

INDUSTRIAL FOR LEASE CALABASAS, CA



5107 & 5111 DOUGLAS FIR ROAD

- Ask About L.A. City Gross Receipts Tax Savings
- AT&T Fiber is available at this location (See attached)
- Minutes from 101 Freeway
- Coffee Bar
- 100% HVAC
- Trendy Layout Design
- Water and Trash Included

Lease Rate / SF:	\$1.80 /SF + CAM Fees
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	Approx. 4,365 SF
Building Size:	Approx. 9,294 SF
Zoning:	LCM1
Construction Type:	Concrete Tilt Up
Const Status/Year Built:	Existing / 1980
Min. Clear Height:	15'
Heat/Cool:	Heating and AC Ventilation
Electrical:	A: 200 V: 240 Ø: 3 W: 4
Parking Spaces / Ratio:	9 / 2.06:1000
Specific Use:	Office / Light Industrial
#/SF Of Offices :	TBD
Restrooms:	2
Office Air / Heat:	Yes
Ground Level Doors:	1 - 6' x 6'8" Front

Notes: CAM FEES \$0.05/SF/MO.

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS CONTACT:

Arthur Pfefferman
Executive Vice President
art@pfeffermancre.com
Cell 818-516-0257- Call or Text
Direct 818-449-5122
Fax: 818-366-4900



INDUSTRIAL FOR LEASE CALABASAS, CA



Ample Parking



Office



Office



Office with Kitchenette



Storage

INDUSTRIAL FOR LEASE CALABASAS, CA



Beautiful Landscaping



Ample Parking



Office



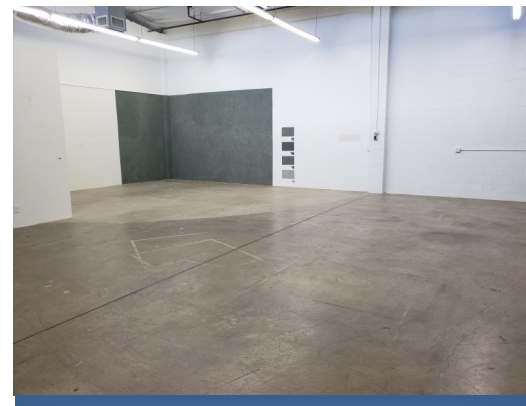
Office



Warehouse with Man-Door



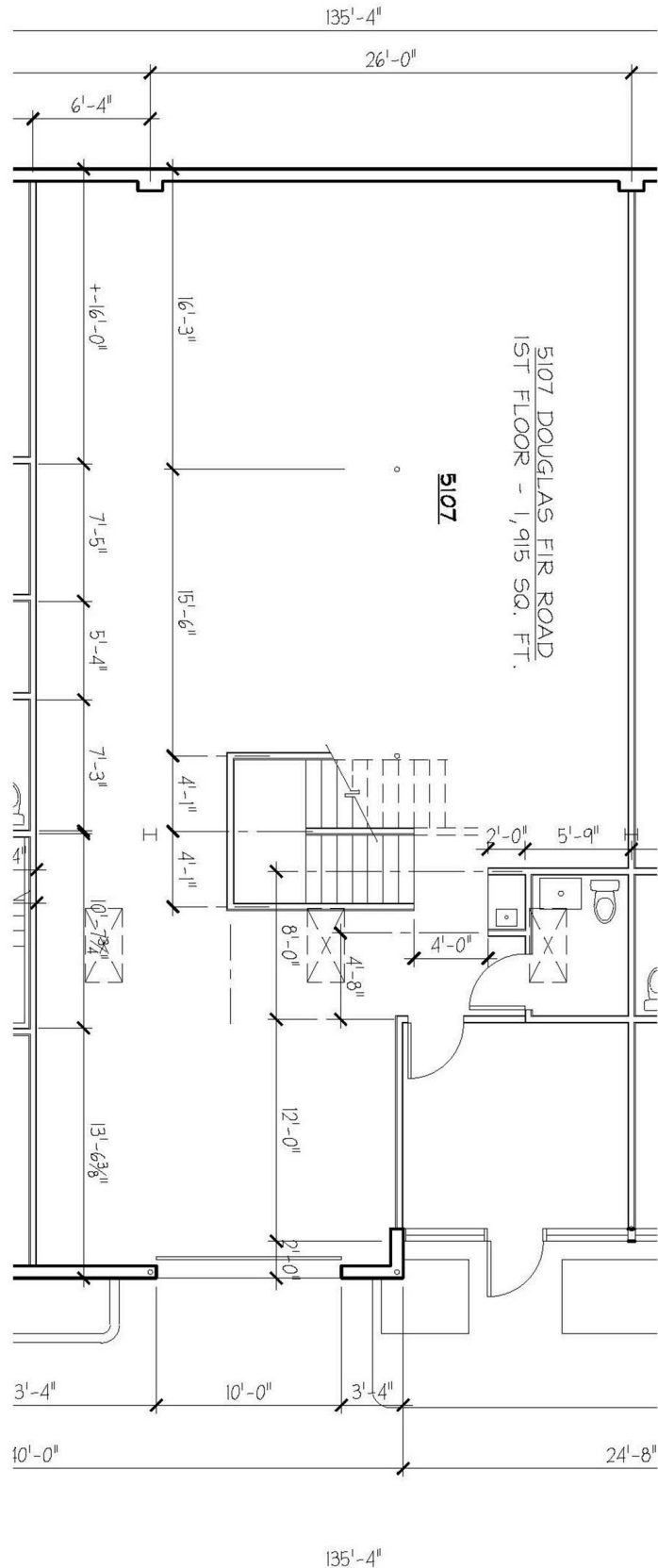
Coffee Bar



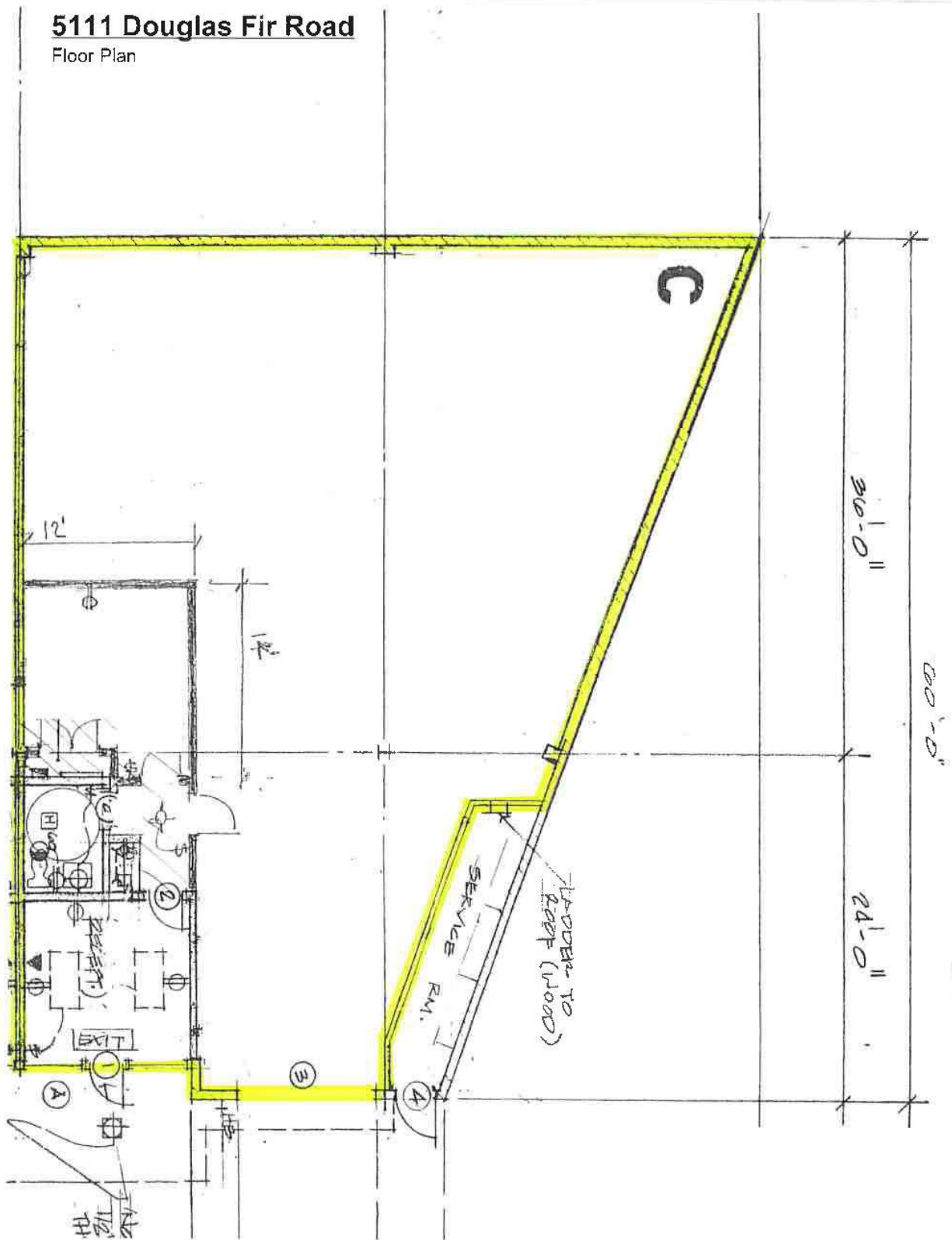
Warehouse

Photos taken immediately prior to current occupancy

INDUSTRIAL FOR LEASE CALABASAS, CA



INDUSTRIAL FOR LEASE CALABASAS, CA



AT&T Fiber Is Available At This Location



**Fast Internet
For Your
Business**

**No Annual Term
Commitment**

**From Only
\$50.00 a Month**

**Unlimited
Internet Data**

The Benefits of AT&T Business Fiber HSI Include:

- Symmetric Speeds: 50M through 1000M (1G)
- No Contract
- Wi-Fi functionality to enable wireless connectivity
- 7 to 14 Day Installation Timeframe

How Fast Is 300Mbps?

3 seconds Download 25 songs (125MB)	10 seconds Download an HD TV Show (420MB)	2 minutes Download an HD movie (5GB)	7 hours Backup or restore a 1TB Hard Drive (12Mbps takes 7 days)
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Internet speed claims represent maximum network Service Capability speeds. Actual customer speeds may vary and are not guaranteed. Actual speeds vary based on factors including site traffic, content provider server capacity, internal network management factors, device capabilities, and use of other U-verse services.

SYMMETRICAL		
Download	Upload	Monthly Rate
50Mbps	50Mbps	\$50
100Mbps	100Mbps	\$65
300Mbps	300Mbps	\$95
1000Mbps	1000Mbps	\$160

One-Time installation of \$99 which includes CAT5e/6 inside wiring from MPOE to customer suite \$100 Visa Gift Card on all services (paid after 90 days of active service)

Static IP Add-On:

8 IP's (5 usable): \$15/month
16 IP's (13 usable): \$25/month
32 IP's (29 usable): \$30/month
64 IP's (61 usable): \$35/month

Voice Over IP (VoIP) (requires analog phones) \$30 Per Line

Includes unlimited local & domestic long distance

**Also available: Dedicated Fiber Internet
(10Mbps thru 10G)**