

FOR LEASE

INDUSTRIAL & OFFICE SUITES

TENANT INCENTIVE
PROMOTIONAL RATE FOR
OFFICE LEASING

BROKER INCENTIVE
10% PROCURING COMMISSION
FOR LEASES OCCURRING IN 2026



WEST OAKS PARK

30941 - 30961 AGOURA RD., WESTLAKE VILLAGE, CA 91361

GRANT FULKERSON, SIOR

Principal

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JARED SMITS

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

UNDER NEW OWNERSHIP

Recent Renovations include **new parking lot, exterior painting, landscaping and signage.**



30941

AGOURA ROAD



30961

AGOURA ROAD

*Tenant's shall be responsible for its janitorial & \$0.10 PSF CAM fee net of Rent.

\$1.50 PSF During First 6-Months on a 3+ Year Term

 TYPE	 BLDG	 SUITE	 SIZE	 LOADING	 CLR HGT	 PARKING	 LEASE RATE* (PSF FSG)
OFFICE	30941	112	734 SF	N/A	N/A	3 Stalls	\$2.20 \$1.50
OFFICE	30941	200/212	494 SF	N/A	N/A	2 Stalls	\$2.20 \$1.50
OFFICE	30941	210	699 SF	N/A	N/A	2 Stalls	\$2.20 \$1.50
OFFICE	30941	228	500 SF	N/A	N/A	2 Stalls	\$2.20 \$1.50
INDUSTRIAL	30941	306	1,818 SF	One (1) GL	16'	3 Stalls	\$1.95
OFFICE	30961	103	1,187 SF	N/A	N/A	4 Stalls	\$2.20 \$1.50
OFFICE	30961	109	1,978 SF	N/A	N/A	8 stalls	\$2.20 \$1.50
OFFICE	30961	120/122	1,480 SF	N/A	N/A	5 Stalls	\$2.20 \$1.50
OFFICE	30961	201	451 SF	N/A	N/A	2 Stalls	\$2.20 \$1.50
OFFICE	30961	203	628 SF	N/A	N/A	2 Stalls	\$2.20 \$1.50
OFFICE	30961	207	931 SF	N/A	N/A	3 Stalls	\$2.20 \$1.50
OFFICE	30961	201/203/207	2,010 SF	N/A	N/A	7 Stalls	\$2.20 \$1.50
INDUSTRIAL	30961	309	1,748 SF	One (1) GL	16'	3 stalls	\$1.95



EXCEPTIONAL BUSINESS ENVIRONMENT

Westlake Village's possesses business-friendly policies, including the absence of a city business license or local business tax.



BUSINESS-FRIENDLY ENVIRONMENT

Business-Friendly Environment, No city business license or business tax required, reducing administrative burden and operating costs.



STRONG LOCAL BUSINESS COMMUNITY

High-Quality Workforce & Affluent Demographics.



EASY TRANSPORTATION ACCESS

Close to the Ventura Freeway (US-101), including freeway frontage.



RETAIL AMENITIES NEARBY

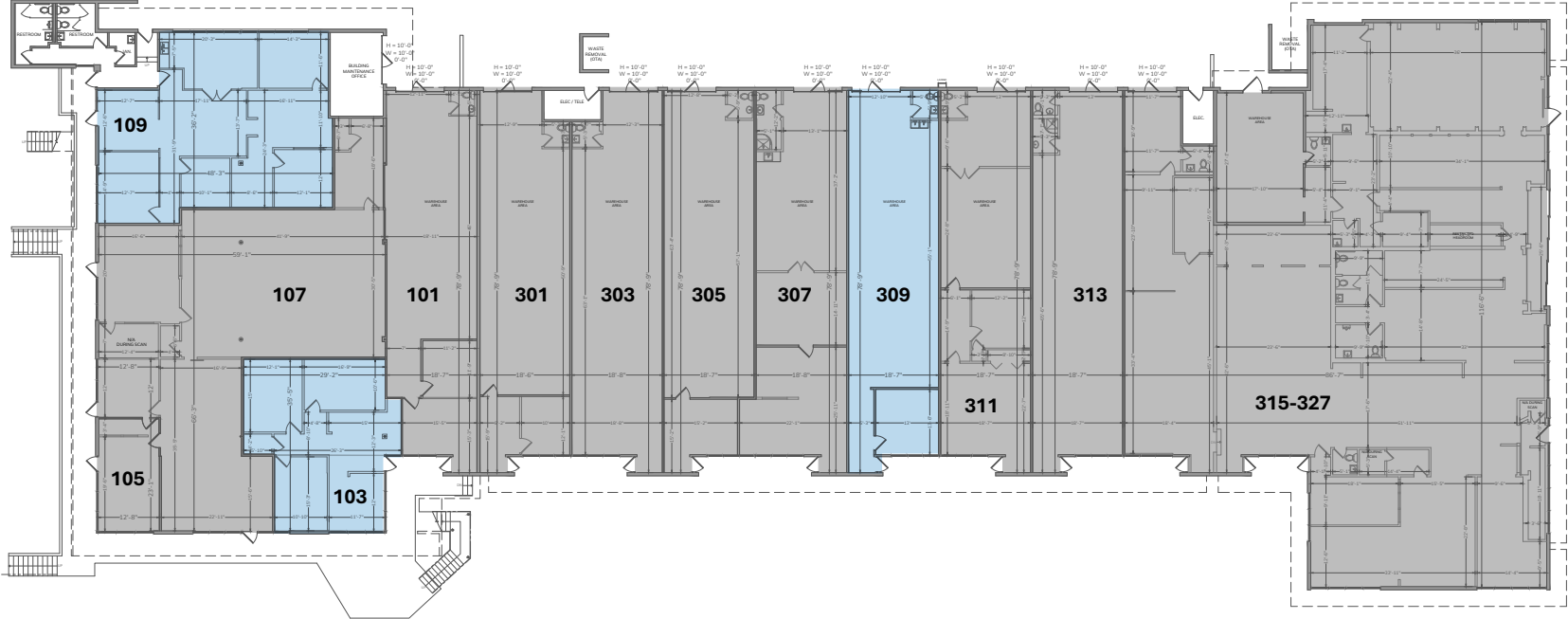
Numerous Retail Amenities, in close proximity to the project.



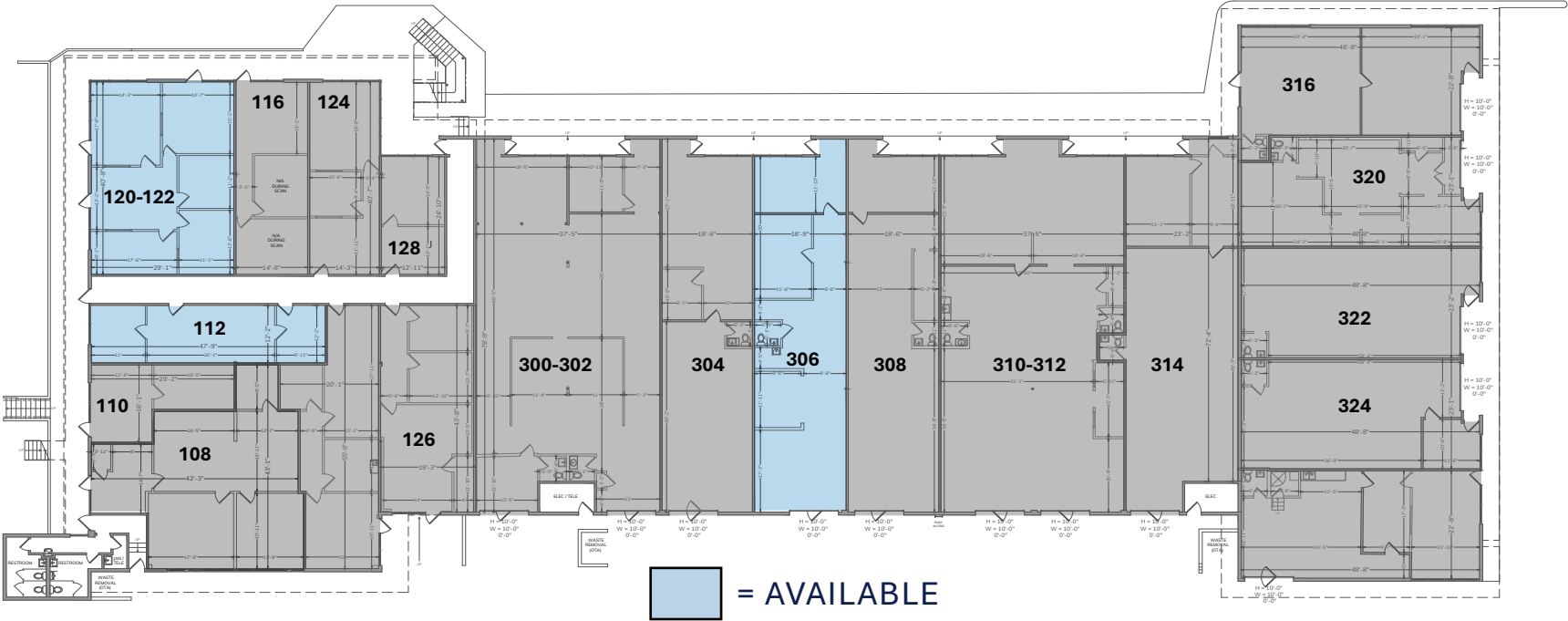
RENOVATION IN PROGRESS

Including Architectural and Landscaping Including Parking Lot, Signage, Exterior Paint, and Landscaping.

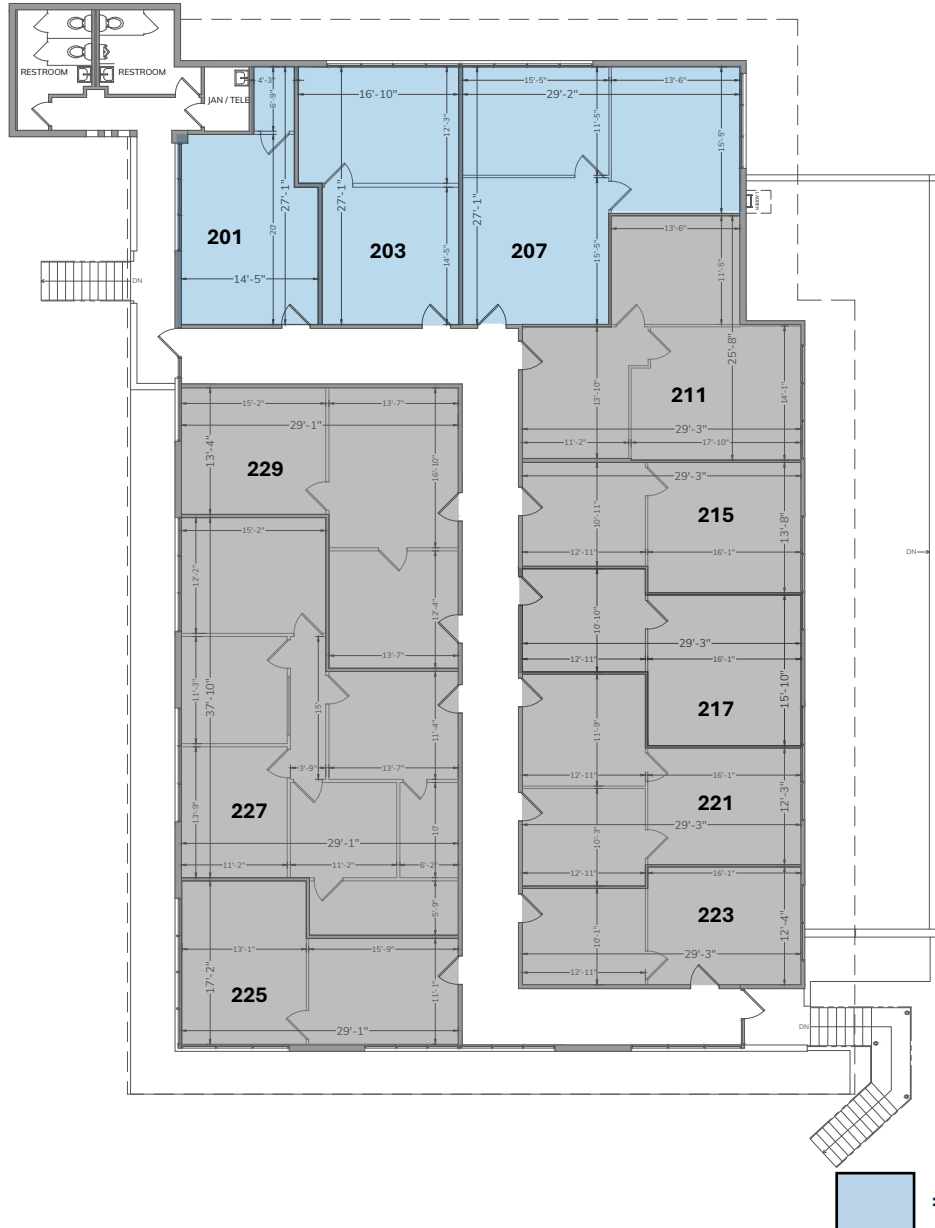
30961 - 1st Floor



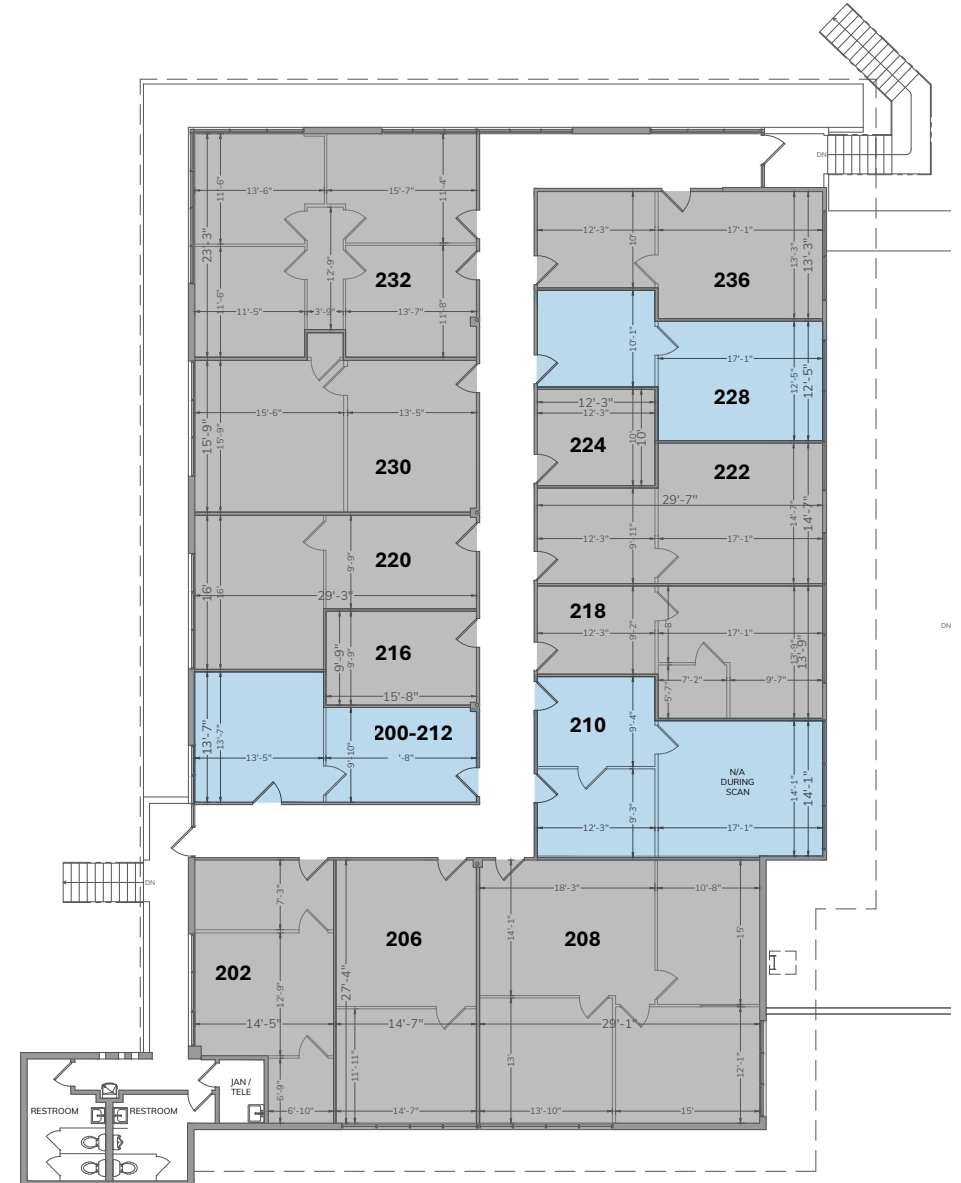
30941 - 1st Floor



30961 - 2nd Floor



30941 - 2nd Floor



= AVAILABLE

PROPERTY PHOTOS





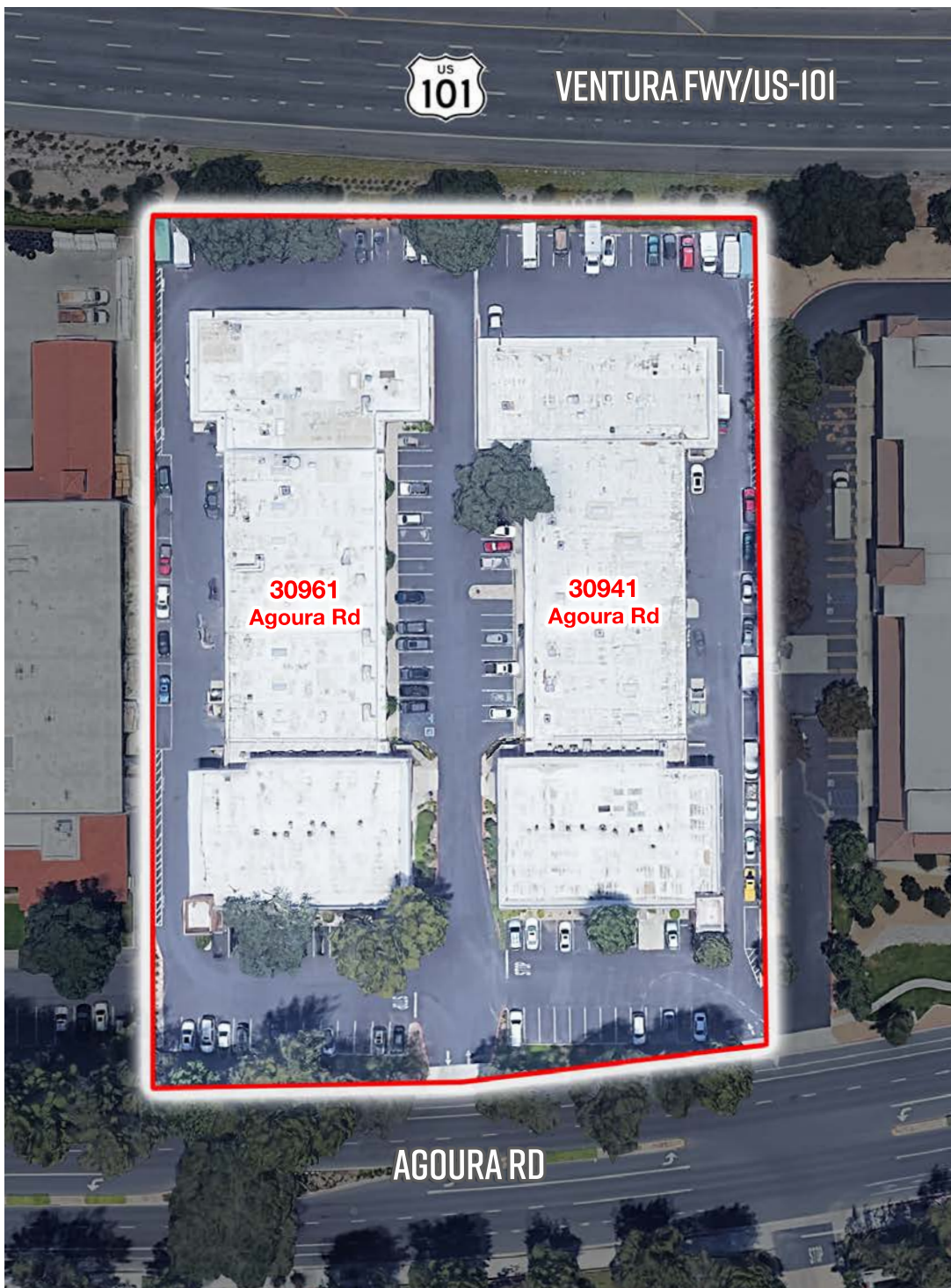
101

LOCATOR MAP



AMENITIES MAP





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FOR MORE INFORMATION, PLEASE CONTACT:

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