



# 30601

@INNOVATION  
GATEWAY

[VIEW  
WEBSITE](#)

30601 AGOURA RD, AGOURA HILLS, CA 91301



*Welcome to 30601 @ Innovation Gateway, the eastern Conejo Valley's newest research and development workplace designed to foster collaboration and lifestyle flexibility amongst those that call it home. Located just off the 101 in Agoura Hills, 30601, is easily accessible for employees from the talent rich communities of Los Angeles and Ventura counties and is uniquely surrounded by some of Southern California's best natural amenities. Beautiful hiking and biking trails are minutes away and the Malibu surf is just a short drive up the road.*

*In addition, the surrounding communities offer easy access to numerous dining, retail, recreation, and hospitality options, that your employees and guests will love.*

SUITE 250A : 13,524 SF

SUITE 270 : 12,792 SF

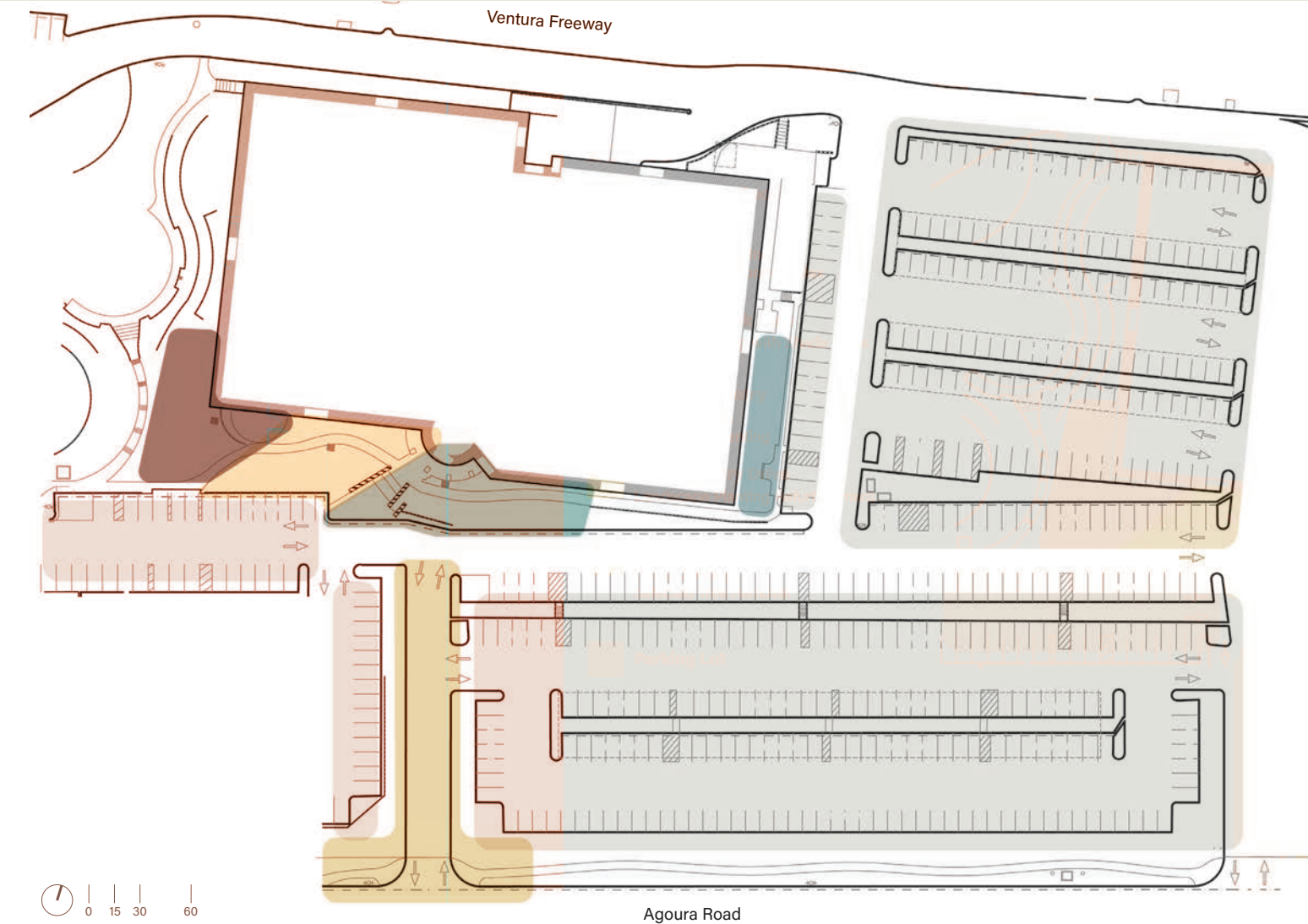


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## SITE IMPROVEMENTS

### ZONES

- The Amenity Deck**  
Wood Deck  
Shade Structure  
Landscape Planting  
Connect, Collaborate, Relax
- Optional Break Area**  
Outdoor Seating with Shade Trees
- Secondary Entry**  
Group Seating  
Landscape Planting
- Primary Entry Drive**  
Landscape Planting Refurbishment
- Arrival Court**  
Group Seating  
Selected Tree Removal
- Parking Lot**





ZONED BP-M-FC TO  
ACCOMMODATE  
BIOTECH & LIFE  
SCIENCE USES



24' COLUMN SPACING  
SUITABLE FOR 12'-0"  
LABORATORY MODULE



4,000 AMP;  
277/480 V  
3-PHASE



HIGHEST POINT  
15' 10.5"  
CLEAR HEIGHT



TWO (2) DOCK-HIGH  
LOADING DOORS



ONE (1) PASSENGER  
& ONE (1) FREIGHT  
ELEVATOR WITH 5,000  
LB MAX CAPACITY



33 KVA EMERGENCY  
POWER  
GENERATOR



SBC FIBER



SOLAR POWER



COVERED PARKING  
AVAILABLE



FULLY SPRINKLERED



EV CHARGING  
STATIONS

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*The project improvements at 30601 are now underway and will be completed in Q1 of 2025. These renovations include a new building lobby, new outdoor meeting and social spaces, new landscaping, as well as a new architectural building façade.*

*Agoura Hills combines the convenience of urban amenities with the beauty of natural landscapes. The City offers a rich history, a vibrant community, and a variety of attractions.*

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## THE LOBBY



*In a recent Stanford University study, working collaboratively and collectively leads to better on-the-job performance.*

*At Innovation Gateway we value productivity and have created an environment where collaboration is fostered through our community of innovators, interests, and people.*

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# COMMUNITY LIFESTYLE AMENITIES



SURF AT NEARBY MALIBU BEACHES



ENJOY A SAFARI AT MALIBU WINES



THE CANYON CONCERT VENUE



REYES ADOBE HISTORICAL SITE



LAKE LINDERO COUNTRY CLUB



SHOPPING AT WHIZIN MARKET SQUARE



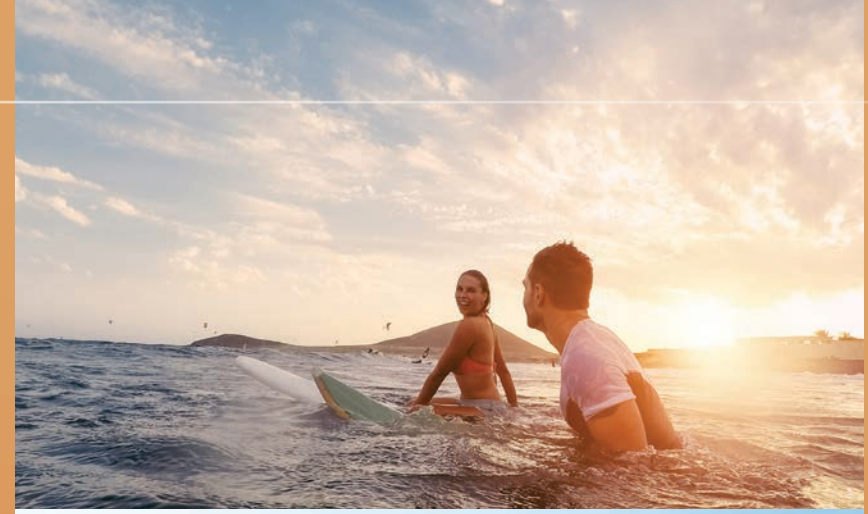
SPA SERVICES AT THE FOUR SEASONS



ENJOY THE VIEWS OF AGOURA HILLS AT LADY FACE MOUNTAIN



HIKING AT CHESEBRO/PALO COMADO CANYONS



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