



OFFICE BUILDING FOR SALE OR LEASE 26010 MUREAU RD.

CALABASAS, CA 91302

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ENTIRE BUILDING AVAILABLE

**4,000 - 36,670 RSF
AVAILABLE**

**2 STORY
CLASS A OFFICE**

**\$1.00* NNN
PROMOTIONAL RATE**

**SALE PRICE
CONTACT BROKER**

***Promotional Rate Details:*

*Promotional rates apply to leases greater than
10,000 square feet.*

*A \$1.00 promotional rate is available for leases
between 5,001 and 9,999 square feet.*

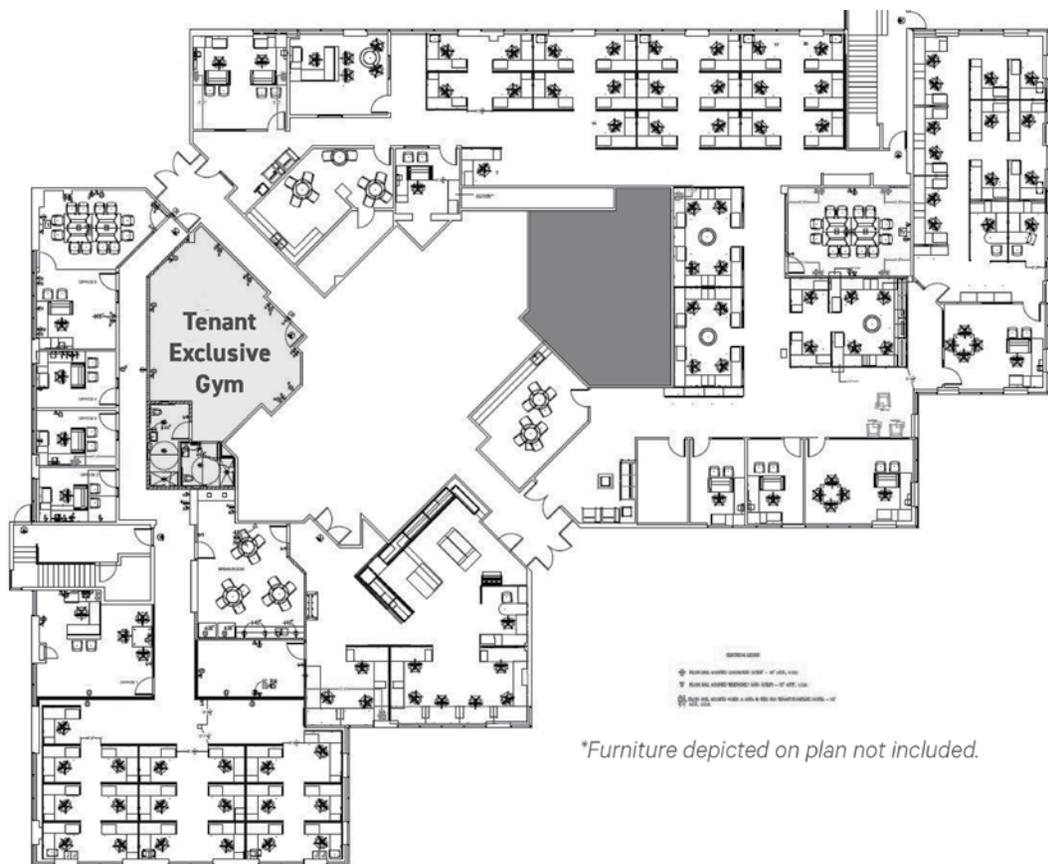
FOR SALE OR LEASE

Entire Two Story office building available approximately 36,670 Square Feet (Divisible). Corporate identity in a high Class "A" office park. Short drive to "Old Town" Calabasas with shops, restaurants, banks and other support services as well as PCH via Malibu Canyon.

- Highly improved Offices & Work areas
- Possible Freeway Visible Building Top Signage for a qualified size Tenant.
- Includes Private Fitness Center with Lockers & Showers
- Tenant to pay for Utilities & Janitorial services
- Free Parking allotted at 3.3/1,000 rentable square feet
- No Gross Receipt Taxes Imposed

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*Furniture depicted on plan not included.

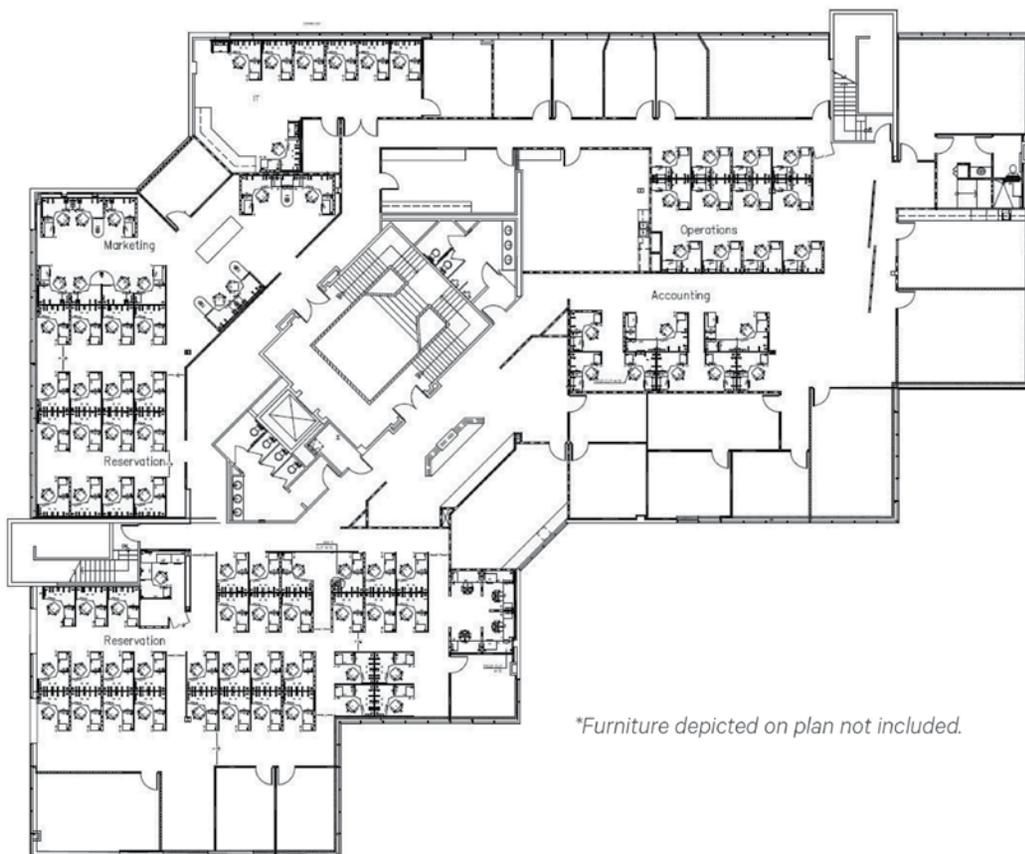
1ST FLOOR

18,065 RSF *(can be demised)*



SUITE HIGHLIGHTS

- Multiple entrances off front & back lobby
- 12 Offices
- 2 Conference Rooms
- Multiple Break out areas
- 2 Kitchens
- Floorplan laid out for multiple demising options



**Furniture depicted on plan not included.*

2ND FLOOR

18,335 RSF *(can be demised)*



SUITE HIGHLIGHTS

- Multiple entrances off second floor lobby
- 17 Offices
- Conference Rooms off main lobby
- Multiple Break out areas
- 2 Kitchens
- Private Restroom in executive office
- Floorplan laid out for multiple demising options

26010 Mureau Rd
Calabasas, CA

erewhon Natural Foods Market
universal appliance and kitchen center
Jersey Mike's SINCE 1976 SUBS
BCBC NAIL SPA
Furn Saj RESTAURANT
HOME consignment
SUSHI NISHI calabasas
SALON PUUVO
Exer
MATHNASIUM

Albertsons Starbucks in the box McDonald's Sinclair Domino's
Pharmacy Mobil XpressLube
SHARKY'S WOODFIRE MEXICAN GRILL Mediterranean PITA GRILL Abbyson LIVING
7 ELEVEN Shell Chevron UPS The UPS Store SUBWAY
Hanami Fantastic Sams HAIR SALON CAMBRIA hotels

A. County Sheriff
Community Center

Calabasas Hills Rd

The Cheesecake Factory BAKERY & HEADQUARTERS
Malibu Hills Rd

Calabasas SELF STORAGE

PEPPERDINE
Horizons AT CALABASAS

Las Virgenes Unified School District

Las Virgenes Water District

Agoura Rd

Lost Hills Rd

Las Virgenes Rd

VENTURA FWY

VENTURA FWY

US 101

US 101

Good Nite Inn





26010 MUREAU RD
CALABASAS, CALIFORNIA

VENTURA FRWY (US 101)

MUREAU RD







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**FOR MORE
INFORMATION,
PLEASE CONTACT**

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