



OFFICE BUILDING FOR SALE OR LEASE 26010 MUREAU RD.

CALABASAS, CA 91302

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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.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ENTIRE BUILDING AVAILABLE

36,670 RSF
AVAILABLE

2 STORY
CLASS A OFFICE

\$1.50* MG
PROMOTIONAL RATE

SALE PRICE
CONTACT BROKER

***Promotional Rate Details:
Promotional rates apply to leases greater than
10,000 square feet.
A \$2.00 promotional rate is available for leases
between 5,001 and 9,999 square feet.*

FOR SALE OR LEASE

Entire Two Story office building available approximately 36,670 Square Feet (Divisible). Corporate identity in a high Class "A" office park. Short drive to "Old Town" Calabasas with shops, restaurants, banks and other support services as well as PCH via Malibu Canyon.

- Highly improved Offices & Work areas
- Possible Freeway Visible Building Top Signage for a qualified size Tenant.
- Includes Private Fitness Center with Lockers & Showers
- Tenant to pay for Utilities & Janitorial services
- Free Parking allotted at 3.3/1,000 rentable square feet
- No Gross Receipt Taxes Imposed

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**Furniture depicted on plan not included.*

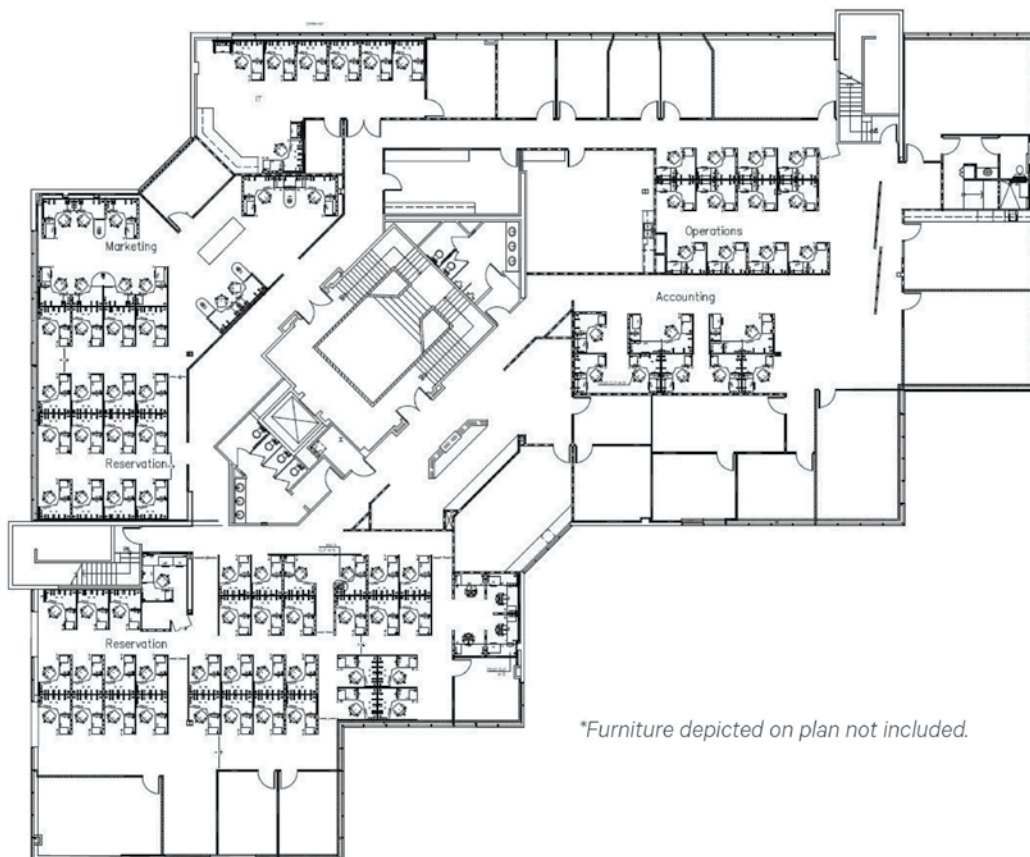
1ST FLOOR

18,065 RSF *(can be demised)*



SUITE HIGHLIGHTS

- Multiple entrances off front & back lobby
- 12 Offices
- 2 Conference Rooms
- Multiple Break out areas
- 2 Kitchens
- Floorplan laid out for multiple demising options



**Furniture depicted on plan not included.*

2ND FLOOR

18,335 RSF *(can be demised)*



SUITE HIGHLIGHTS

- Multiple entrances off second floor lobby
- 17 Offices
- Conference Rooms off main lobby
- Multiple Break out areas
- 2 Kitchens
- Private Restroom in executive office
- Floorplan laid out for multiple demising options

26010 Mureau Rd
Calabasas, CA



VENTURA FWY



Agoura Rd



VENTURA FWY

Lost Hills Rd

PEPPERDINE

Horizons
AT CALABASAS

A. County
Sheriff

The Cheesecake
Factory
BAKERY

& HEADQUARTERS

Community
Center

Malibu Hills Rd

Calabasas
SELF STORAGE

Calabasas Hills Rd

Las Virgenes
Unified School District

Las Virgenes
Water District



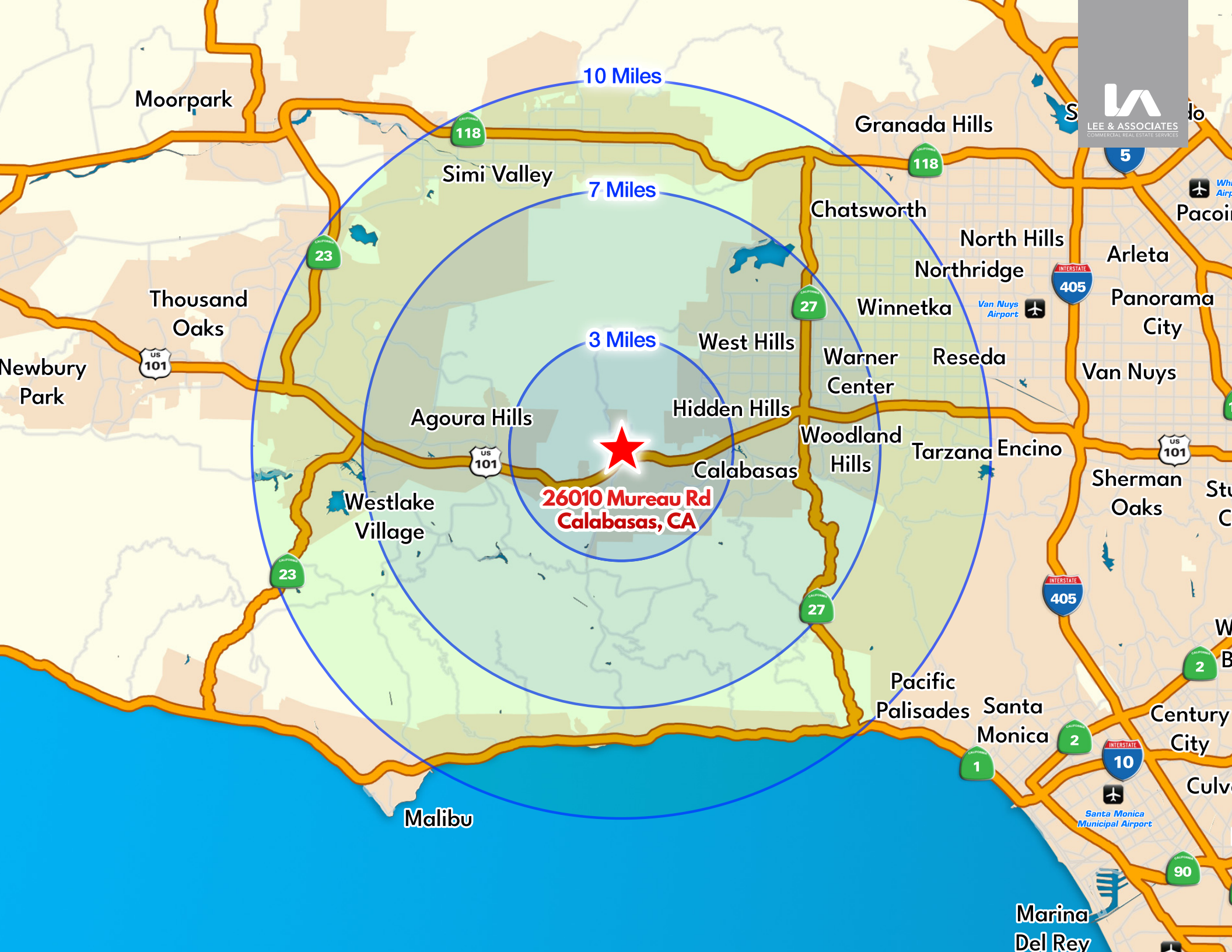


26010 MUREAU RD
CALABASAS, CALIFORNIA

VENTURA FRWY (US 101)

MUREAU RD







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**FOR MORE
INFORMATION,
PLEASE CONTACT**

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