

23586 CALABASAS ROAD  
CALABASAS | CALIFORNIA

MOVE-IN READY  
SPEC SUITES AVAILABLE



JAY RUBIN | jrubin@lee-re.com  
Principal | JayRubin-RE.com  
818.223.4385 | License ID# 01320005

EUGENE KIM | ekim@lee-re.com  
Principal | License ID# 01521416  
818.444.4919

 LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES  
Corporate ID #01191898



# Prime Calabasas Office Space For Lease | 23586 Calabasas Road | Calabasas



## PROPERTY DETAILS

<b>ADDRESS</b>	23586 Calabasas Road Calabasas, CA 91302
<b>AVAILABILITY</b>	Suite 101: 1,387 RSF Suite 105: 2,314 RSF* Suite 106: 2,850 RSF* Suite 201: 1,447 RSF Suite 210: 1,995 RSF *105 & 106 Contiguous for 5,164 RSF
<b>RENTAL RATE</b>	\$2.95 Full Service Gross
<b>PARKING</b>	3/1,000 RSF Ratio Free Monthly Parking

- ☑ TENANT CONTROLLED, ISOLATED & INDEPENDENT HVAC SYSTEM
- ☑ OPEN AIR LOBBY & COMMON AREAS
- ☑ OFFICE LAYOUT AVAILABLE WITH SEVERAL PRIVATE OFFICES
- ☑ OPEN AIR STAIRS TO LOBBY & UPPER FLOORS
- ☑ ONSITE DAYPORTER DAILY DISINFECTING

## PROPERTY HIGHLIGHTS

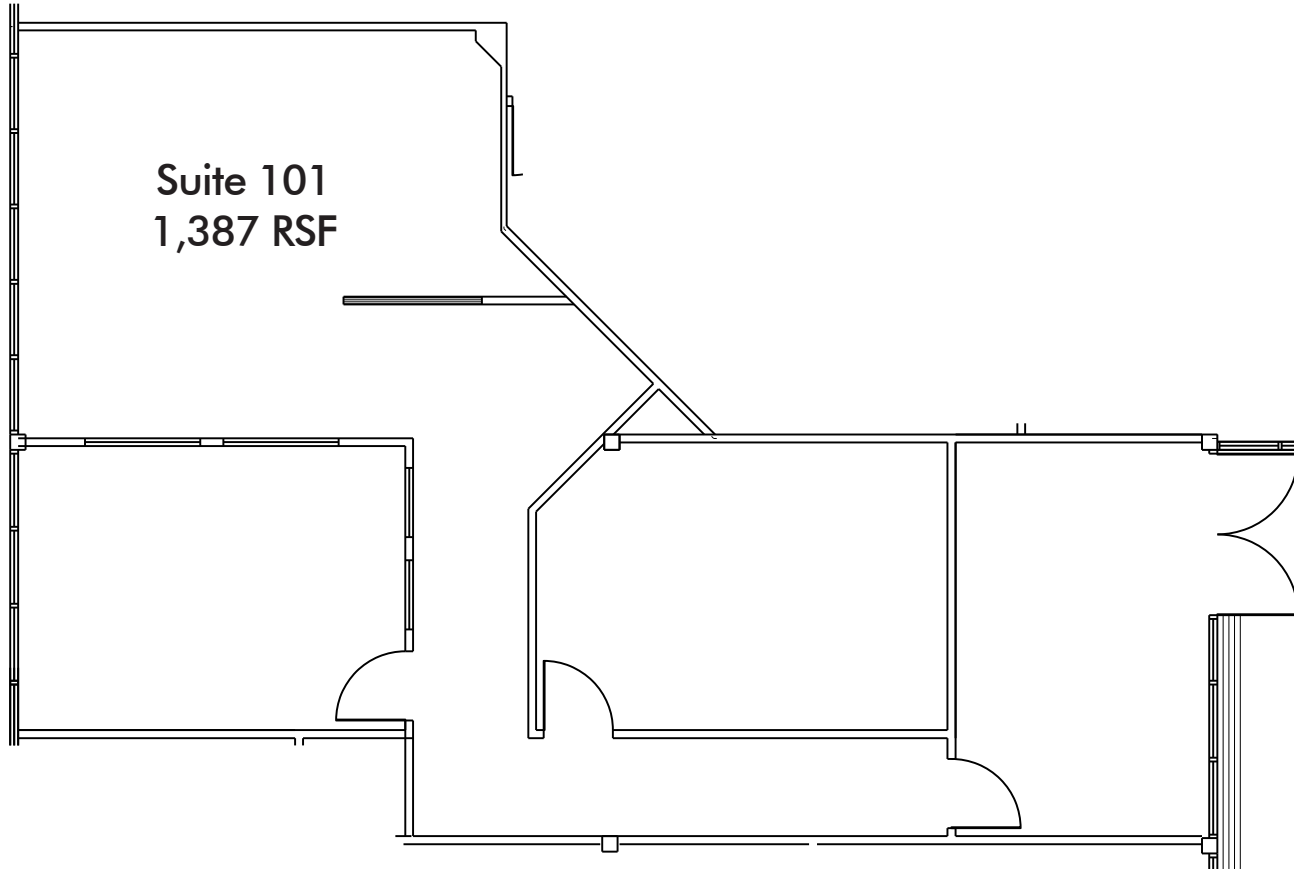
- MOVE-IN READY SPEC SUITES
- PARK-LIKE ENVIRONMENT
- EXCELLENT FREEWAY ACCESS
- WALKING DISTANCE TO SHOPPING, HOTELS & RESTAURANTS
- AMAZING WINDOW LINES
- BUILDING FEATURES iWAVE AIR PURIFIERS
- SPECTRUM AND AT&T FIBER OPTICS AVAILABLE
- NO GROSS RECEIPT TAX

## BUILDING PHOTOS



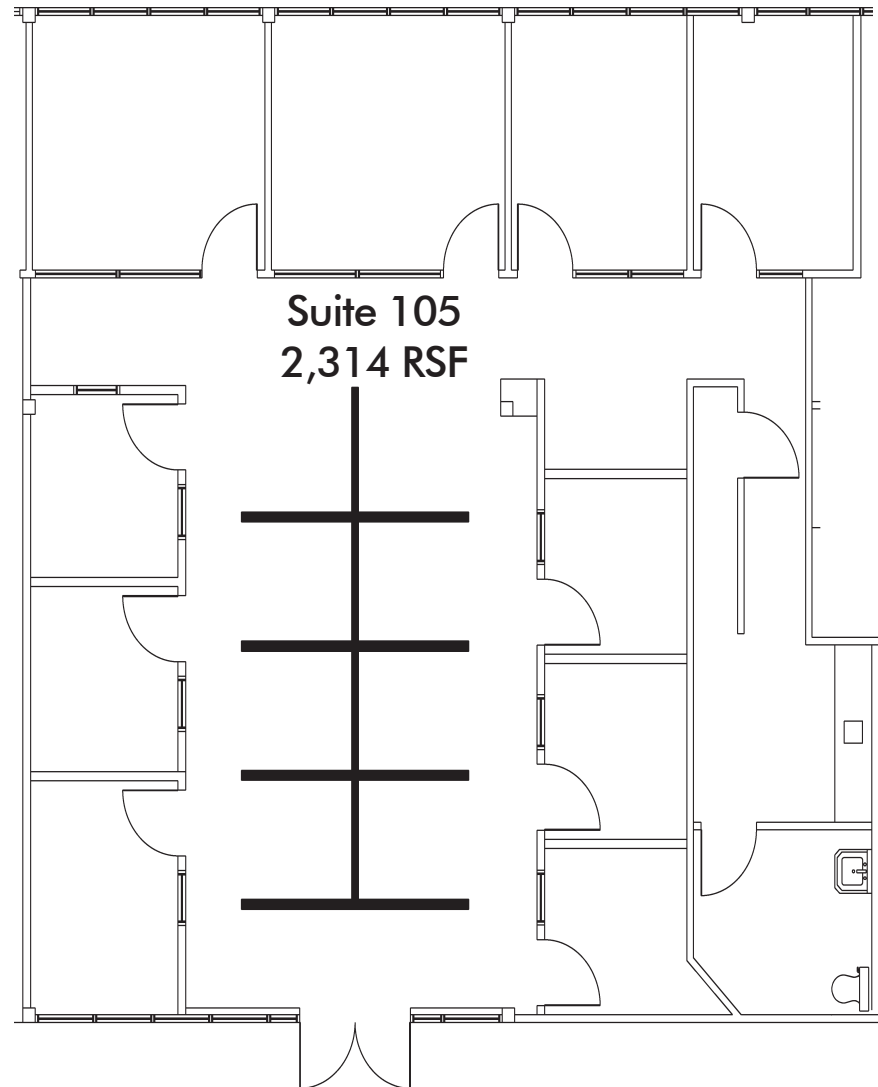


FLOORPLAN - SUITE 101



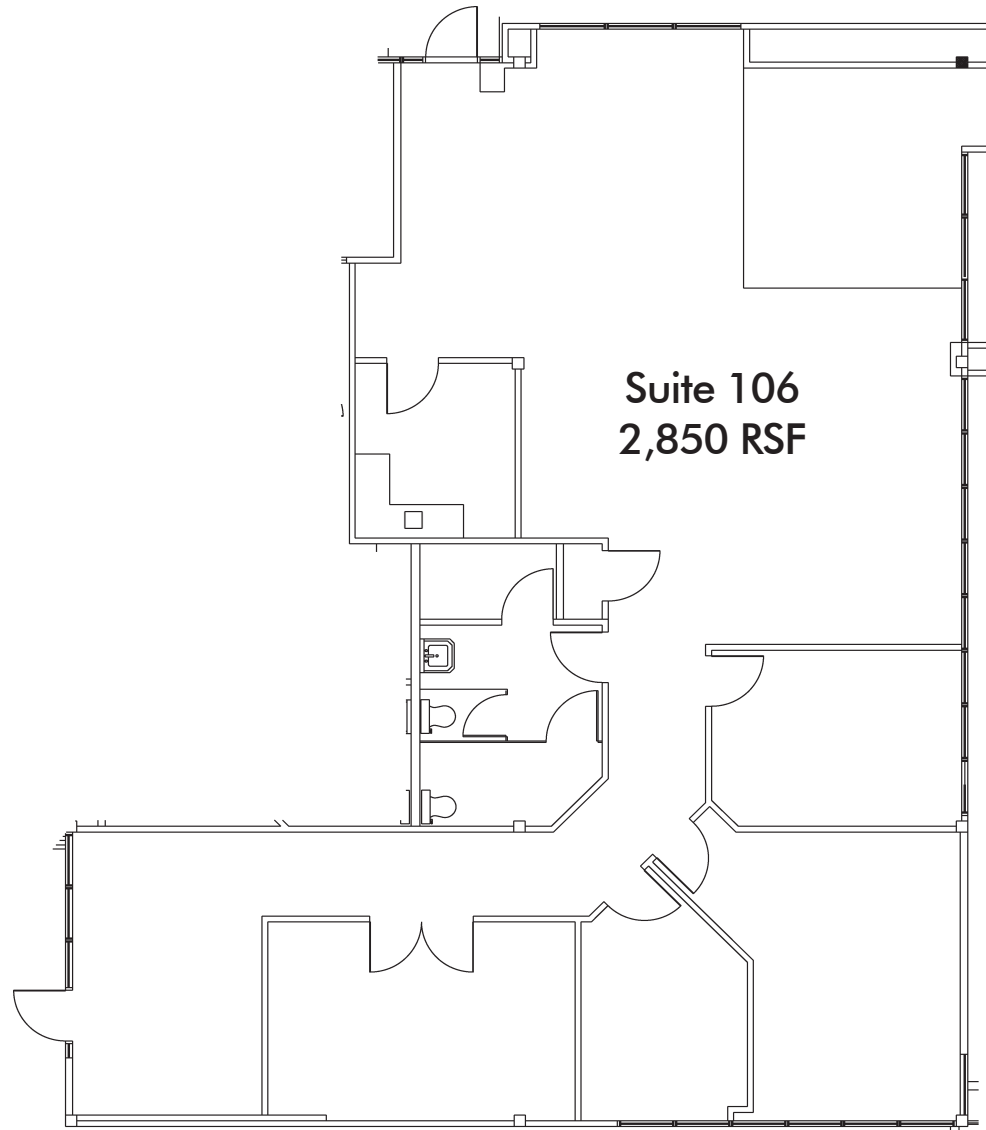
\*Not to scale

FLOORPLAN - SUITE 105



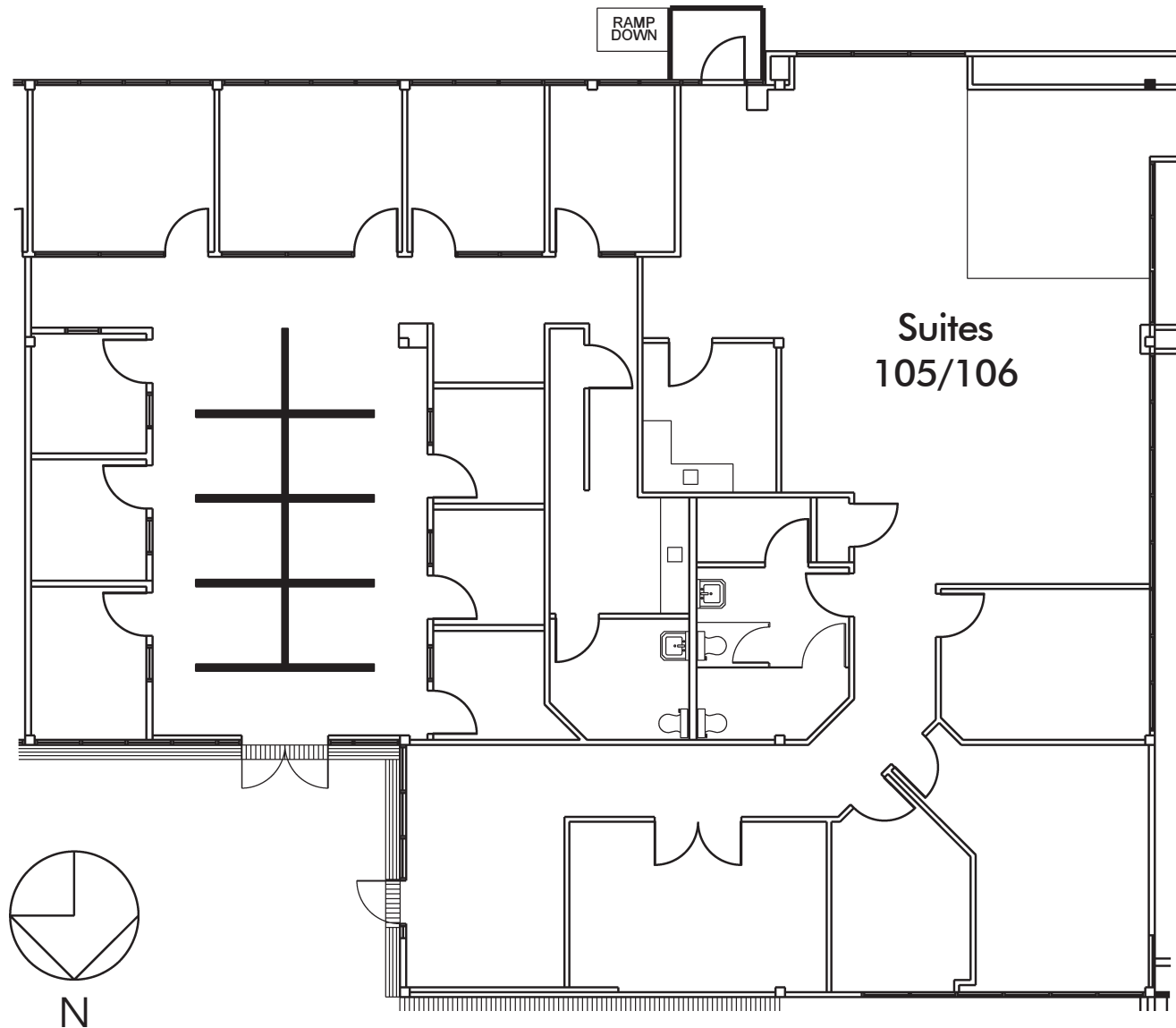
\*Not to scale

FLOORPLAN - SUITE 106



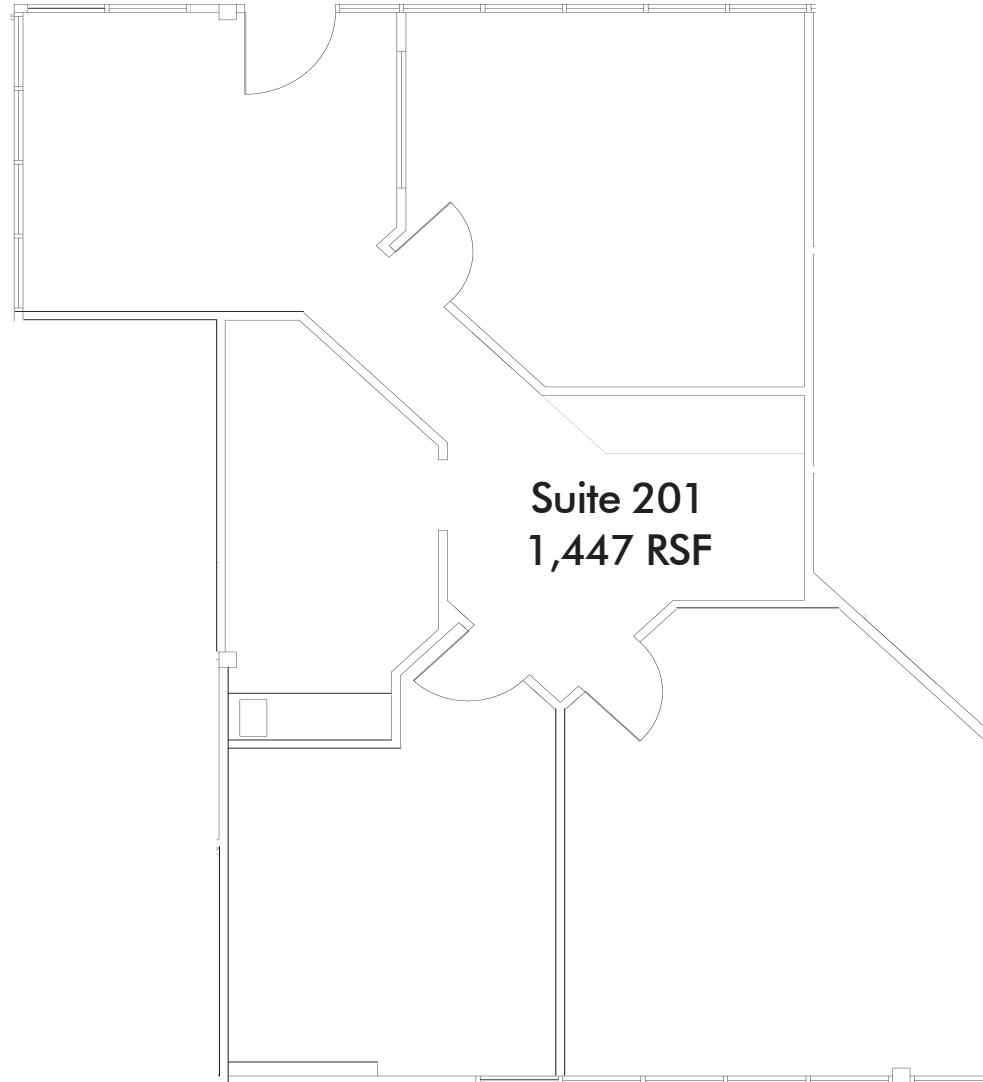
\*Not to scale

FLOORPLAN - SUITES 105 / 106



\*Not to scale

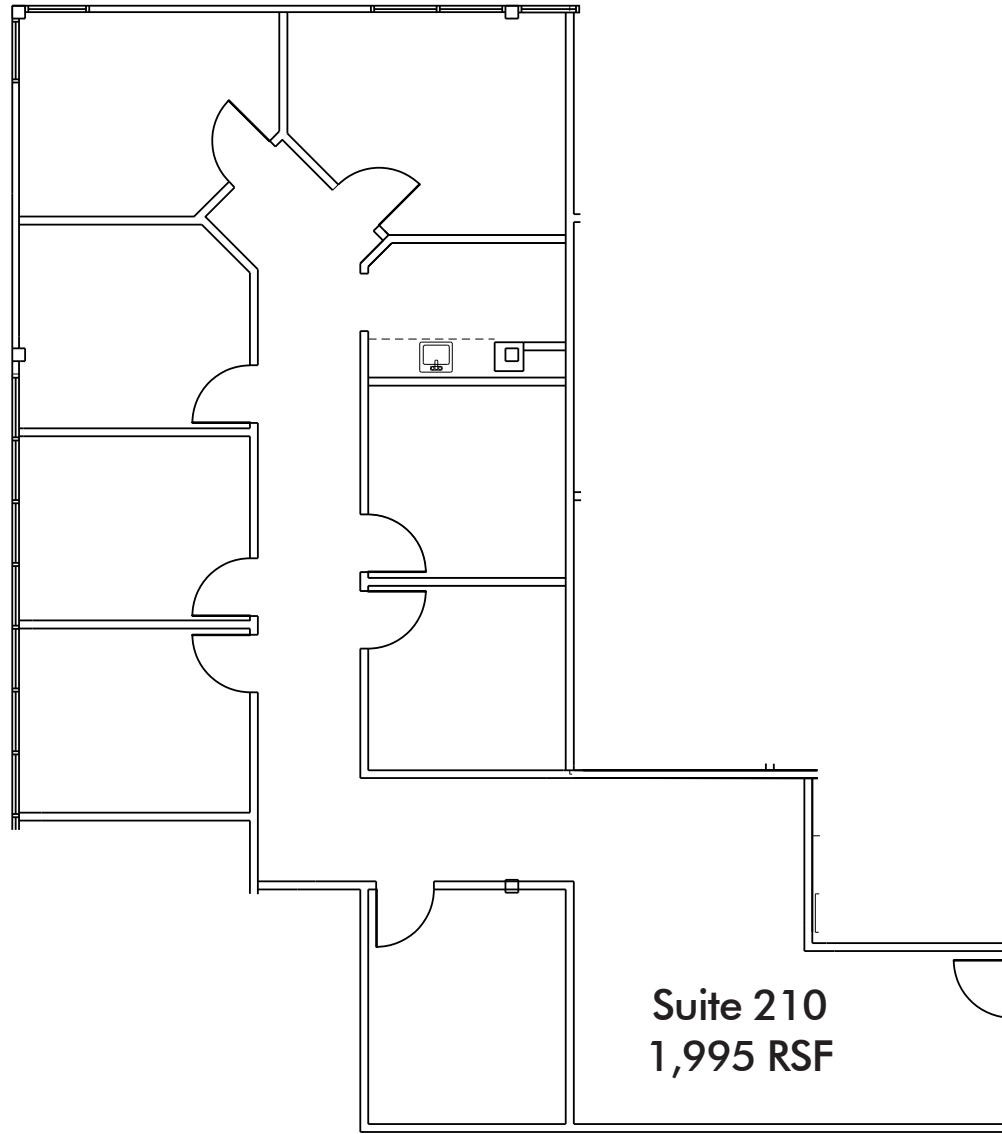
FLOORPLAN - SUITE 201



\*Not to scale

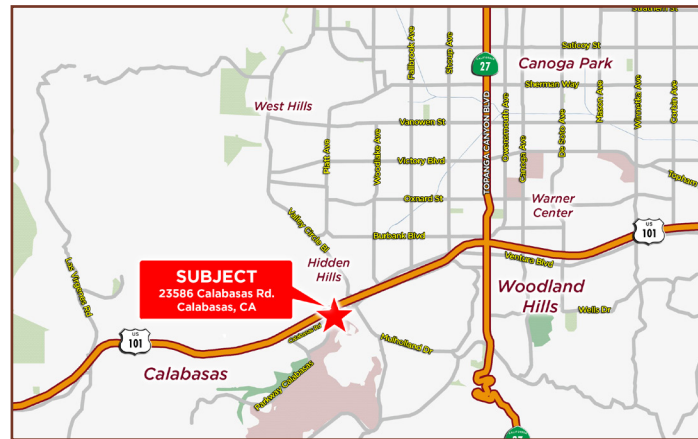
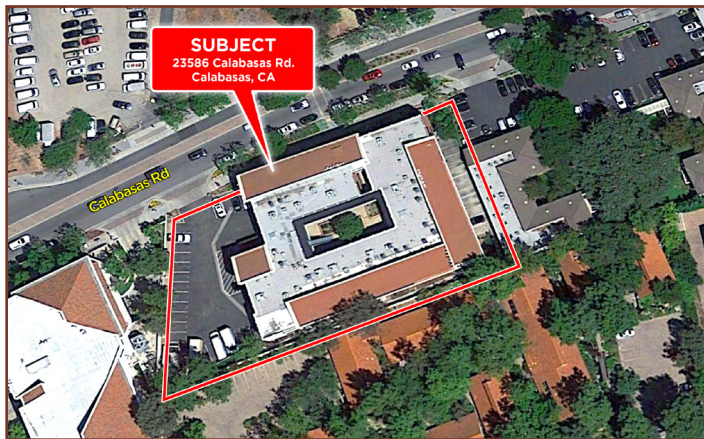


FLOORPLAN - SUITE 210



\*Not to scale

# Prime Calabasas Office Space For Lease | 23586 Calabasas Road | Calabasas



For more information:

**JAY RUBIN**  
Principal  
818.223.4385  
jrubin@lee-re.com  
JayRubin-RE.com  
License ID# 01320005

**EUGENE KIM**  
Principal  
818.444.4919  
ekim@lee-re.com  
License ID# 01521416



COMMERCIAL REAL ESTATE SERVICES  
Lee & Associates® - LA North/Ventura, Inc.  
Corporate ID #01191898  
A Member of the Lee & Associates®  
Group of Companies  
5707 Corsa Ave, Suite 200  
Westlake Village, CA 91362  
P:818.223.4388 F:818.591.1450

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.