

LIBERTY CREATIVE CAMPUS

27509 Agoura Road, Agoura Hills, CA

FOR LEASE

CLASS 'A' OFFICE & MEDICAL SPACE AVAILABLE

OVERVIEW

HIGHLIGHTS & TERMS

AVAILABILITY

2nd FLR PLAN - 27509

1st FLR PLAN - 27489

2nd FLR PLAN - 27489

PHOTO GALLERY

SITE PLAN

AMENITIES

\$2.00 PSF MOVING ALLOWANCE*



Onsite Cafe/Coffee Shop

*Applies only to leases executed by 3/31/21

Lee & Associates®-LA North/Ventura, Inc.

Corporate ID #01191898

A Member of the Lee & Associates Group of Companies

26050 Mureau Road, Suite 101

Calabasas, CA 91302

P 818.223.4388 F 818.591.1450

www.lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

For further information, contact:

JARED SMITS

Principal

818.444.4986

jsmits@lee-re.com

Lic # 01839532

MARK LEONARD

Principal

818.449.4414

mleonard@lee-re.com

Lic # 01031863

Liberty Creative Campus

Liberty Creative Campus, set in the foothills of the Santa Monica Mountains, offers a unique opportunity for your company to occupy a full floor within the Conejo Valley. With 100% glass line on rectangular floor plates of $\pm 9,000$ to 12,000 SF, the floors are highly efficient and offer a multitude of demising options to fit your company's needs.

Centrally located within the Conejo Valley's Technology Corridor the local work force is strong. Only 30 minutes from Santa Monica via PCH, our bright/modern/creative suites will appeal to the millennial work force. The local area is recognized for its affluent demographics, award winning schools, and excellent metro bus public transit and is prized by tenants for lack of Los Angeles Gross Receipts Taxes and Parking Charges.

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HIGHLIGHTS

- ▶ Three building office campus offering both new construction and existing available suites.
- ▶ Abundant parking
- ▶ Highly articulated architectural design features
- ▶ Highly efficient rectangular floor plates offering multiple demising options.
- ▶ Unique setting in the Santa Monica mountains just minutes from Pacific Coast Highway and Malibu
- ▶ Excellent 101 Freeway access via Liberty Canyon Road.
- ▶ Corporate Neighbors include the Ixia, Premier Business Centers, Pepperdine, Alcatel-Lucent, Informa, Intel, Spirent Communications, Cheesecake Factory, PNC Bank, Western General, DTS.
- ▶ Within one mile, the location offers executive housing and multifamily communities in addition to dozens of retail & hotel amenities.

TERMS

RENTAL RATE: Office: \$2.95 PSF, FSG (27509 Agoura Rd)
Office: \$2.35-\$2.55 PSF, FSG (27489 Agoura Rd)
Medical: *Contact Broker*

LEASE TERM: Negotiable

AVAILABILITY: Immediate

PARKING: Up to 3.3-5/1000± RSF
Free surface & covered parking

USE: Medical & Office Uses Approved

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27509 Agoura Road

- ▶ 18,112 SF, Class 'A', 2-Story Office Building
- ▶ Rate: \$2.95 Per Square Foot, Full Service Gross
- ▶ Available Suites:
 - Suite 210: 1,370 RSF
 - Suite 205: 2,104 RSF
 - Suite 210/205: 3,474 RSF
- ▶ Available Immediately
- ▶ Parking 5/1000 RSF
- ▶ **Medical Use Approved**

4149 Liberty Canyon Road

- ▶ 8,688 SF, Class 'A', 2-Story Office Building
- ▶ Rate: \$2.95 Per Square Foot, Full Service Gross
- ▶ Available Suites: LEASED
- ▶ Common Area Conference Room
- ▶ Freeway Visible
- ▶ Parking 3.33/1000 RSF

27489 Agoura Road

- ▶ 24,876 SF, Class 'A', 3-Story Office Building
- ▶ Available Suites:

• Suite 101: 1,998 RSF	\$2.35 PSF, FSG
• Suite 103: 762 RSF	\$2.35 PSF, FSG
• Suite 104: 956 RSF	\$2.35 PSF, FSG
• Suite 103/104: 1,718 SF	\$2.35 PSF, FSG
• Suite 105: 4,621 RSF	\$2.35 PSF, FSG
• Suite 200: 11,320 RSF	\$2.55 PSF, FSG
- ▶ Common Area Kitchens on Each Floor
- ▶ Full Renovation Completed 2015
- ▶ Parking 3.33/1000 RSF

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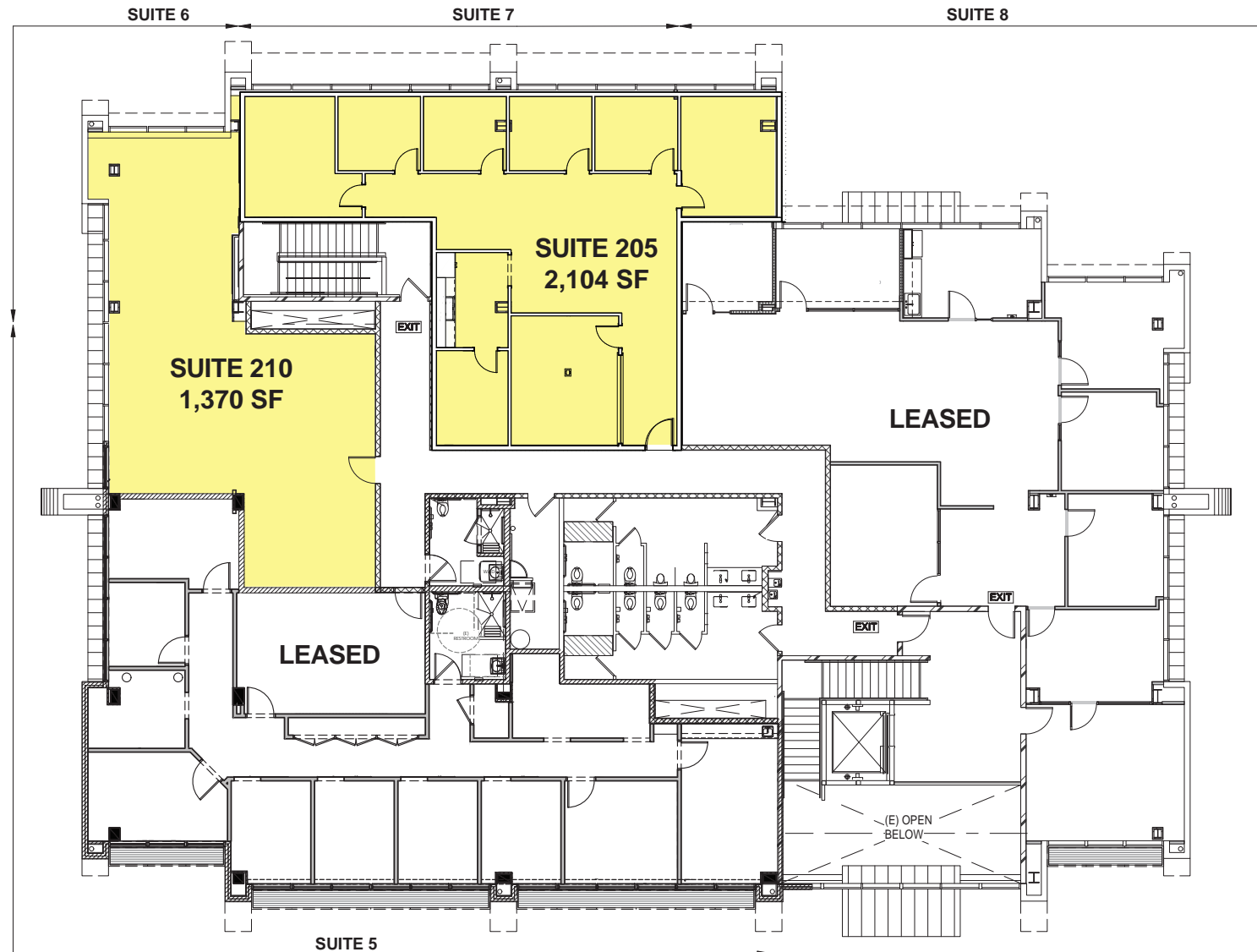
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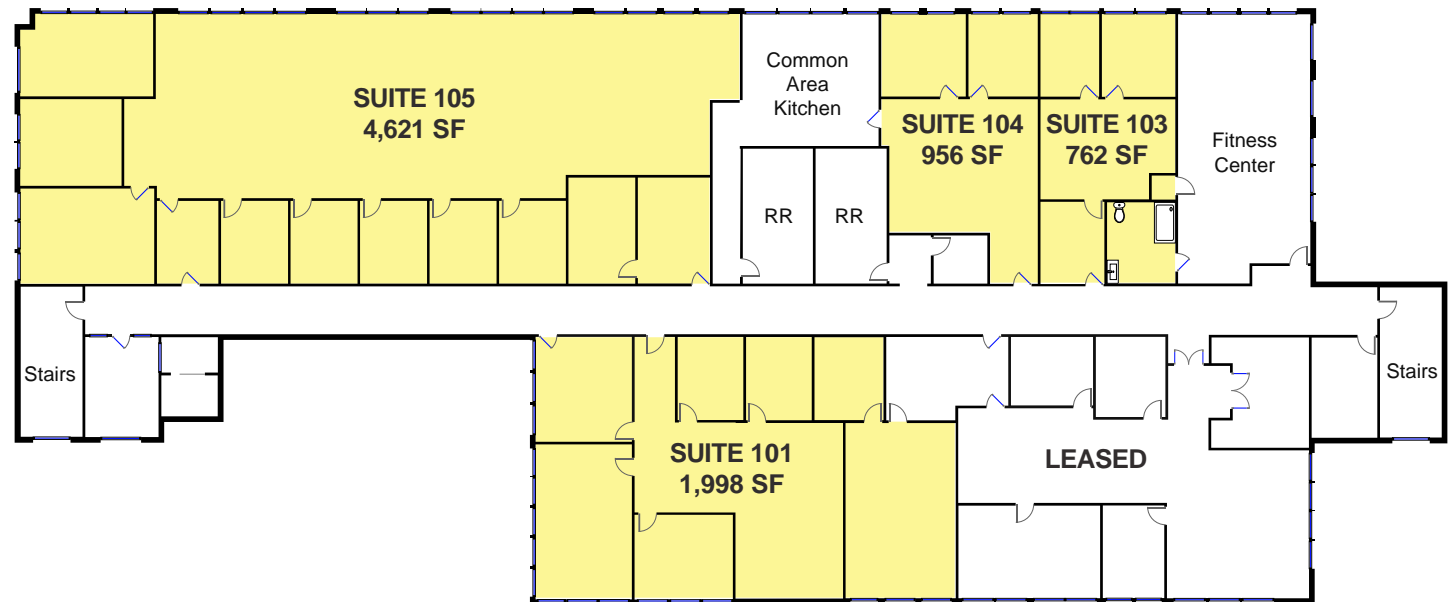
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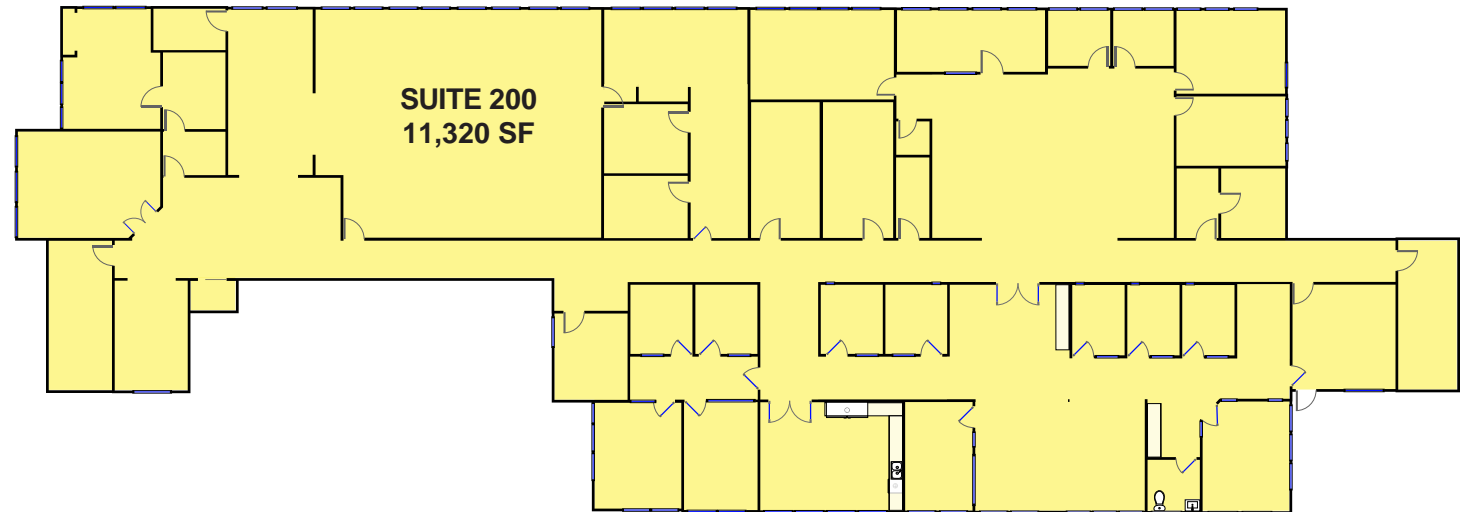
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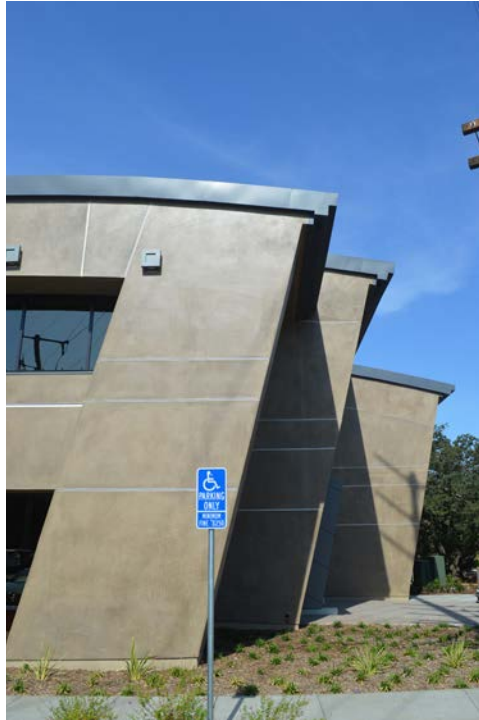
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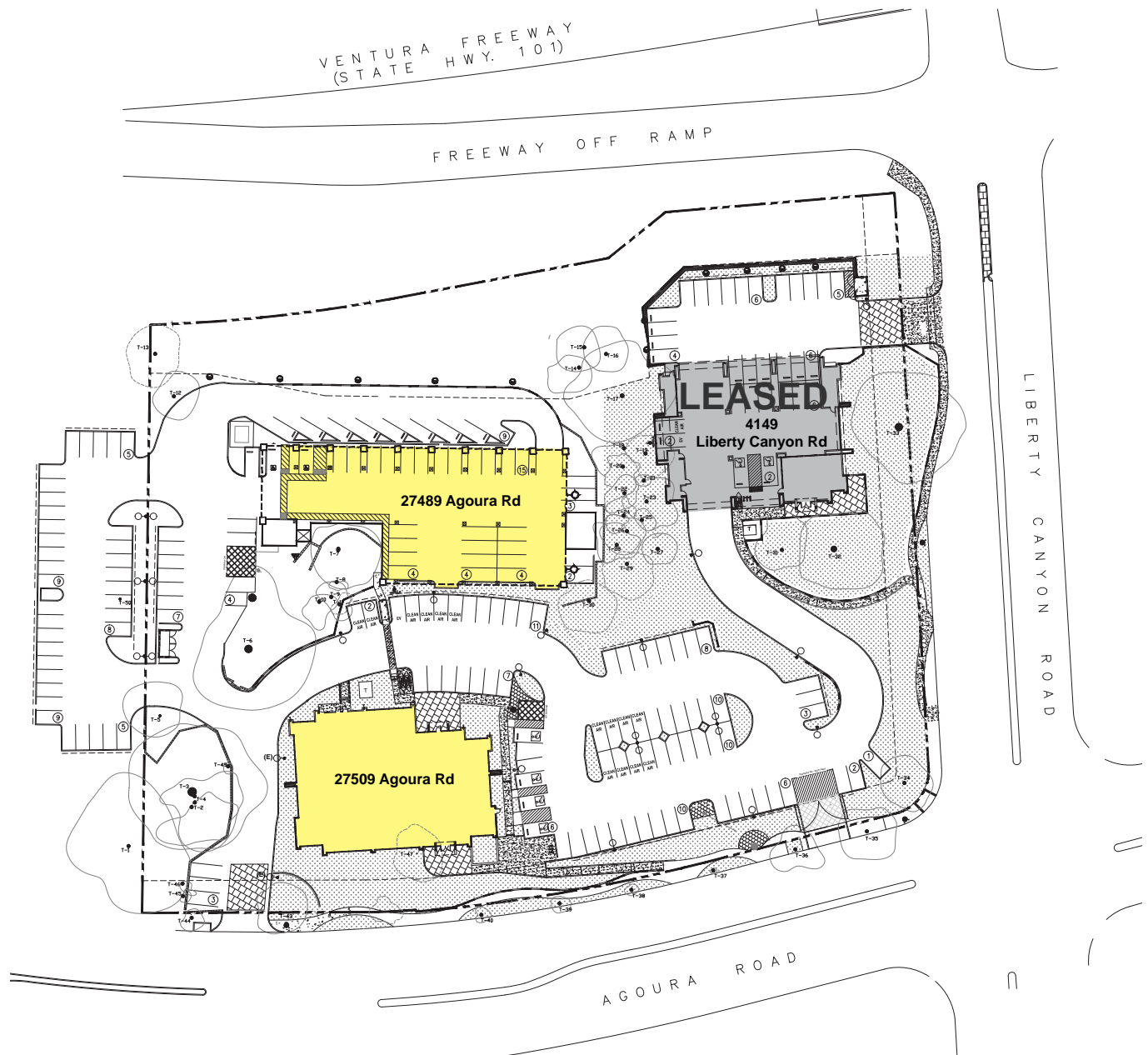
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