

FOR SUBLEASE

# AGOURA BUSINESS CENTER

5304 DERRY AVE  
AGOURA HILLS  
CA 91301

±12,832 RSF Office w/ Warehouse

25 ft. ceilings in warehouse

6 roll-up doors

\$1.80/RSF NNN



PRESENTED BY

**ANDRES URIBE**  
**805.208.3489**  
[auribe@radiusgroup.com](mailto:auribe@radiusgroup.com)

CA LIC. 01924163



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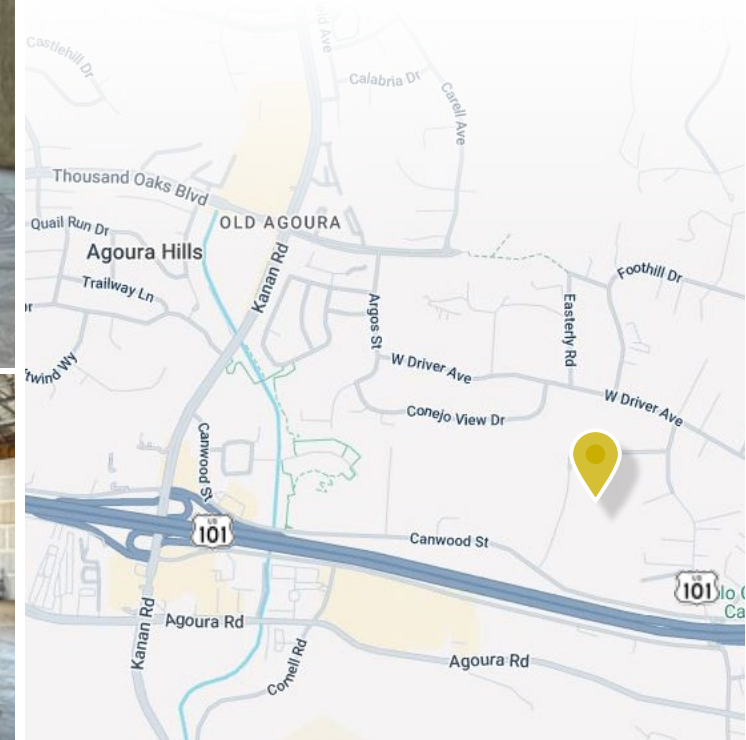
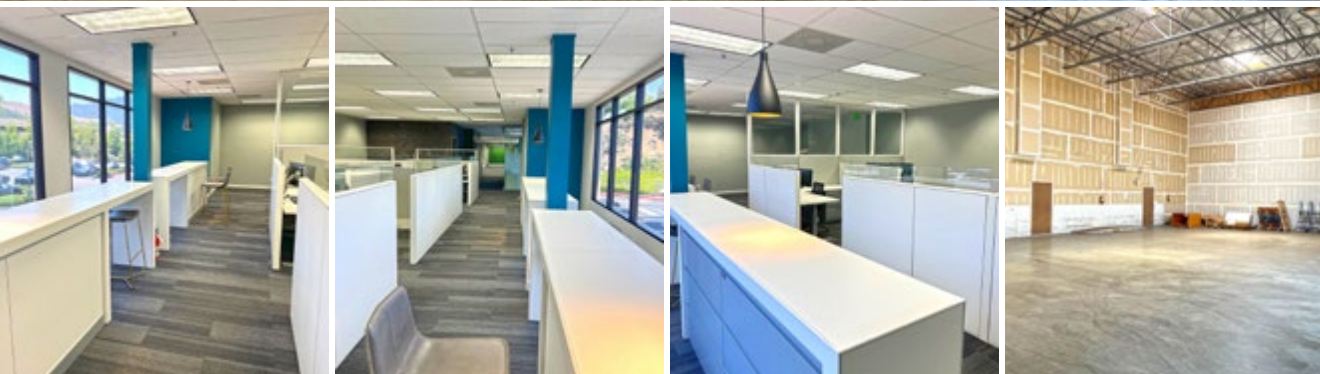
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## Opportunity Specifics

Size	±12,832 RSF Total
Base Rent	\$1.80/RSF NNN
Lease Term	Master Lease Expires 4/30/29
Doors	6 rollup warehouse doors
Ceiling Height	25 ft. ceiling deck in whse



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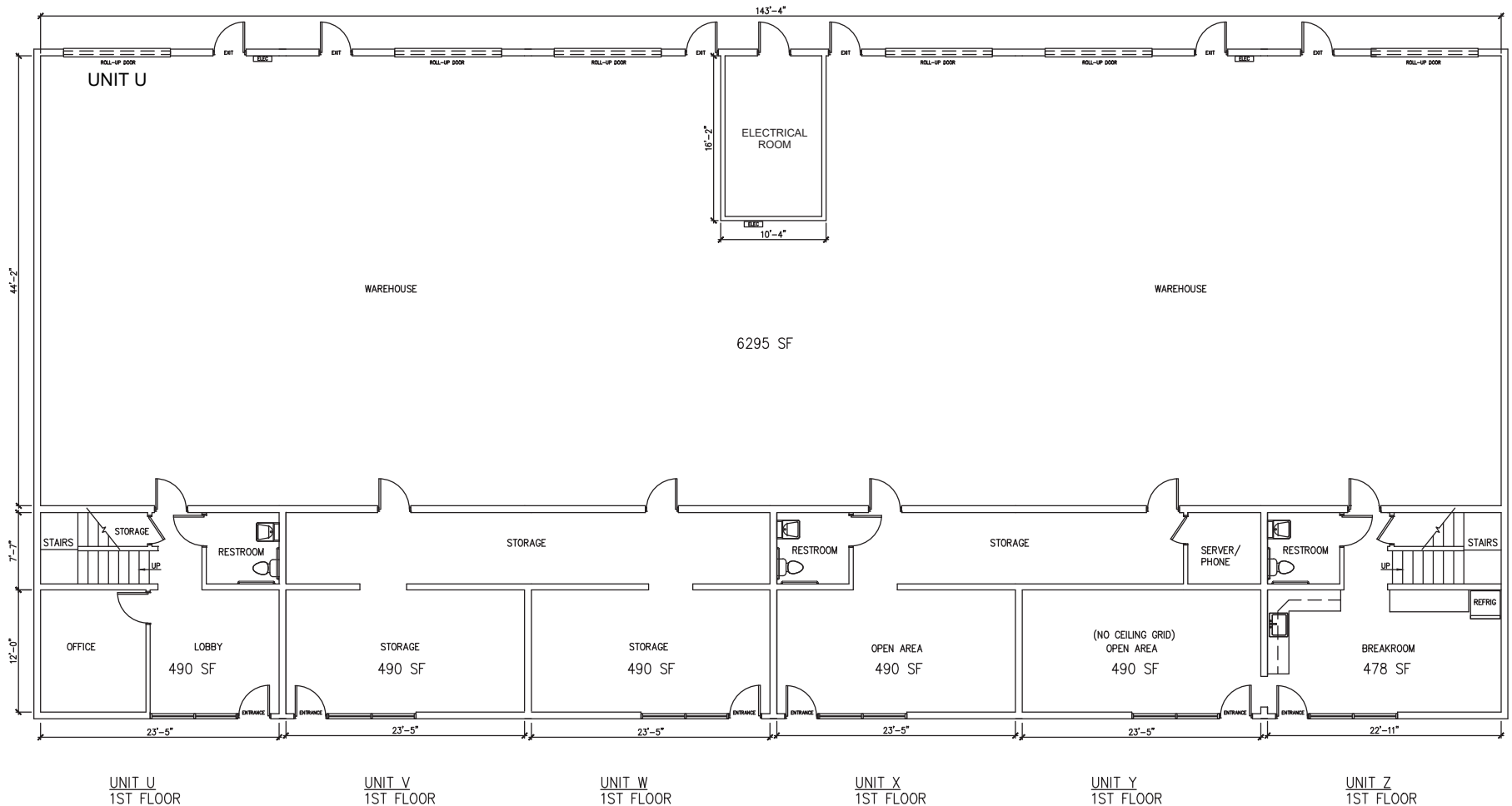
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## First Floor



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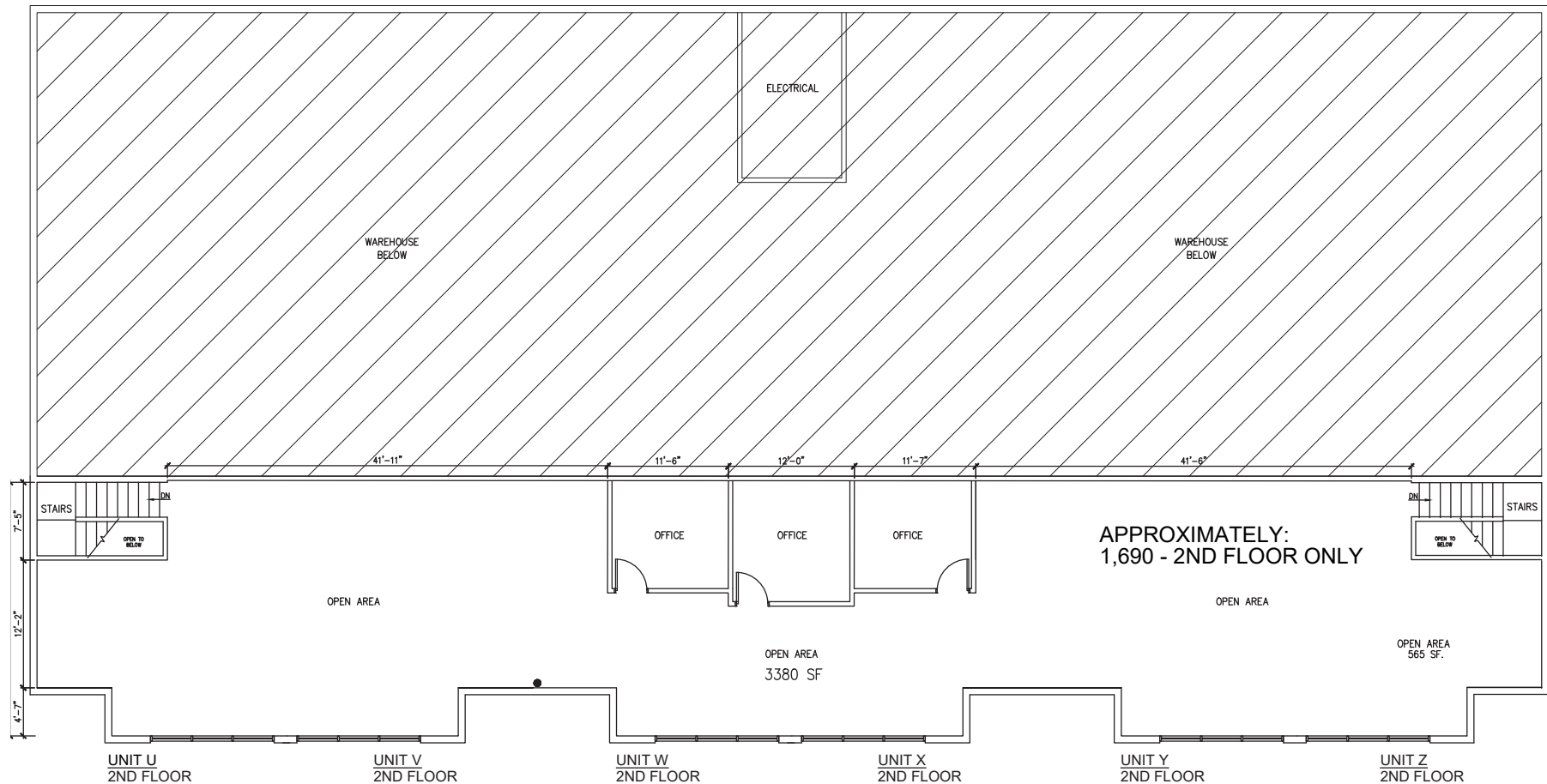
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## Second Floor



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