

27349 AGOURA RD.
CALABASAS, CALIFORNIA

FLEX / OFFICE



**CONEJO VALLEY'S FINEST
CORPORATE HEADQUARTERS FACILITY**

LIBERTY CANYON TECHNOLOGY CENTER

Professionally developed,
owned and managed by:



For more information
please contact:

MICHAEL TINGUS
818.223.4380
mtingus@lee-re.com
License ID # 01013724

GRANT FULKERSON
818.449.4401
gfulkerson@lee-re.com
License ID # 01483890

Lee & Associates®
LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
26050 Mureau Road, Suite 101
Calabasas, CA 91302
P: 818-223-4388 F: 818-591-1450
www.lee-associates.com



:: PROPERTY HIGHLIGHTS:

- **EXCEPTIONAL VISIBILITY FROM 101 FREEWAY**
- **BEAUTIFUL VIEWS OF THE SANTA MONICA MOUNTAINS**
- **SPECTACULAR IMPROVEMENTS**
- **STUNNING ARCHITECTURAL DESIGN**
- **NO GROSS RECEIPTS TAX**

:: PROPERTY SIZE:

TOTAL BLDG SIZE 83,838 SF
FIRST FLOOR 29,212 SF of Office
25,320 SF of Flex/Production
SECOND FLOOR 29,306 SF of Office
LEASE RATE \$1.35 NNN PSF

www.Liberty-Canyon.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DETAILS

- PROPERTY SIZE:** 83,838 Square Feet
- LOT SIZE:** ± 4.13 Acres (approximately 179,903 square feet)
- YEAR BUILT:** 2001
- ZONING:** CBP
- LOADING:** One Dock High Door with Leveler
One Oversized Ground Level Door
- PARKING:** 266 Stalls (3.2 per 1,000)
- POWER & LIGHTING:** 277/480V 3,000 amp service into building, fluorescent direct/indirect light in office area, parabolic in production area and high bay lights in warehouse
- HVAC:** Carrier Air cooled chiller system with 256 tons, with digital controls, 8 DateAir units in the computer rooms and labs
- WIRING/CABLING:** Hellermannntyton Cat 5E wire system with 6 cables to each location
- FULL SERVICE KITCHEN:** Hot/cold food wells, two grills, walk-in refrigerator, ice maker, fire system and dry food storage room meet all health codes
- FULL SERVICE GYM:** Complete with showers, locker rooms and mirrored walls
- WINDOW COVERINGS:** Exterior windows have vertical blinds
- ELEVATOR:** Elevator-served facility



High-End Office



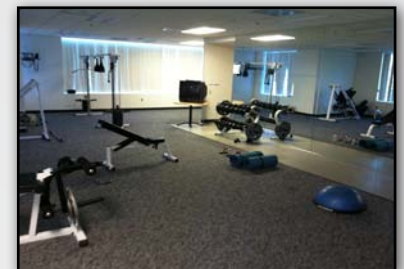
Sound Proof Training Room



Full Service Kitchen



Flex/Production Space



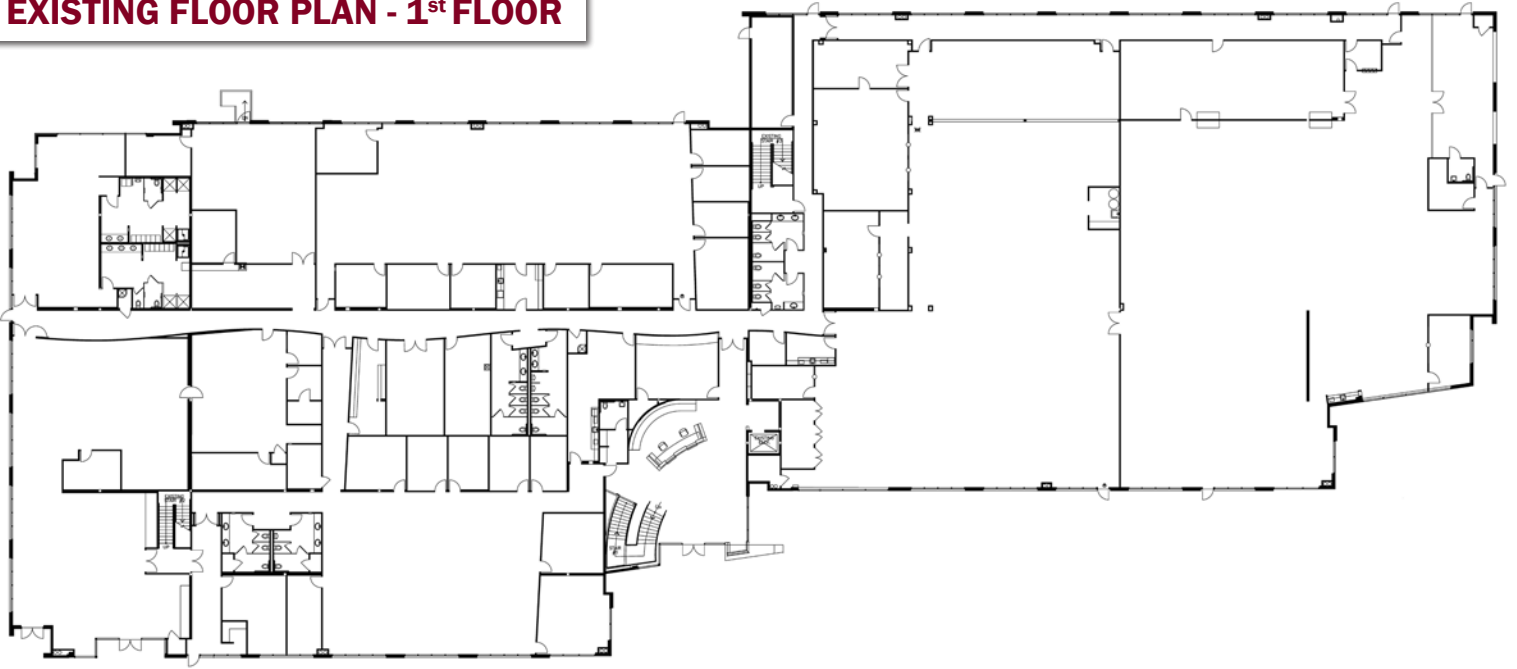
Full Service Gym



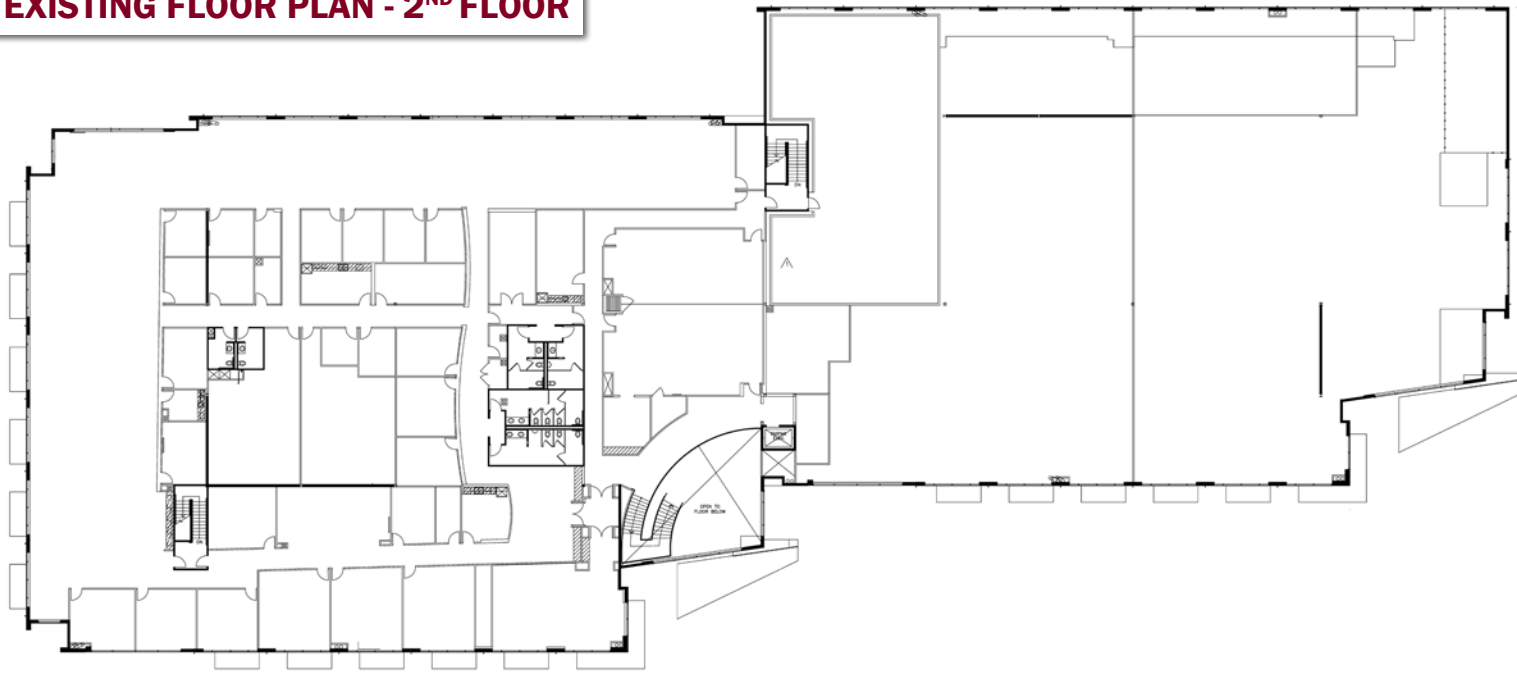
27349 AGOURA RD.
CALABASAS, CALIFORNIA

FLEX / OFFICE

EXISTING FLOOR PLAN - 1ST FLOOR



EXISTING FLOOR PLAN - 2ND FLOOR



MICHAEL TINGUS
818.223.4380
mtingus@lee-re.com

GRANT FULKERSON
818.449.4401
gfulkerson@lee-re.com

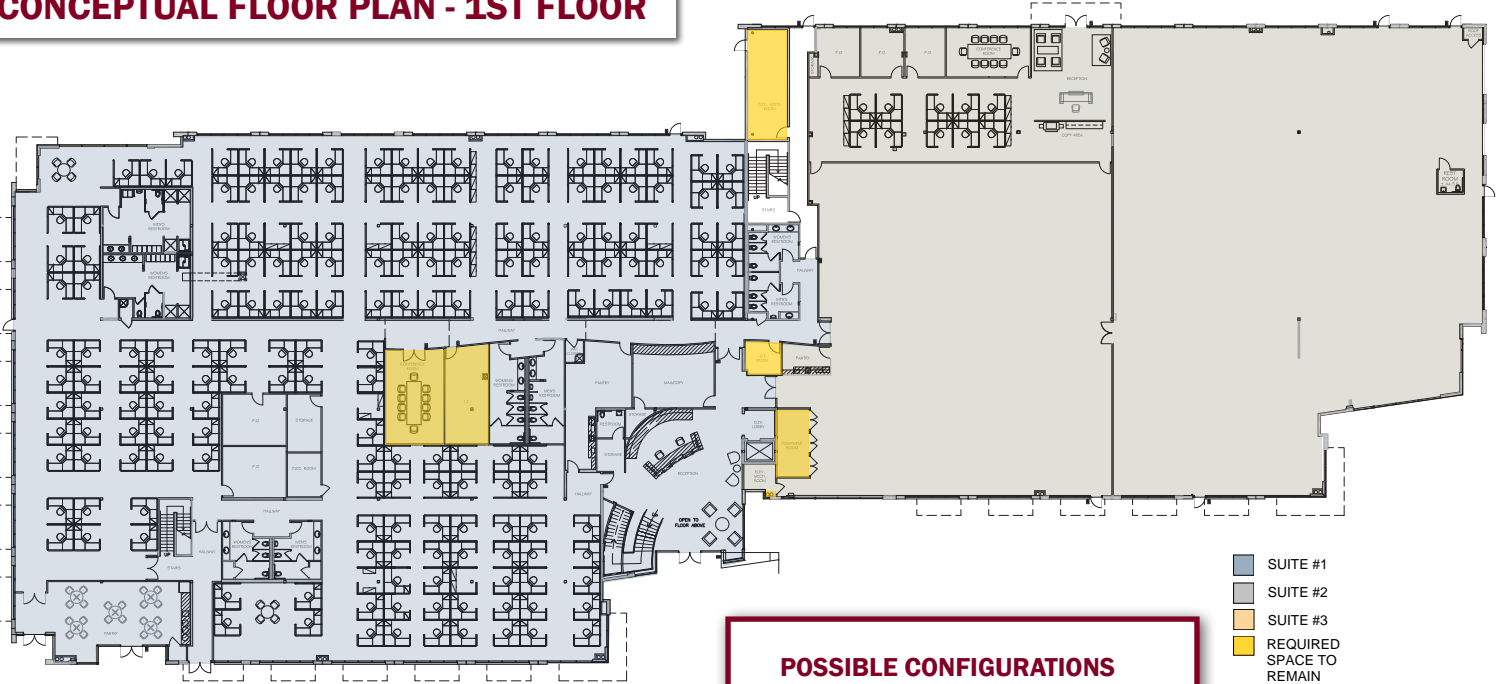
 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • A Member of the Lee & Associates Group of Companies

26050 Mureau Road, Suite 101 • Calabasas, CA 91302 • P: 818-223-4388 F: 818-591-1450 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

CONCEPTUAL FLOOR PLAN - 1ST FLOOR

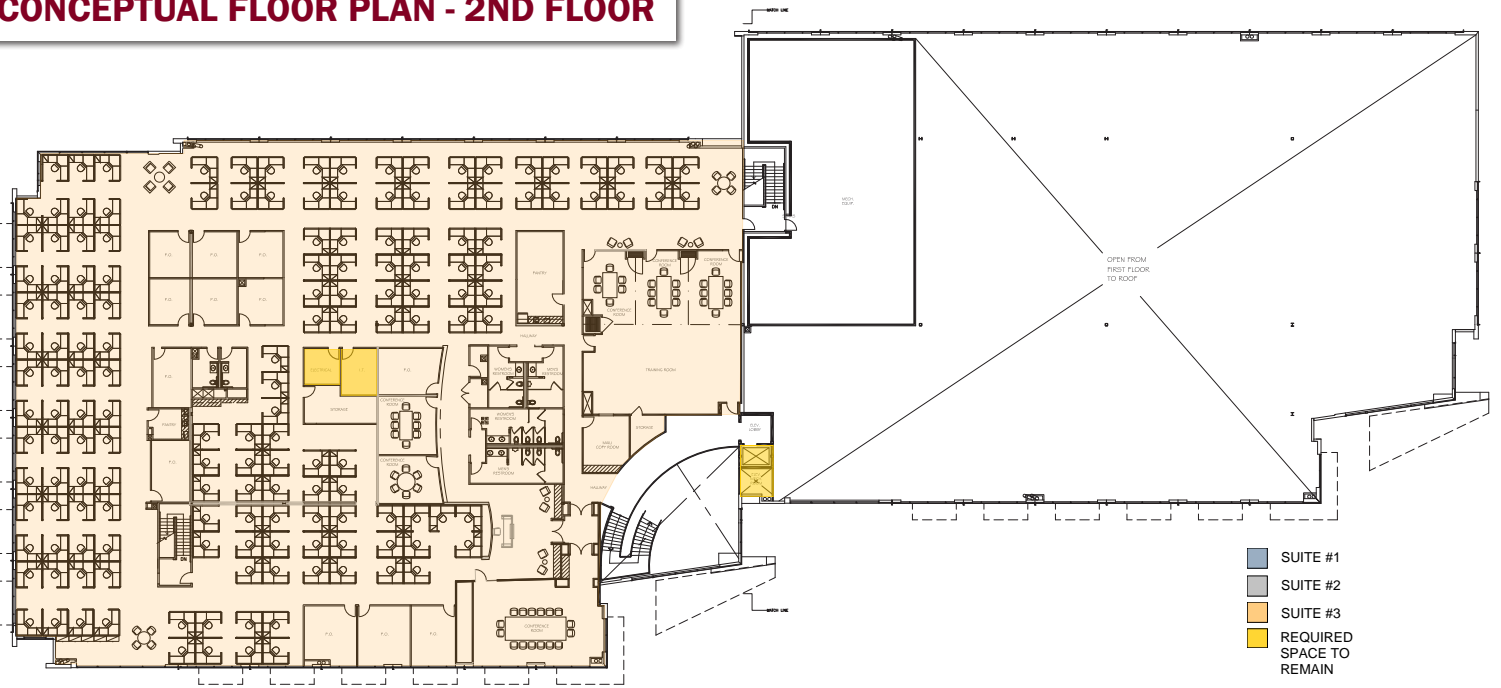


POSSIBLE CONFIGURATIONS

R&D: 25,320 to 83,838 SF
Office: 29,212 to ±75,000 SF
Warehouse: ±12,000 to 25,720 SF

- SUITE #1
- SUITE #2
- SUITE #3
- REQUIRED SPACE TO REMAIN

CONCEPTUAL FLOOR PLAN - 2ND FLOOR



- SUITE #1
- SUITE #2
- SUITE #3
- REQUIRED SPACE TO REMAIN



27349 AGOURA RD.
 CALABASAS, CALIFORNIA

FLEX / OFFICE



MICHAEL TINGUS
 818.223.4380
 mtingus@lee-re.com

GRANT FULKERSON
 818.449.4401
 gfulkerson@lee-re.com

LEE & ASSOCIATES®
 COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • A Member of the Lee & Associates Group of Companies

26050 Mureau Road, Suite 101 • Calabasas, CA 91302 • P: 818-223-4388 F: 818-591-1450 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

27349 AGOURA RD.
CALABASAS, CALIFORNIA

FLEX / OFFICE



Lee & Associates® - LA North/Ventura, Inc. • A Member of the Lee & Associates Group of Companies

26050 Mureau Road, Suite 101 • Calabasas, CA 91302 • P: 818-223-4388 F: 818-591-1450 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.