

AGOURA GATEWAY

28632 Roadside Dr, Agoura Hills CA



HIGHLIGHTS

Corporate office space designed with accents like tile, slate, and artwork, providing a creative, efficient workplace in a safe environment.

This two-story office building is a hidden gem, with two spacious entrance lobbies, four well-maintained restrooms, and a kitchenette in each suite.

Agoura Gateway Center features generous window lines with scenic views, a complimentary conference center, tenant lounge & marketplace with coffee.

Park at the property's free surface parking, less than a mile from the on-ramp for the Ventura/101 Freeway and many major thoroughfares.

Agoura Gateway Center is in the heart of Agoura Hills, surrounded by nearby amenities like the Whizin Market Square, Starbucks, LA Fitness, Ralphs, and Burger King.

Well-maintained, this property has an on-site management/leasing office and fiber optic availability.

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PROPERTY OVERVIEW

Surrounded by scenic views of the Santa Monica mountains, Agoura Gateway Center at 28632 Roadside Drive provides Class A office space and numerous surrounding amenities. Pride in ownership is apparent, as the property was recently renovated to add beautiful lobbies and common area hallways with extensive use of tile, slate, and artwork throughout. Additional features include spectacular window lines, an on-site conference room, excellent freeway exposure, on-site management (ZDI Inc.), and fiber optic availability.

Agoura Gateway Center provides abundant surface parking around the building for employees and guests, and the on-ramp for the Ventura/101 Freeway is less than a mile away. Employees are just minutes from nationally known brands such as Vons, Starbucks, Burger King, LA Fitness, Ralphs, the Whizin Market Square, and numerous other retail conveniences and dining amenities to enjoy before, during, and after work. Agoura Gateway Center is also convenient for hiking trails, surfing spots, and popular residential neighborhoods.

The Conejo Valley, which includes the city of Agoura Hills, boasts a robust demographic with predominantly low-rise office buildings. The Agoura Gateway Center sits at the heart of the town in a serene setting that offers tenants a place of fresh air and non-condensed office suites for navigating the post-pandemic world. This Class A building allows tenants to welcome back employees and feel comfortable operating a vibrant business.

The 2-story Class B office building was built in 2002 and is 94,364 SF. The typical floor size is 47,182 SF with 12' ceilings, and houses 340 surface and covered parking spaces.

24 Hour Access	Fenced Lot	Wheelchair Accessible
Atrium	Food Service	Storage Space
Controlled Access	Property Manager on Site	Monument Signage
Conferencing Facility	Security System	Outdoor Seating
Courtyard	Signage	Air Conditioning

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TRANSPORTATION

COMMUTER RAILS

Simi Valley	<i>Metrolink</i>	32 min drive	21.9 miles
Chatsworth	<i>Metrolink</i>	26 min drive	15.7 miles
Moorpark	<i>Metrolink</i>	23 min drive	16.8 miles
Northridge	<i>Metrolink</i>	25 min drive	16.8 miles
Northridge	<i>Amtrack</i>	26 min drive	16.8 miles

AIRPORTS

Bob Hope Hollywood Burbank Airport	37 min drive	26.9 miles
Los Angeles International (LAX)	46 min drive	35.1 miles

HOTELS

Courtyard	129 rooms	4 min drive
Homewood Suites by Hilton	125 rooms	5 min drive
Hyatt Regency	263 rooms	10 min drive

NEARBY AMENITIES

RESTAURANTS

Tavern 101 Grill & Tap House	<i>American</i>	\$\$\$	7 min walk
Blue Table	<i>Sandwiches</i>	\$\$	8 min walk
Wood Ranch BBQ & Grill	<i>American</i>	\$\$	9 min walk
Noi Due Trattoria Pizzeria	<i>Italian</i>	\$\$\$	9 min walk
Adobe Cantina	<i>Mexican</i>	\$\$	11 min walk
Burger King	<i>Fast Food</i>	\$	14 min walk
El Pollo Loco	<i>Fast Food</i>	\$	15 min walk

RETAIL

The Children's Courtyard	<i>Daycare</i>	9 min walk
FedEx Office	<i>Business / Copy / Postal Services</i>	9 min walk
Speedway	<i>Convenience Market</i>	14 min walk
Hardcore Fitness	<i>Fitness</i>	18 min walk
Reed's Furniture	<i>Furniture</i>	18 min walk

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