

OFFICE SPACE FOR LEASE CALABASAS, CA



23875 VENTURA BOULEVARD - SUITE 204

\$1.75 / SF/MO - YEAR 1

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- **Ask About Availability of High Speed Internet**
- 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.

Lease Rate / SF:	\$1.75
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	1,359 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:	4
Specific Use:	Office
# Of Offices:	2 Offices + Creative Open Space Format
Restrooms:	1
Office Air / Heat:	Yes

FOR MORE DETAILS CONTACT:



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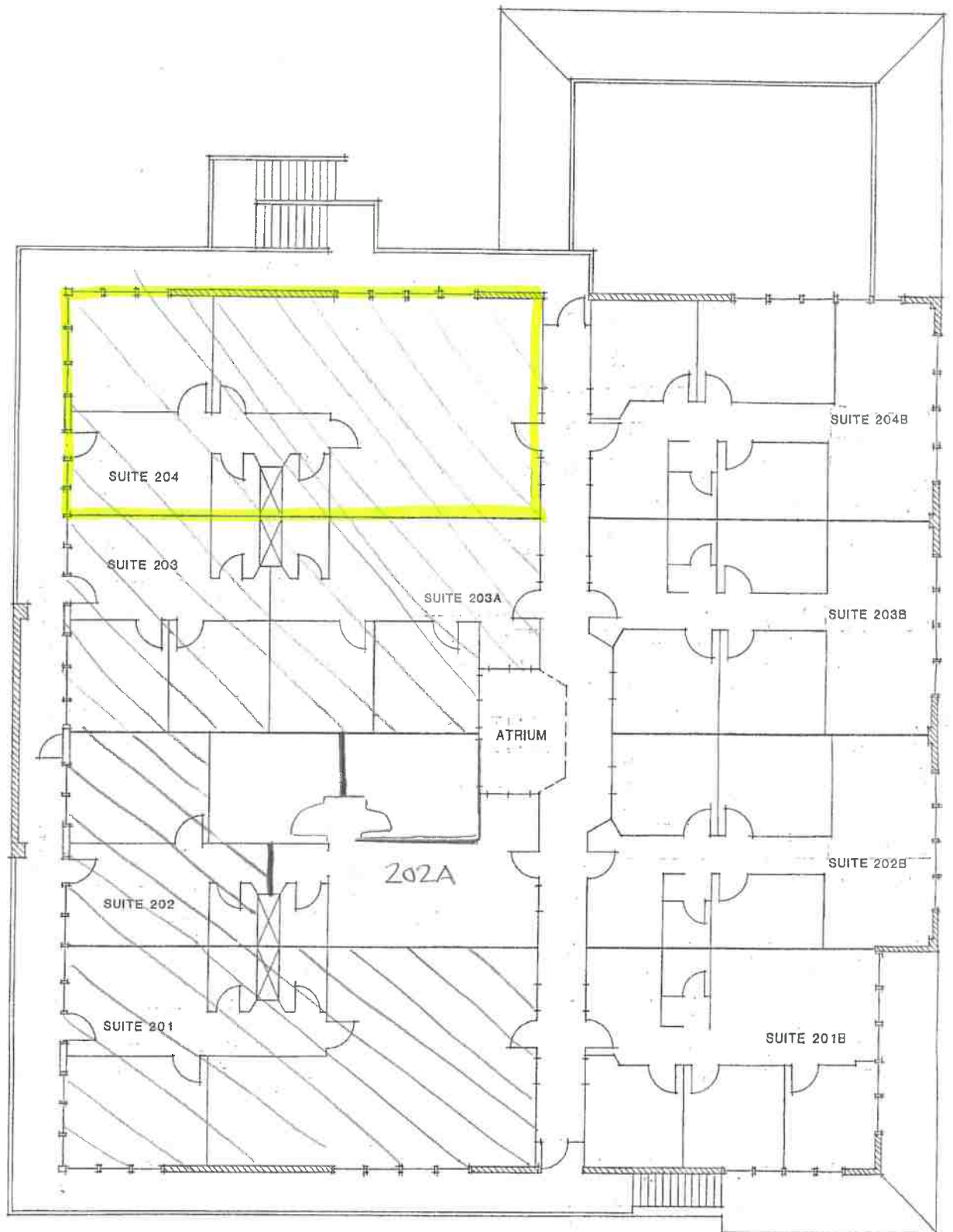
Cell 818-516-0257- **Call or Text**
Direct 818-449-5122
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CBCWORLDWIDE.COM

(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)

2019



SECOND FLOOR PLAN