

**26885 MULHOLLAND HIGHWAY, CALABASAS, CA 91302**

**FOR SALE OR LEASE**



Marc Spellman  
Principal  
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**26885 Mulholland Highway, Calabasas, CA 91302**  
(NEC MALIBU CANYON ROAD & MULHOLLAND HIGHWAY)

**FOR SALE: \$11,400,000.00**

**FOR LEASE: \$30,000.00 per month Modified Gross**

(Tenant pays utilities and janitorial service for the premises)

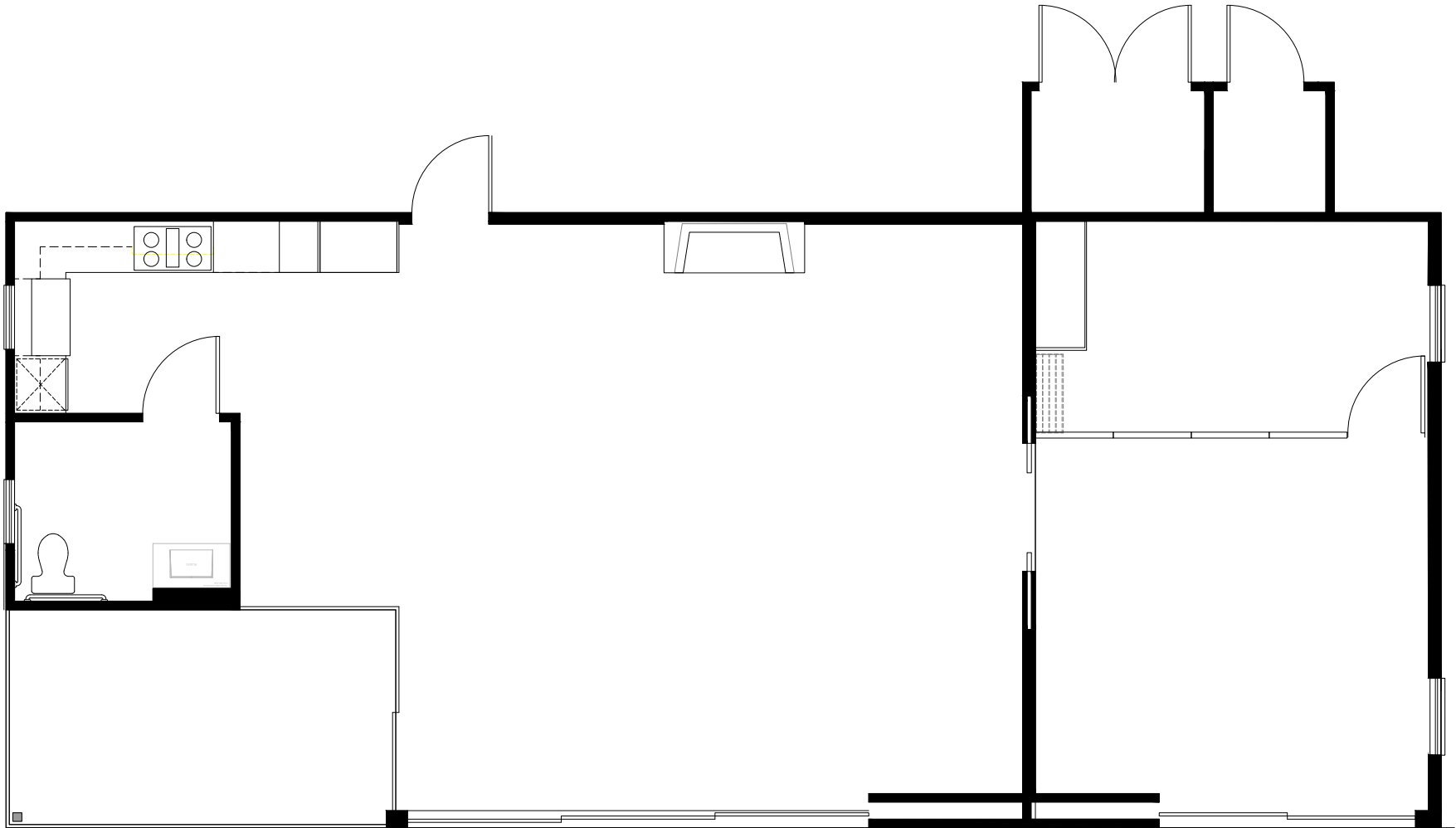
**PER TAX ASSESSOR:**

1. Lot Size: 2.72 acres or  $\pm 118,483,2$  SF
2. Existing Building Size:  $\pm 1,832$  SF
3. New Building Size:  $\pm 1,344$  SF ( $\pm 1,600$  SF attached deck)

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NEW BUILDING FLOOR PLAN



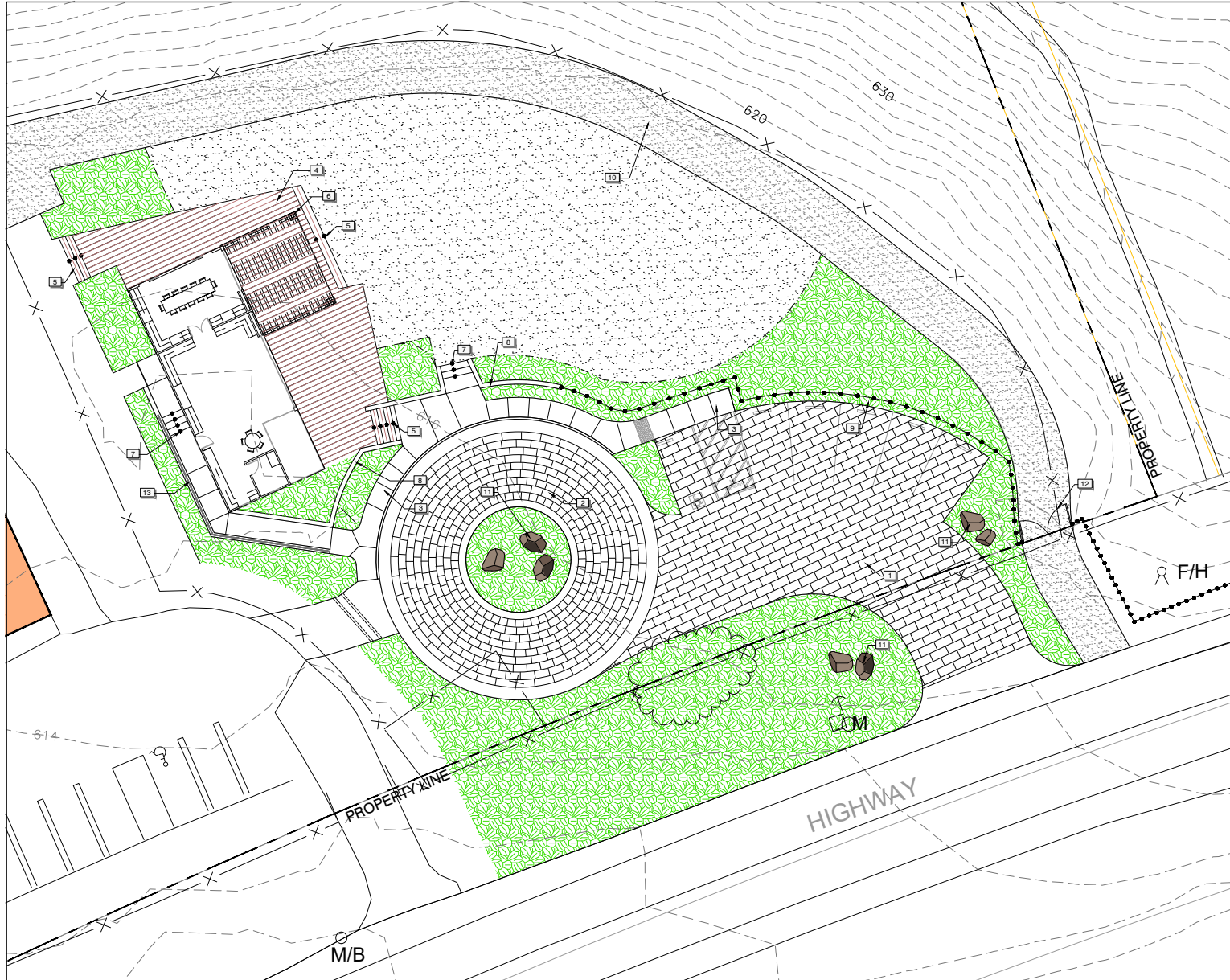
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EXISTING BUILDING FLOOR PLAN



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SITE PLAN



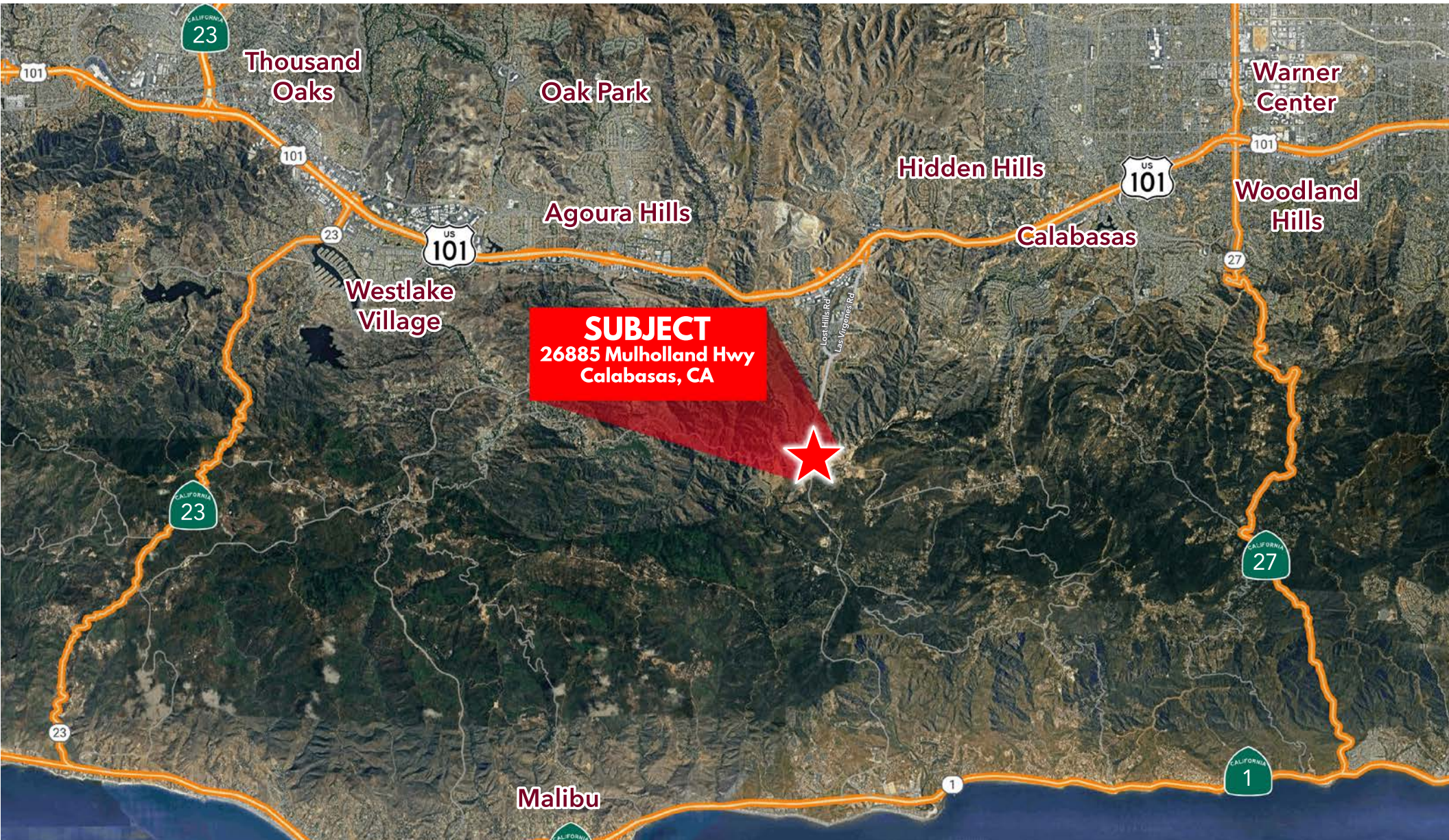
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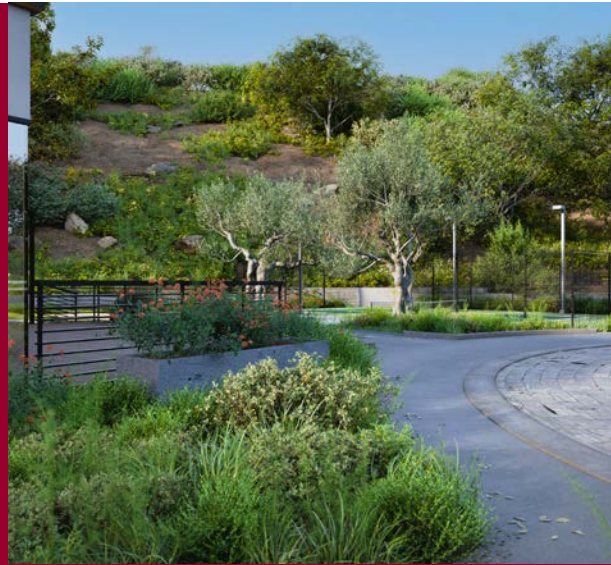
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