



23875 VENTURA BOULEVARD - SUITE 202 B

\$1.70 / 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

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.

FOR MORE DETAILS CONTACT:

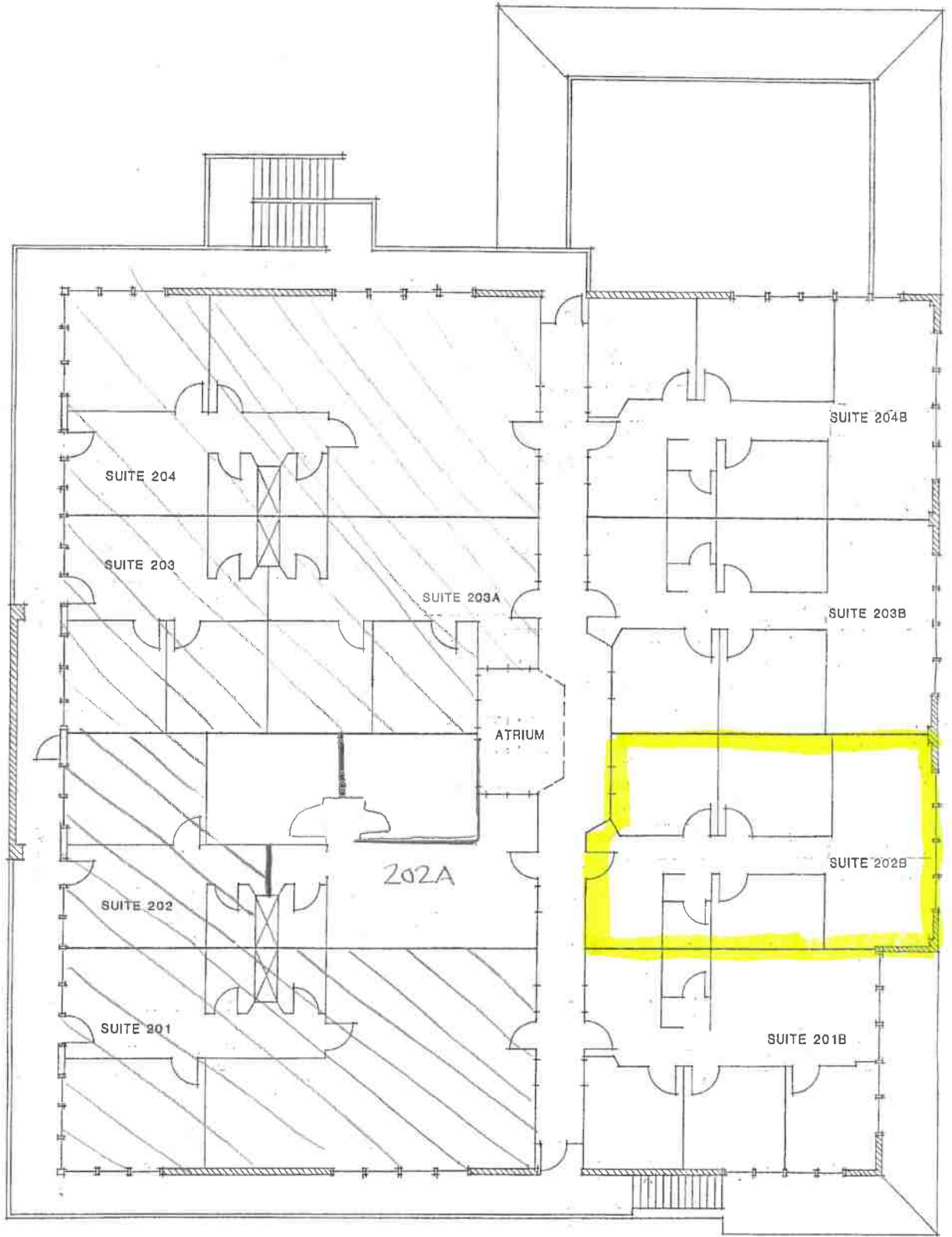


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11280 Corbin Ave, Suite A, Porter Ranch, CA 91326

Lease Rate / SF:	\$1.70
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	950 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:	4 + Reception
Restrooms:	1
Office Air / Heat:	Yes



SECOND FLOOR PLAN