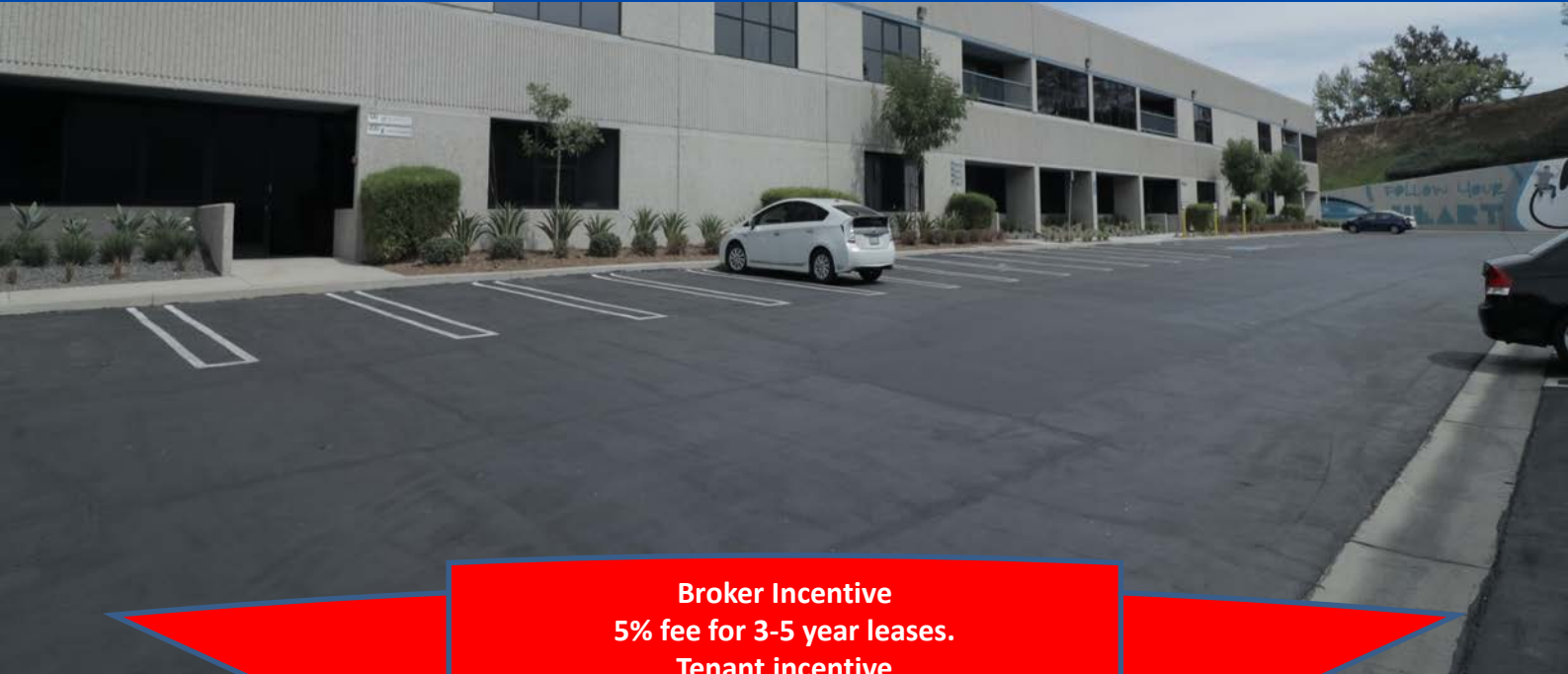


# FOR LEASE

5,040 SF CREATIVE OFFICE / WAREHOUSE

5142 CLARETON DR SUITE 160 AGOURA HILLS, CA 91301



**Broker Incentive**  
5% fee for 3-5 year leases.  
**Tenant Incentive**  
One month of Free Rent for every full lease year

## SUITE FEATURES:

- SECURE RECEPTION AREA
- LARGE CONFERENCE ROOM
- APPROX 1,500 SF WAREHOUSE AREA
- LARGE BULLPEN AREA
- LARGE BREAK AREA
- 2 PRIVATE RESTROOMS W/ SHOWER
- LAB AREA
- \$500 MONTHLY CHARGE FOR SHARED SCE ELECTRIC METER



Asking Rate: \$1.79/ SF (No CAM Fees)



Ron Feder  
Senior Managing Director  
818-222-0404 direct  
818-332-4015, efax  
[rfeder@Peakcommercial.com](mailto:rfeder@Peakcommercial.com)

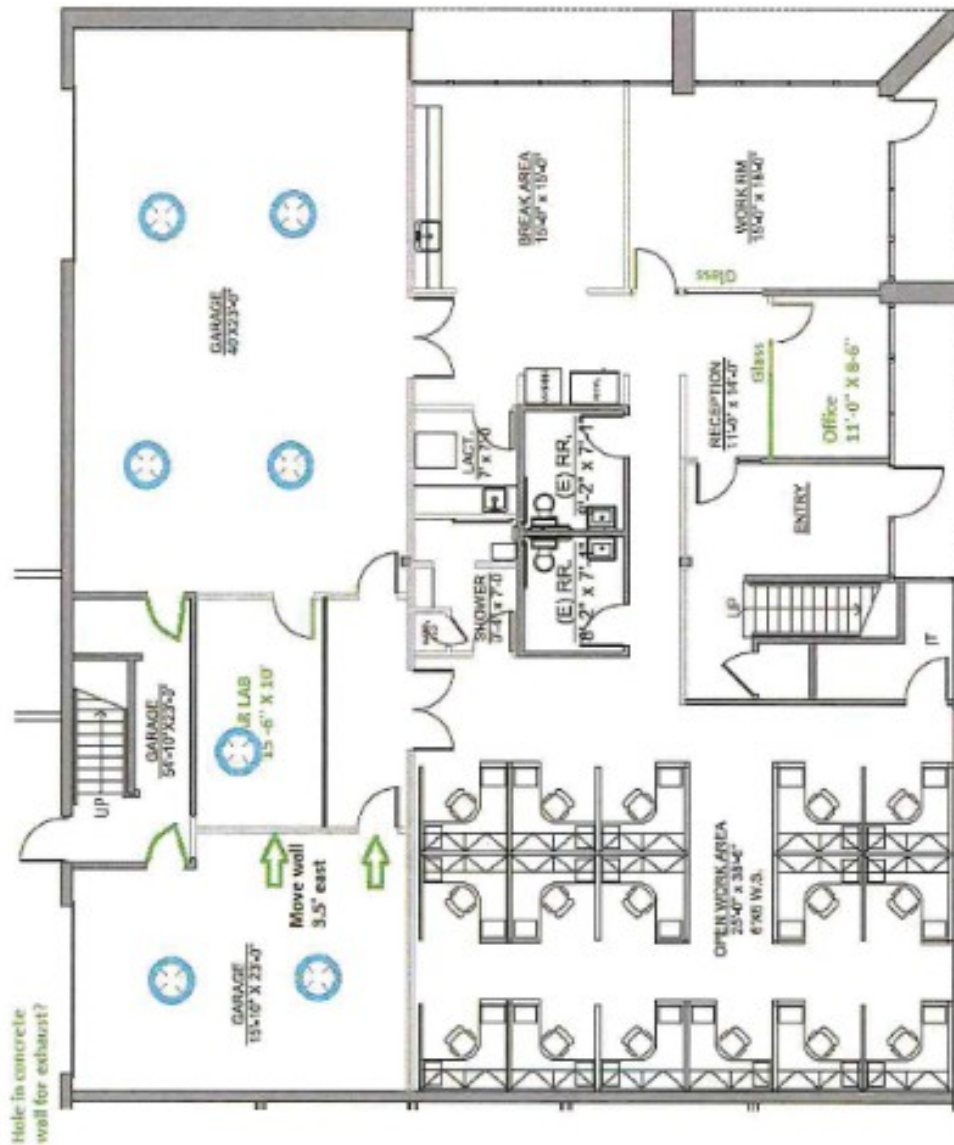


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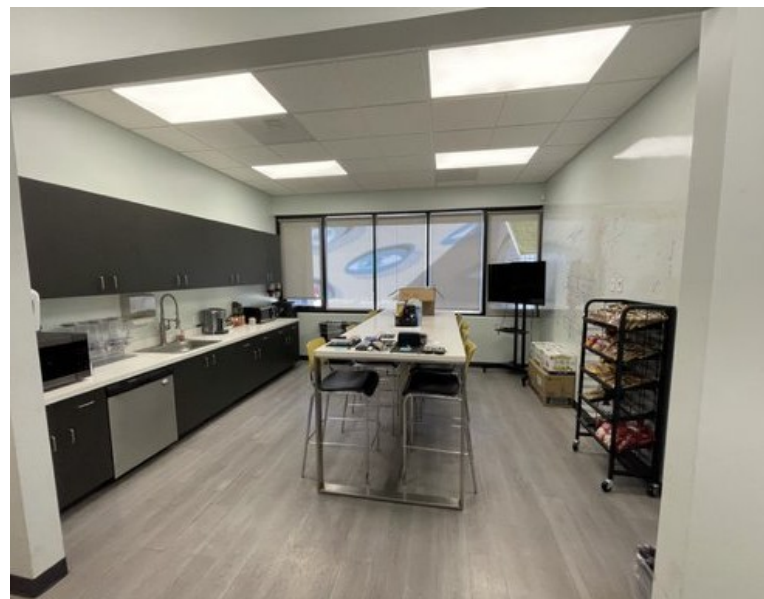
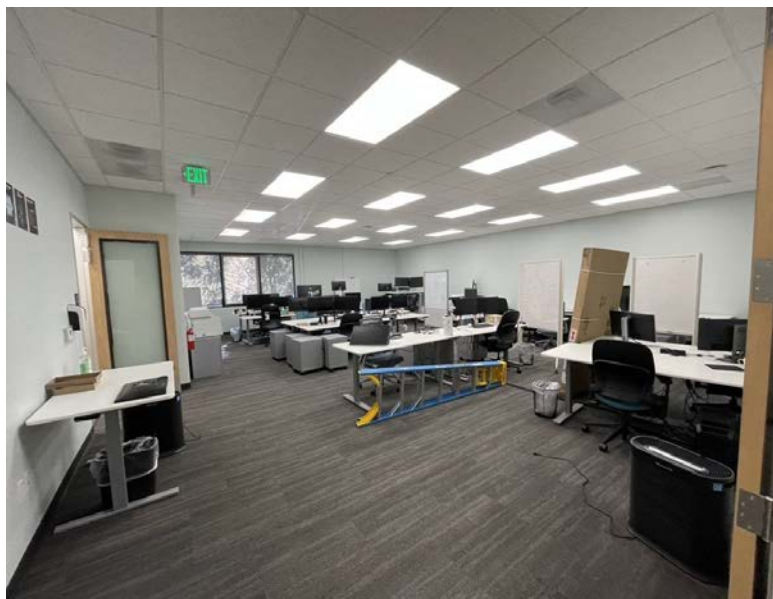
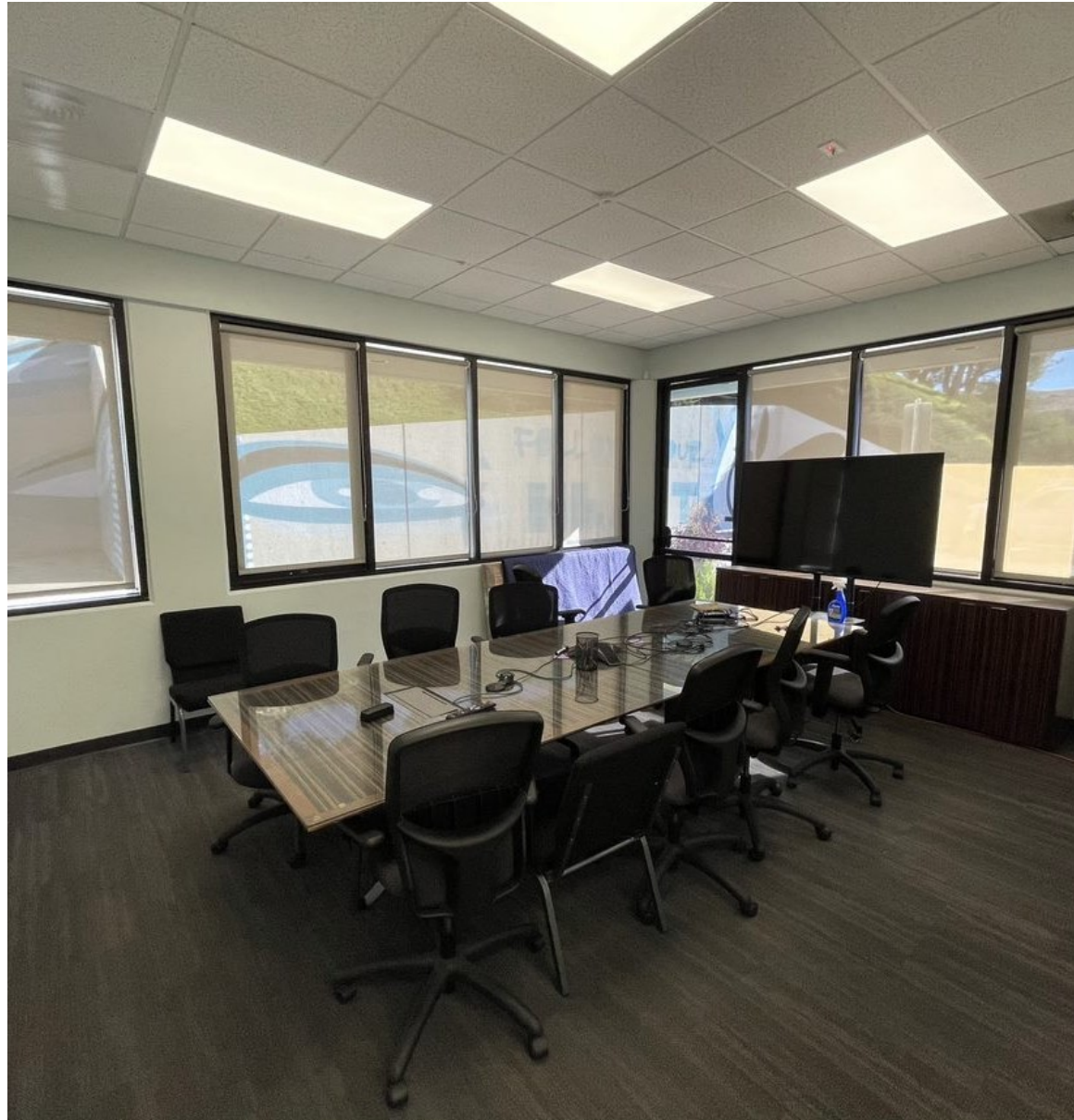
# TECH PARK@ CANWOOD

5142 CLARETON DR SUITE 160 AGOURA HILLS, CA 91301  
FLOOR PLAN





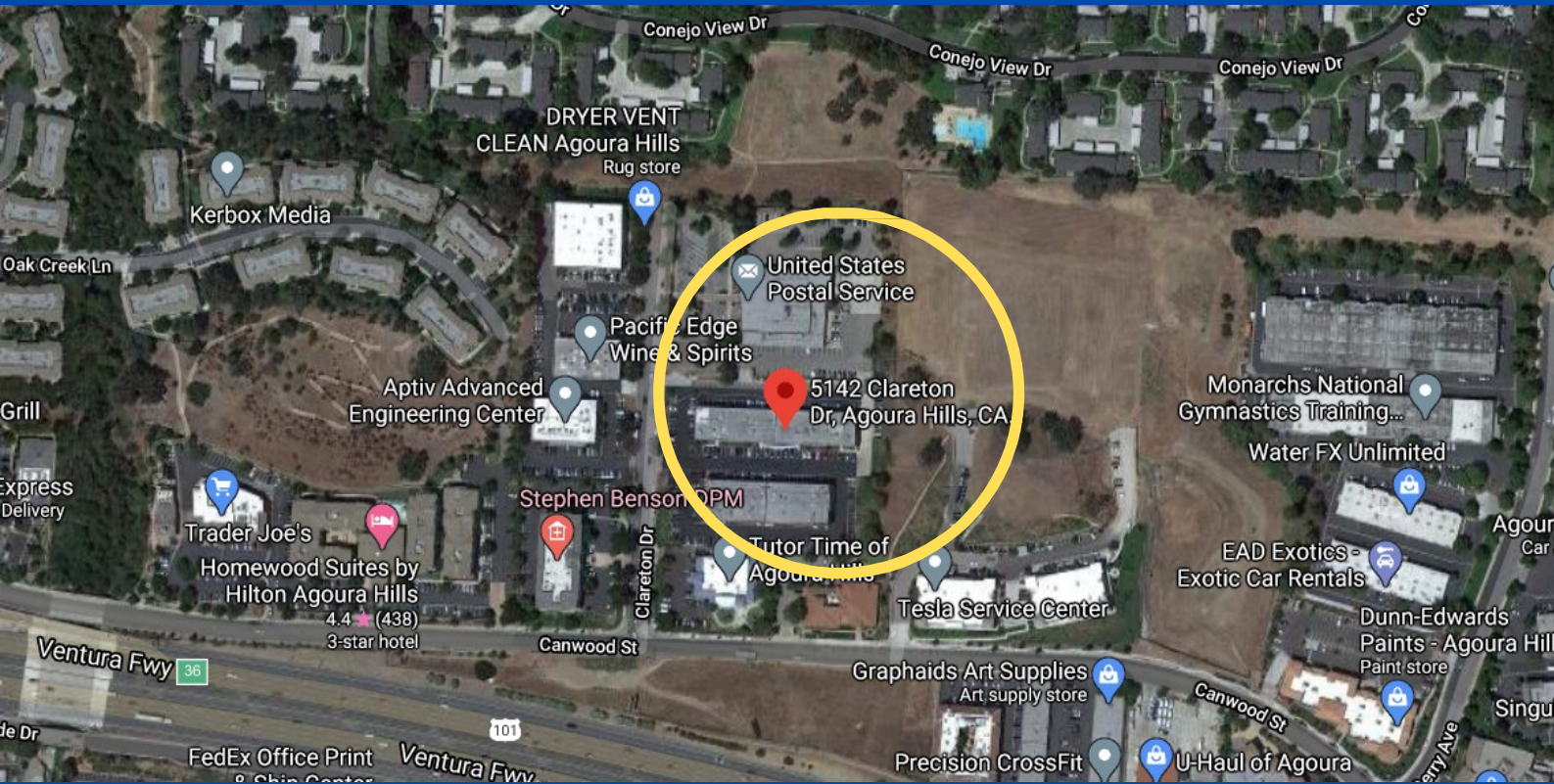
# TECH PARK @ CANWOOD





# TECH PARK@ CANWOOD

5142 CLARETON DR SUITE 160 AGOURA HILLS, CA 91301  
AERIAL VIEW



## -Location Overview

Close your eyes. In your mind's eye, picture all the beauty and excitement of Los Angeles, but without the traffic jams. Step back and take in a panoramic mountain view, then take a moment to realize that the California coastline is a short stop away, via the 101 Freeway which happens to be very close by.

Now, open your eyes – to Agoura Hills – a thriving, vibrant Southern California community in the San Fernando Valley. There's always something happening here, and more is usually about to happen and within walking distance, you'll find such iconic favorites as Jinky's Cafe, Urbane Cafe, Trader Joe's, McDonald's, Sushi Raku and many more popular eateries.



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