

For Sale - Leased Office Investment

THE ATRIUM OFFICE BUILDING

28348 Roadside Drive, Agoura Hills, CA 91301

 **\$5,300,000.00**  **22,761 SF**



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Prospective buyers shall be responsible for their costs and expenses of Investigating the Property and all other expenses, professional or otherwise, Incurred by them.

EXECUTIVE SUMMARY

THE ATRIUM OFFICE BUILDING

Subject Property Multi-Tenant Office Investment

Address 28348 Roadside Drive, Agoura Hills, CA 91301

Owners of Record Roadside Business Center, LLC

Owners of Record

Assessor's Parcel Number	multiple	Property Type	Multi-Tenant Office
Building class	B	Zoning	AH CRS-FC
Building Area	approx 22,761 SF	Land Area	approx 32,234 SF
Year Built	2004	Parking	68
F.A.R	.70	Clear Height	11 Ft
Utilities	Gas Power Water Sewer Fiber	Roof / Age	Mixed / Good condition
Power per Unit	TBD	HVAC	12 units / Good Condition

Offering Summary

Asking Price:	\$5,300,000.00	PSF Sale Price:	\$232.85
Annual NOI:	\$297,200.00	CAP Rate	5.60%
Occupancy	96.5%	Ava PSF Rent Rate	\$1.81 gross

PROPERTY DESCRIPTION

THE ATRIUM OFFICE BUILDING

The subject property comprises a nearly 100% leased multi-tenant office building located in the highly desirable community of Agora Hills, CA. With immediate access to the 101 freeway and many nearby amenities, the building has great freeway visibility. 28348 Roadside Drive is just minutes from Thousand Oaks, Westlake, Calabasas and Woodland Hills.

The building, completed in 2004, consists of approximately 22,761 square feet of building area on approximate 32,234 square feet of land. The project is divided into multitenant office condos in a range of sizes. Each unit offers functional layouts, abundance of natural light and fantastic views. All units have separate electrical meters and three of the units on the second floor have private balconies. The building does have a condo map in place which could potentially allow for future division of the property.

Building amenities include: elevator, updated common area restrooms with multiple stalls on both floors, 68 car reserved parking which incorporate a mix of covered and open parking and a beautiful open-air atrium with lush garden landscapes.

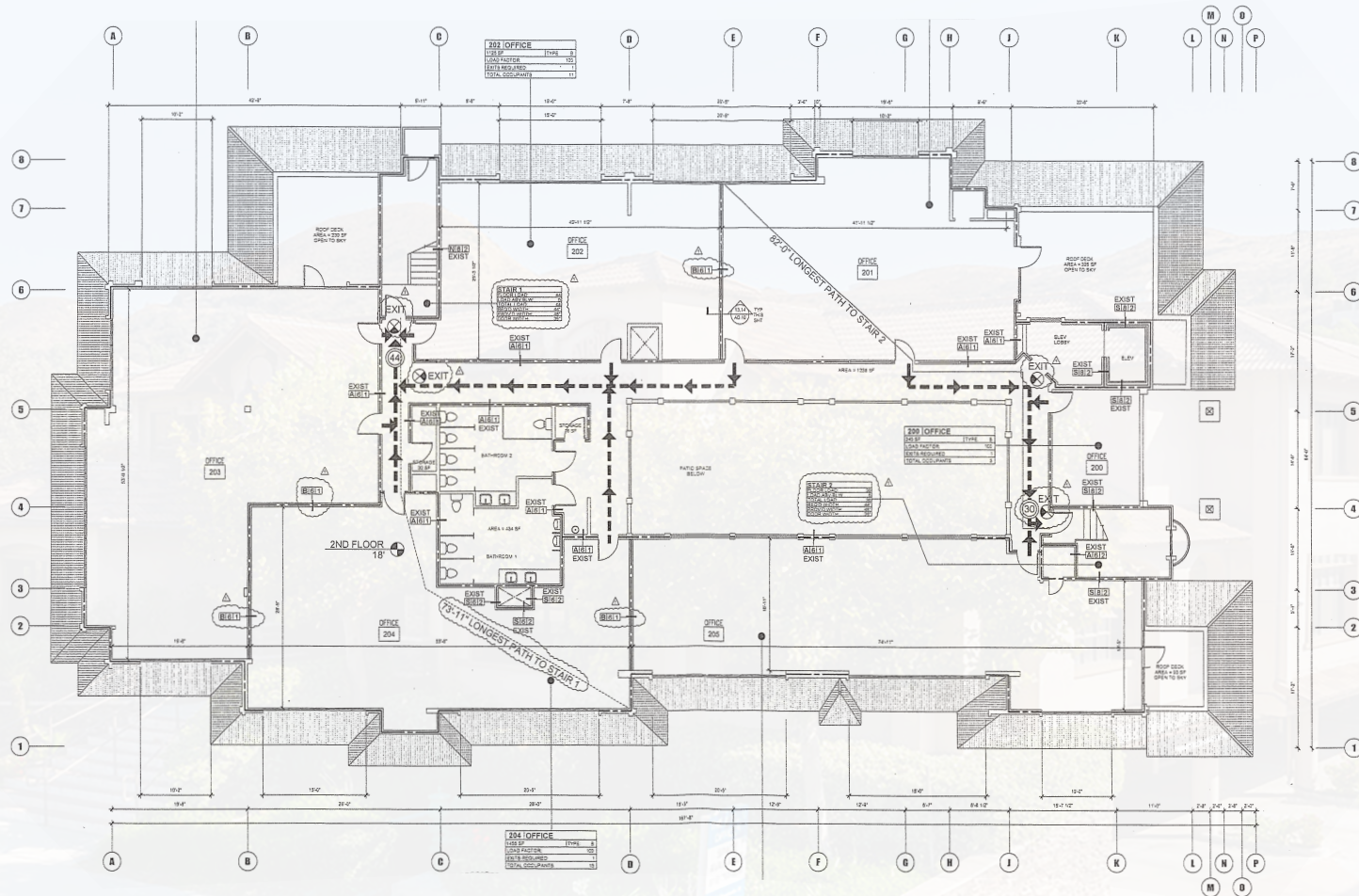


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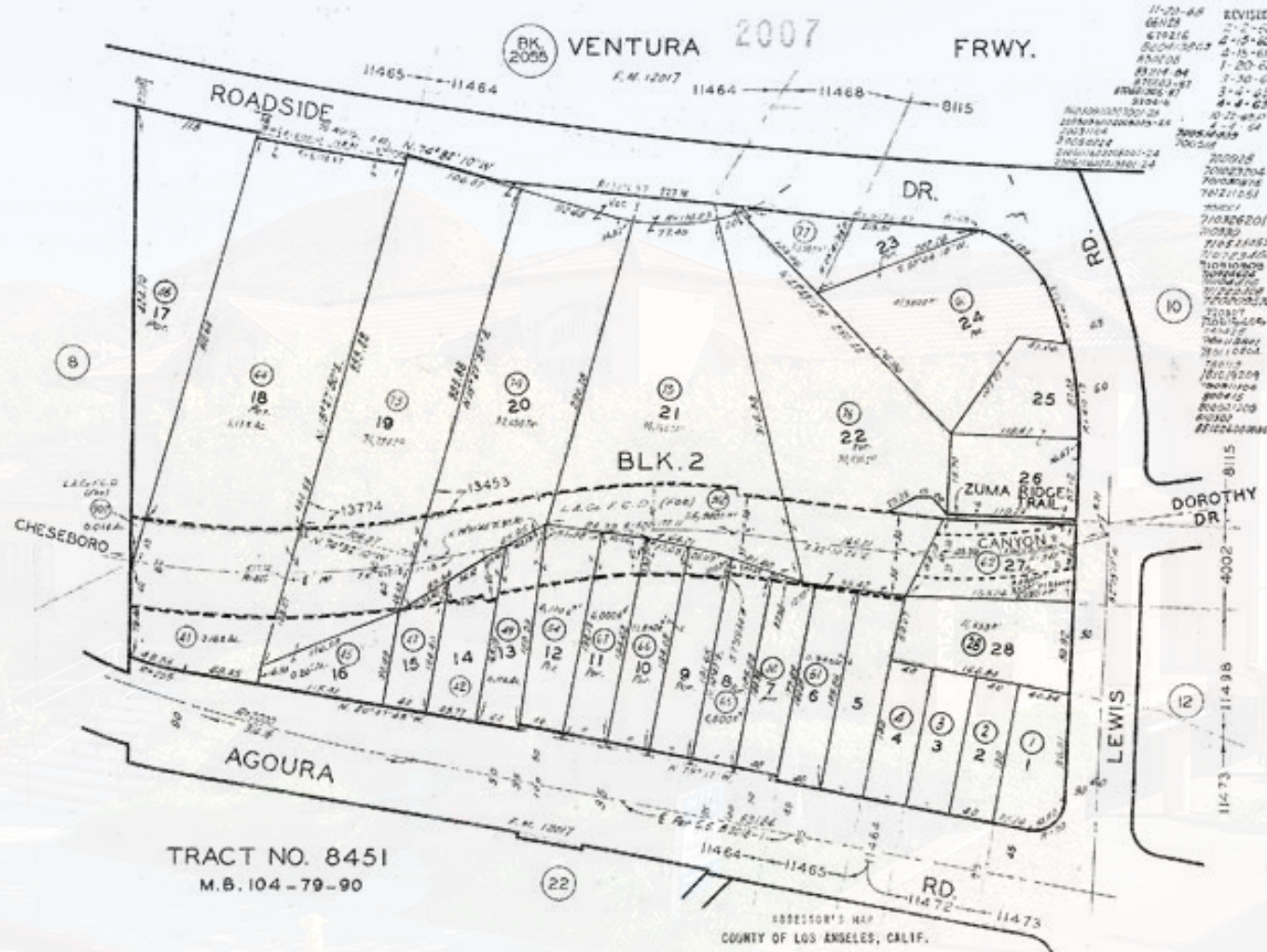
PROPERTY PHOTOS

THE ATRIUM OFFICE BUILDING



PARCEL MAP

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REGIONAL MAP

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