

## PROPERTY OVERVIEW

Perfect for a call center or telemarketing operation, this bright, top-floor space boasts plenty of natural light, creating a professional and energizing environment for your team. It is ideal for businesses looking to expand or establish a centralized hub. Don't miss out on this prime opportunity to elevate your operations!

- Rare opportunity to own office/flex condominiums in the Conejo Valley
- Designed as a call center or telemarketing center.
- Enhance productivity in a light-filled, bright environment that radiates positive energy.
- This space is designed to inspire and energize your team, making it ideal for a thriving business.
- Surrounded by a variety of retail amenities for your convenience.
- Scenic views of the Santa Monica mountains
- Visibility from the 101 Freeway is a powerful asset for any business looking to amplify brand presence and accessibility in a competitive landscape.
- ±80% improved office space
- ±20% warehouse space
- Zoning: C2 CRS-FC-OA (City of Agoura Hills Zoning Map)
- 6 reserved surface parking stalls
- This unit is designed to meet modern business needs with **high-speed internet capabilities and advanced wiring for security cameras**, providing a strategic edge in both connectivity and safety. This unit is primed for businesses looking to optimize their operations with fast, reliable internet and a robust security system, combining modern convenience with essential protections for long-term success.
- Flexible layout for general professional office uses Ground level loading existing with additional loading available
- Kitchenettes and unisex restrooms.
- HOA fee is \$600 a month, which covers roof, parking lot, maintenance, building exterior, outdoor utilities and trash.