

# 30851



THE HERITAGE BUILDING



WESTCORD



# OVERVIEW

## 30851 AGOURA RD, AGOURA HILLS, CA

The Heritage Building, a creative three-story office structure spanning 62,225 square feet, is conveniently located in the Conejo Valley technology corridor. Built in 1984 and renovated in 2019 to contemporize communal areas and enhance overall aesthetics, 30851 Agoura Road stands as a premier destination for sought-after creative office space. Distinctively designed in the shape of a parallelogram, this architectural gem boasts expansive windows that flood the interiors with natural light and showcase breathtaking panoramic views of rolling hills, mountains, and oak trees.

This unique property features an inviting atrium lobby with ample seating, central HVAC, generous 12-foot ceilings, and free parking across 191 spots in both front and back lots. Select units offer private balconies and patios, while the newly upgraded flooring, exposed ceilings, and expansive glass walls contribute to an atmosphere of modern sophistication.

For commuters, the property's strategic location ensures seamless access to the Ventura Freeway, facilitating easy travel from Santa Barbara to Pasadena. Meticulously maintained and easily accessible, The Heritage Building's creatively designed offices provide an optimal setting for tenants in search of recently remodeled, contemporary workspaces.

# HIGHLIGHTS

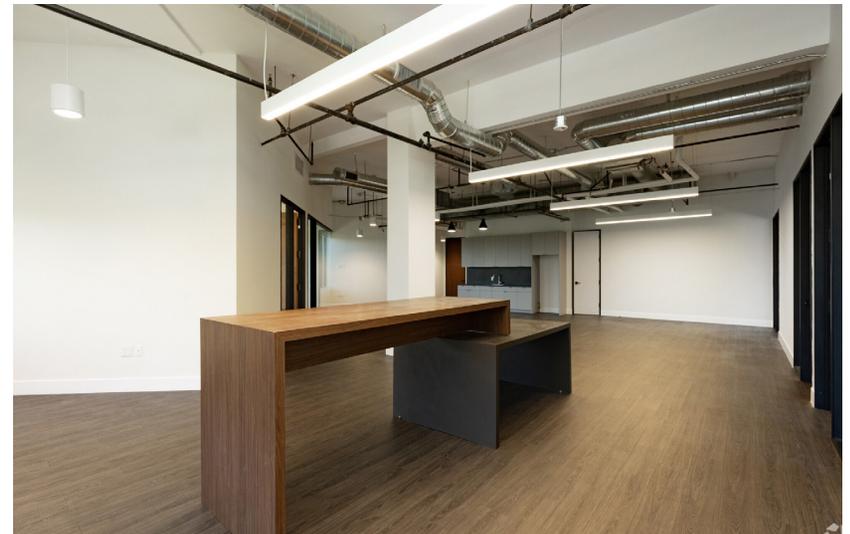
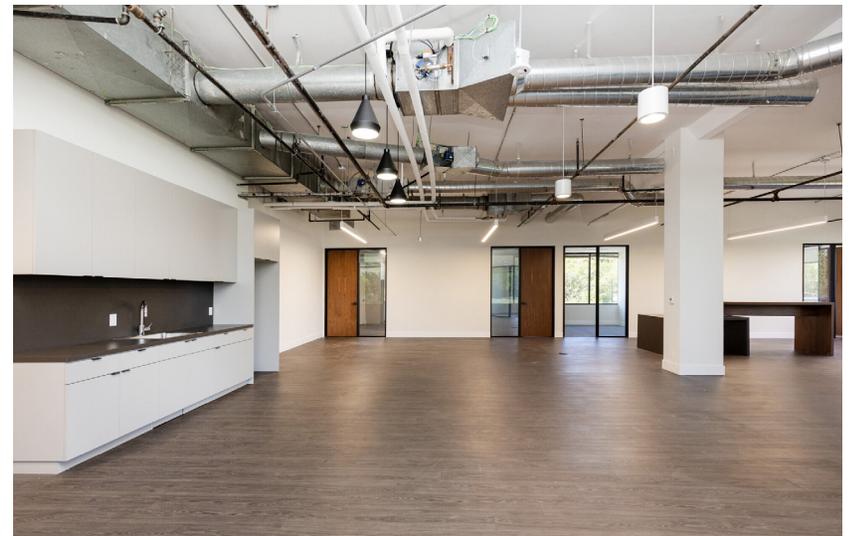
30851 AGOURA RD,  
AGOURA HILLS, CA

- **Prime Location in Tech Hub:** Heritage Building is strategically located in the thriving Conejo Valley technology corridor, making it an ideal spot for businesses looking to thrive in a dynamic and innovative environment.
- **Modernized Workspaces:** Following a significant remodel in 2019, Heritage Building offers contemporary and stylish office spaces. With upgraded common areas, private balconies, and modern interiors, it provides an appealing and comfortable work environment.
- **Amenities for Productivity and Comfort:** The building boasts essential amenities such as a welcoming atrium lobby, central HVAC, and ample parking. These features, combined with generous 12-foot ceilings, contribute to a workspace designed for both productivity and employee well-being.
- **Scenic Setting with Easy Commute:** Nestled between Thousand Oaks, Westlake Village, and Calabasas, Heritage Building provides a serene work environment with stunning views of hills and mountains. Moreover, its proximity to major attractions and easy access to the Ventura Freeway ensures a convenient and enjoyable commute for tenants.

62,225 SQ

# AVAILABILITY

Space	Size	Term	Rental Rate
1st Floor, Ste 101	± 2,469 RSF	Negotiable	\$2.00 / MG
1st Floor, Ste 114	± 1,123 RSF	Negotiable	\$2.00 / MG
2nd Floor, Ste 200A	± 1,067 RSF	Negotiable	\$2.00 / MG
2nd Floor, Ste 201	± 1,791 RSF	Negotiable	\$2.00 / MG
2nd Floor, Ste 203	± 4,428 RSF	Negotiable	\$2.00 / MG
2nd Floor, Ste 206	± 1,700 RSF	Negotiable	\$2.00 / MG
3rd Floor, Ste 301 Exposed Ceiling Spec Possible	± 3,030 RSF	Negotiable	\$2.00 / MG
3rd Floor, Ste 306 Spec Suite, Exposed Ceiling	± 1,627 RSF	Negotiable	\$2.35 / MG
3rd Floor, Ste 308 Spec Suite, Exposed Ceiling	± 2,111 RSF	Negotiable	\$2.35 / MG

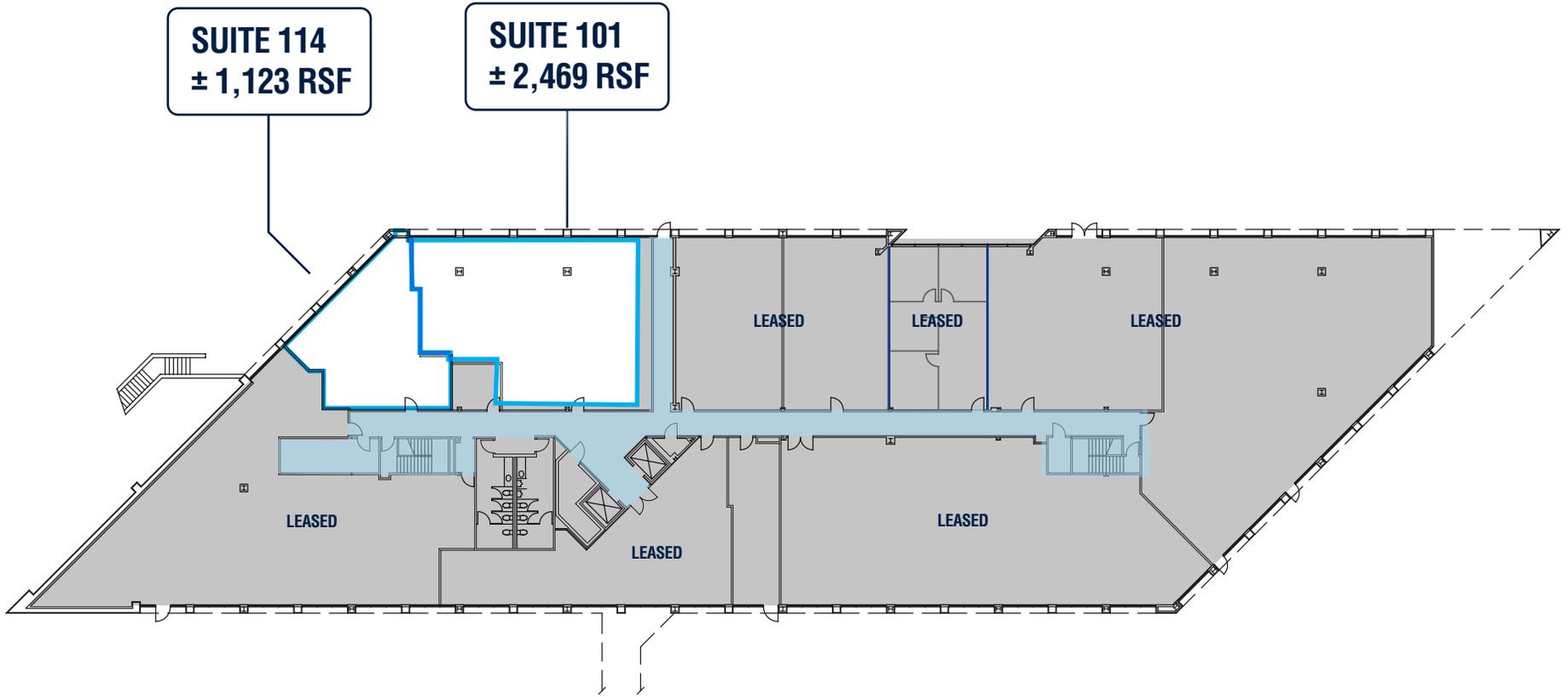


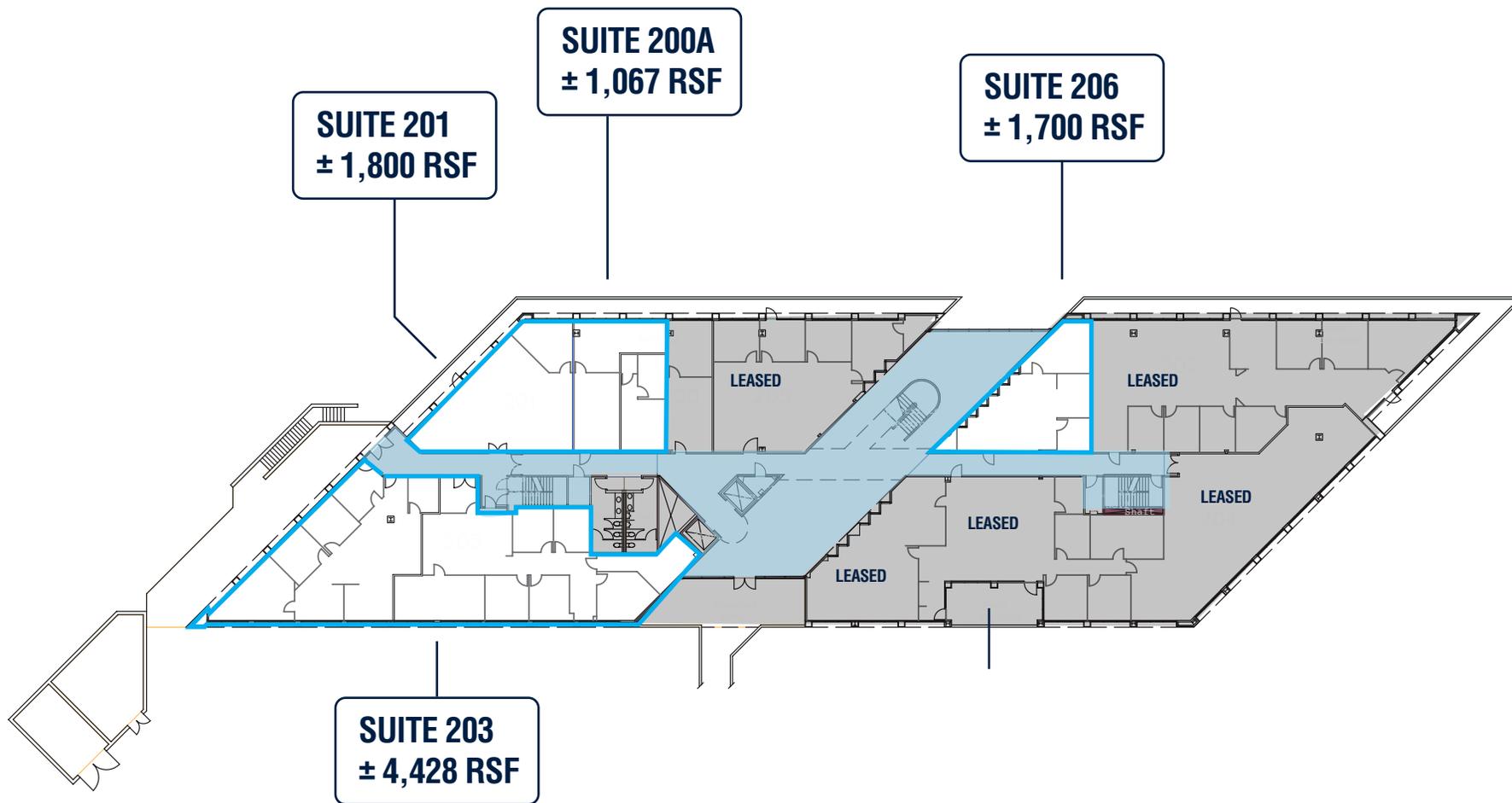
## SPEC SUITES

Our spec suites present a contemporary and sophisticated answer to office space needs. These thoughtfully designed spaces feature exposed ceilings, floor-to-ceiling glass elements, upgraded flooring, and open-style kitchenettes, providing tenants with a modern and elegant work environment.

THREE

- Lease Type: Modified Gross + Janitorial  
- Parking Ratio: 3.07/1,000

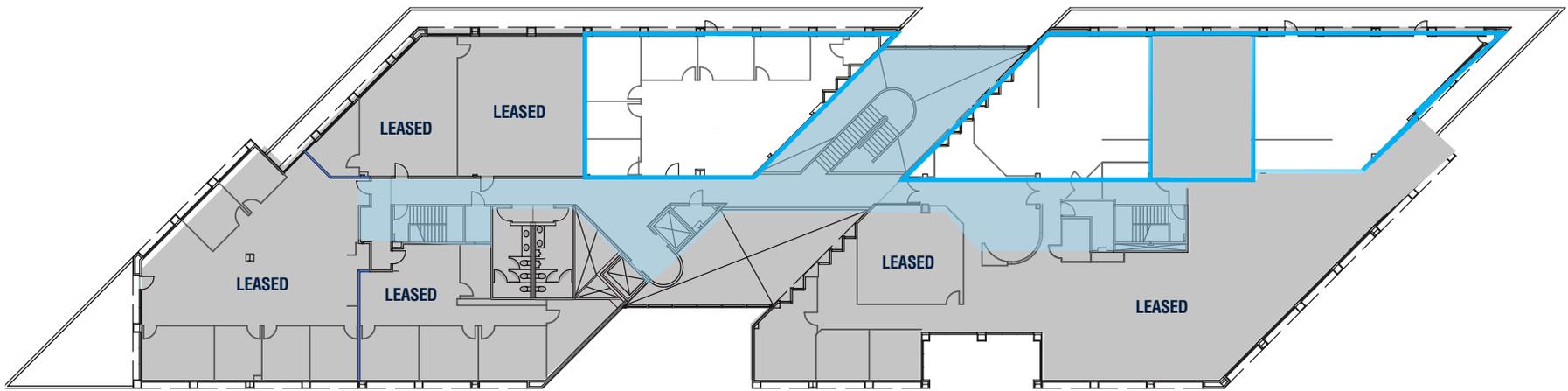




**SUITE 301**  
**± 3,030 RSF**

**SUITE 306**  
**± 1,627 RSF**

**SUITE 308**  
**± 2,111 RSF**





# PROMINENT AGOURA HILLS OFFICE TENANTS



## THE CALABASAS THROUGH WESTLAKE VILLAGE CORRIDOR

The Calabasas/Westlake Village area encompasses several prestigious communities in the West San Fernando Valley. Residents have incomes significantly higher than the greater Los Angeles average, as well as some of the higher home values. The area is very scenic, nestled next to the Santa Monica Mountains. Over the mountains lies the epic Malibu shoreline. Good schools make the area attractive to families.

Area workers have access to the Ventura Freeway, which provides convenient access from other locations in the San Fernando Valley and the Westside of Los Angeles. The nearby Warner Center is an important office location and is also home to Westfield Topanga, one of the principal retail destinations in the San Fernando Valley.

Most of the office space in the area is adjacent to the Ventura Freeway. Tenancy in the corridor is diverse, with large tenants including Bank of America, Teradyne Inc., Harbor Freight Tools, The Cheesecake Factory, and Dole Food Company. Also, a small tech hub exists on Agoura Road along the Ventura Freeway, where companies including Alcatel-Lucent, Spirent, and Ixia have a presence.

SEVEN

# AERIAL OVERVIEW

SHOPPES AT  
WESTLAKE VILLAGE



HERITAGE  
BUILDING

101

101

AGOURA RD

EIGHT



HERITAGE  
BUILDING

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