

28721 CANWOOD STREET · AGOURA HILLS, CALIFORNIA

Agoura Business Center North I

±6,570 - 13,140 RSF · \$1.60 / SF / Mo NNN · 2 Buildings Available

THE PROPERTY

A Campus Built for Business, Refined for Image

Situated in the heart of Agoura Hills' most sought-after business corridor, Agoura Business Center North I delivers two freestanding flex buildings offering exceptional flexibility for a diverse range of commercial users. Each building features prominent frontage, abundant surface parking, and immediate freeway accessibility via the US-101 at Kanan Road—positioning tenants within minutes of Westlake Village, Calabasas, and Thousand Oaks.

PROPERTY TYPE

Industrial / Flex

LIGHT INDUSTRIAL • OFFICE • SHOWROOM

TOTAL AREA

±26,292 RSF

TWO BUILDINGS COMBINED

LEASABLE AREA

6,570 – 26,292 RSF

BUILDINGS DIVISIBLE DOWN TO 6,570 SF

LEASE RATE

\$1.60 NNN

PER SF / PER MONTH • EST. \$0.20 NNN

AVAILABILITY

Immediate

BOTH BUILDINGS VACANT



AVAILABLE SPACE

Two Buildings, One Campus

28721 CANWOOD STREET
AGOURA HILLS, CALIFORNIA 91301

BUILDING A

AVAILABLE SIZE

±6,570 – 13,140 RSF

DIVISIBLE · SIZES APPROXIMATE

LEASE RATE	\$1.60 NNN
TRIPLE NET	Est. \$0.20 / SF / Mo
STATUS	Vacant — Available Immediately
CLEAR HEIGHT	18' Clear
LOADING DOORS	(2) 14' × 10' Ground-Level Doors (1) 10' × 10' Dock-High Door

BUILDING B

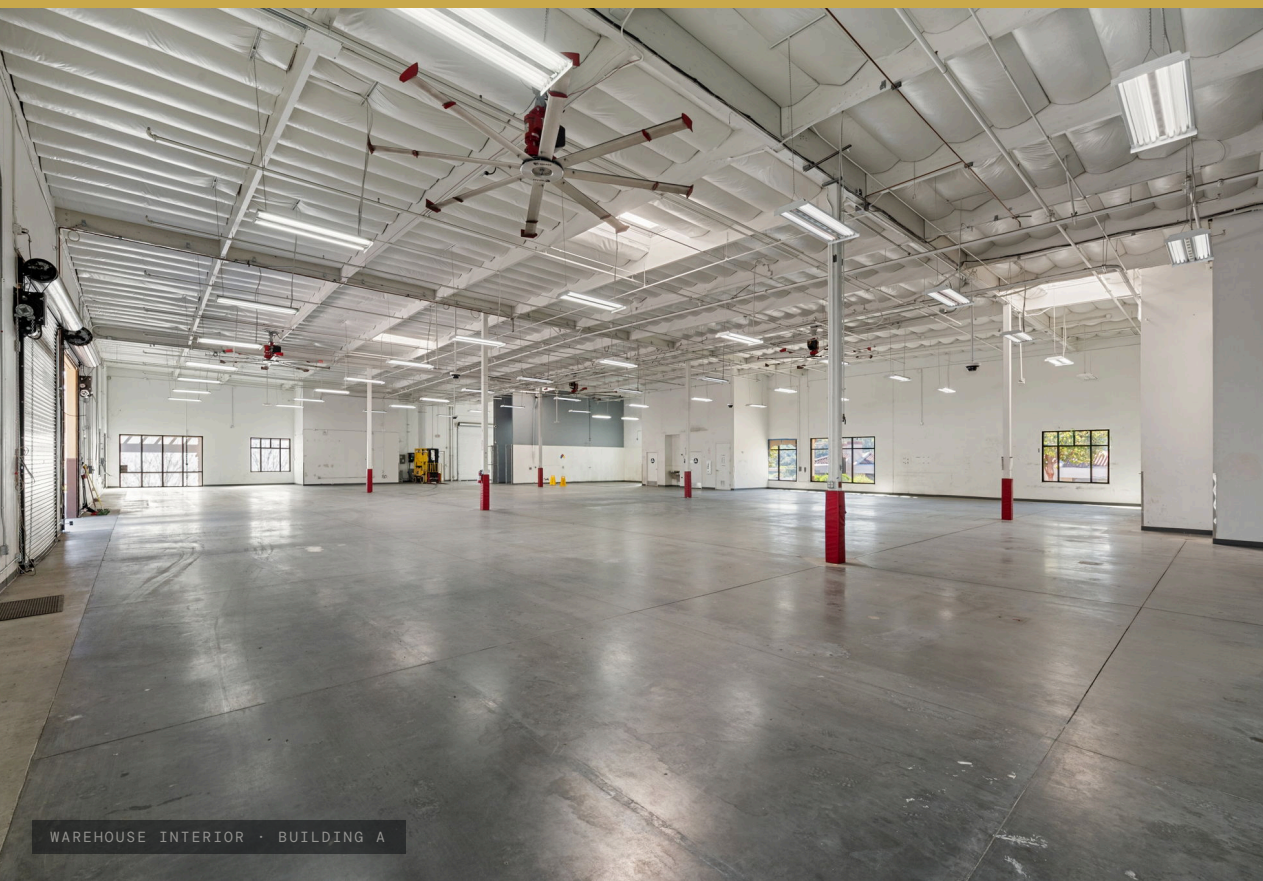
AVAILABLE SIZE

±6,570 – 13,140 RSF

DIVISIBLE · SIZES APPROXIMATE

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WAREHOUSE INTERIOR · BUILDING A



MONUMENT SIGNAGE AVAILABLE

EXTERIOR · CANWOOD STREET



WAREHOUSE INTERIOR · BUILDING A

Campus Overview

±26,292 RSF TOTAL
28721 CANWOOD STREET

PROPERTY OVERVIEW

Agoura Business Center North I encompasses two well-configured flex buildings set on a professionally maintained campus with generous shared surface parking. The property's strategic location along Canwood Street provides immediate freeway connectivity and excellent visibility, supporting a broad range of commercial and light industrial tenants. Both buildings are currently vacant and available for immediate occupancy, offering flexible lease structures to accommodate single or multi-tenant configurations throughout the campus.

BUILDINGS

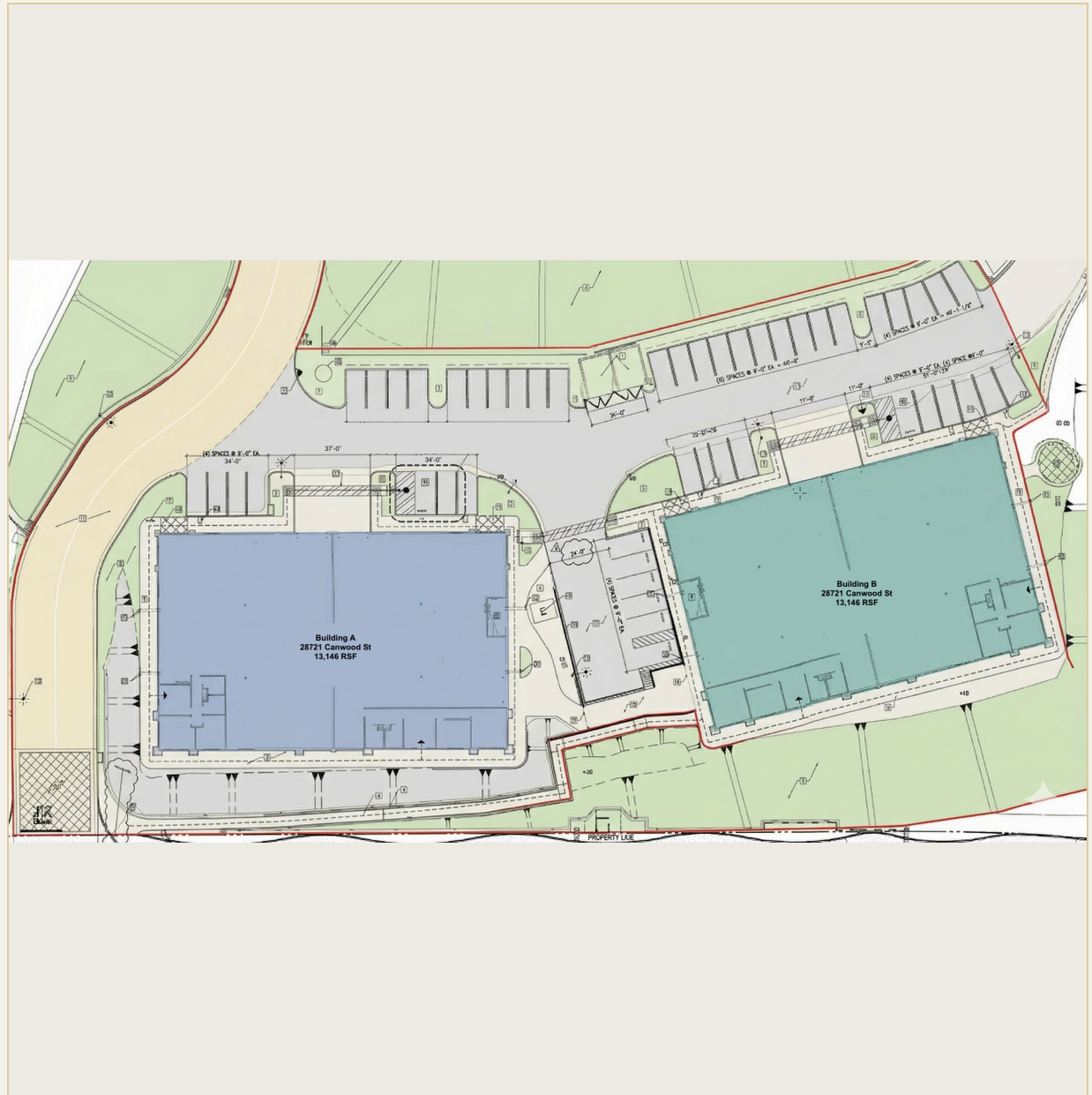
2 (A & B)

TOTAL AREA

±26,292 RSF

PARKING

Abundant · Surface



All square footages are approximate. Tenant to verify all information to their own satisfaction prior to execution of a lease.

Signage Opportunities

Building signage is visible from the US-101 Freeway, one of Southern California's most heavily traveled corridors with approximately 273,000 vehicles per day. Monument and building signage opportunities provide tenants with exceptional brand exposure to both freeway traffic and the surrounding Agoura Hills business community.



SIGNAGE OPPORTUNITIES AVAILABLE - INQUIRE FOR SPECIFICATIONS

Exceptional Connectivity



101 FREEWAY

CANWOOD STREET

BUILDING A

BUILDING B

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FOR LEASE

Agoura Business Center North

28721 CANWOOD STREET
AGOURA HILLS, CA 91301

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure accuracy, Westcord Commercial Real Estate makes no guarantee, warranty, or representation. All information is subject to change, correction, or withdrawal without notice. All square footages and measurements are approximate. Recipient is advised to independently verify all information prior to execution of a lease agreement.