

THE RIDGE OFFICE IN AGOURA HILLS

UNIT 140

30300 Agoura Rd.

AGOURA HILLS | CALIFORNIA

± 2,063 SF OFFICE CONDO FOR LEASE/SALE
SALE PRICE: TBD | LEASE RATE: \$2.35/PSF GROSS

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**DAUM**
COMMERCIAL REAL ESTATE SERVICES

30300 UNIT 140 Agoura Rd.

AGOURA HILLS | CALIFORNIA

PROPERTY HIGHLIGHTS



±2,063 SF Available



Class A Building



Spectacular High End Office Improvements



AH-SP Zoning



Sprinklered



Abundant Parking



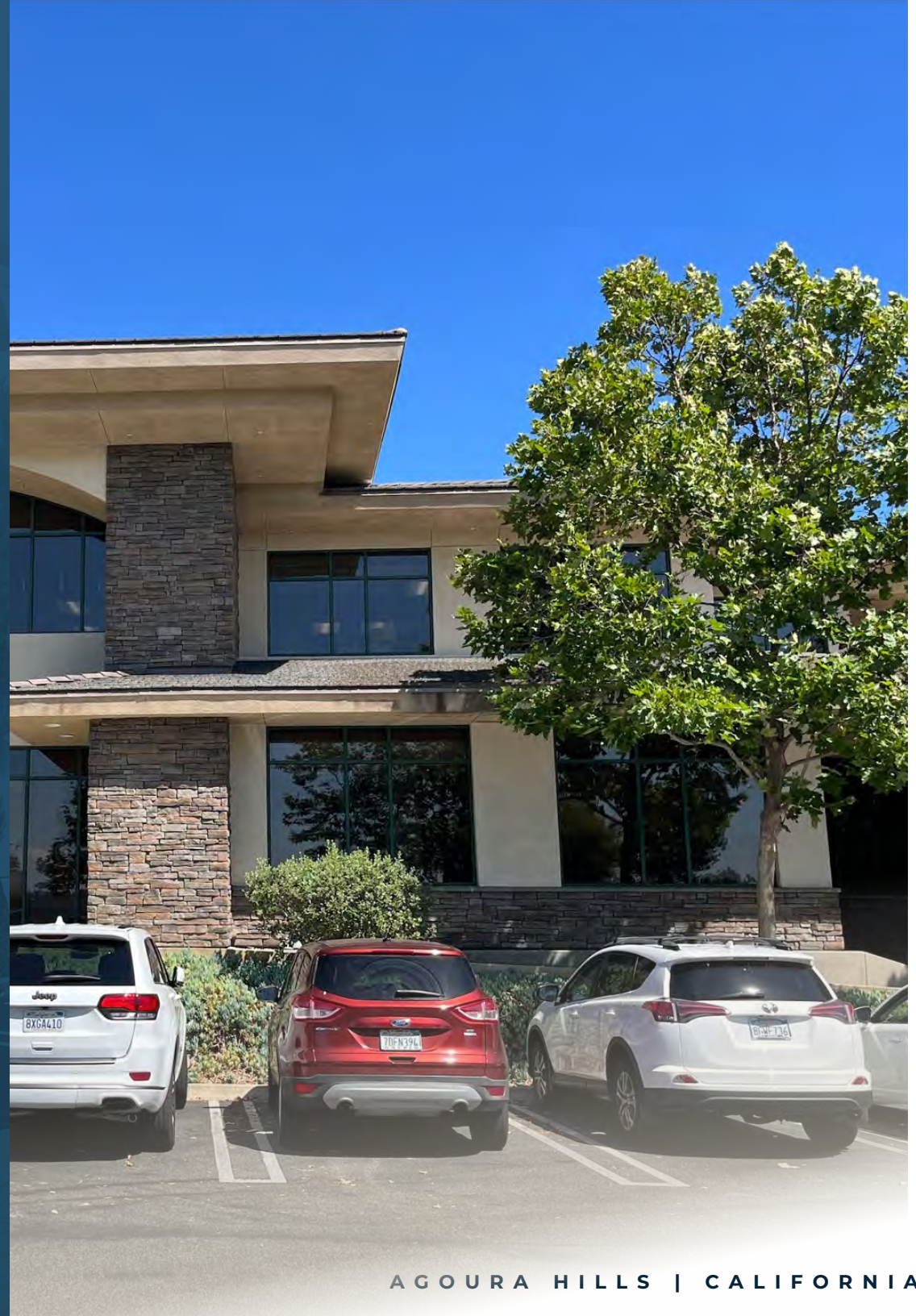
Easy Access to 101 Freeway



Sale Price: TBD



Lease Rate: \$2.35/psf Gross



ABOUT THE PROPERTY

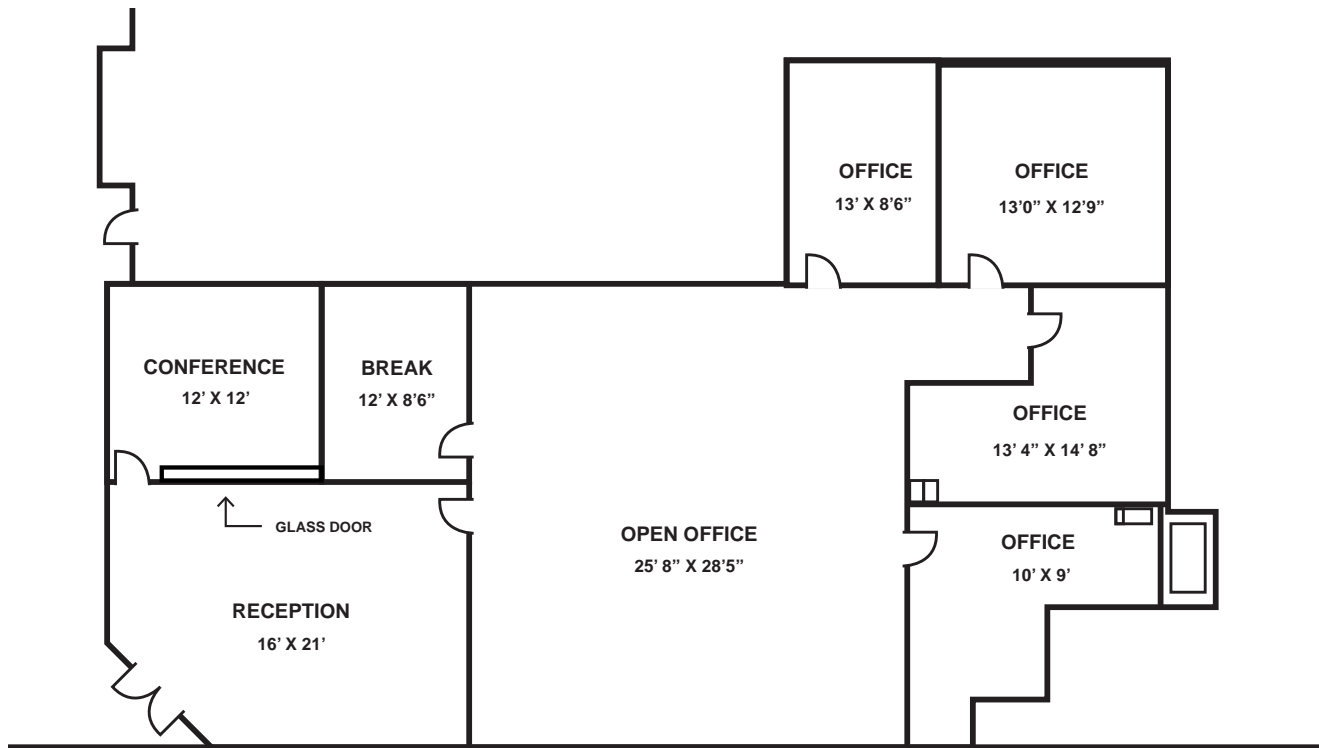
AGOURA HILLS | CALIFORNIA



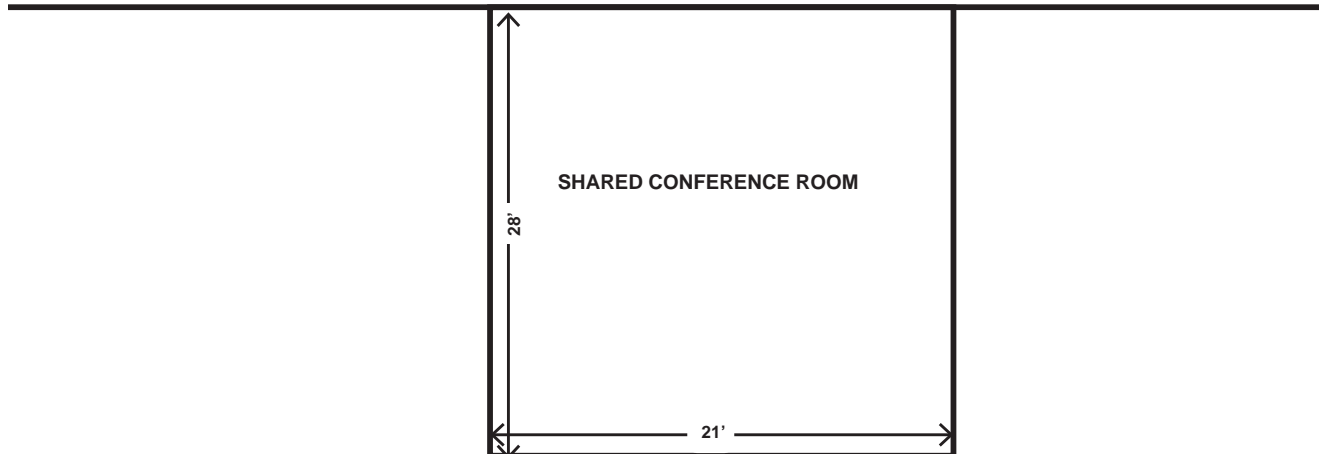
GALLERY



GALLERY



COMMON HALLWAY



*NOT TO SCALE

GALLERY

LOCATION:

Agoura Hills is a city in the Santa Monica Mountains region of Los Angeles County, California. Its population was 20,299 in the 2020 census. It is in the eastern Conejo Valley between the Simi Hills and the Santa Monica Mountains. The city is in western Los Angeles County and is bordered to the north by Bell Canyon and Ventura County. It is 35 miles (56 km) northwest of Downtown Los Angeles and less than 10 miles (16 km) west of the Los Angeles city limits at Woodland Hills. Agoura Hills and unincorporated Agoura sit next to Calabasas, Oak Park, and Westlake Village.

ECONOMY AND EMPLOYMENT:

The City of Agoura Hills collaborates with the Greater Conejo Chamber of Commerce assisting small and local businesses with access to a variety of business resources and networks. Economic Development programs may also include infrastructure improvements; street improvements, parking and high speed fiber optics. Agoura Hills offers not only a great community but a low cost of doing business as it touts one of the lowest in the greater Los Angeles area. There are no utility taxes, reasonable business licenses and a high quality team that can assist with an expedited permit process..

ATTRACTIONS AND RECREATION:

The nearby Calabasas Hills provide opportunities for hiking, biking, and outdoor activities.

TRANSPORTATION:

Agoura Hills is accessible via major freeway, Ventura Freeway (101). Public transportation options are available through the Agoura Hills and Los Angeles.



ABOUT AGOURA HILLS



30300 UNIT 140

Agoura Rd.

AGOURA HILLS | CALIFORNIA

LOCATION



ADJACENT TO THE
101 FREEWAY



35.4 MILES
FROM DTLA



LOS ANGELES
INTERNATIONAL AIRPORT
1 HR 32 MIN | 40.2 MI

BOB HOPE AIRPORT
1 HR 3 MIN | 29.2 MI



CANOGA ORANGE LINE
23 MIN DRIVE | 13.2 MI

SIMI VALLEY METROLINK
31 MIN DRIVE | 20.1 MI

