



CANWOOD CORPORATE CENTER

29219 - 29229 CANWOOD STREET / AGOURA HILLS



PROPERTY OVERVIEW



The Canwood Corporate Center is a highly desirable Class A office project in Agoura Hills, comprising two buildings spanning across an impressive 95,000 square feet.

The attention to detail and design is evident as soon as you step into the bright and naturally lit lobbies, complete with skylights that enhance the sense of spaciousness and provide an abundance of natural light. The stunning views of the Santa Monica Mountains add to the appeal, creating a serene and calming environment for professionals to work in. While the Canwood Corporate Center offers a sense of privacy and seclusion, it is located in an incredibly convenient location right off the 101 Freeway. This prime location provides easy access to major transportation routes, making it highly accessible to employees and clients alike. Additionally, the project is within walking distance to shopping centers and restaurants, making it an attractive location for businesses seeking to provide convenient amenities to their staff. The Canwood Corporate Center offers a unique opportunity for businesses seeking to establish themselves in a prestigious location that offers a seamless blend of luxury, convenience, and accessibility. With its prime location, stunning design, and ample amenities nearby, this project is an exceptional choice for companies looking for a professional and modern workspace.



PROPERTY HIGHLIGHTS



LOCATION

Excellent location with incredible accessibility via the Ventura (101) Freeway to Thousand Oaks, Westlake Village, Calabasas, Malibu and Greater Los Angeles.



CAMPUS SETTING

Office campus environment attracting tenants to a business-friendly city not subject to Los Angeles' Gross Receipts Tax.



LOCAL AMENITIES

Conveniently located with nearby amenities and shopping centers.



RENOVATIONS

Brand-new common area upgrades including a new lobby and updated hallways.



DEMOGRAPHICS

Outstanding demographics and premier housing supply.



SPEC SUITES

Move-in ready Class-A Spec Suites with exposed ceiling, floor-to-ceiling glass, and upgraded finishes.



AERIAL OVERVIEW

Whizin Market

Canyon Club WOOD RANCH.



Kanan Plaza



KANAN ROAD

The West Village

Kanan Village



HOT YOGA



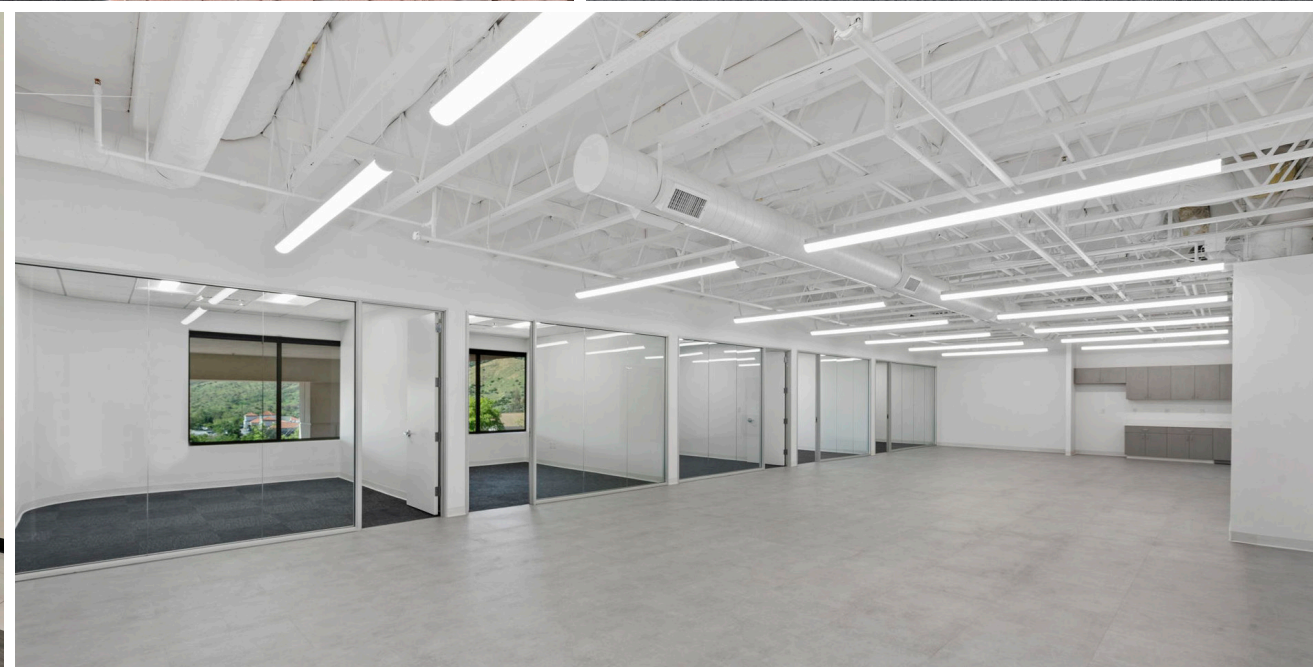
CANWOOD
CORPORATE
CENTER

PROPERTY AVAILABILITIES

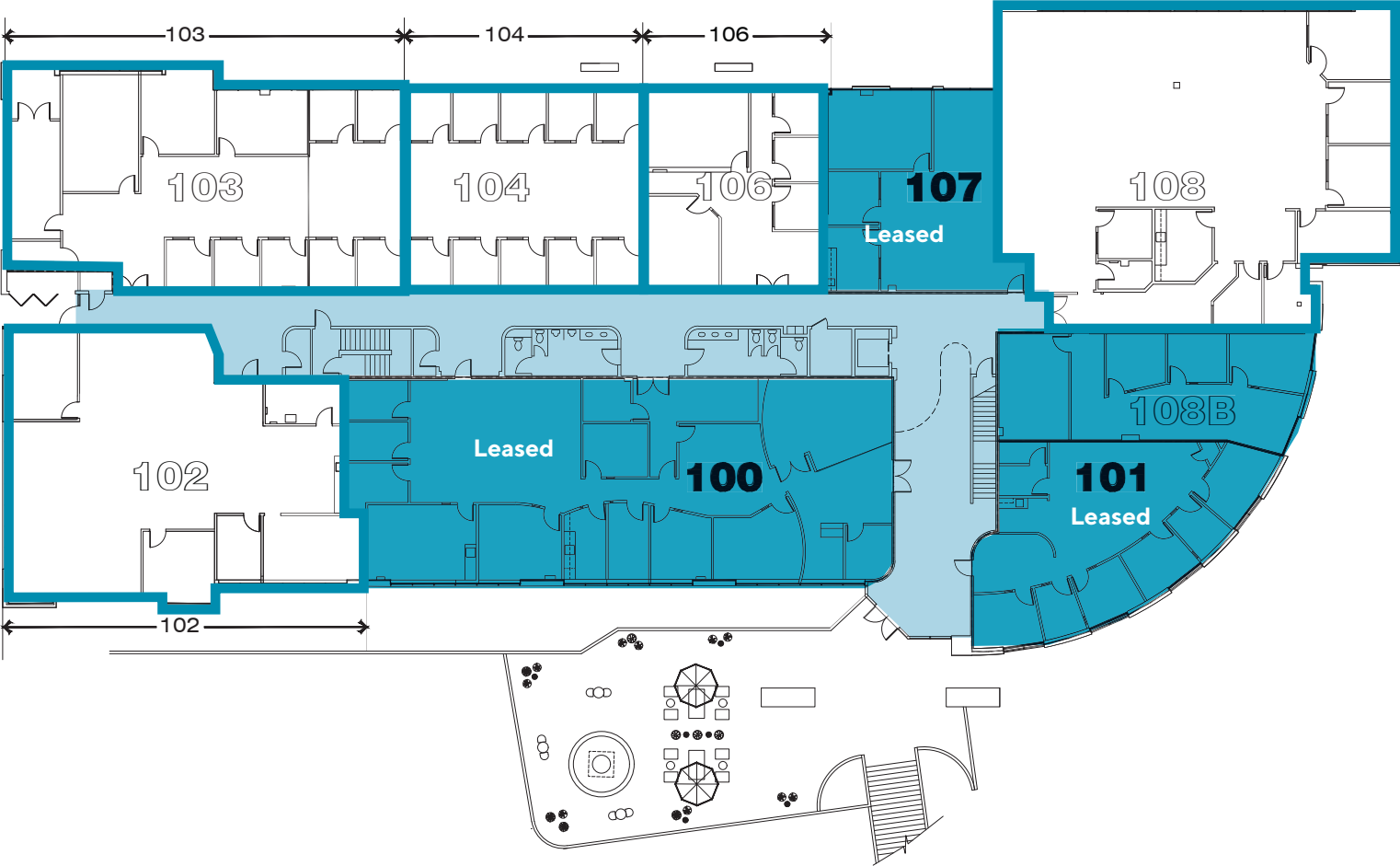


	BUILDING	SUITE	SQ.FT	RATE	NOTES
	29229	1st Floor	±24,093 RSF	\$1.95 FSG	Entire first floor, can be easily divided
	29229	2nd Floor	±23,360 RSF	\$1.95 FSG	Entire second floor, can be easily divided
	29219	102*	±3,446 RSF	\$2.25 FSG*	Open bullpen, 4 offices, kitchenette, ability to add offices
Contiguous up to ±6,820 RSF	29219	103	±3,354 RSF	\$1.95 FSG	8 private offices, 2 conference rooms, open bullpen
	29219	104	±1,961 RSF	\$1.95 FSG	10 private offices
	29219	106	±1,505 RSF	\$1.95 FSG	4 private offices, 1 conference room
Contiguous up to ±6,193 RSF	29219	108	±4,823 RSF	\$1.95 FSG	7 private offices, kitchenette, open bullpen
	29219	108B	±1,370 RSF	\$1.95 FSG	3 private offices, open bullpen
	29219	200*	±2,897 RSF	\$2.25 FSG*	*Spec Suite*, exposed ceiling, glass offices, kitchenette
Contiguous up to ±8,514 RSF	29219	205	±3,045 RSF	\$1.95 FSG	5 offices, bullpen, kitchenette
	29219	210	±2,020 RSF	\$1.95 FSG	4 offices, conference room, open bullpen
	29219	220	±1,011 RSF	\$1.95 FSG	1 offices, open bullpen
	29219	230	±2,438 RSF	\$1.95 FSG	4 offices, conference room, kitchenette
	29219	270	±5,310 RSF	\$1.95 FSG	8 offices, conference room, kitchenette

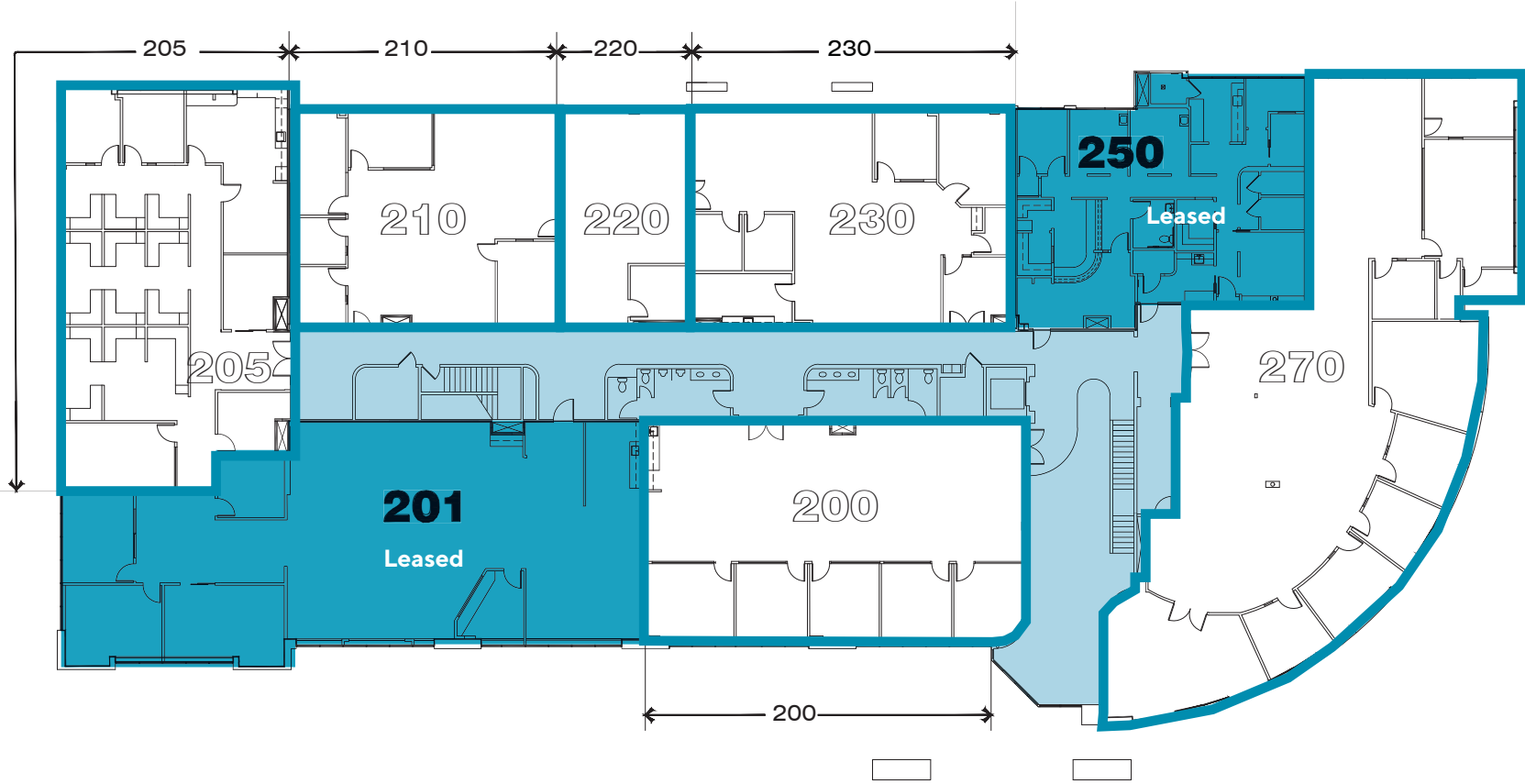
Parking: 3.5/1,000 RSF
Term: Negotiable



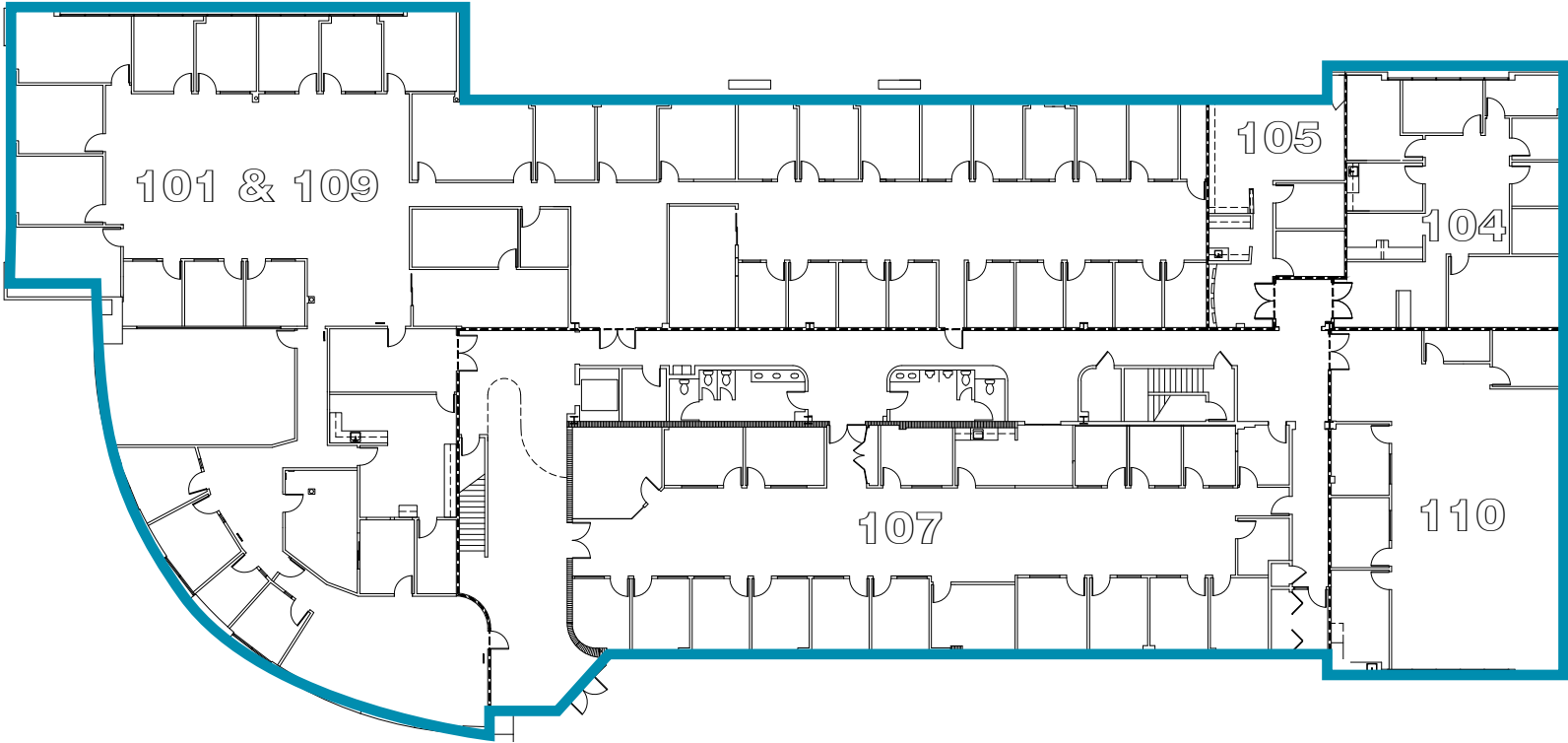
SITE PLAN 1



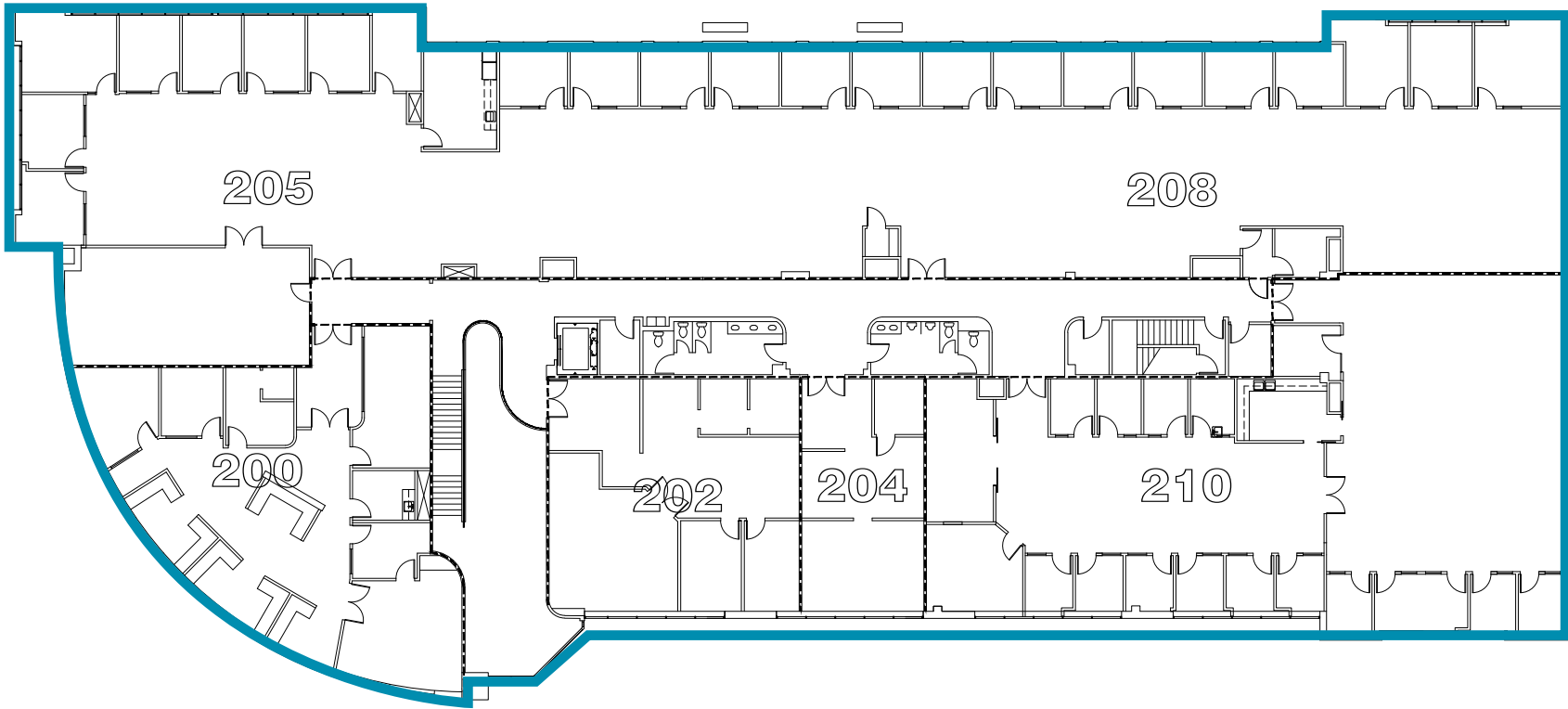
SITE PLAN 2



SITE PLAN 3



SITE PLAN 4



NEIGHBORHOOD OVERVIEW



A BUSTLING VALLEY

Agoura Hills, along with the wider Conejo Valley, is an ideal location to experience a high quality of life. With its picturesque setting, nestled between the Santa Monica Mountains and the Pacific Ocean, it offers breathtaking natural beauty and an abundance of outdoor activities. Residents can enjoy hiking and biking trails, horseback riding, and numerous parks and green spaces. The area also boasts top-rated schools, making it an excellent place to raise a family. Additionally, Agoura Hills has a thriving business community, providing a range of employment opportunities. With easy access to major highways, it is also conveniently located for those commuting to other parts of Los Angeles. All of these factors make Agoura Hills and the Conejo Valley an attractive place to call home.

HOUSING AND POPULATION GROWTH

The Conejo Valley is experiencing a surge in multi-family housing developments, offering a range of housing options to cater to the growing workforce. Among the notable developments are T.O. Ranch, Santal, and West Village. These developments, among many others, provide ample opportunities for a stronger workforce in the Conejo Valley by providing modern amenities and convenient locations that cater to the needs and preferences of modern residents. As the Conejo Valley continues to grow and develop, these multifamily housing options will play a vital role in attracting and retaining a talented and diverse workforce, benefiting both workers and businesses in the area.

HIGHLY EDUCATED WORKFORCE

Agoura Hills boasts some of the top-ranking schools in Southern California and is located in close proximity to renowned educational institutions such as Cal Lutheran and Pepperdine, resulting in a highly educated workforce. The area has been a sought-after destination for top talent in Los Angeles due to the availability of high-quality jobs.





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