

**5376 STERLING CENTER DRIVE
WESTLAKE VILLAGE, CA 91361**

**FOR LEASE
2,450 SF**



5352 ILLIO
5356 ILLIO
5360 COAST DOOR & HARDWARE
5364 ALL COAST CONSTRUCTION
5368 PROFFER CONSTRUCTION, INC.
5376 JDO DYER
5380 GRUEN CONSTRUCTION CO., INC.

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Chairman
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY FEATURES

Lease Rate/Mo:	\$4,288.00
Lease Rate/SF:	\$1.75/SF
Available SF:	2,450 SF
Prop Lot Size:	POL
Sale Price:	Not For Sale
Taxes:	\$1,705/Yr
Zoning:	Business Park
Restrooms:	Two (2)
Clearance:	15' Min
Parking Spaces:	Five (5) spaces
Term:	Five (5) Years
Yard:	POL
Offices Area:	1,688 SF - 4 Offices
HVAC:	Office & Warehouse: 100%
Possession:	May 1, 2026
To Show:	Must contact Broker for showing. [805 377 7087]

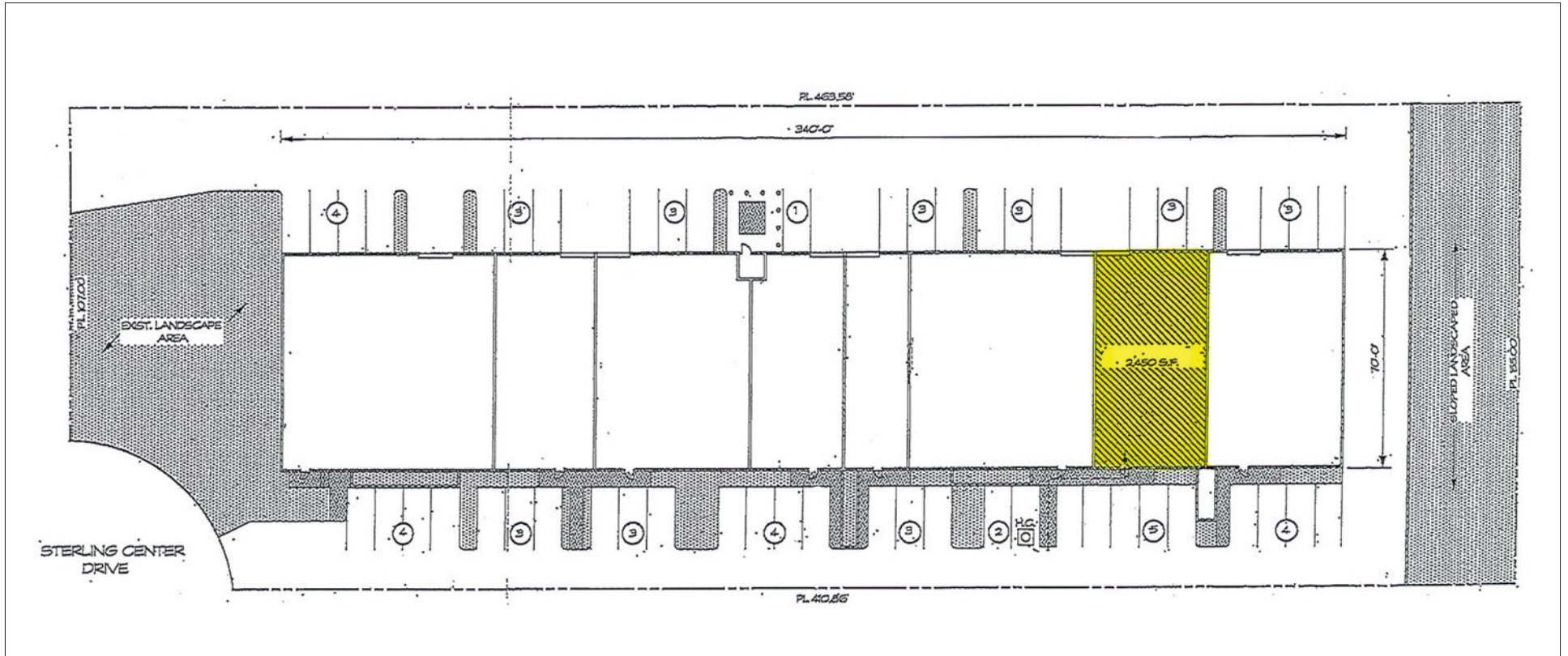
PROPERTY HIGHLIGHTS

- This Flex space is part of a 12 acre master planned business park
- Use has been architectural, engineering and R&D, 100% HVAC
- Large Conference Room + 3 executive offices + coffee bar
- Ideal for multiple applications
- Rear Door encased in glass with loading door in place
- Polished concrete flooring throughout, 200A; 120/208V; 3 phase
- AVAILABLE MAY 1ST

PROPERTY PHOTOS

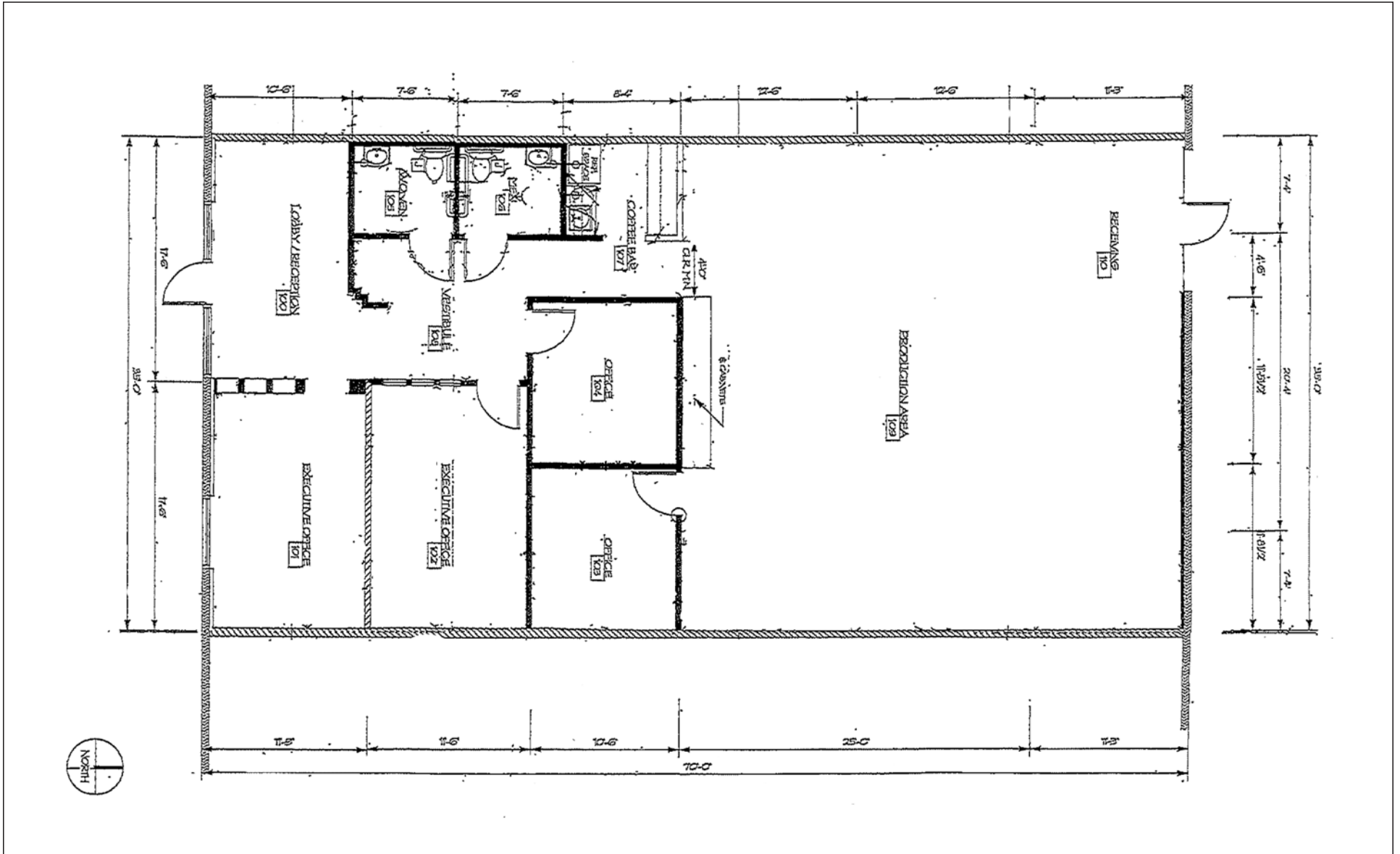


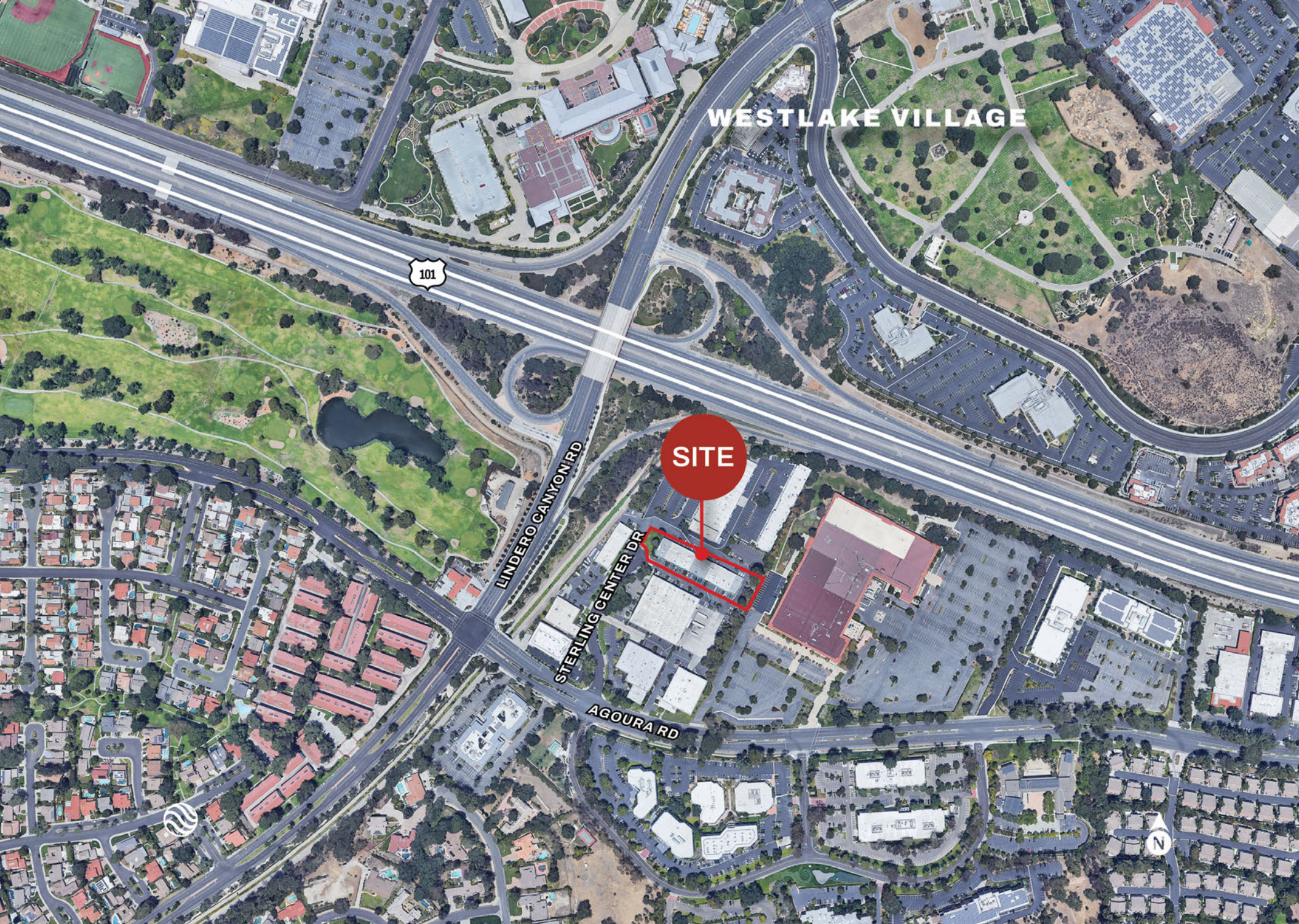
SITE PLAN



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FLOOR PLAN





WESTLAKE VILLAGE

101

LINDERO CANYON RD

STERLING CENTER DR

AGOURA RD

SITE





AGOURA HILLS

WESTLAKE VILLAGE

101

SITE

ON/OFF
RAMPS

STERLING CENTER DR

LINDERO CANYON RD

AGOURARD

