



**MAJOR PRICE REDUCTION**

~~\$2.65 psf~~ **\$2.30 psf** Full Service Gross  
Sublease until March 31, 2025

**FOR SUBLEASE**

**JAMES K. STANFILL, President**  
Tel: 310.625.1132 | Bre #: 01113910



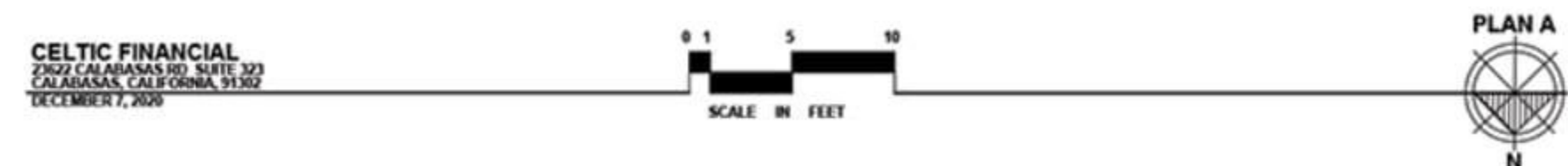
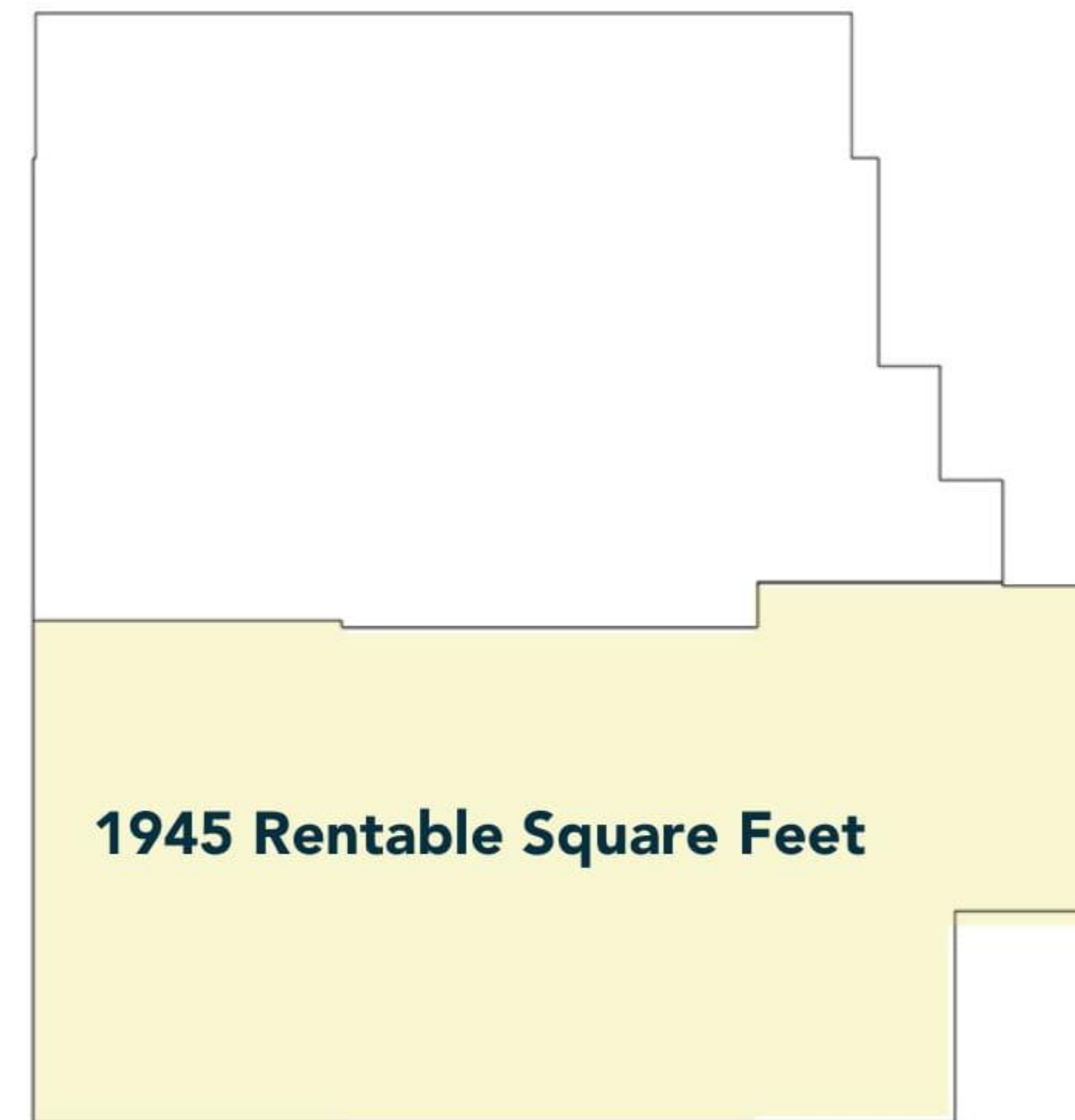
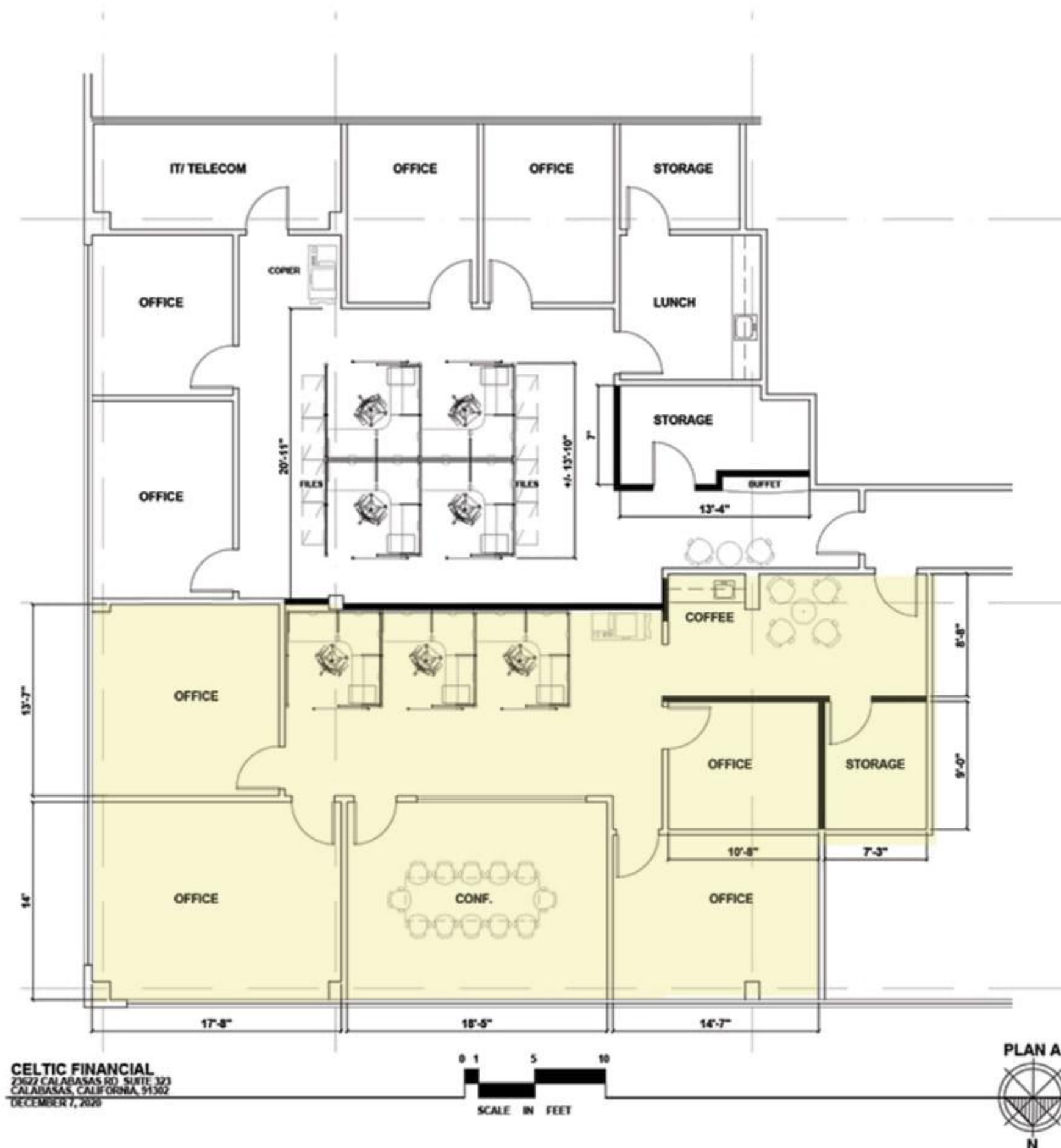


- Class A office space
- On-site management with excellent tenant services
- Easy access to Ventura (101) Freeway
- Across the street from Calabasas Commons
- Parking: 3.0/1,000 USD leased
  - Free surface parking
  - \$100.00 per month, per unreserved covered space
  - \$150.00 per month, per reserved covered space
- Beautiful courtyard setting
- No Business License Fee
- Move in ready

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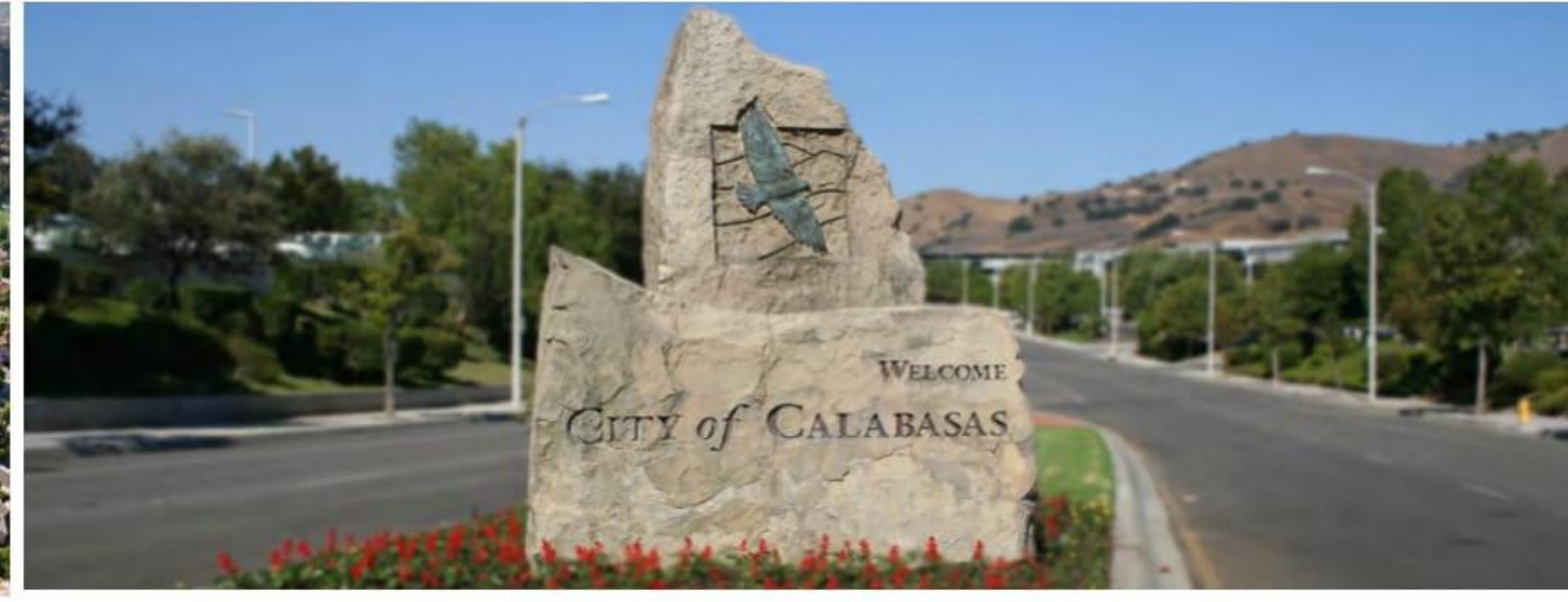




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## **Calabasas, CA**

**Average Household Income: \$119,926**

### **Nearby amenities include:**

Ralph's, Edwards Theaters, Johnny Rockets, Pick Up Stix, Starbucks, Marmalade Cafe, Fresh Brothers, Corner Bakery, Rite Air, Menchie's, La Salsa, Subway, Wells Fargo, Baja Fresh, Bank of America, Coffee Bean & Tea Leaf, Chase Bank, Shibuya Sushi, Lovi's Deli, Blimpie Subs, Baskin Robins, Islands, CVS, and Vons.

**87% of the population is under 64 years.**

Calabasas CA is 11 miles SE of Simi Valley CA, 23 miles W of Los Angeles CA.

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