

LEASE

23970 CRAFTSMAN ROAD

23970 CRAFTSMAN ROAD CALABASAS, CA 91302



PROPERTY DESCRIPTION

Ask About Potential L.A. City Gross Receipts Tax Savings

Ask About Availability of High-Speed Internet

100% HVAC

Approx. 1000 SF Warehouse

Negotiable Terms

Tilt Up Construction

Heating and AC Ventilation

Electrical: A: 120 V: 240 Ø: 3 W: 4

6 Offices / Approx. 1174 SF

Office Air / Heat: Yes

Notes: Estimated CAM Fees \$0.05/SF/MO

Lessee to verify power and all information contained.

OFFERING SUMMARY

Lease Rate: \$1.80 SF/month (MG)

Available SF: 2,174 SF

Building Size: 21,469 SF

Zoning: LCM1

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	299	2,208	6,165
Total Population	748	5,902	16,368
Average HH Income	\$321,025	\$234,338	\$215,270

Arthur Pfefferman

Executive Vice President

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CalDRE #01021906



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