

# FOR LEASE

## 1,535 SF 2ND FLOOR OFFICE

5126 CLARETON DR SUITE 210 AGOURA HILLS, CA 91301

*\$3/SF Commission for Procuring Broker*

5126



**ASKING RATE: \$1.45/ SF + \$300/MONTH UTILITIES  
MG(NO CAM FEES)**

### SUITE FEATURES:

- ACCOMODATES 4-8 PEOPLE
- SPACE IS IN NEWLY RENOVATED
- LOTS OF NATURAL LIGHT
- 3 PRIVATE OFFICES & BULLPEN AREA
- CENTRAL AIR AND HEATING
- DROP CEILINGS



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SENIOR MANAGING DIRECTOR  
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**PEAK**  
COMMERCIAL

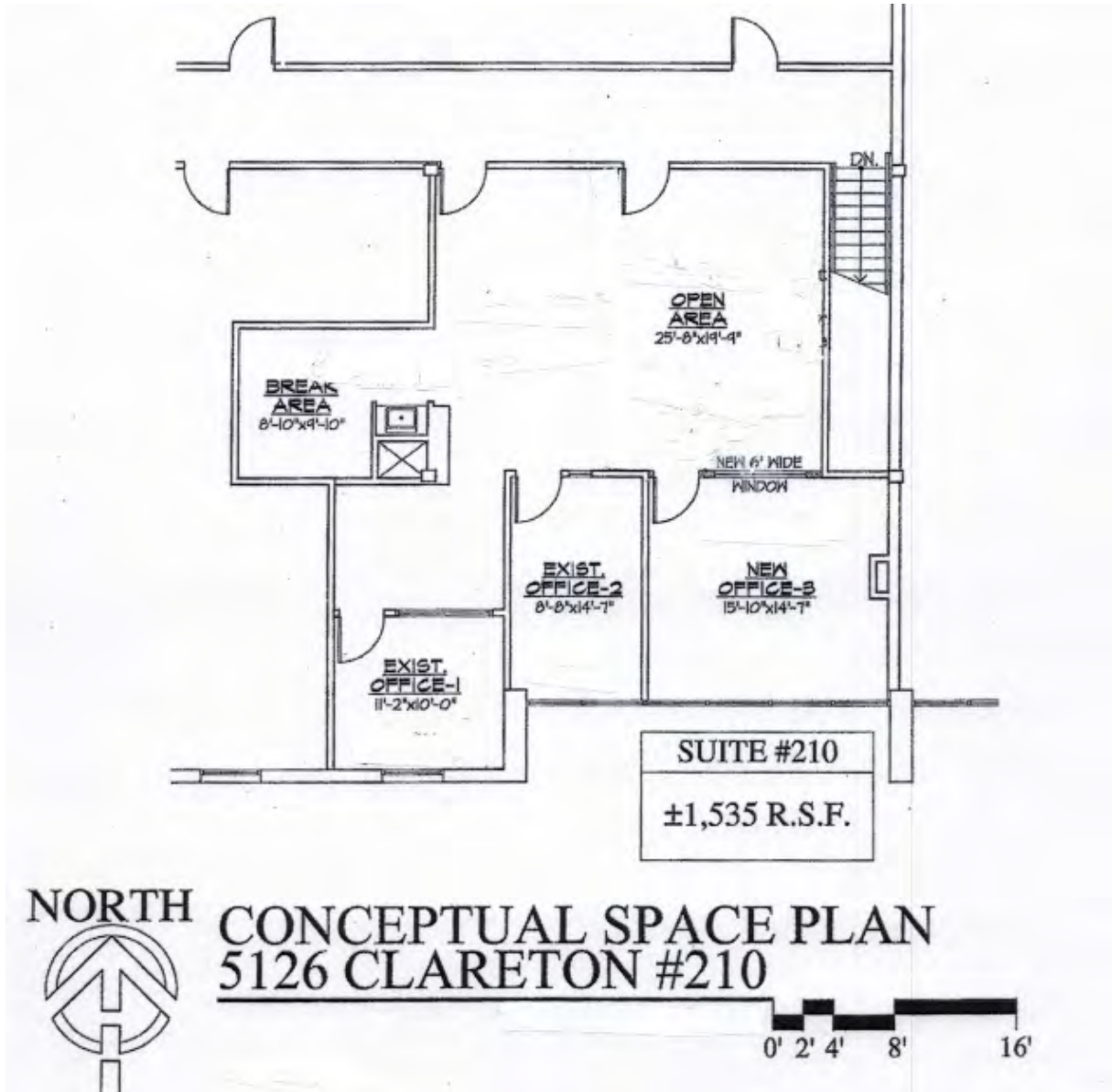
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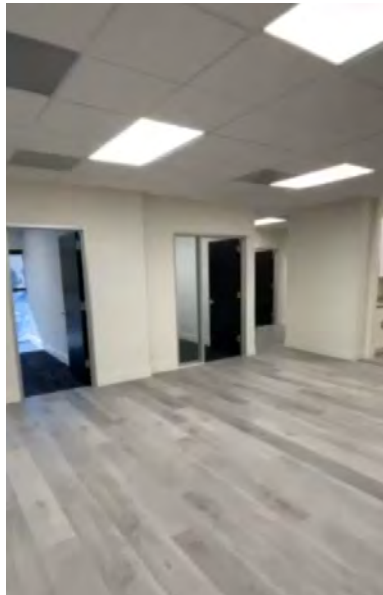
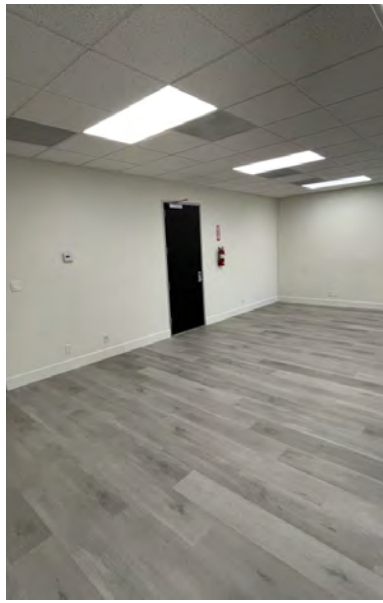
**FEDER & ASSOCIATES**  
COMMERCIAL REAL ESTATE

# TECH PARK@ CANWOOD

5126 CLARETON DR SUITE 210 AGOURA HILLS, CA 91301  
FLOOR PLAN



# TECH PARK@ CANWOOD



# TECH PARK@ CANWOOD

5126 CLARETON DR SUITE 210 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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