

29800

AGOURA HILLS BUSINESS CENTER



 WESTCORD

29800 Agoura Rd / Agoura Hills / CA 91301

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 8,193 square feet** that comes with monument signage
- **Recently renovated building** lobby, corridors, and in-door/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
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CENTER**

AVAILABILITIES



Suite



Square Feet



Lease Rate



Term

Suite	Square Feet	Lease Rate	Term
Suite 100*	±1,839 RSF	\$2.15 MG	Term negotiable
Suite 110*	±2,614 RSF	\$2.15 MG	Term negotiable
Suite 102	±2,536 RSF	\$2.15 MG	Term negotiable
Suite 205	±8,193 RSF	\$2.15 MG	Term negotiable

* contiguous up to **4,453 RSF** Lease
Type: Modified Gross + Janitorial

AGOURA HILLS BUSINESS CENTER



SUITE 110
±2,614 RSF

SUITE 100
±1,839 RSF

SUITE 102
±2,536 RSF

935.55 USF
1081.66 RSF

NORTH
18/02
May 04, 2022

FLOOR PLAN

1st Floor

AGOURA HILLS BUSINESS CENTER



SUITE 205
±8,193 RSF

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

SURROUNDING AREA



WHIZIN MARKET SQUARE

KANAN VILLAGE



AGOURA RD



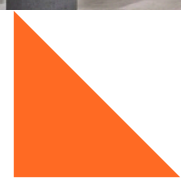

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AGOURA RD



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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

Jeremy Principe

Vice President
DRE #02131156
M (805) 390-5267
T (805) 497-4557
jeremy@westcord.com

Brendan Pagani

Vice President
DRE #02095300
M (949) 887-9814
T (805) 497-4557
brendan@westcord.com



WESTCORD.COM