

# 31111 Agoura Road

**Now under new ownership  
and management.  
Currently offering move in  
ready office suites or build  
to suit opportunities.**

## FOR LEASE

**New lease rates  
starting at just  
\$1.95 per square  
foot!**



Sunny Hills Management Co, Inc.  
Mark Porter  
Property Manager & Leasing Agent  
DRE 02229009  
(310) 216-6677 Office  
(310) 985-0833 Mobile  
Mark@shmcre.com  
WWW.shmcre.com

**Brokers check out our  
Inventory! Commissions  
paid within 5 days of  
lease signing**



**For a limited time, all space is offered at \$1.95 per square foot with negotiable terms.**

## **GROUND FLOOR**

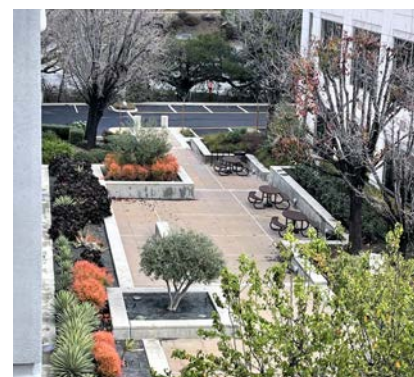
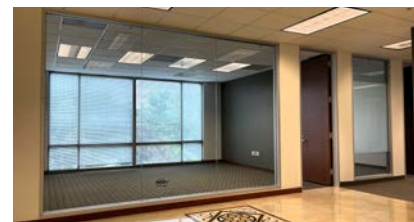
**Suite 150 3,411 RSF**

## **2ND FLOOR**

<b>Suite 205</b>	<b>1,757 RSF</b>
<b>Suite 208</b>	<b>1,880 RSF</b>
<b>Suite 230</b>	<b>3,841 RSF</b>
<b>Suite 235</b>	<b>3,764 RSF</b>
<b>Suite 260</b>	<b>2,797 RSF</b>

**(Suite 205 & 208 can be combined to make 3,637 sf)**

**Free parking at 4/1000**



## **3111 Agoura Road Property Features**

- Excellent Westlake Village location with easy access to the 101 Freeway
- Amenity rich area with retail, restaurants and lodging close by
- Surface lot offers convenient parking at a ratio of 4/1000
- Beautiful common areas have been recently upgraded
- Medical use can be accommodated
- We have suites that are move in ready or others that can be built to suit
- Building signage opportunities are available
- Outdoor area for fresh air and al fresco dining

Mark Porter  
Property Manager and Leasing Agent  
Mark@shmcre.com  
(310) 985-0833  
DRE#022229009

