



26635-37 — AGOURA RD

SUITE #101



SUBLEASE



SUITE 101



Westcord is pleased to present Suite 101 at the Calabasas Corporate Center for sublease. This turnkey space is fully built out as a professional podcast studio, featuring multiple studio rooms and a flexible layout that can easily accommodate a variety of office uses.

Positioned just off the main lobby, the suite offers excellent visibility and the potential for monument signage. The space is available for immediate occupancy, with the option to pursue a direct lease. Offered well below market rates, this is a rare opportunity to secure high-quality, move-in-ready space in a prime Calabasas location.





OVERVIEW



ADDRESS

26635-37 Agoura Rd. Suite 101 Calabasas, CA 91302

LEASE EXPIRATION

Oct. 2026 (Direct Lease Potential)

SUBLEASE RATE

\$2.25/FSG per sq. ft.

SIZE

3,586 sq. ft.

NOTES

Great space directly off the lobby with back exit out to side parking lot. Monument signage potential. Under market Calabasas office rate with potential for direct deal.



FLOOR PLAN

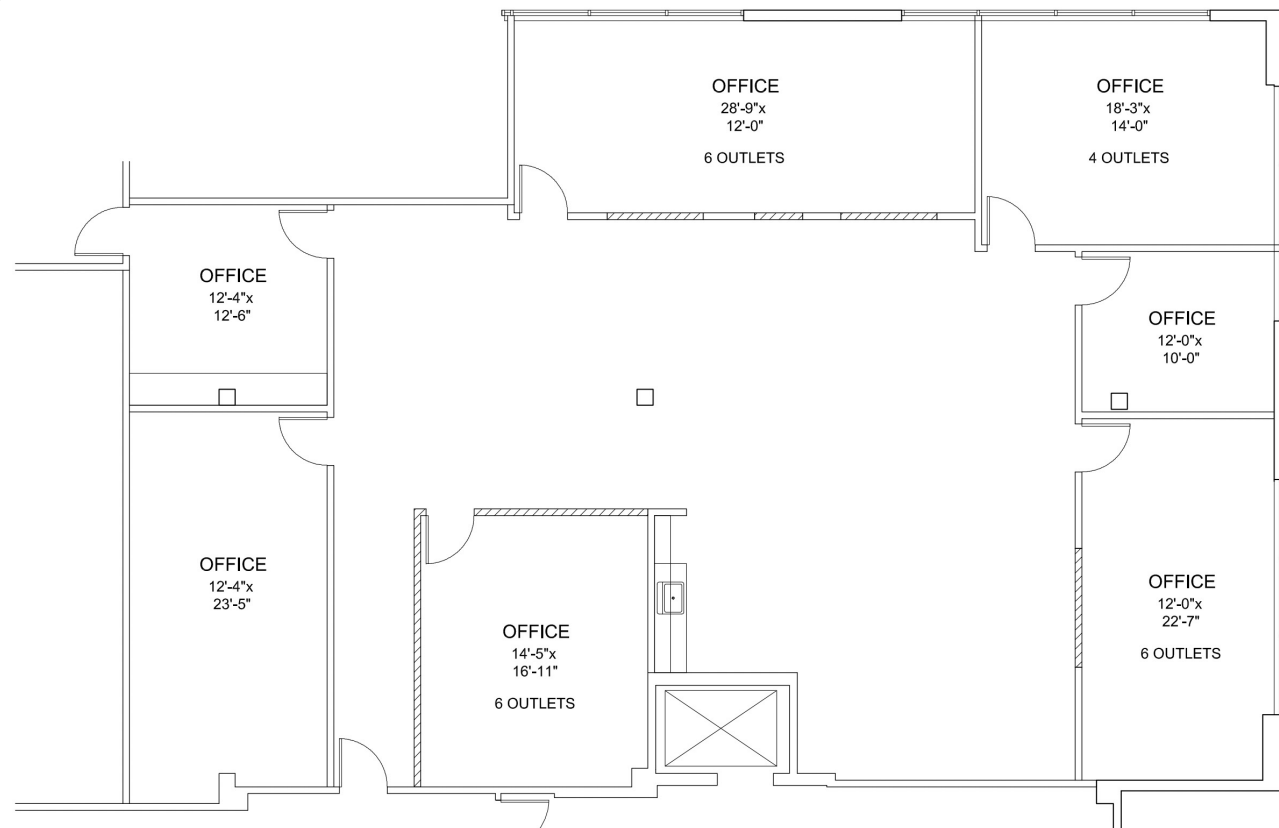
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JEREMY PRINCIPLE

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