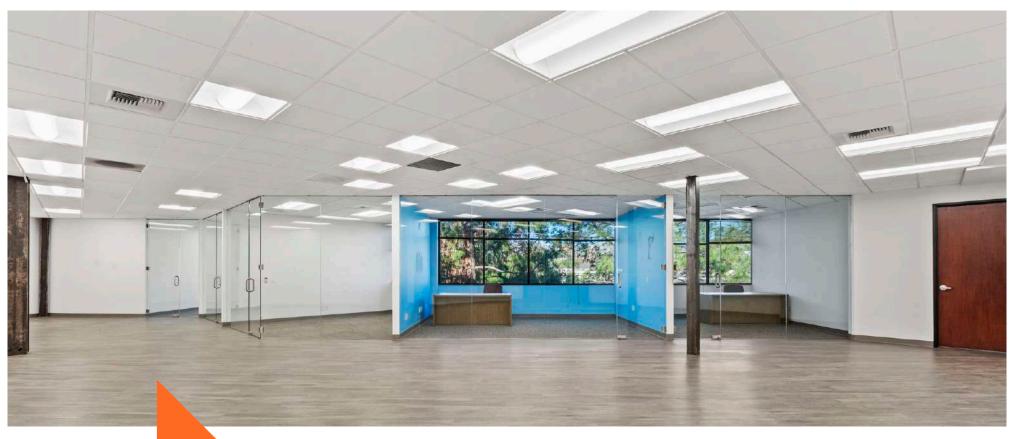




- · 35,000 square foot Class A office building in the heart of Agoura Hills nestled within the Santa Monica mountains.
- Centralized location with convenient access to 101 Freeway and Pacific Coast Highway.
- · Opportunity to lease up to 7,127 square feet that comes with monument signage.
- Recently 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.



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Suite	Square Feet	Lease Rate	Term
Suite 102	±2,536 RSF	\$2.15 MG	Term negotiable
Suite 105	±2,863 RSF	\$2.15 MG	Term negotiable
Suite 205	±8,193 RSF	\$2.15 MG	Term negotiable

Lease Type: Modified Gross + Janitorial

AVAILABILITIES



FLOOR PLAN

1st Floor



±8,193 RSF

FLOOR

PLAN









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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