



CANWOOD CORPORATE CENTER

29219 CANWOOD STREET
AGOURA HILLS, CA 91301

FOR LEASE



PROPERTY HIGHLIGHTS



LOCATION

Excellent location with incredible accessibility via the Ventura (101) Freeway to Thousand Oaks, Westlake Village, Calabasas, Malibu and Greater Los Angeles.



CAMPUS SETTING

Office campus environment attracting tenants to a business-friendly city not subject to Los Angeles' Gross Receipts Tax.



LOCAL AMENITIES

Conveniently located with nearby amenities and shopping centers.



RENOVATIONS

Brand-new common area upgrades including a new lobby and updated hallways. Brand new Tenant Outdoor Seating area



DEMOGRAPHICS

Outstanding demographics and premier housing supply.



SPEC SUITES

Move-in ready Class-A Spec Suites with exposed ceiling, floor-to-ceiling glass, and upgraded finishes.

29219 CANWOOD ST, AGOURA HILLS, CA

PROPERTY AVAILABILITIES

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	BUILDING	SUITE	SQ.FT	RATE
	29219	100	±4,505 RSF	\$2.25 FSG
	29219	101	±1,830 RSF	\$2.25 FSG
	29219	103	±3,354 RSF	\$1.95 FSG
	29219	104	±2,224 RSF	\$2.25 FSG
	29219	107	±1,256 RSF	\$2.25 FSG
Contiguous up to ±4,406 RSF	29219	210	±2,020 RSF	\$1.95 FSG
	29219	220	±1,011 RSF	\$1.95 FSG
	29219	230	±1,375 RSF	\$1.95 FSG
	29219	280	±2,630 RSF	\$1.95 FSG

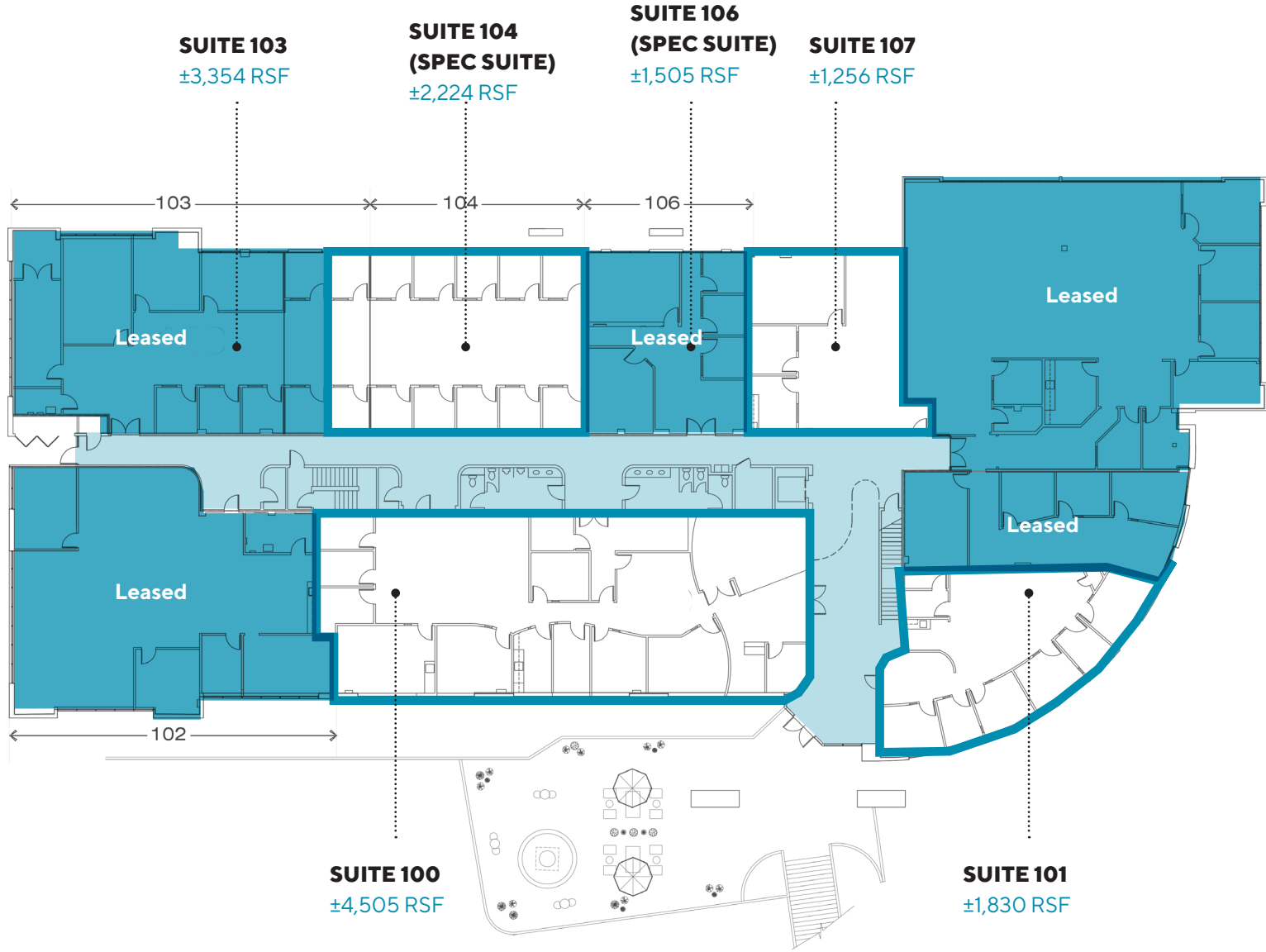
Parking: 3.5/1,000 RSF

Term: Negotiable



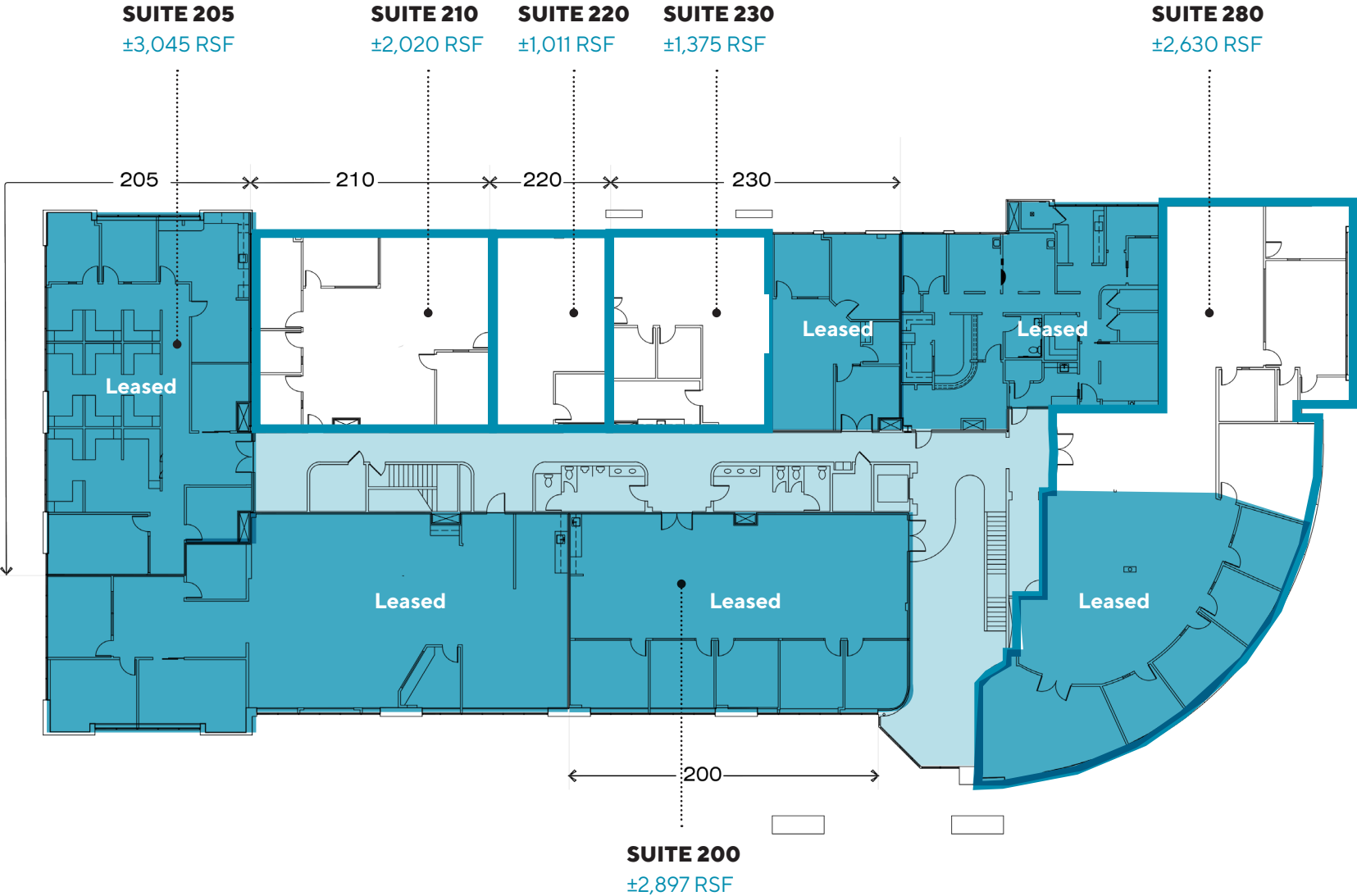
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1ST FLOOR



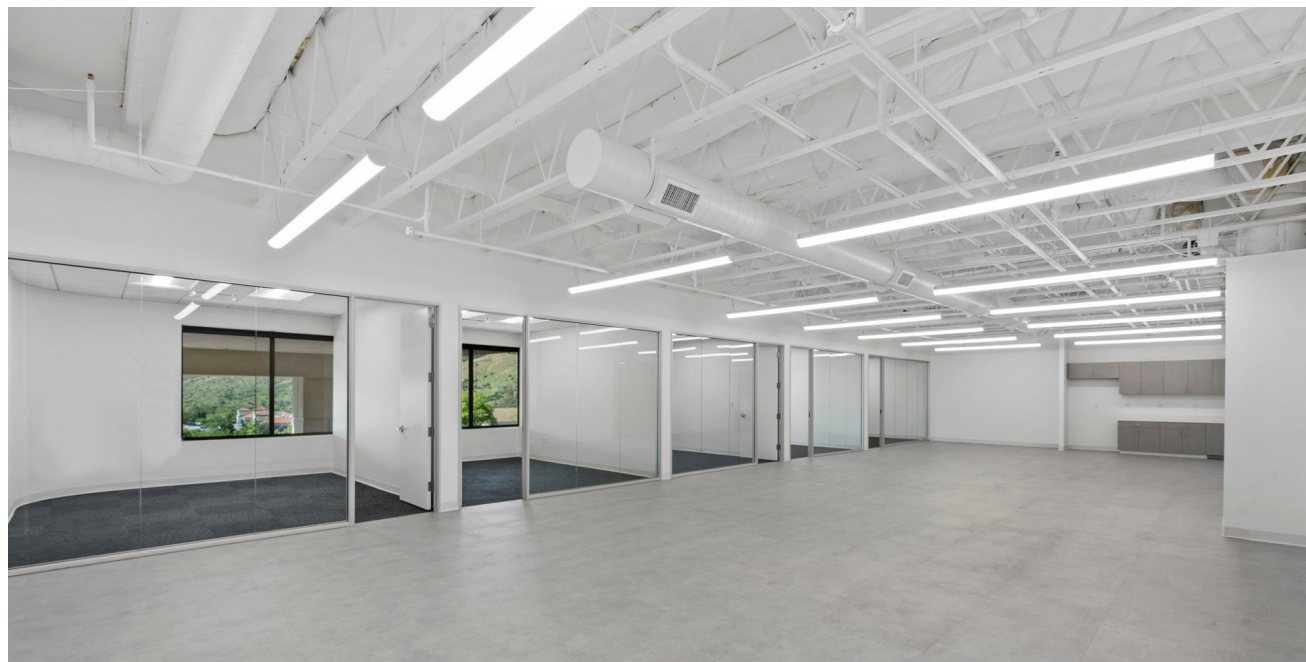
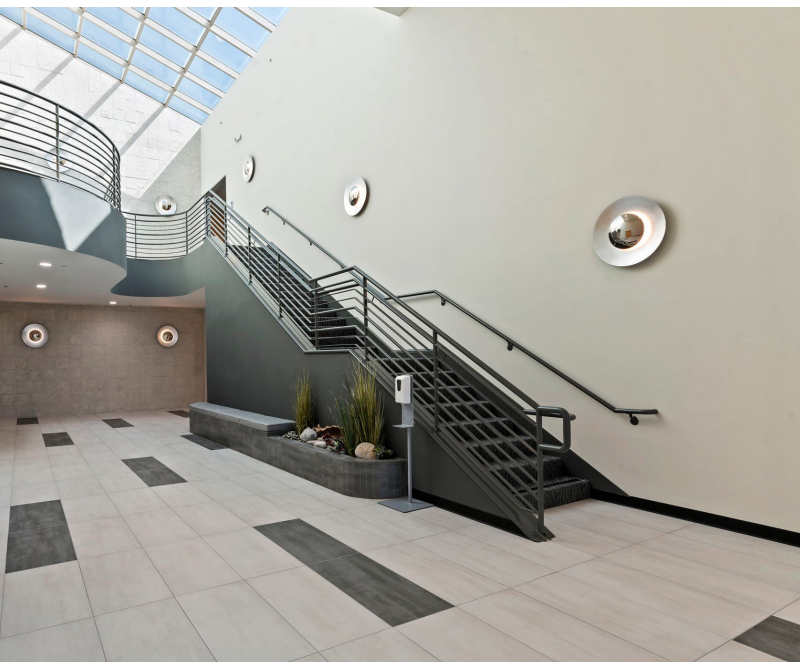
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2ND FLOOR



AERIAL OVERVIEW





NEIGHBORHOOD OVERVIEW



A BUSTLING VALLEY

Agoura Hills, along with the wider Conejo Valley, is an ideal location to experience a high quality of life. With its picturesque setting, nestled between the Santa Monica Mountains and the Pacific Ocean, it offers breathtaking natural beauty and an abundance of outdoor activities. Residents can enjoy hiking and biking trails, horseback riding, and numerous parks and green spaces. The area also boasts top-rated schools, making it an excellent place to raise a family. Additionally, Agoura Hills has a thriving business community, providing a range of employment opportunities. With easy access to major highways, it is also conveniently located for those commuting to other parts of Los Angeles. All of these factors make Agoura Hills and the Conejo Valley an attractive place to call home.

HOUSING AND POPULATION GROWTH

The Conejo Valley is experiencing a surge in multi-family housing developments, offering a range of housing options to cater to the growing workforce. Among the notable developments are T.O. Ranch, Santal, and West Village. These developments, among many others, provide ample opportunities for a stronger workforce in the Conejo Valley by providing modern amenities and convenient locations that cater to the needs and preferences of modern residents. As the Conejo Valley continues to grow and develop, these multifamily housing options will play a vital role in attracting and retaining a talented and diverse workforce, benefiting both workers and businesses in the area.

HIGHLY EDUCATED WORKFORCE

Agoura Hills boasts some of the top-ranking schools in Southern California and is located in close proximity to renowned educational institutions such as Cal Lutheran and Pepperdine, resulting in a highly educated workforce. The area has been a sought-after destination for top talent in Los Angeles due to the availability of high-quality jobs.





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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.