

CALABASAS COMMERCE CENTER

CBRE

26025

MUREAU ROAD

CALABASAS, CA



R&D/Flex Opportunity
UP TO 36,000 SF AVAILABLE



AVAILABILITY OVERVIEW

For Lease

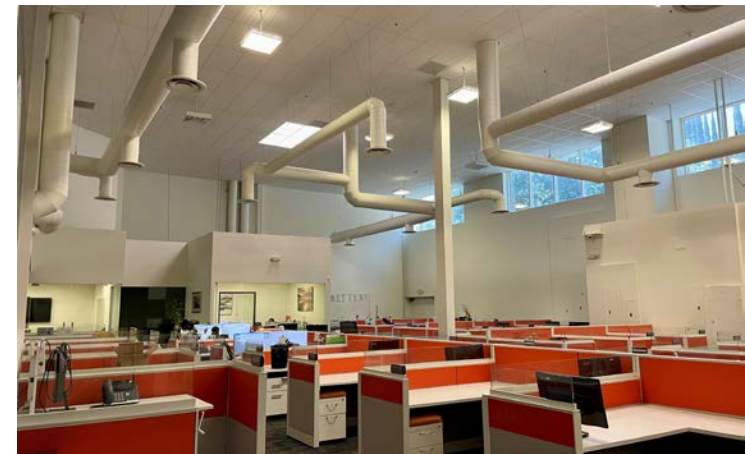
Up to 35,994 RSF
CONTIGUOUS FOR LEASE

SUITE	SIZE	LEASE RATE	COMMENTS
100	9,815 RSF	\$2.40 MG+E/J	Contig. to 21,485 RSF on the 1 st floor; 50% office/50% high bay warehouse
110	11,670 RSF	\$2.40 MG+E/J	Contig. to 21,485 RSF on the 1 st floor; 50% office/50% high bay warehouse
200	5,616 RSF	\$2.40 MG+E&J	Contiguous to 14,398 RSF on the 2 nd floor
210	4,894 RSF	\$2.40 MG+E&J	Contiguous to 14,398 RSF on the 2 nd floor (Available 8/1/2024)
220	3,999 RSF	\$2.40 MG+E&J	Contiguous to 14,398 RSF on the 2 nd floor

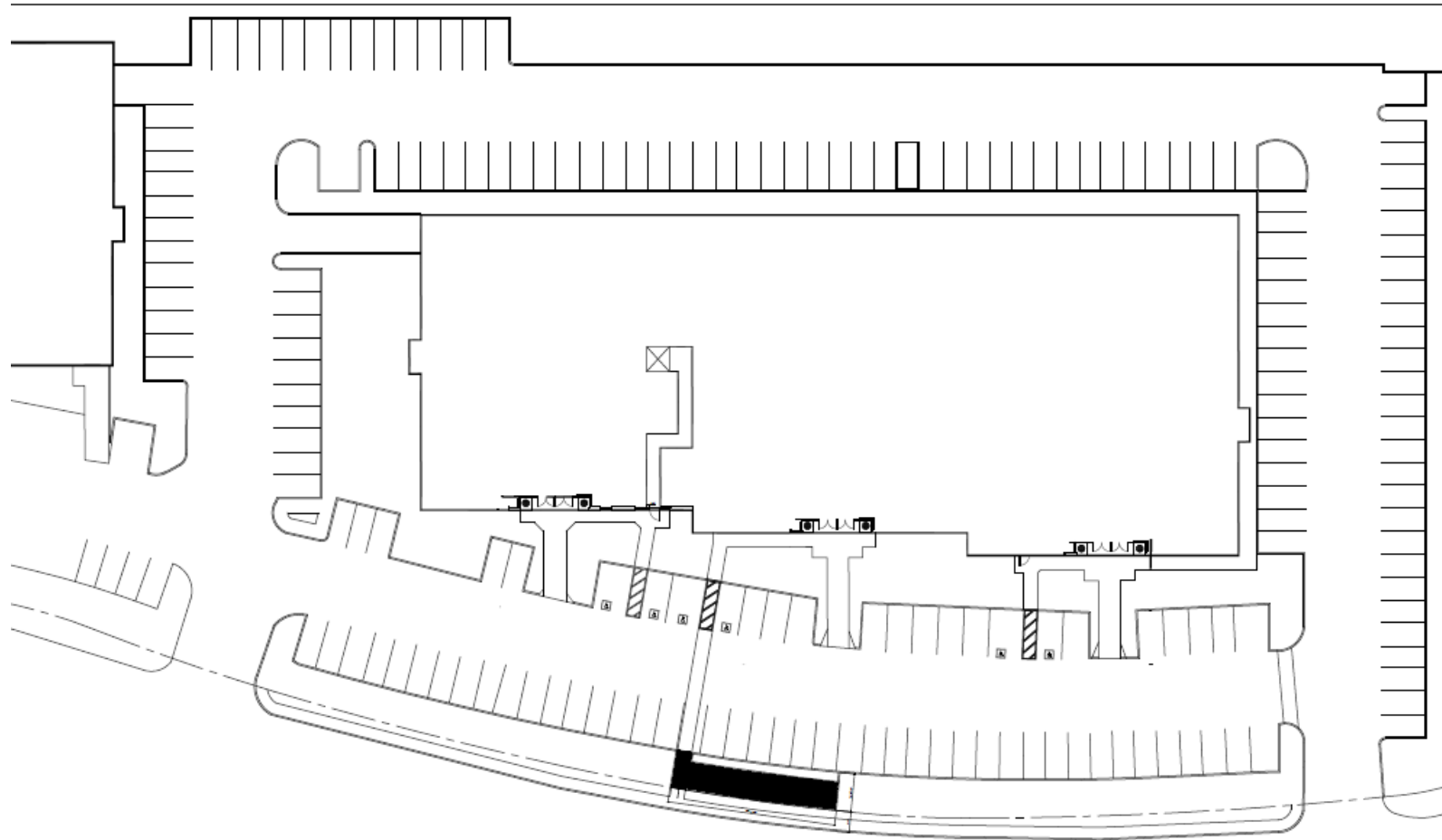
BUILDING SPECIFICATIONS

Property Description

Spec Type	Spec Details
BUILDING SIZE	+/- 45,998 SF
LAND SIZE	2.68 acres (116,658 SF)
APN	2052-043-011
YEAR BUILT	1990
CLEAR HEIGHT	Approximately 24'+
POWER	1,200 Amps
HVAC	100% HVAC throughout
LOADING	Capacity for (4) grade level doors
ELEVATORS	Two (2) elevators service the 2 nd floor
CONSTRUCTION	Concrete tilt-up
PARKING	4/1,000 SF, shared in-common
ZONING*	CMU (Commercial, Mixed Use) • R&D uses will need to be pre-approved with the City of Calabasas

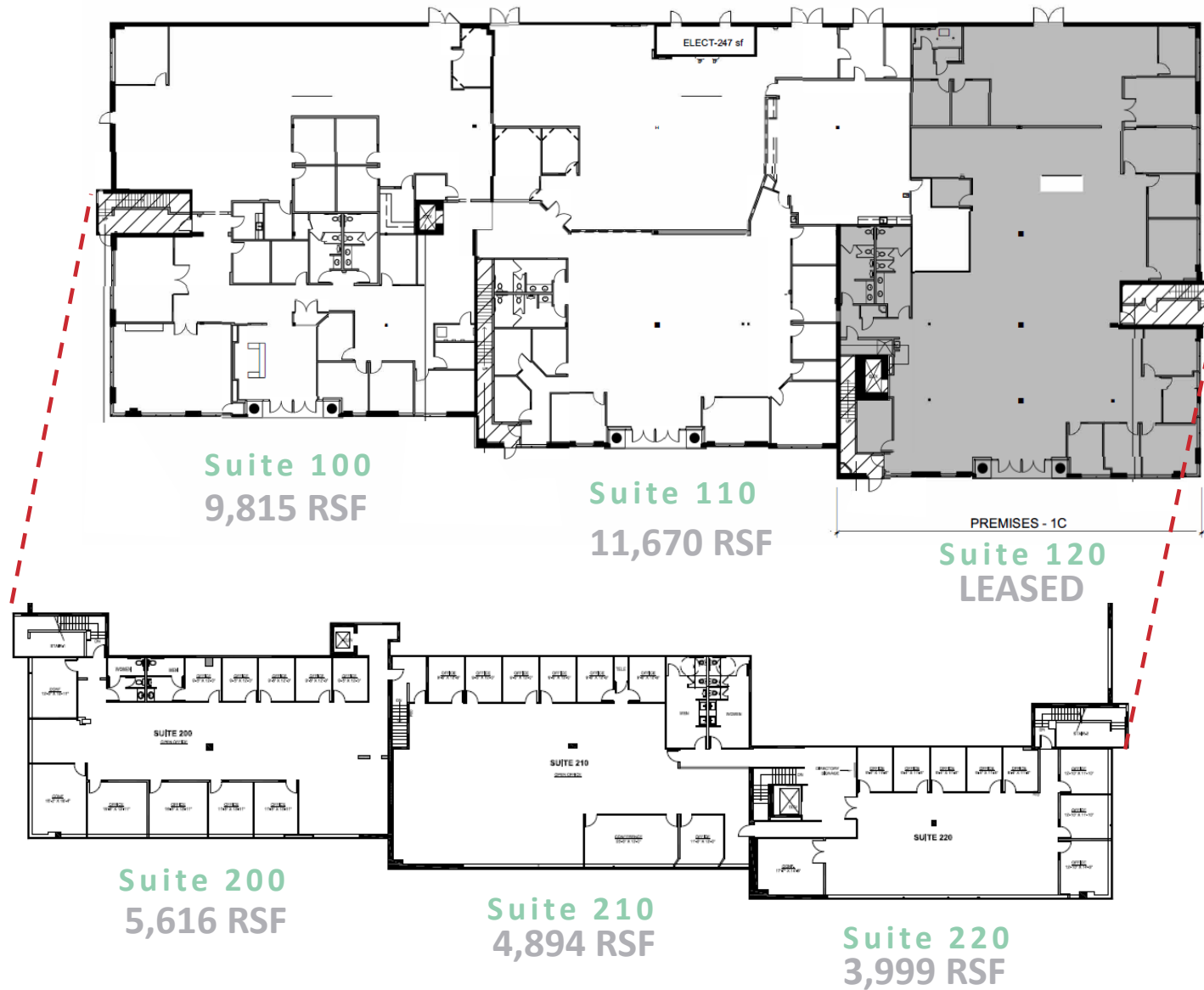


SITE PLAN



*Not as built
Not to scale

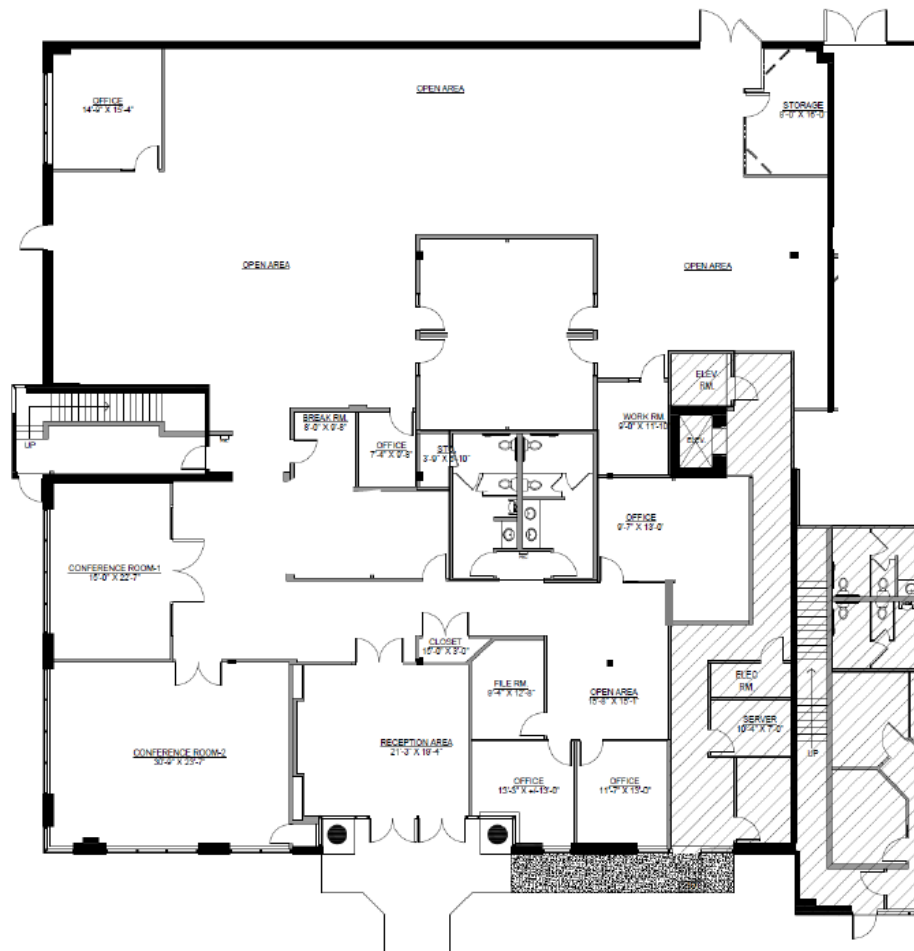
FLOOR PLAN



*Not as built
Not to scale

FLOOR PLAN

Suite #100



9,815 RSF

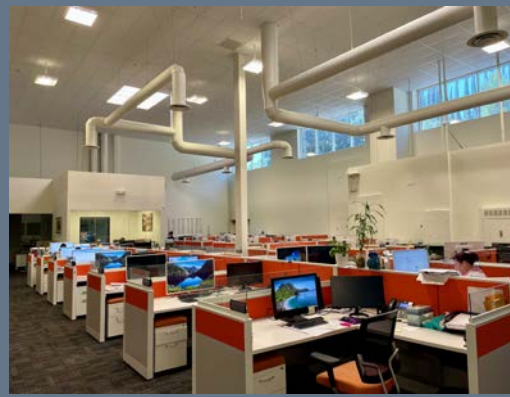
Up to 21,485 RSF
contig. on 1st Flr.
or 35,944 RSF
with 2nd Flr. office

LAYOUT
Creative space
24' Clear height
Private offices
Open work areas
Private restrooms
Kitchen/breakroom

*Not as built
Not to scale

FLOOR PLAN

Suite #110



11,670 RSF

Up to 21,485 RSF
contig. on 1st Flr.
or 35,944 RSF
with 2nd Flr. office

LAYOUT
Creative space
24' Clear height
Private offices
Open work areas
Private restrooms
Kitchen/breakroom

*Not as built
Not to scale

FLOOR PLAN

26025 Mureau Rd., #200



*Not as built
Not to scale

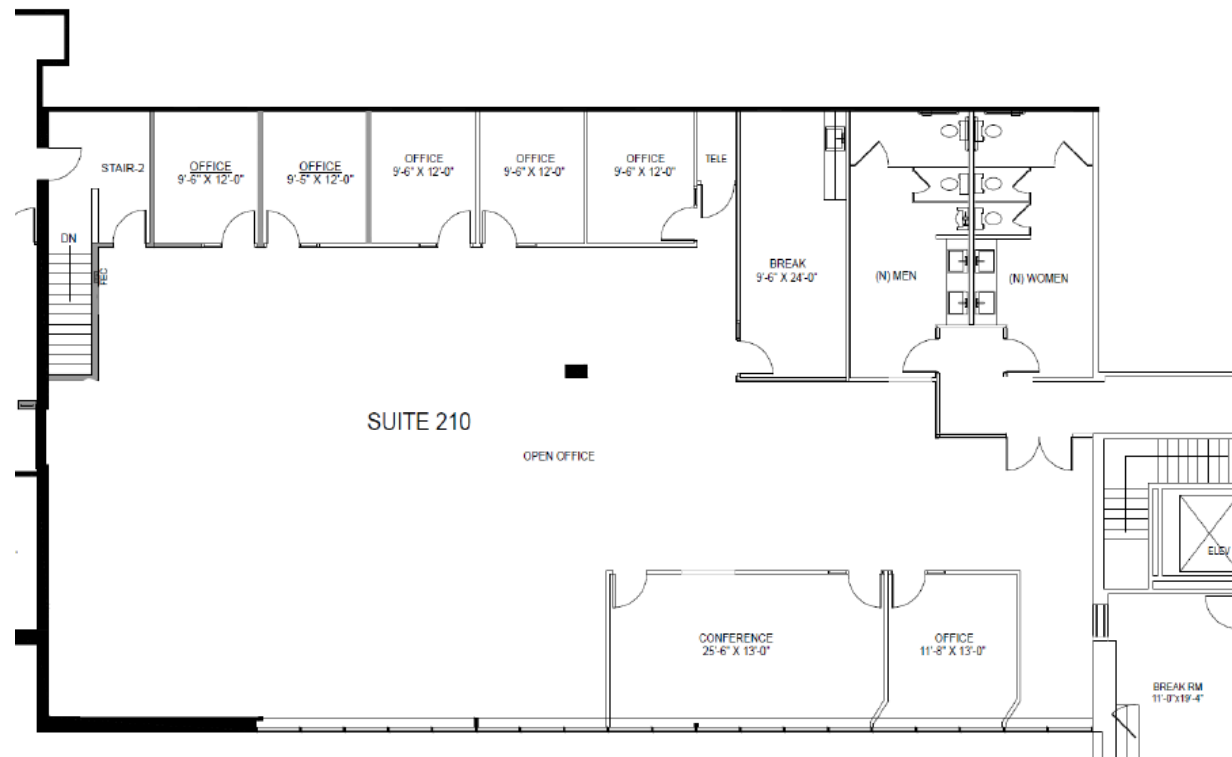
5,616 RSF

Up to 14,509 RSF
contig. on 2nd Flr.
or 35,944 RSF
with 1st Flr flex
space

LAYOUT
Plug & Play
Furniture available
Private offices
Open bullpen
Private restrooms
Private elevator
Conference room
Break room

FLOOR PLAN

26025 Mureau Rd., #210



4,894 RSF

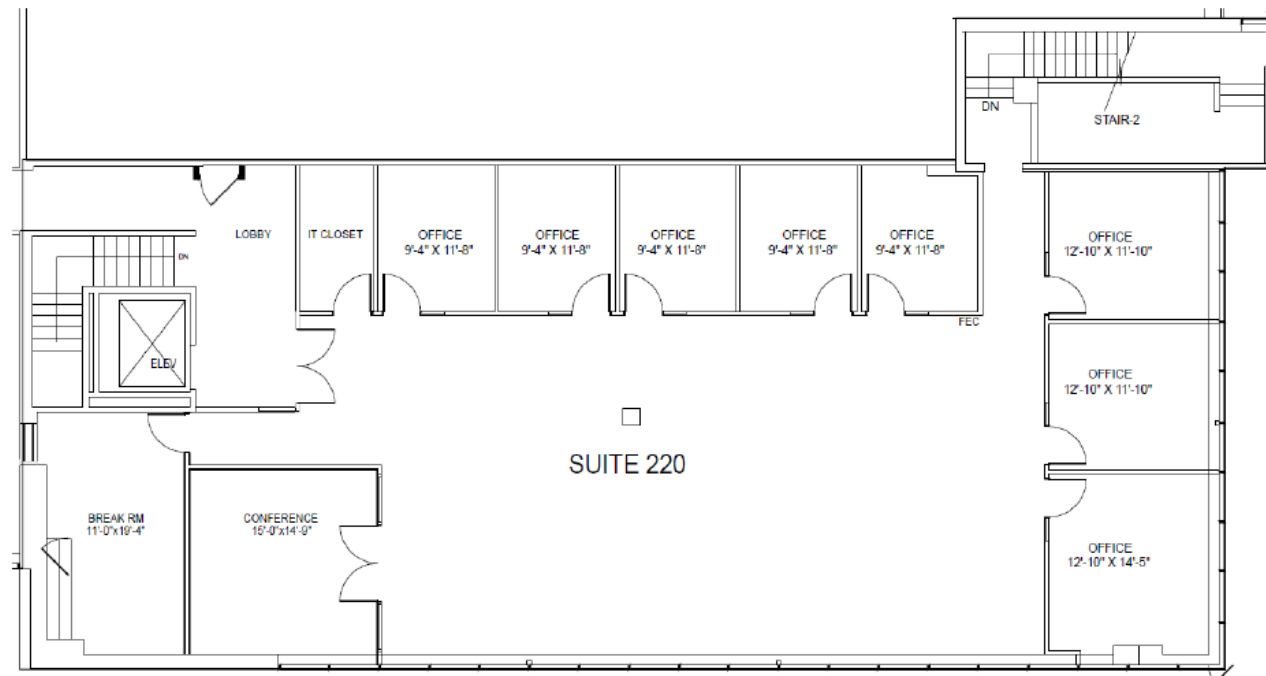
Up to 14,509 RSF
contig. on 2nd Flr.
or 35,944 RSF
with 1st Flr flex
space

LAYOUT
Private offices
Open bullpen
Conference room
Break room

*Not as built
Not to scale

FLOOR PLAN

26025 Mureau Rd., #220



3,999 RSF

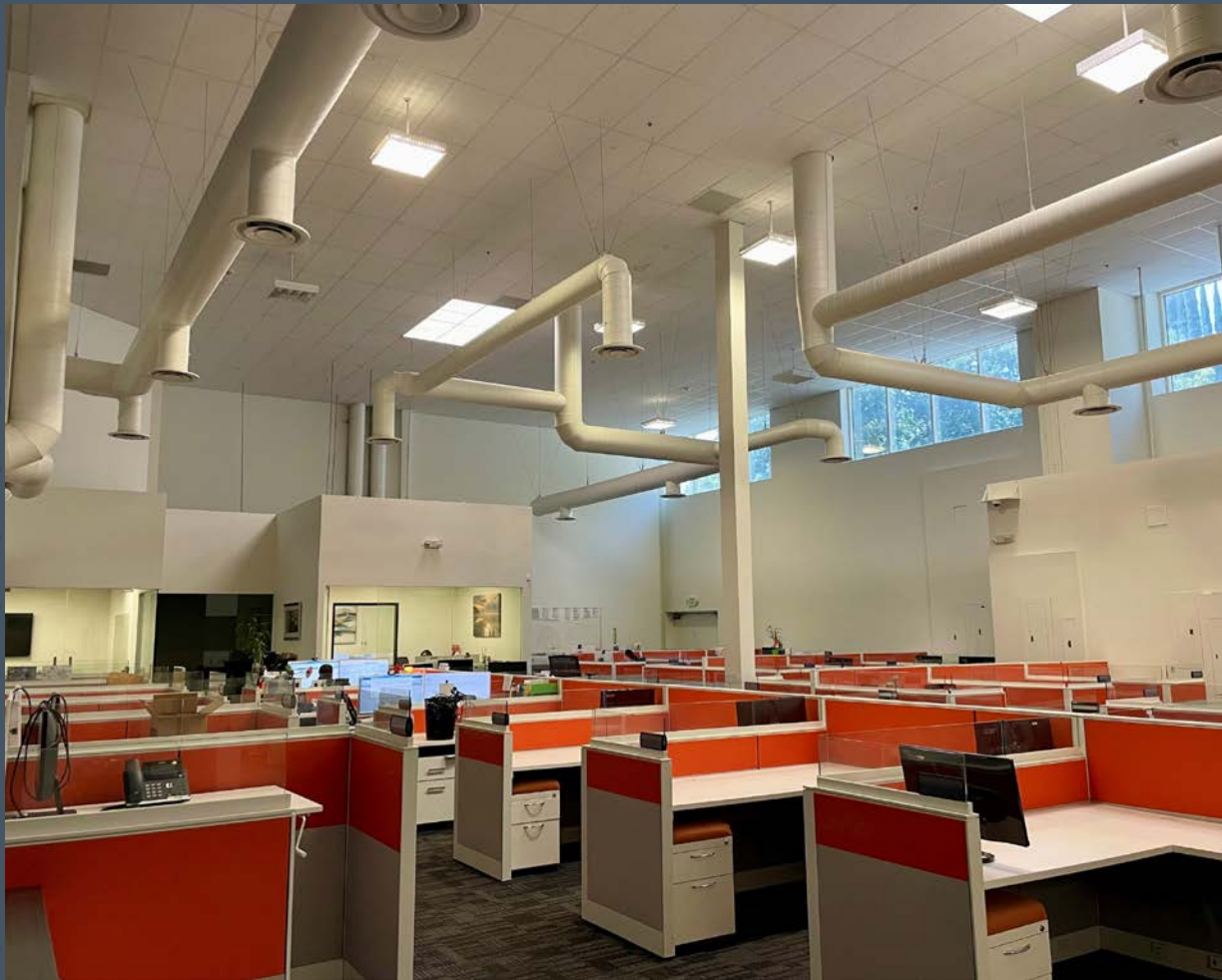
Up to 14,509 RSF
contig. on 2nd Flr.
or 35,944 RSF
with 1st Flr flex
space

LAYOUT
Private offices
Open bullpen
Conference room
Break room
Corner suite
Excellent window
line

*Not as built
Not to scale

AMENITY MAP





26025
MUREAU RD
CALABASAS, CA

CALABASAS COMMERCE CENTER

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