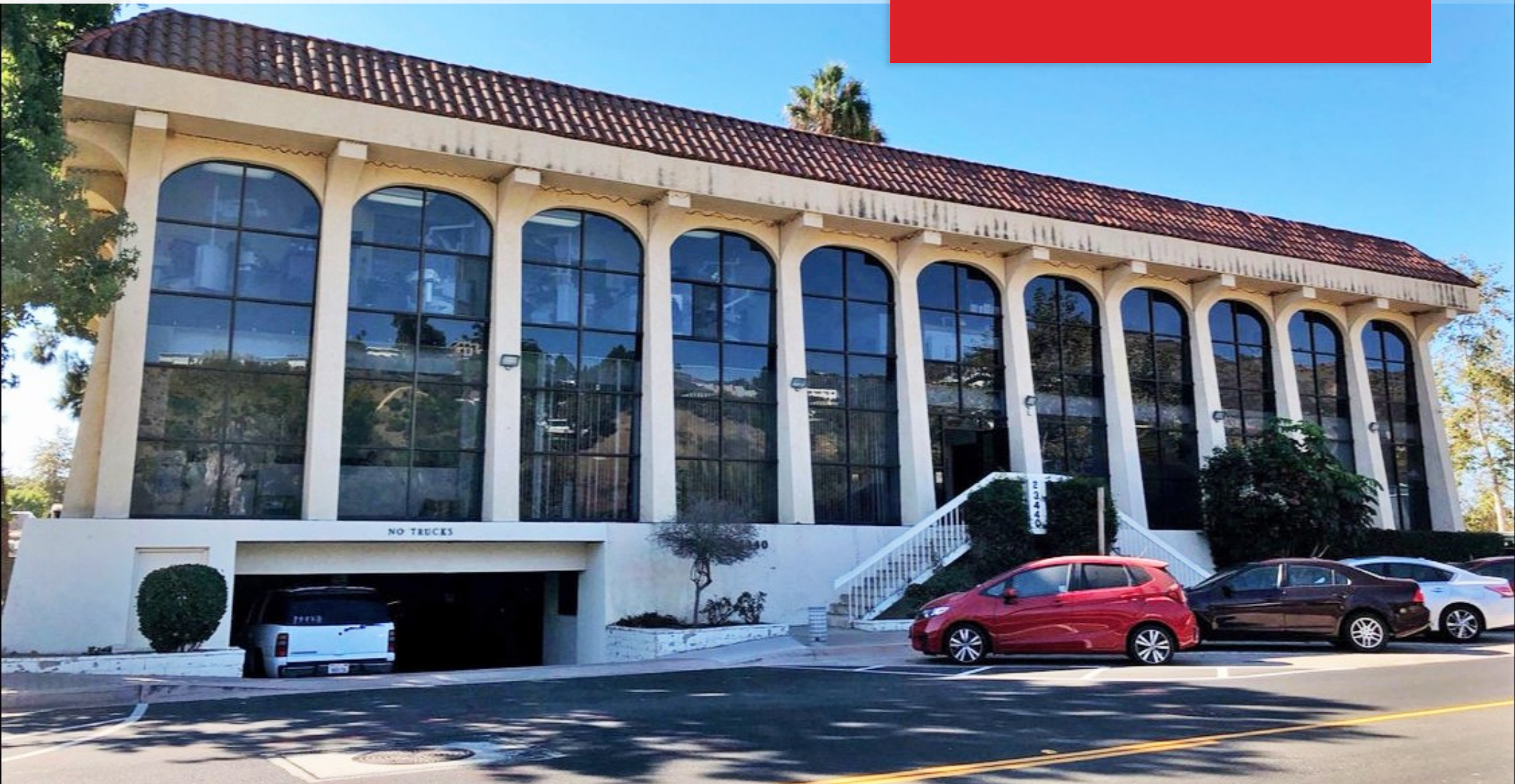


Premiere Office and Medical Building

23440 Civic Center Way, Malibu, CA 90265

**MOVE-IN SPECIAL
AVAILABLE**



ALEYA COOLIDGE (818) 501-2212

aleya@illicre.com • DRE#01407539

Please follow us at:



5990 Sepulveda Blvd., Ste. 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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MOVE-IN SPECIAL

- Medical spaces: Special rate of \$3.50 + NNN for the first 6 months

*Only applicable to 3-5 year lease terms

- Office spaces: Special rate of \$2.95 + NNN for the first 6 months

*Only applicable to 3-5 year lease terms

PROPERTY FEATURES

- Newly remodeled exterior and common area
- Efficient layouts to accommodate multiple uses
- Elevator served
- Beautiful views

AREA AMENITIES

- Walking distance to numerous restaurants, banks, and stores
- Located in the major intersection of Civic Center Way & Cross Creek Drive - right beside Malibu Country Mart and Whole Foods
- Malibu is one of the most sought after and wealthiest beach communities in the greater Los Angeles area
- The property is adjacent to Malibu Country Mart, which brings so much traffic, accessibility, visibility and exclusivity to locals and visitors to the area



DEMOS	1 Mile	3 Mile	5 Mile
Population	1,046	5,062	9,532
Avg. HH Income	\$195,604	\$190,716	\$190,120
Daytime Pop	897	4,164	7,926
Traffic Count	± 42,894 cars per day		



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