



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 240 : 13,524 SF

SUITE 220 : 12,809 SF

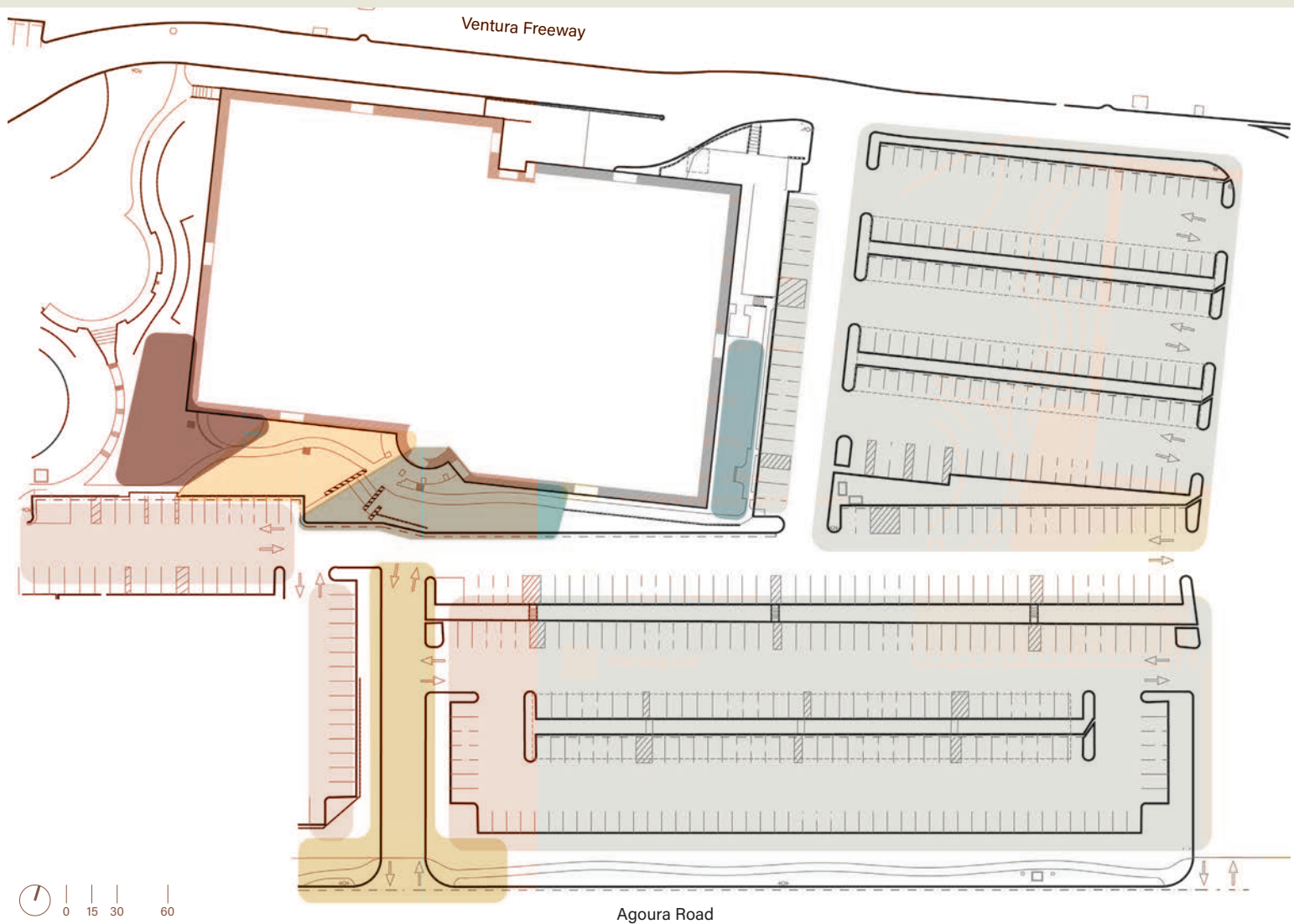


30601
@INNOVATION
GATEWAY

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

30601
@INNOVATION
GATEWAY



The project improvements at 30601 are now complete! 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.

30601
@INNOVATION
GATEWAY





*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.*

30601
@INNOVATION
GATEWAY



COMMUNITY LIFESTYLE AMENITIES



FOUR SEASONS



Lake Lindero
GOLF COURSE



WHIZIN MARKET
SQUARE



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



30601

@INNOVATION GATEWAY

30601 AGOURA RD, AGOURA HILLS, CA 91301

TOM DWYER
Lic. 01197938
+1 805 288 4711
tom.dwyer@cbre.com

DALTON SABERHAGEN
Lic. 001971713
+1 818 251 3613
dalton.saberhagen@cbre.com

CHRIS SWATOSH, SIOR
Lic. 01803294
+1 818 517 8372
chris.swatosh@cbre.com

MASON GRAY
Lic. 02035347
+1 805 901 7500
mason.gray@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE