

29800

AGOURA HILLS BUSINESS CENTER



 WESTCORD

29800 Agoura Rd / Agoura Hills / CA91301

PROPERTY HIGHLIGHTS



AGOURA HILLS BUSINESS CENTER

- **35,000 square foot Class A office building** in the heart of Agoura Hills nestled within the Santa Monica mountains.
- **Centralized location** with convenient access to 101 Freeway and Pacific Coast Highway.
- **Opportunity to lease up to 7,127 square feet** that comes with monument signage.
- **Recently renovated building** lobby, corridors, and indoor/outdoor common areas with outdoor patio.
- **An abundance of nearby amenities** including LA Fitness, Kanan Village, Whizin Center, and many more.
- **Ample parking at a ratio of 3.00/1,000** with the ability to reserve spaces.
- **Peaceful office setting with surrounding views** of the nearby mountain ranges.
- **High volume creative space** with natural light and direct exterior and interior entrances.



AGOURA HILLS BUSINESS CENTER



Suite



Square Feet



Lease Rate



Term

Suite 105

±2,863 RSF

\$2.15 MG

Term negotiable

Suite 205

±8,193 RSF

\$2.15 MG

*Demisable

Lease Type: Modified Gross + Janitorial

AVAILABILITIES

AGOURA HILLS BUSINESS CENTER



SUITE 105
±2,863 RSF

935.55 USF
1081.66 RSF

FLOOR PLAN

1st Floor

AGOURA HILLS BUSINESS CENTER



SUITE 205
±8,193 RSF
***Demisable**

2,243.92 USF
2,594.38 RSF

2,728.00 USF
3,154.08 RSF

1467.92 USF
1697.18 RSF

802.16 U
927.44 R

FLOOR PLAN

2nd Floor

NORTH
2ndV16z
Mar 20, 2018

SURROUNDING AREA



WHIZIN MARKET SQUARE

KANAN VILLAGE



AGOURA RD



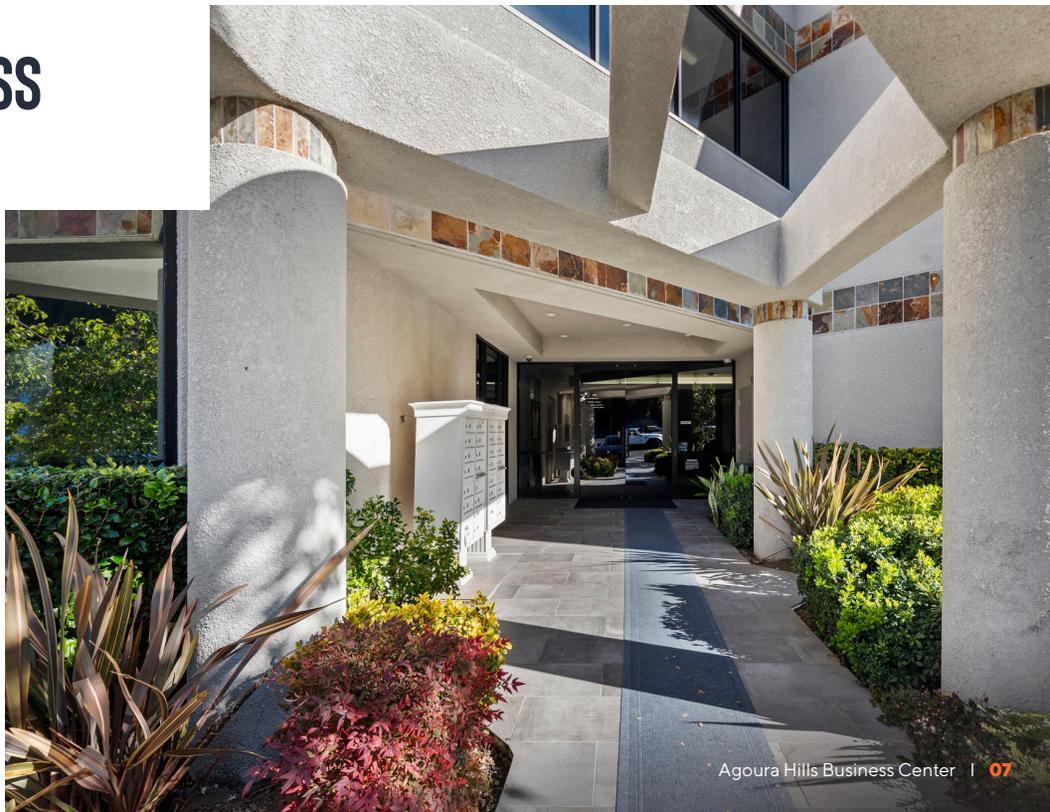
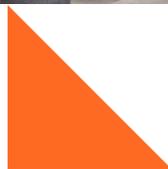

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AGOURA RD



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OUTDOOR OVERVIEW

The Agoura Hills Business Center is nestled alongside the majestic Lady-Face Mountain Range, providing tenants with breathtaking views and a tranquil atmosphere. The surrounding areas boast hiking trails, horse trails, and ample space for outdoor activities. Additionally, the properties feature inviting outdoor seating areas, allowing occupants to immerse themselves in the natural beauty of the surroundings.



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AGOORA HILLS BUSINESS CENTER

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