



R&D BUILDING FOR SALE OR LEASE 26010 MUREAU RD.

CALABASAS, CA 91302

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ENTIRE BUILDING AVAILABLE

**4,000 - 36,670 RSF
AVAILABLE**

**2 STORY
R&D CONVERSION**

**\$1.00* NNN
PROMOTIONAL RATE**

**SALE PRICE
CONTACT BROKER**

***Promotional Rate Details:
Promotional rates apply to leases greater than
10,000 square feet.
A \$1.00 promotional rate is available for leases
between 5,001 and 9,999 square feet.*

OPPORTUNITY FOR R&D CONVERSION TWO-STORY OFFICE BUILDING FOR SALE OR LEASE

This two-story office building presents a unique opportunity for conversion into a Research & Development (R&D) facility. The existing structure features a clear height of approximately 14 feet to the second floor, with the potential to remove a portion of the second floor to achieve up to 24 feet of clear height, ideal for racking systems, specialized equipment, or other industrial applications.

As part of the conceptual plan, two roll-up doors could be installed to improve accessibility for loading and unloading. While this R&D conversion has not yet received approval from the City of Calabasas, similar properties within the same association have successfully incorporated roll-up doors, indicating potential feasibility.

Please note that this concept is in the preliminary stages and any proposed modifications would be subject to approval by the City of Calabasas and compliance with association guidelines.

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FLEXIBLE R&D CONVERSION OPTIONS

Converting the building to a Research & Development (R&D) facility offers a range of customizable options to suit tenant needs. Square footage would vary depending on how much of the second floor is removed, allowing users to tailor the space based on equipment, workflow, or storage requirements. The existing clear height of approximately 14 feet could be increased to as much as 24 feet, providing ample vertical clearance for racking, machinery, or specialized operations.

There is also potential to add two loading doors, either both at ground level or one ground-level and one dock-high, to accommodate various loading and logistics needs. This flexibility makes the building well-suited for a wide range of R&D, light industrial, or tech-oriented users.

This conceptual plan is for reference only. It is the responsibility of the tenant or buyer to verify with the City of Calabasas whether the addition of loading doors in the locations indicated on this plan is permitted.



26010 Mureau Rd
Calabasas, CA

erewhon
Natural Foods Market
universal
appliance and kitchen center

Jersey Mike's
SINCE 1975
SUBS

BCBC
NAIL SPA

Furn Saj
RESTAURANT

HOME
consignment

SUSHI NISHI
calabasas

SALON PUUVO

Exer

MATHNASIUM

Albertsons **Starbucks** **Jack in the box** **McDonald's** **Simclair** **Domino's**

Pharmacy **Mobil** **XpressLube**

SHARKY'S **Mediterranean PITA GRILL** **Abbyson**

7-ELEVEN **Shell** **Chevron** **UPS** **SUBWAY**

Honami **Fantastic Sams** **CAMBRIA hotels**

A. County Sheriff
Community Center

Calabasas Hills Rd

The Cheesecake Factory
& HEADQUARTERS
Malibu Hills Rd

Calabasas
SELF STORAGE

Lost Hills Rd

PEPPERDINE
Horizons
AT CALABASAS

Agoura Rd

Las Virgenes Rd

Las Virgenes
Water District

Las Virgenes
Unified School District

VENTURA FWY

VENTURA FWY

US 101

US 101





26010 MUREAU RD
CALABASAS, CALIFORNIA



VENTURA FRWY (US 101)

MUREAU RD





**26010 Mureau Rd
Calabasas, CA**

10 Miles

7 Miles

3 Miles

**FOR MORE
INFORMATION,
PLEASE CONTACT**

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