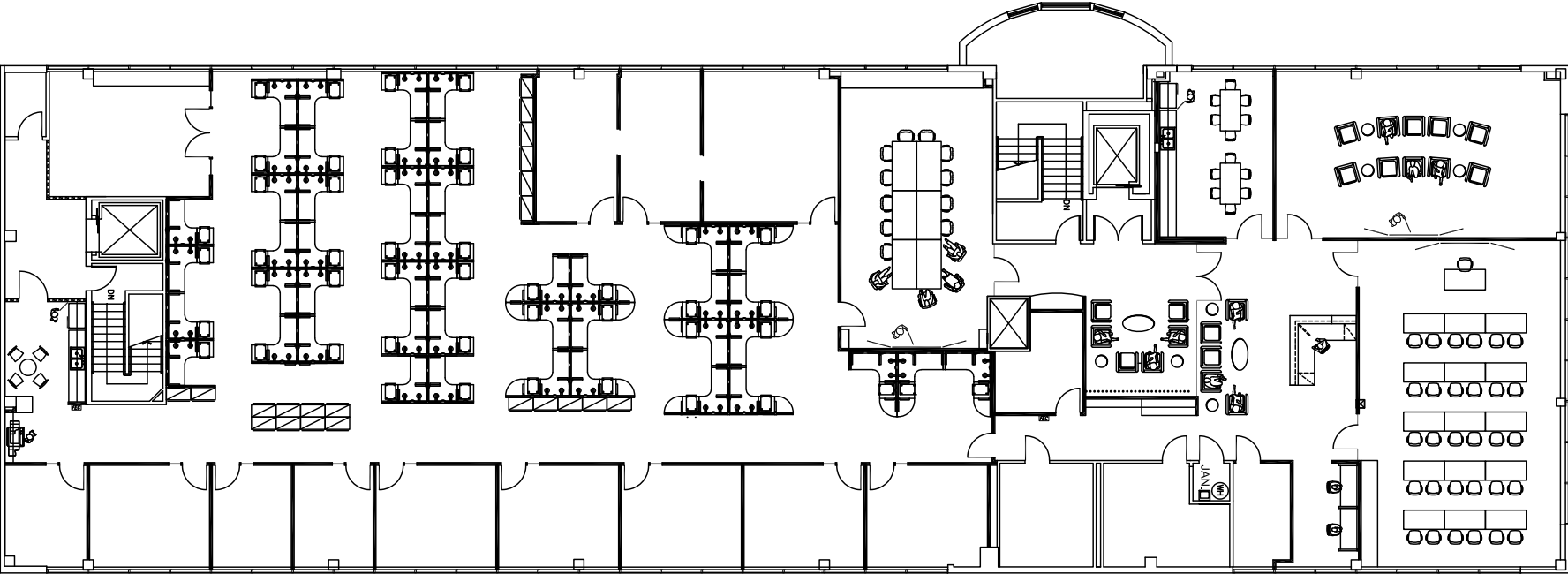
# 8413 FALLBROOK

## Availabilities

### Third Floor

Suite 300: ±12,036 RSF

Suites 200 & 300 contiguous to ±22,652 RSF





8501 FALLBROOK

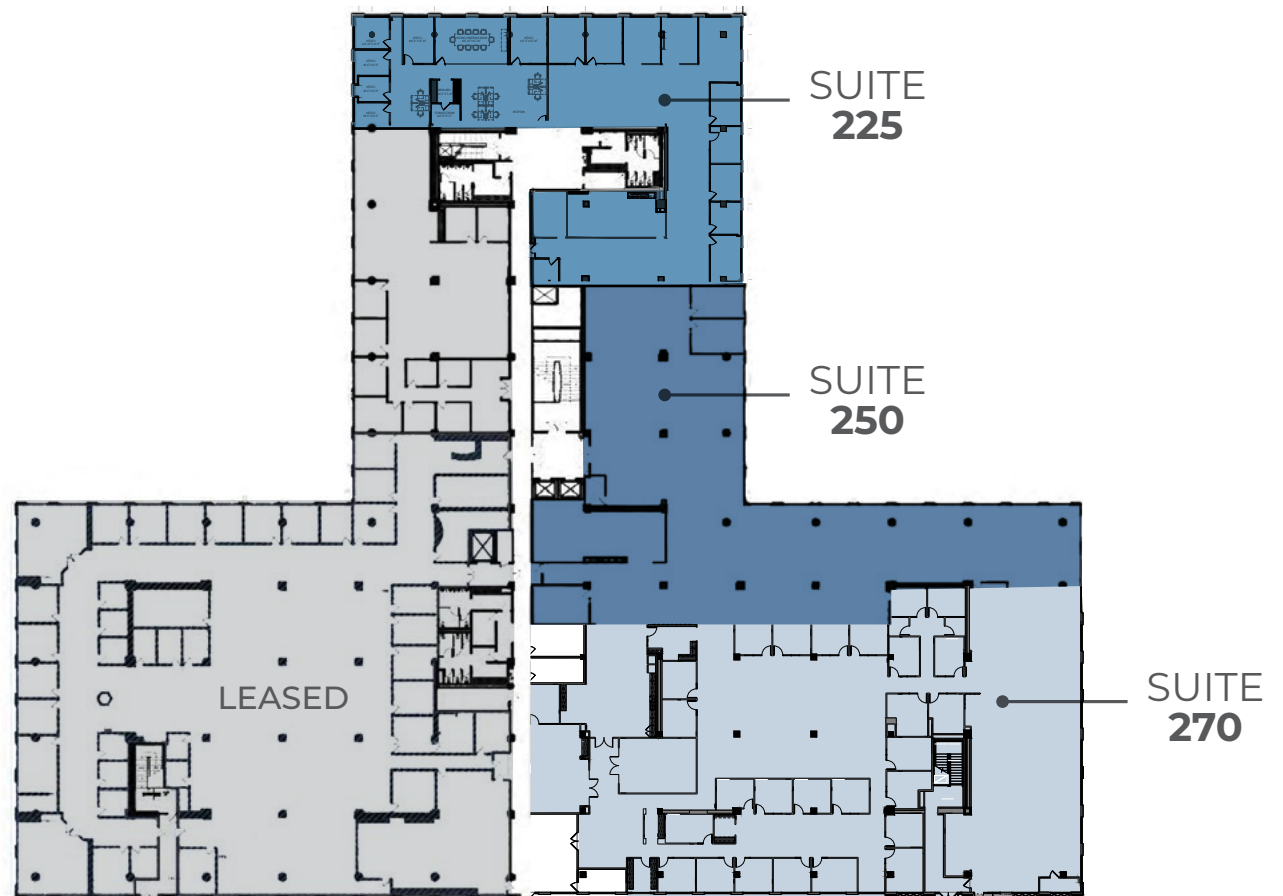
# 8501 FALLBROOK

## Availabilities

### Second Floor

Suite 225\*: ±9,357 RSF  
Suite 250\*: ±13,257 RSF  
Suite 270\*: ±19,792 RSF

\*Suites 225, 250 & 270 contiguous  
to ±42,406 RSF



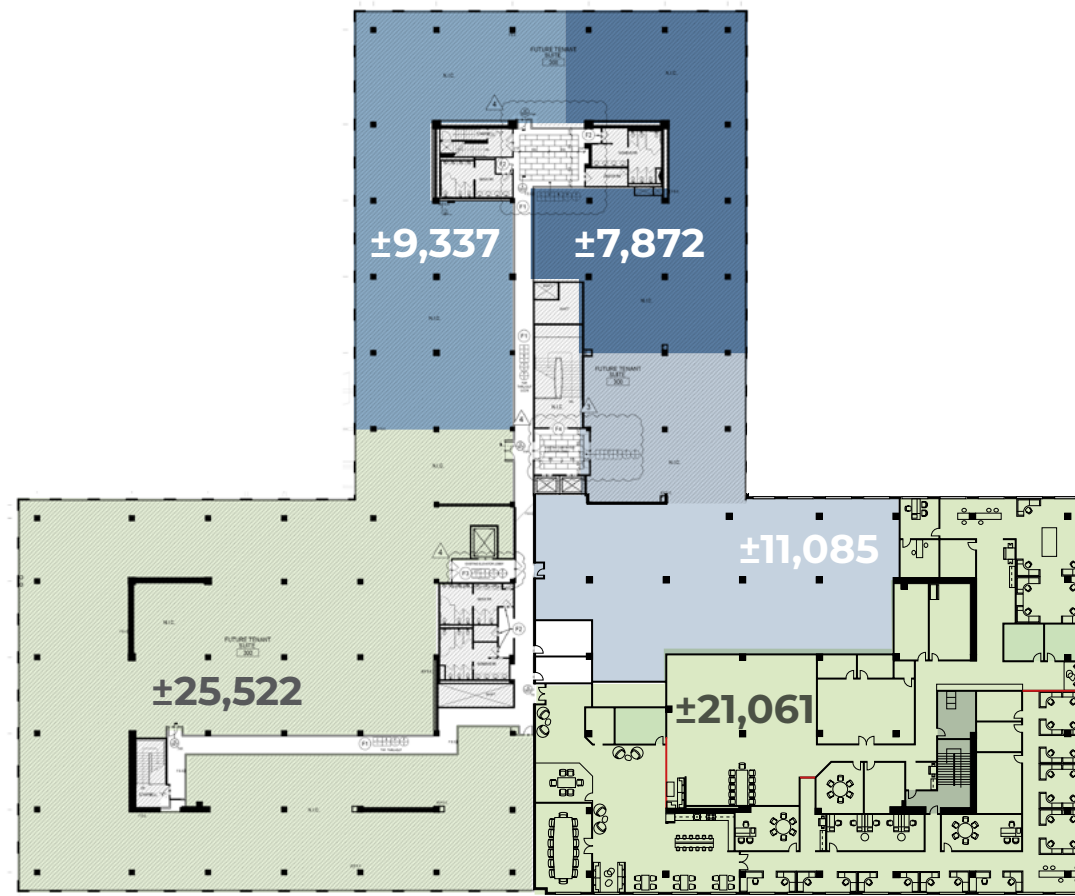
# 8501 FALLBROOK

## Availabilities

### Third Floor

Third Floor: ±7,500 – 74,877 RSF

Hypothetical demising options







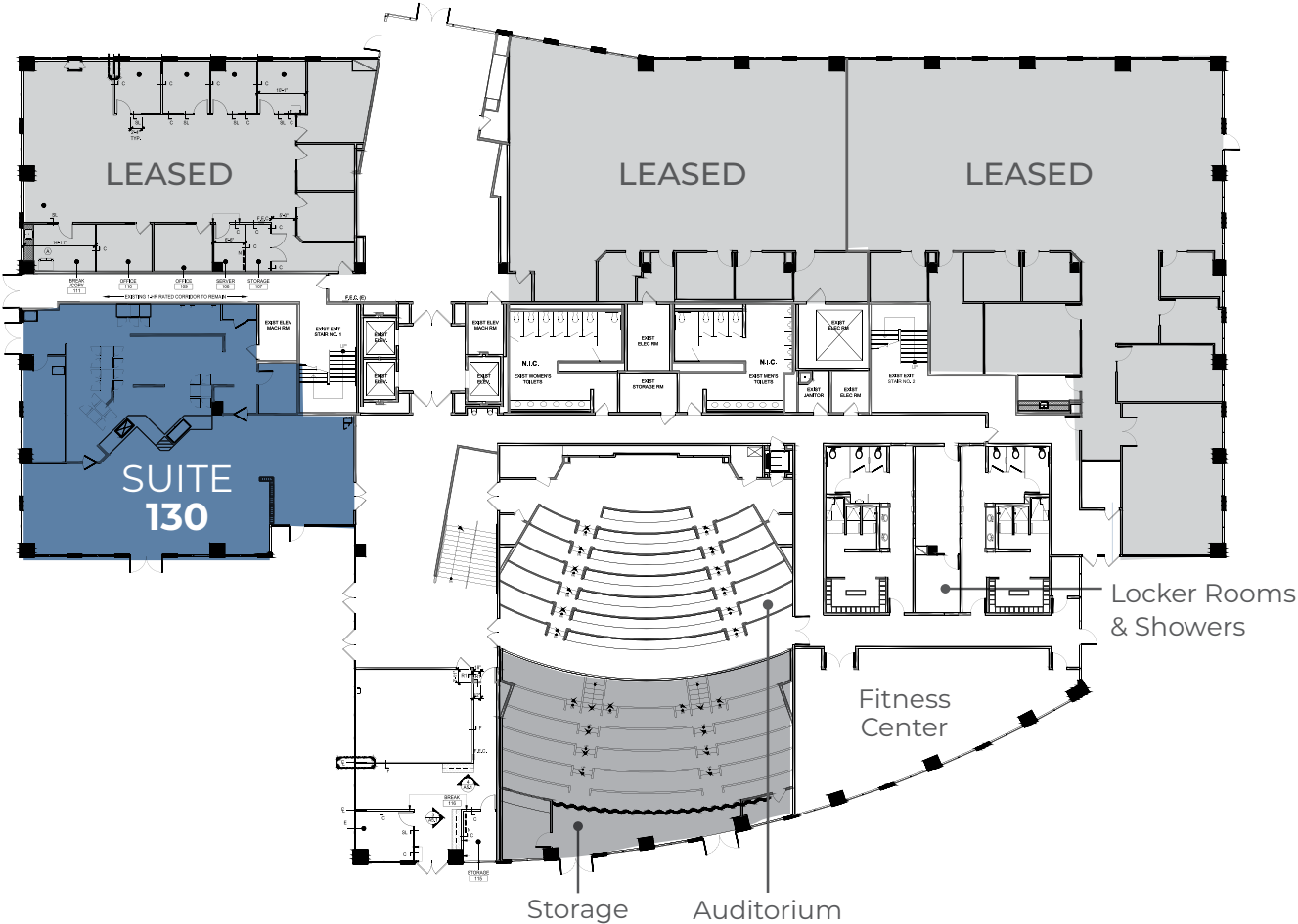
# 8511 FALLBROOK

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## Availabilities

### First Floor

Suite 130: ±4,004 RSF

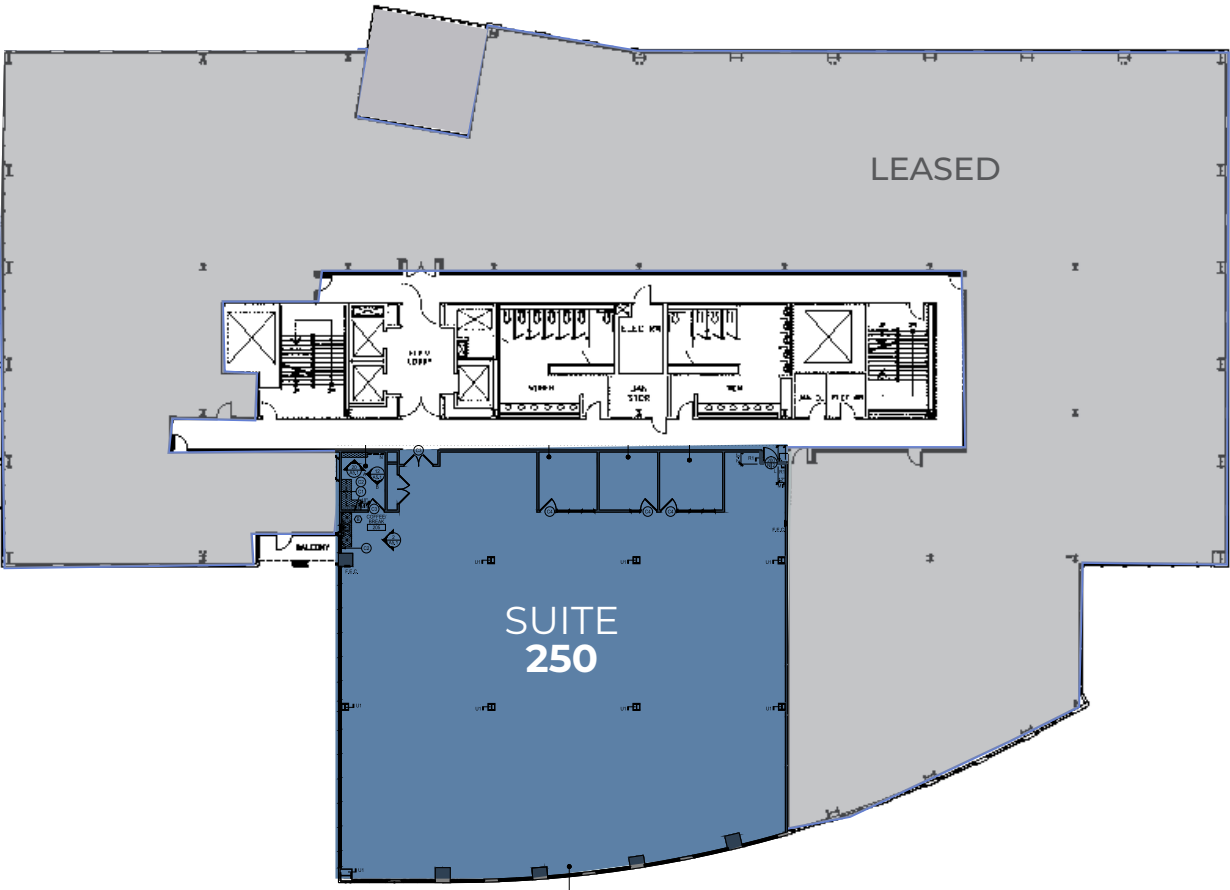


# 8511 FALLBROOK

## Availabilities

### Second Floor

Suite 250: ±9,824 RSF

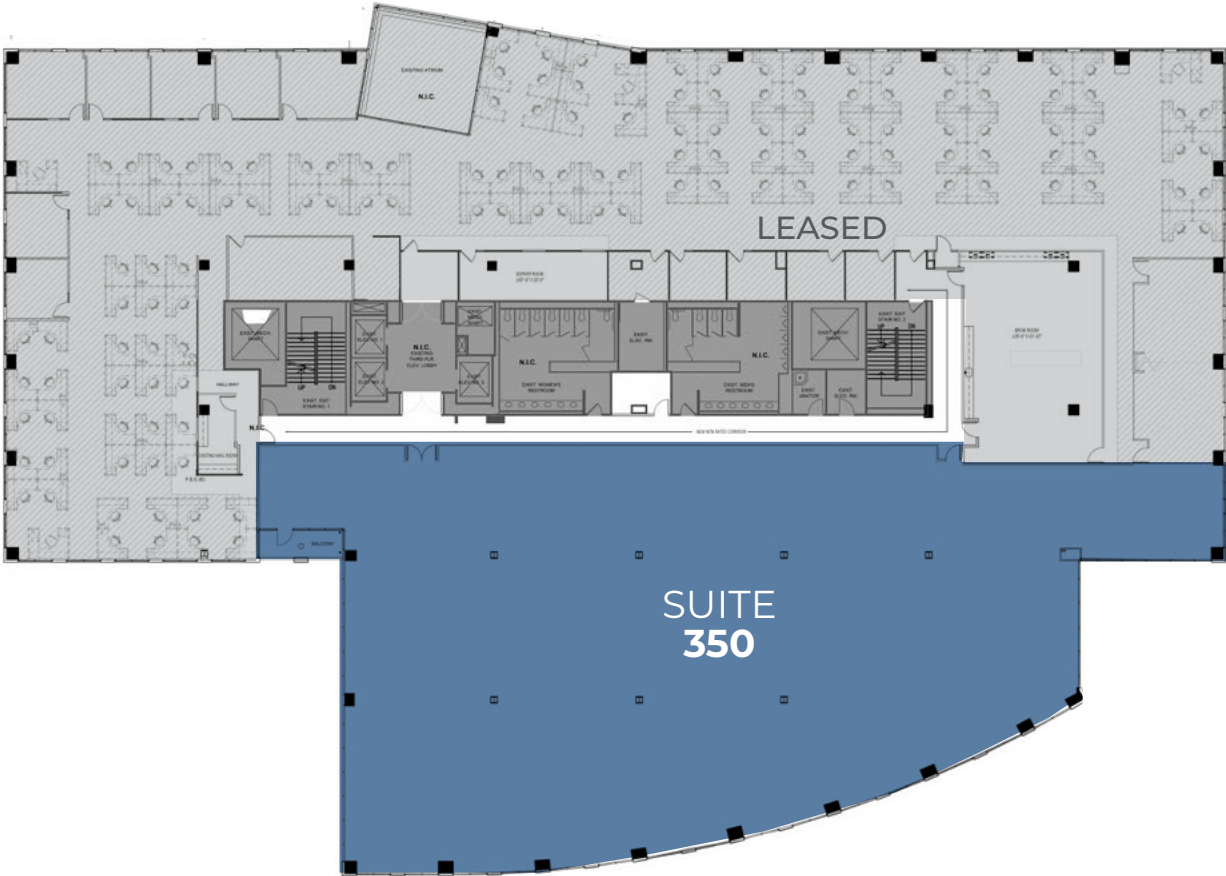


# 8511 FALLBROOK

## Availabilities

### Third Floor

Suite 350: ±15,666 RSF





8521 FALLBROOK

# 8521 FALLBROOK

## Availabilities

### First Floor

Suite 150: ±7,498 RSF



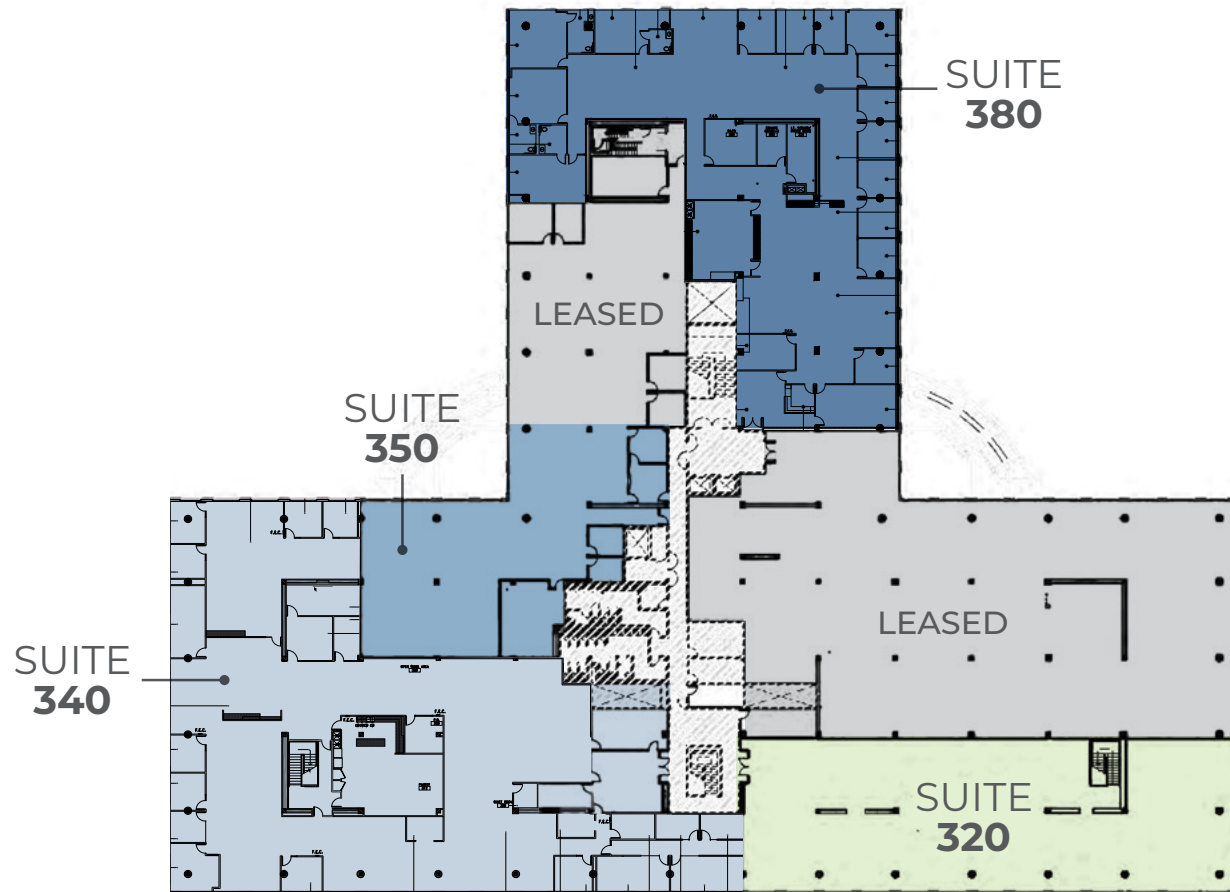
# 8521 FALLBROOK

## Availabilities

### Third Floor

- Suite 320\*: ±10,256 RSF
- Suite 340\*: ±19,805 RSF
- Suite 350\*: ±7,090 RSF
- Suite 380: ±14,887 RSF

\*Suites 320, 340 & 350 contiguous to ±37,151 RSF





KENNEDY WILSON

Colliers

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