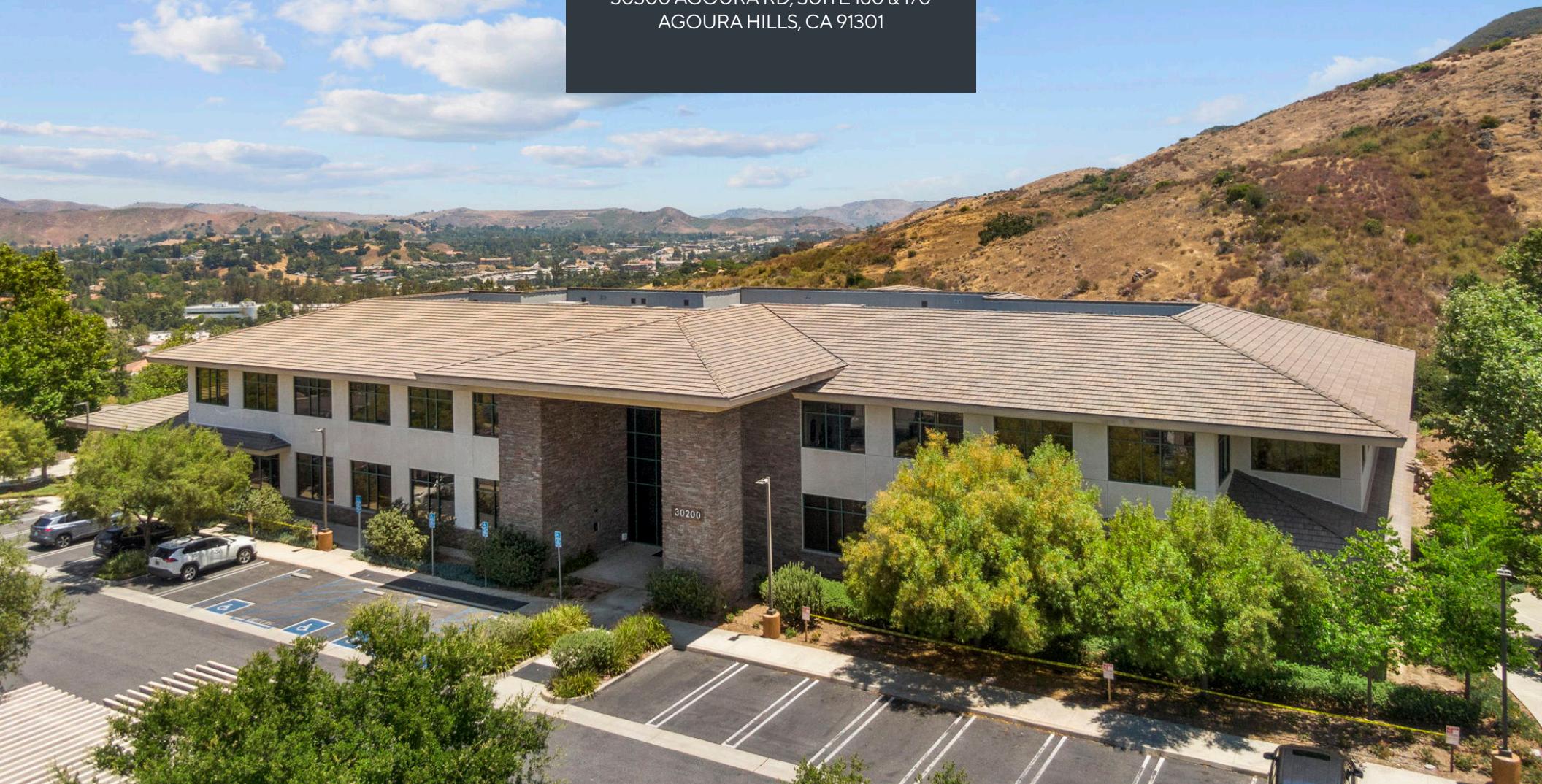


PRICE REDUCTION



THE RIDGE

30300 AGOURA RD, SUITE 160 & 170  
AGOURA HILLS, CA 91301



FOR SALE OWNER-USER MEDICAL/OFFICE CONDOMINIUM



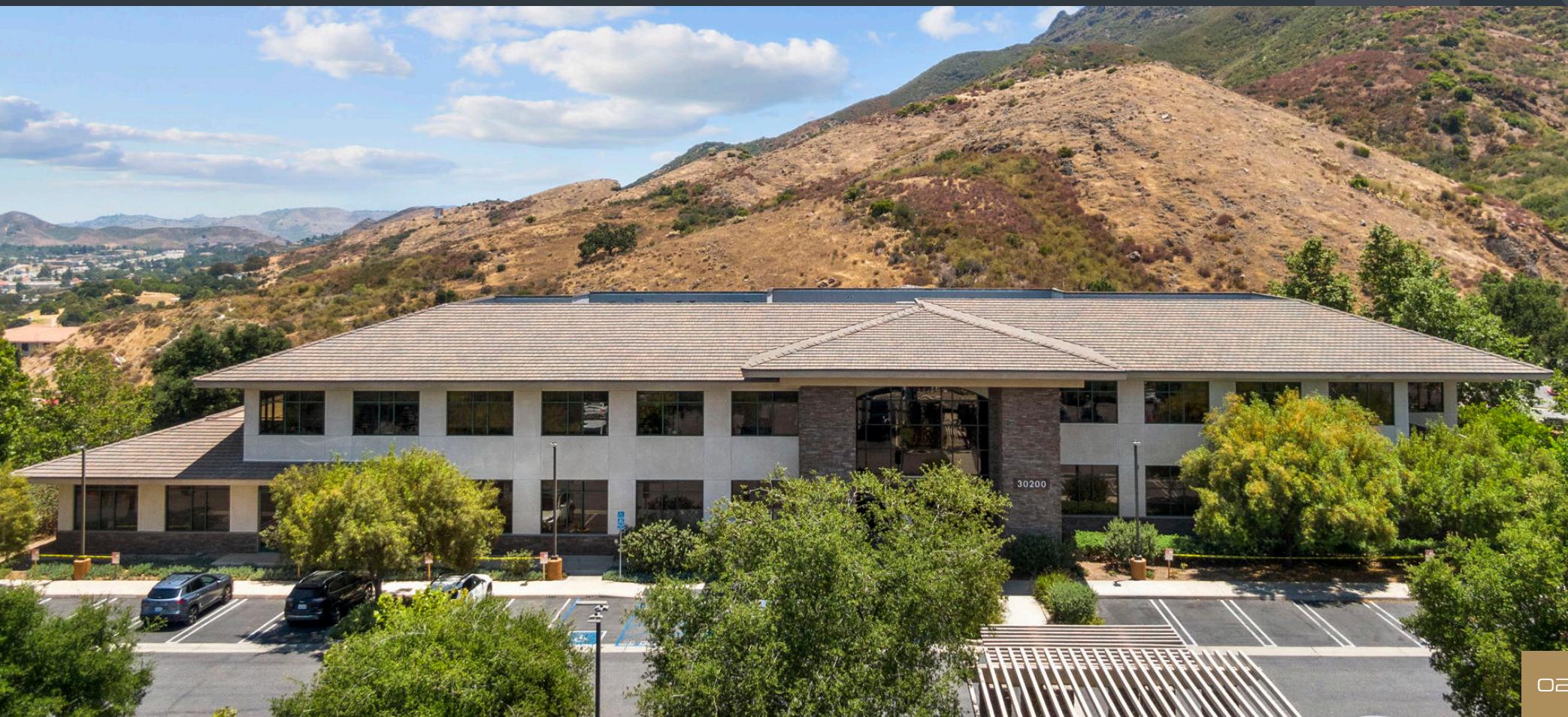
WESTCORD

# executive summary



Westcord, as exclusive advisor, is pleased to present the opportunity to acquire condominium ownership in 30200 Agoura Rd, Suite 160 & 170, Agoura Hills, CA 91301 (“The Property”), a move-in ready Class-A medical condominium and one state of the art surgery center in Agoura Hills, CA.

The property, located immediately adjacent to the Ventura 101 Freeway, is considered one of the most prestigious medical condominium buildings in the Conejo Valley. It offers medical professionals the opportunity to own their real estate, rather than lease it.



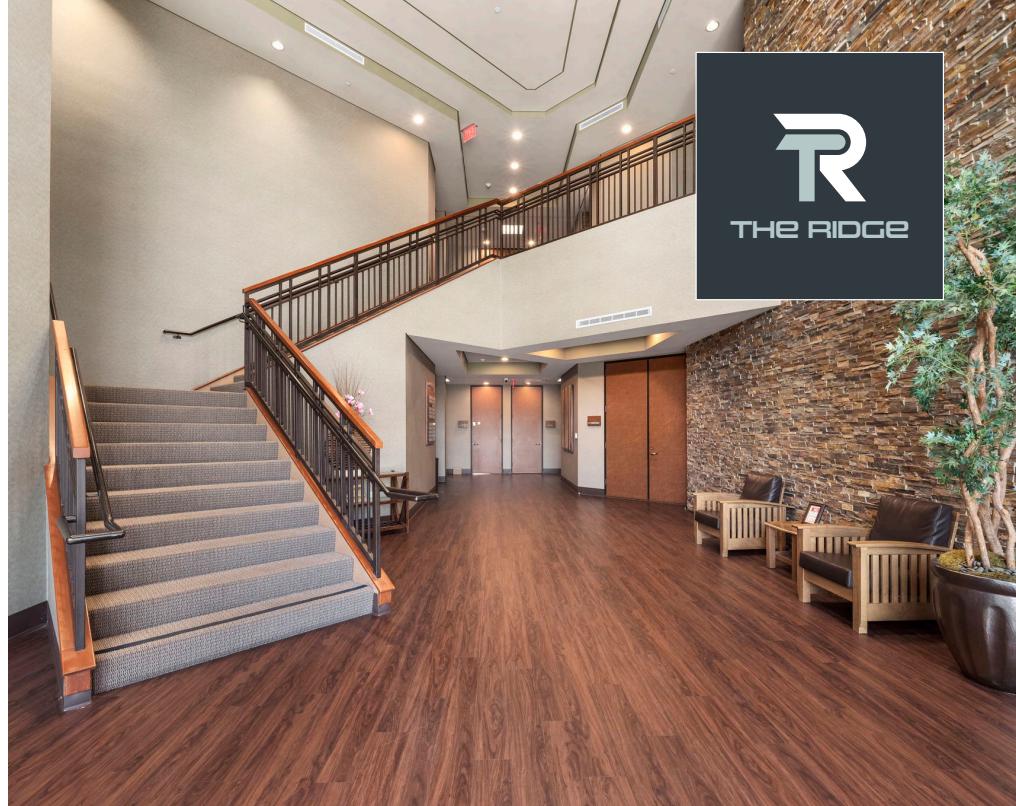
# CONDOMINIUM OVERVIEW

30300 Agoura Rd, Agoura Hills, CA 91301  
SUITE 160 & 170

## Surgery Center Equipment List (Included in Sale)

C-ARM OEC Series 9600  
C-ARM OEC 9800 Plus  
UPS (Back-Up Power) Ferrups Series  
GE Monitors x3 (Pre-Op / PACU)  
Steris (Dual Compartment Warmer)  
Stryker Neptune  
Steris AMSCO 2000 Series (Washer)  
Steris (Prevacuum Steam Sterilizer) Model 20C  
Metrix System Set Tray x2  
Leica Microscope (M520)  
Cervical Trays x2  
Lumbar Tray  
Neuro Dissectors  
Stryker Rem B x2  
Codman Curettes  
Shadowline x3  
Stryker Bone Mill  
McCulloch Retractors  
Bair Hugger x2  
GE Datex Ohmeda (Anesthesia Machine)  
Steris OR Table 3080-R  
Stryker Core Powered Instrument Driver Console  
Cosman 64 – Radiofrequency Generator  
Bovie Machine (Aaron-Surgi-Center PRO)  
Laryngoscope McGrath  
Butterfly Ultrasound  
Defibrillator Machine (20LL-M Series)  
Stryker Patient Gurney x3

- **ASKING PRICE**  
~~\$4,710,450.00~~ **Price Reduction**  
\$3,950,000.00
- **SUITE NUMBER**  
160 & 170
- **CONDO SIZE**  
160: ± 2,618 RSF  
170: ± 2,219 RSF
- **BUILDING SIZE**  
± 34,900 RSF
- **USE TYPE**  
MEDICAL/OFFICE
- **PARKING**  
4/1,000
- **YEAR BUILT**  
2009
- **HOA**  
\$0.74 PER RSF





THE RIDGE



# PROPERTY OVERVIEW

30200 Agoura Rd, Agoura Hills, CA 91301

## THE RIDGE

**The Ridge is a premier Class-A medical and office condominium project, designed to provide an exceptional professional environment. Nestled within a tranquil setting, it offers stunning mountain views that enhance the workplace experience.**

### 1. LOCATION

The property offers excellent access to Reyes Adobe Rd and the Ventura Freeway, is adjacent to the 280-room Renaissance Hills Hotel, across from the Hampton Inn, features majestic Conejo Valley views, and is surrounded by abundant restaurants and shopping.

### 2. PARKING

The Ridge offer ample parking with a ratio of 4:1000, providing both surface and covered options for convenience.

### 3. SHARED AMENITIES

Owners at The Ridge have access to shared amenities, including a 600 square foot conference room with a wet bar credenza.

#### SITE FEATURES:

- Abundant landscape
- Surrounded by 100% deeded Open Space
- Quite campus setting
- Outside courtyard seating
- Abundant parking with good distribution
- Smart Controllers for site irrigation
- Private driveway
- Immediate access to Santa Monica Mountains
- Open courtyard with connecting trellis
- Tasteful park signage

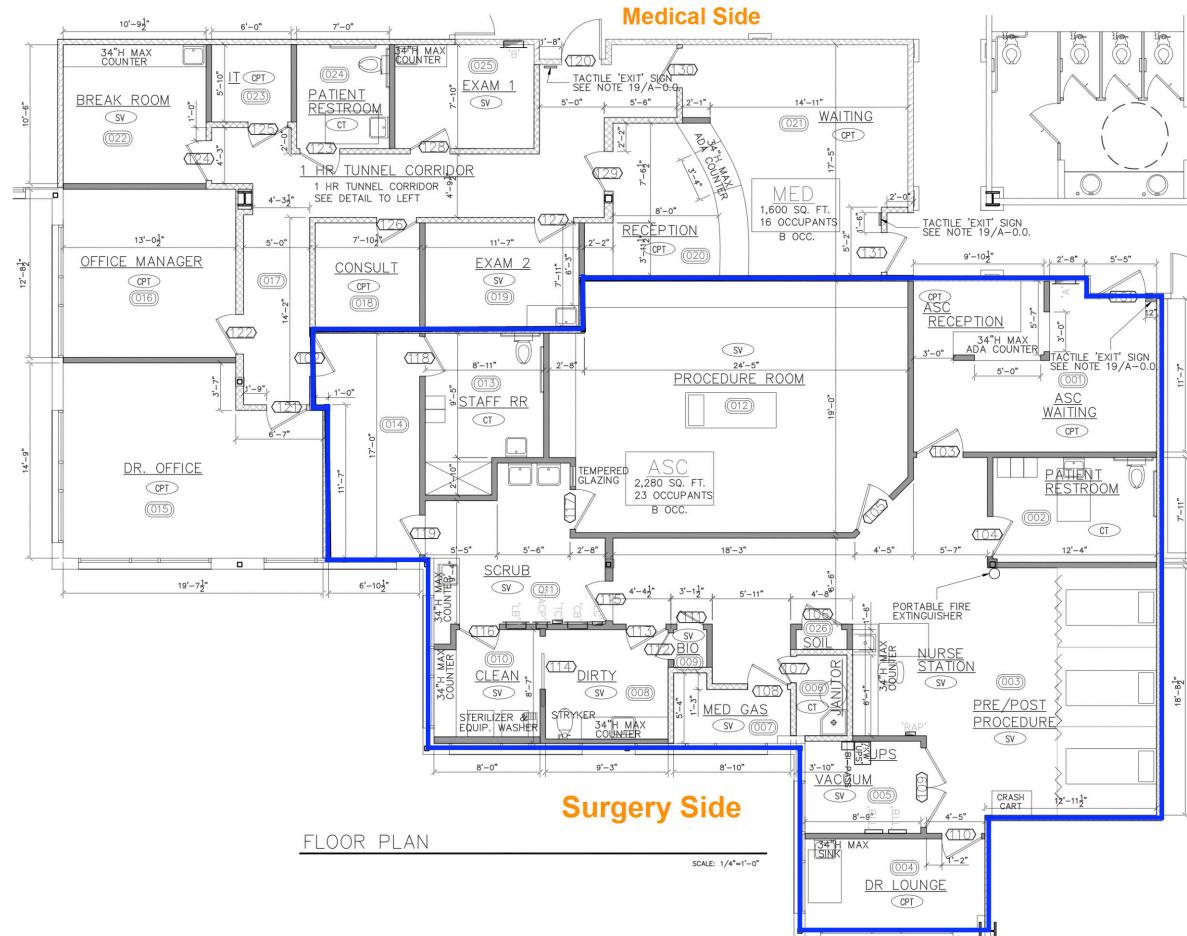
Overall, The Ridge offers a convenient and appealing location for medical professionals seeking a modern, well-equipped workspace in Agoura Hills. With its close proximity to various amenities, it stands as the ideal workplace destination for medical professionals in the Conejo Valley.



THE RIDGE

# FLOOR PLAN

THE RIDGE  
30300 AGOURA RD  
SUITE 160 & 170  
AGOURA HILLS, CA 91301



# AERIAL OVERVIEW





## THE RIDGE

30300 AGOURA RD, SUITE 160 & 170  
AGOURA HILLS, CA 91301



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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.