

# OFFICE SPACE FOR LEASE CALABASAS, CA



## 23875 VENTURA BOULEVARD - SUITE 204

**\$1.65 / SF/MO - YEAR 1**

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- Minutes from 101 Freeway
- 100% HVAC
- Great Window Line

Calabasas is an affluent city located in the hills of the San Fernando Valley, near the Santa Monica Mountains, between Woodland Hills, Agoura Hills, West Hills, and Malibu.

Notes: Estimated CAM Fees \$0.05/SF/MO – Year 1.

Lessee to verify power and all information contained on brochure.

<b>Lease Rate / SF:</b>	\$1.65
<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	Negotiable
<b>Available SF:</b>	1,359 SF
<b>Total Building:</b>	19,206 SF
<b>Zoning:</b>	LCM1
<b>Construction Type:</b>	Frame Stucco
<b>Const. Status/Year Built:</b>	Existing / 1986
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Parking Spaces:</b>	4
<b>Specific Use:</b>	Office
<b># Of Offices:</b>	2 Offices + Creative Open Space Format
<b>Restrooms:</b>	1
<b>Office Air / Heat:</b>	Yes

### FOR MORE DETAILS CONTACT:

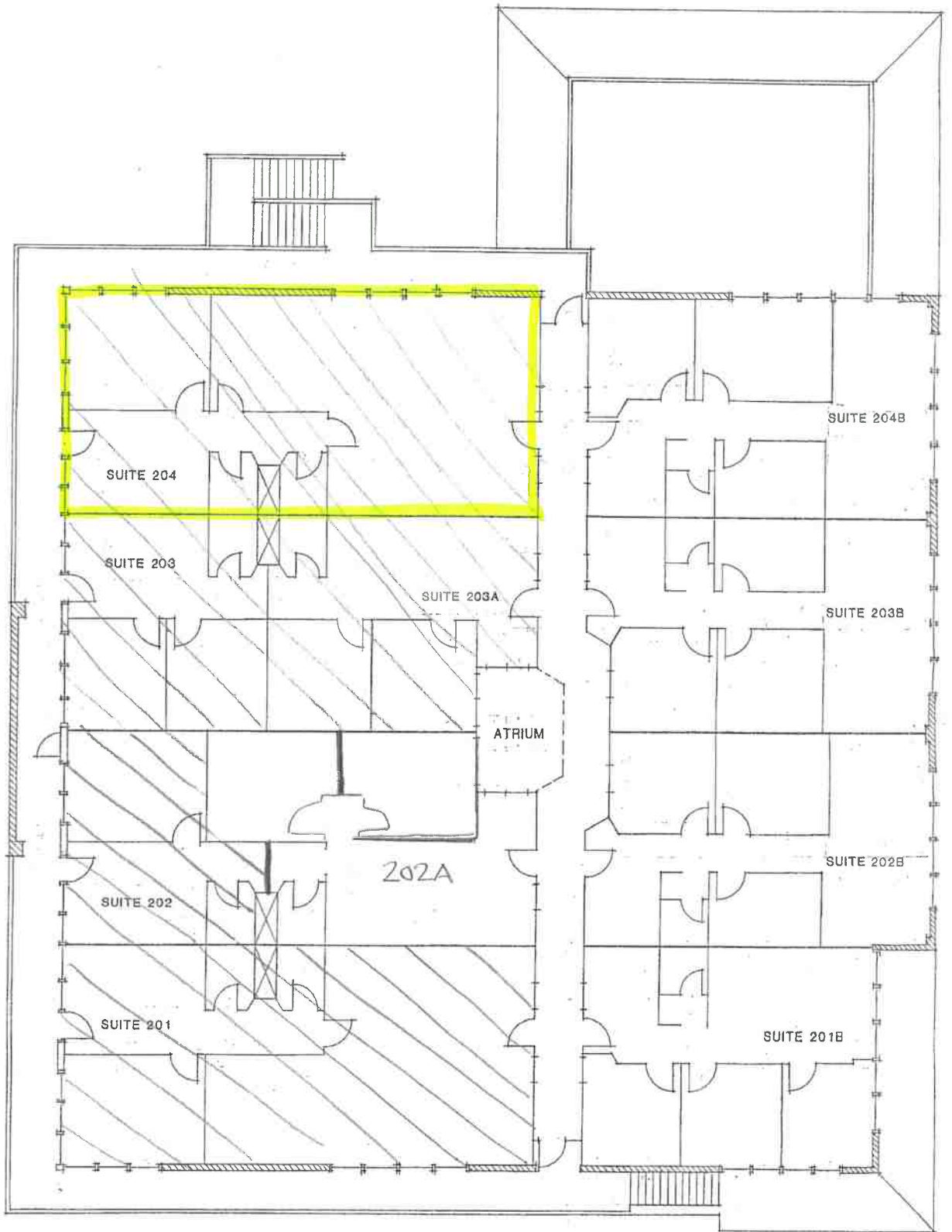


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