



NEW PRICE

23875 VENTURA BOULEVARD - SUITE 202 A

\$1.75 / SF/MO

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- Minutes from 101 Freeway
- 100% HVAC
- Quick Lessor Response to Proposals

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

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS CONTACT:

Lease Rate / SF:	\$1.75
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	777 SF
Total Building:	19,206 SF
Zoning:	LCM1
Construction Type:	Frame Stucco
Const. Status/Year Built:	Existing / 1986
Heat/Cool:	Heating and AC Ventilation
Parking Spaces:	3
Specific Use:	Office
# Of Offices:	2
Restrooms:	1
Office Air / Heat:	Yes

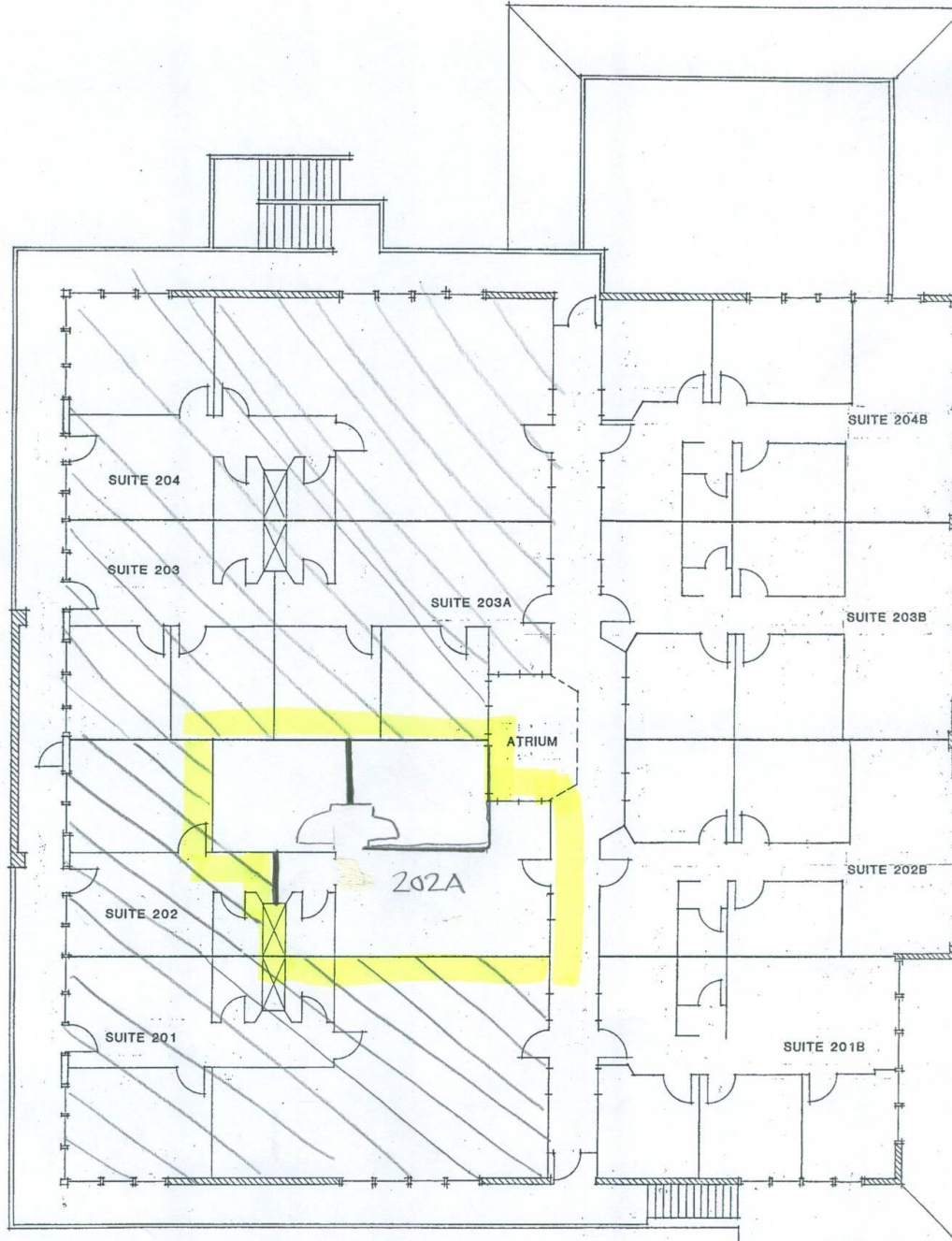


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SECOND FLOOR PLAN