

FOR LEASE

**PLATINUM COURT OFFICE**  
30077 & 30101 AGOURA COURT, AGOURA HILLS

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**NAI CAPITAL - WESTLAKE VILLAGE**

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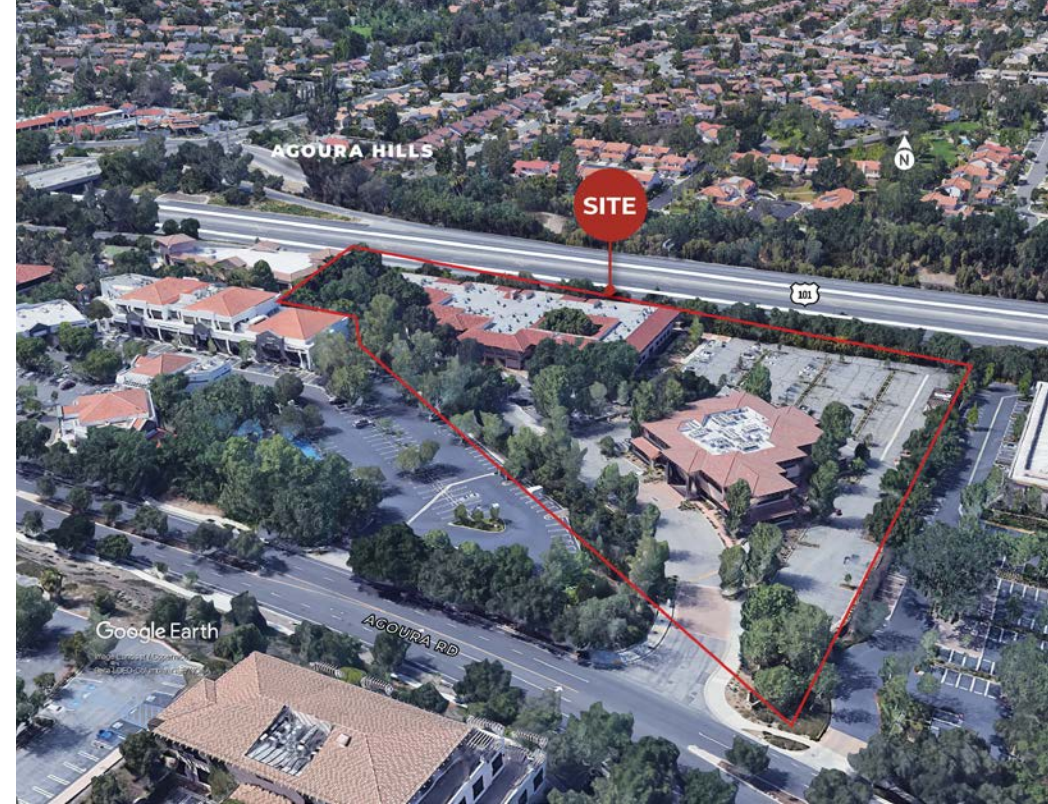
**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY OVERVIEW

Executive-style suites ideal for professional users, featuring a landscaped campus setting, small to mid-sized spaces, and convenient access to the freeway.

# PROPERTY HIGHLIGHTS

- « Office suites available, featuring modern finishes and upgraded interiors to support a professional and efficient work environment.
- « Professionally built-out spec suites available for immediate occupancy.
- « Enjoy stunning mountain views that provide a scenic and tranquil backdrop, enhancing the overall work environment and creating an inviting atmosphere for both employees and visitors.
- « Located in a serene park-like setting with mature landscaping, offering a peaceful and professional environment.
- « Low load factor, maximizing usable square footage and providing tenants with greater value and efficiency per leased space.
- « Convenient access to the 101 Freeway, providing excellent regional connectivity for employees and clients.





## 30077 AGOURA COURT

- « Lease Rate: Negotiable
- « Tenant is responsible for janitorial and data
- « Parking: 4/1000

## 30101 AGOURA COURT

- « Lease Rate: Negotiable
- « Tenant is responsible for janitorial and data
- « Parking: 4/1000



# SPACE AVAILABILITY SUMMARY

## 30077 AGOURA COURT

SUITE		SIZE (RSF)
200B	<a href="#">View Walk-through</a>	2,382
220B	<a href="#">View Walk-through</a>	1,468
250B	<a href="#">View Walk-through</a>	2,439

## 30101 AGOURA COURT

SUITE		SIZE (RSF)
101	<a href="#">View Walk-through</a>	4,168
103	<a href="#">View Walk-through</a>	3,021
118	<a href="#">View Walk-through</a>	2,220
119	<a href="#">View Walk-through</a>	1,626
122	<a href="#">View Walk-through</a>	1,365
123	<a href="#">View Walk-through</a>	1,189
202A	(Available June 1, 2026)	5,880
202B	<a href="#">View Walk-through</a>	1,718
205	<a href="#">View Walk-through</a>	929
207	<a href="#">View Walk-through</a>	781
220	<a href="#">View Walk-through</a>	2,018
222	<a href="#">View Walk-through</a>	4,597
232	<a href="#">View Walk-through</a>	1,123
236	(Available April 1, 2026)	408
240A - Office 3	<a href="#">View Walk-through</a>	397



# 30077 AGOURA COURT 2<sup>ND</sup> FLOOR AVAILABILITY



# 30077 AGOURA COURT 2<sup>ND</sup> FLOOR AVAILABILITY



# 30101 AGOURA COURT 1<sup>ST</sup> FLOOR AVAILABILITY





# 30101 AGOURA COURT 2<sup>ND</sup> FLOOR AVAILABILITY





# SUITE PHOTOS

30077 AGOURA CT - SUITE 220



# SUITE PHOTOS

30077 AGOURA CT - SUITE 250-B



30101 AGOURA CT - SUITE 119



# SUITE PHOTOS

30101 AGOURA CT - SUITE 202B



30101 AGOURA CT - SUITE 220



# SUITE PHOTOS

[CLICK HERE FOR VIRTUAL WALK-THROUGH](#)

30101 AGOURA CT - SUITE 222



# AMENITIES MAP



# AREA OVERVIEW



## AGOURA HILLS, CA

Agoura Hills is a city in the Los Angeles County portion of the Conejo Valley. Considered a suburb of Los Angeles, it borders Ventura County and is adjacent to Calabasas, Westlake Village, Thousand Oaks, and the unincorporated communities of Agoura and Oak Park.

The master-planned communities of Agoura Hills, Thousand Oaks, and Westlake Village are home to major corporations as well as hundreds of successful startups and local businesses, supporting a strong base of well-paying jobs across the Conejo Valley.

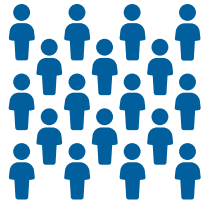
Agoura Hills is served by U.S. Route 101, providing direct access to the San Fernando Valley, Westlake Village, Thousand Oaks, and Ventura County. Its strategic location near the San Fernando and Simi Valleys offers employers access to a larger labor pool while giving tenants a convenient and cost-effective alternative to more expensive Los Angeles markets.

As part of the Conejo Valley, Agoura Hills benefits from a robust local economy, proximity to major employers, and a highly educated workforce. Companies are drawn to the area not only by its business-friendly environment, but also by its exceptional quality of life and diverse talent base.

RANK	TOP REGIONAL EMPLOYERS	EMPLOYEES
1	Visual Concepts Entertainment	655
2	Las Virgenes USD	534
3	Motor Vehicle Software Corp/VITU	534
4	TITU	506
5	A2 Biotherapeutics, Inc.	245
6	Private National Mortgage Acceptance Company LLC	235
7	Teradyne Inc	205
8	Joni and Friends	200
9	Small Business Advertising, Inc.	200
10	Cydcor LLC	147

Source: Agoura Hills CAFR, 2024

# DEMOGRAPHICS INFORMATION



## POPULATION

1 MILE	3 MILES	5 MILES
7,516	42,620	79,280



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,696	16,680	31,433



## MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$247,229	\$233,726	\$215,067



## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
6,938	49,159	83,610



## MEDIAN AGE

1 MILE	3 MILES	5 MILES
46.3	47.2	46.4

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FOR LEASE

## LISTINGS BROKERS

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