

FLEX FOR LEASE CALABASAS, CA



5115 DOUGLAS FIR ROAD, SUITE I

- **Ask About L.A. City Gross Receipts Tax Savings**
- Minutes from 101 Freeway
- Coffee Bar
- 100% HVAC
- Nicely Landscaped Courtyard with Huge Water Pond
- Ideal for High Image Users

Lease Rate / SF:	\$1.52 /SF
Lease Type:	Industrial Gross
Terms:	Negotiable
Available SF:	Approx. 3,296 SF
Lot Size:	Approx. 107,327 SF / 2.46 AC
Zoning:	MR-1
Construction Type:	Concrete Tilt Up
Const Status/Year Built:	Existing / 1978
Min. Clear Height:	12'
Heat/Cool:	Heating and AC Ventilation
Electrical:	A: 200 V: 120-240 Ø: 3 W: 4
Parking Spaces / Ratio:	6 / 1.8:1000
Specific Use:	Office / Flex / Light Industrial
#/SF Of Offices :	8 offices / Approx. 2,208 SF - TBD
Restrooms:	2
Office Air / Heat:	Yes

FLEX FOR LEASE
CALABASAS, CA



