



30501

AGOURA HILLS  
BUSINESS PARK

**SUBLEASE**

30501

**FOR SUBLEASE**

±8,481 RSF CLASS-A OFFICE SPACE / SUITE 150

30501 AGOURA RD. SUITE 150 AGOURA HILLS, CA 91301

 **WESTCORD**

# Sublease Overview

Westcord is pleased to present the opportunity to sublease a Class-A office space in the heart of Agoura Hills, CA. With flexible leasing terms and furniture negotiable, this opportunity is a stand out choice in the market.



**Move-In Ready Space**



**Furniture Negotiable**



**Entrance Directly off Lobby**

# Sublease Overview



**Move-in Ready**



**Furniture Negotiable**

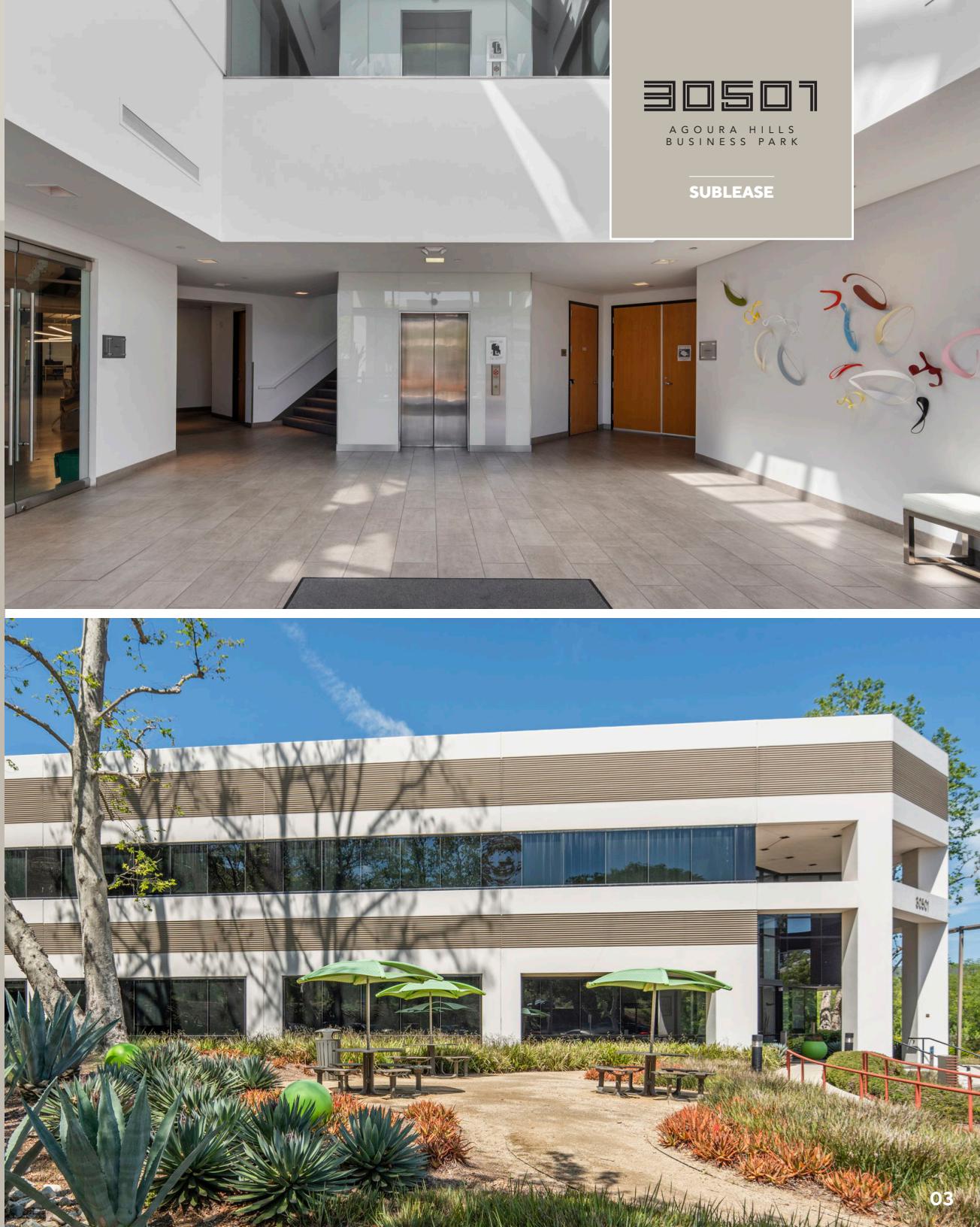


**Abundant Parking**



**Entrance Directly off Lobby**

<b>SUITE:</b>	<b>150</b>
<b>SIZE:</b>	<b>±8,481 RSF</b>
<b>LEASE RATE:</b>	<b>\$2.30/FSG PER SQ. FT.</b>
<b>TERM:</b>	<b>THROUGH AUGUST 2027</b>
<b>PARKING:</b>	<b>4.00/1,000 RSF</b>
<b>AVAILABILITY:</b>	<b>IMMEDIATE</b>



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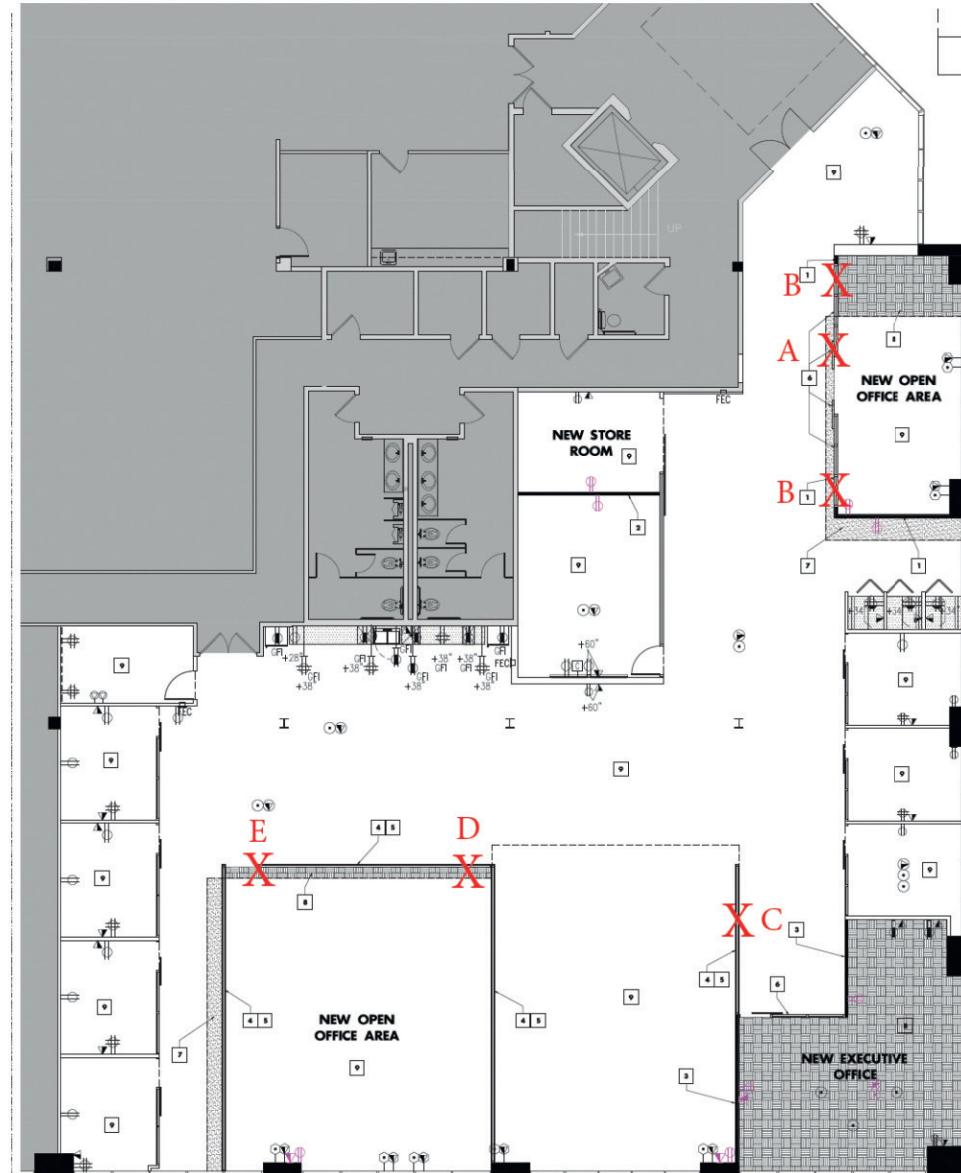
# Floor Plan

Suite 150

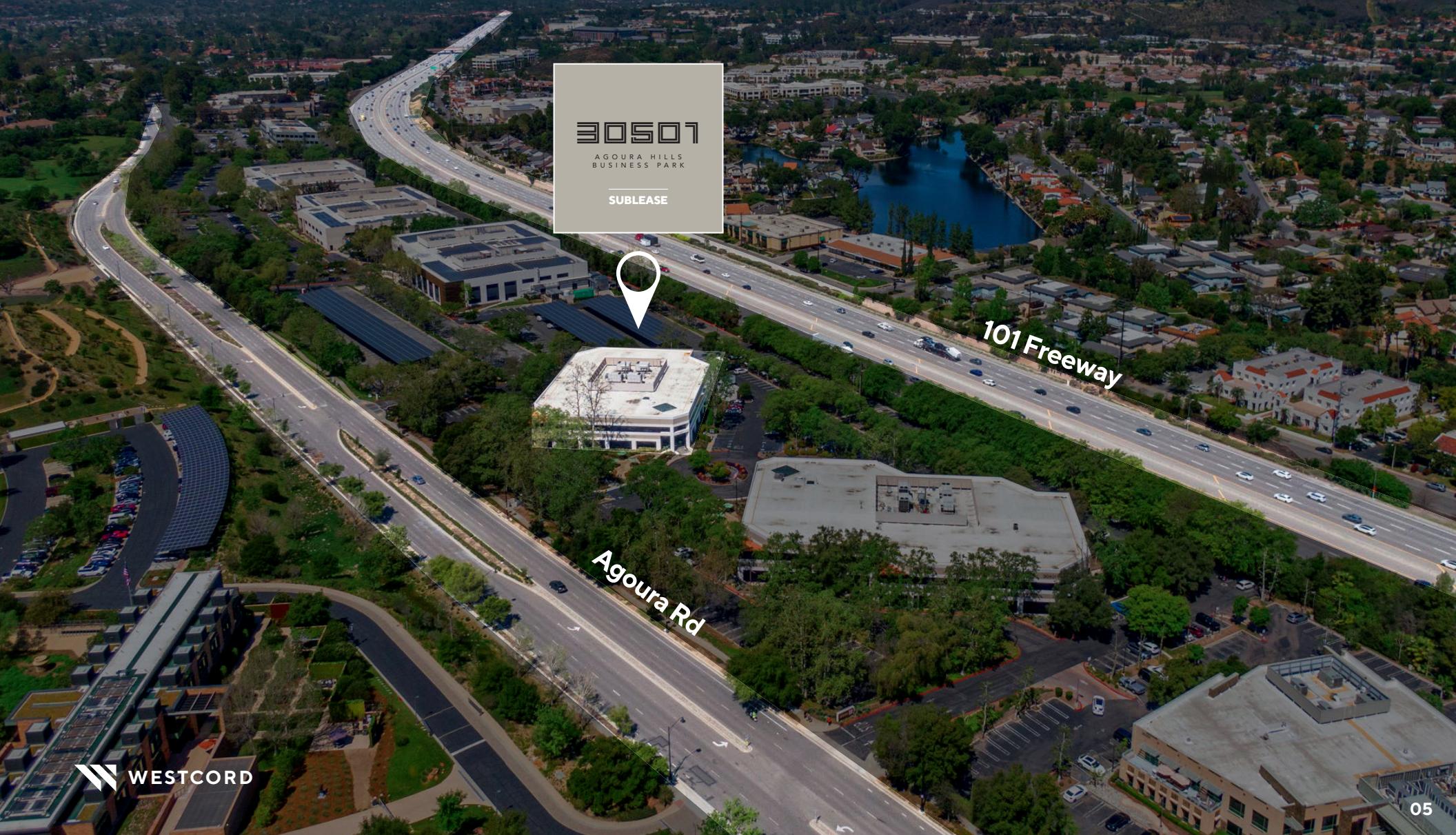
**FOR SUBLEASE**

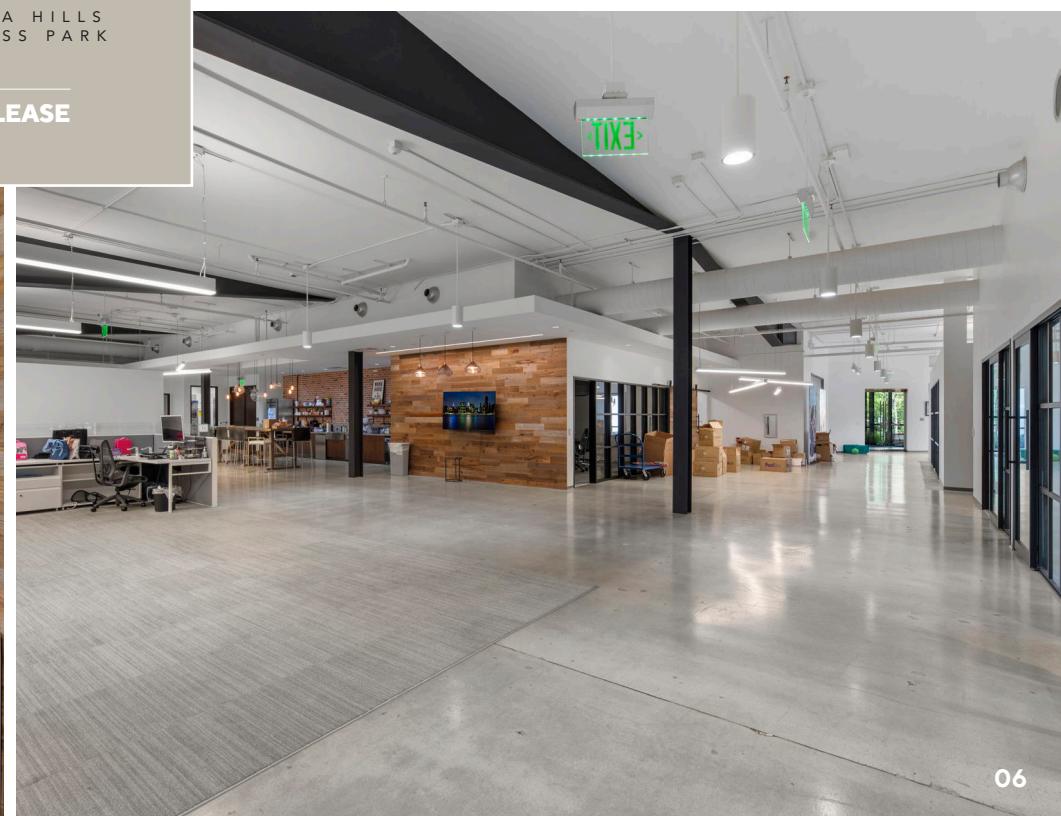
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AGOURA HILLS, CA 91301



# Aerial Plan





# Market Overview

## Agoura Hills

Nestled in the scenic foothills of the Santa Monica Mountains, Agoura Hills offers a perfect blend of natural beauty and modern convenience. With direct access to the 101 Freeway, it's an ideal location for businesses seeking connectivity to both Los Angeles and Ventura County. The area boasts a thriving local economy, top-rated schools, and a vibrant, professional community.

Surrounded by parks, hiking trails, and upscale dining options, Agoura Hills provides a lifestyle that attracts top talent. Leasing office space here means positioning your business in a prestigious, sought-after location with exceptional quality of life.

## Surrounding Conejo Valley Businesses



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**Jeremy Principe**

Vice President

DRE #02131156

M (805) 390-5267

T (805) 497-4557

[Jeremy@westcord.com](mailto:Jeremy@westcord.com)

**Brendan Pagani**

Vice President

DRE #02095300

M (949) 887-9814

T (805) 497-4557

[Brendan@westcord.com](mailto:Brendan@westcord.com)



[WESTCORD.COM](http://WESTCORD.COM)

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.

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