



THE RIDGE

30200 AGOURA RD, SUITE 140
AGOURA HILLS, CA 91301



FOR SALE OWNER-USER MEDICAL/OFFICE CONDOMINIUM



EXECUTIVE SUMMARY



Westcord, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 30200 Agoura Rd, Suite 140, Agoura Hills, CA 91301 ("The Property"), a move-in ready Class-A medical condominium 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

30200 Agoura Rd, Agoura Hills, CA 91301
SUITE 140

Discover a unique opportunity to own a high-end medical condominium, perfectly situated against the stunning backdrop of the Santa Monica Mountains.

This prestigious medical office offers not just a space for your practice, but a statement of success and dedication to patient care. Experience the perfect blend of modern facilities and serene views, providing both you and your patients an environment of tranquility and professionalism. Step into a space where your practice can thrive, surrounded by the natural beauty and prestige of one of the most sought-after locations.

- **ASKING PRICE**
\$1,020,000 (\$625/RSF)
- **SUITE NUMBER**
140
- **CONDO SIZE**
± 1,630 RSF
- **BUILDING SIZE**
± 34,900 RSF
- **USE TYPE**
MEDICAL/OFFICE
- **PARKING**
4/1,000
- **YEAR BUILT**
2009
- **PLUG AND PLAY
MEDICAL SPACE**





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.

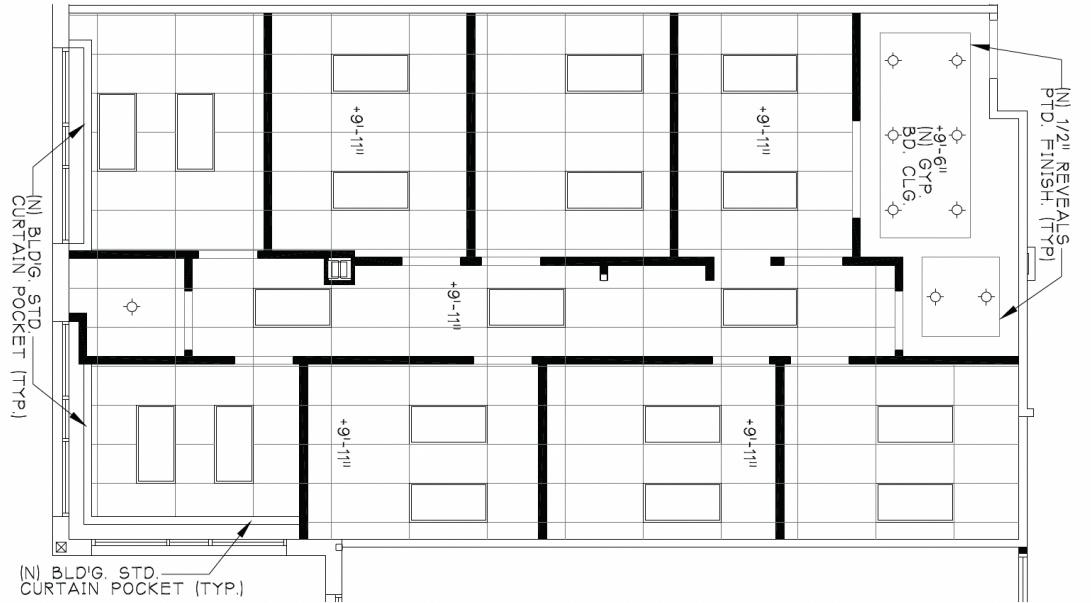
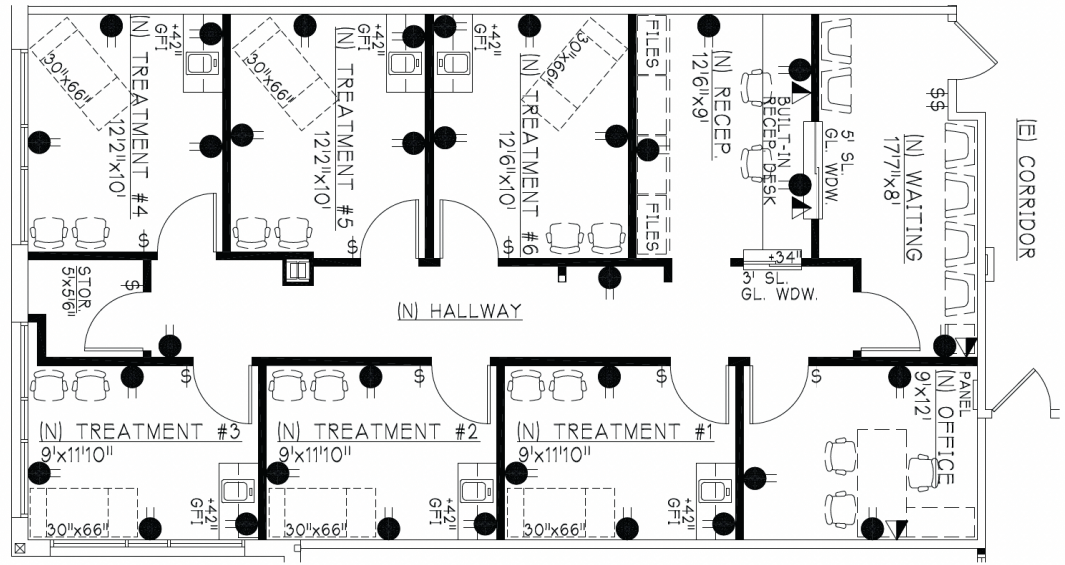
3. SHARED AMENITIES

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.



FLOOR PLAN

± 1,630 RSF

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AERIAL OVERVIEW

Ventura 101 Freeway

Reyes Adobe Rd

Agoura Rd

Hillcrest Dr





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Listed By

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[WESTCORD.COM](https://www.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.