



# BRAEMER BUILDING







## PROPERTY OVERVIEW

The Braemar Buildings offer a professional office environment in the heart of Agoura Hills, situated within the Calabasas/Westlake Village submarket. With easy access to the Ventura Freeway (US-101), this location provides an excellent opportunity for businesses seeking convenience, visibility, and a thriving professional community.

- Located directly off the 101
- **Prime Location:** Accessibility to major freeways and business centers
- **Modern Office Space:** Spacious layouts, good natural lighting, and amenities
- **Surrounding Amenities:** Restaurants, shopping, and services nearby
- **Building Amenities:** Balcony, courtyard, on-site property management
- **Nearby Areas:** Conveniently located near major business hubs in Agoura Hills, Westlake Village, and Calabasas.



# BUILDING INFORMATION



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**SUBMARKET:** CALABASAS/WESTLAKE VILLAGE  
**BUILDING SIZE:** 11,382 SF PER BUILDING  
**YEAR BUILT:** 1987  
**STORIES:** 2  
**PARKING:** 3.50/1,000

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**FOR LEASE**  
**SPACE AVAILABLE TBD**





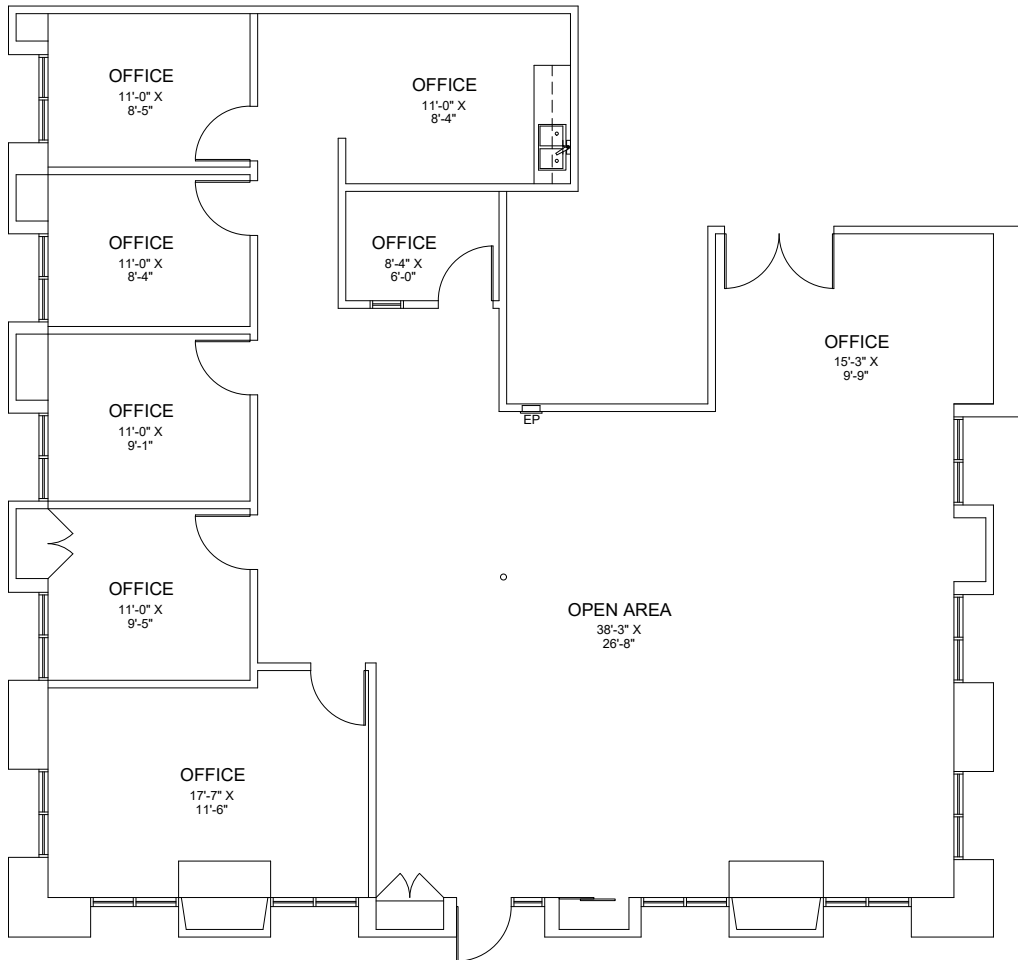
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## FLOOR PLAN

30495-30497 CANWOOD ST

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<b>Suite 201:</b>	2,505 RSF
<b>Occupancy:</b>	Immediately
<b>Price:</b>	\$1.50/RSF
<b>Term:</b>	Negotiable

## SURROUNDING AREAS

### Dining & Retail

- The Shoppes at Westlake Village – Premier shopping and dining destination.
- Westlake Promenade – High-end retail, dining, and entertainment.
- Nearby coffee shops, restaurants, and fitness centers.

### Major Businesses Nearby

- Bank of America
- Harbor Freight Tools
- The Cheesecake Factory Headquarters
- Dole Food Company
- A small tech hub along Agoura Road featuring companies like Alcatel-Lucent and Spirent

### Recreation & Lifestyle

- Located near scenic Santa Monica Mountains trails and parks.
- Close to golf courses and country clubs in Westlake Village and Calabasas.
- Less than a 20-minute drive to Malibu beaches.





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**CONNOR AHL**

Associate Office Properties

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Add disclaimer: 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.



**WESTCORD**