

BUENAVENTURA FINANCIAL CENTER

255-290 Maple Ct. Ventura, CA 93003
4-Building Office Complex



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID#01191898

DEENA BENZ
Representing Broker
805.626.1277
dbenz@lee-re.com
Lic. 02020304

MIKE TINGUS
Representing Broker
818.970.7861
mtingus@lee-re.com
Lic. 01013724

**EXECUTIVE SUITES
AVAILABLE FOR LEASE**

PROPERTY HIGHLIGHTS



- **CENTRAL LOCATION IN THE HEART OF VENTURA
JUST MINUTES AWAY FROM THE 101 HWY AND
DOWNTOWN**



- **HIGHLY ARTICULATED ARCHITECTURAL DESIGN
FEATURES WITH VIBRANT LANDSCAPE**
- **OFFICE SUITES RANGE FROM 500 SF TO 10,000 SF
WITH VARIABLE DEMISING OPTIONS**



- **C1AD ZONING**
- **ABUNDANT FREE PARKING**
- **FLEXIBLE LEASE TERMS**

BUENAVENTURA
FINANCIAL CENTER



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DEENA BENZ
Representing Broker
805.626.1277
dbenz@lee-re.com
Lic. 02020304

MIKE TINGUS
Representing Broker
818.970.7861
mtingus@lee-re.com
Lic. 01013724

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID#01191898

AVAILABILITY



255 Maple Court

- ▮ Full Service Gross | Available Suites:
- ▮ Mo/Mo or Short Term Available through 12/31/23 - \$1.75 PSF
 - Suite 110: 1,608 RSF
 - Suite 232: 2,726 RSF



290 Maple Court

- ▮ Full Service Gross | Available Suites:
- ▮ Mo/Mo or Short Term Available through 12/31/23 - \$1.75 PSF
 - Suite 102: 151 RSF
 - Suite 118: 2,572 RSF
 - Suite 140: 864 RSF
 - Suite 201: 11,902 RSF
 - Suite 247: 1,361 RSF
 - Suite 290: 9,272 RSF
 - Suite 116: 380 RSF
 - Suite 240: 1,578 RSF



260 Maple Court

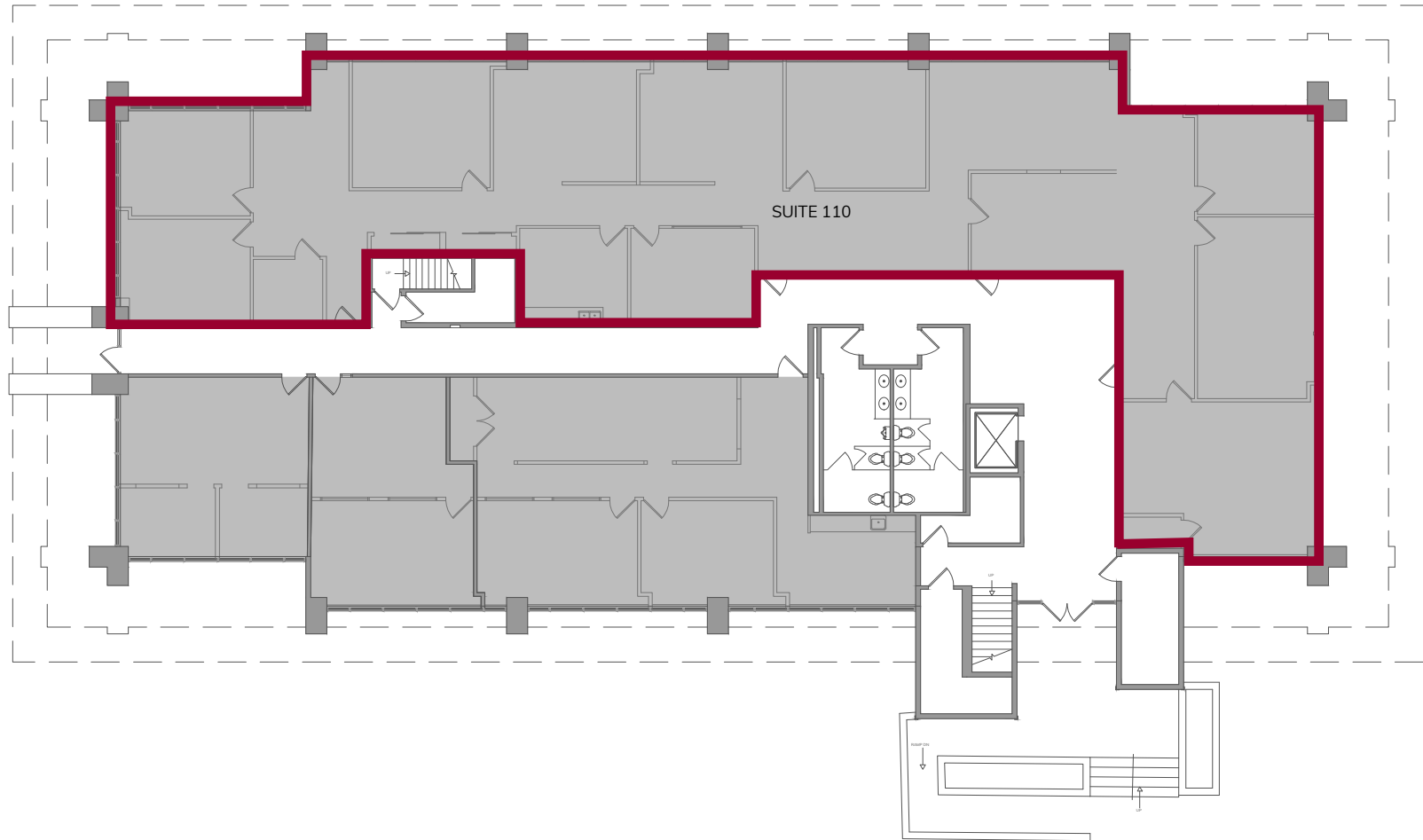
- ▮ Full Service Gross | Available Suites:
- ▮ Mo/Mo or Short Term Available through 12/31/23 - \$1.75 PSF
 - Suite 104: 671 RSF
 - Suite 130: 2,132 RSF
 - Suite 216: 985 RSF
 - Suite 217: 791 RSF
 - Suite 250: 1,064 RSF
 - Suite 101: 683 RSF
 - Suite 113: 440 RSF
 - Suite 135: 1,751 RSF



3585 Maple Street

- ▮ Full Service Gross | Available Suites:
- Suite 247: 851 SF - \$2.10 PSF
 - Suite 254: 435 SF - \$2.10 PSF

255 MAPLE CT | GROUND FLOOR



Additional Units Available Contact Broker for Details

Not to Scale

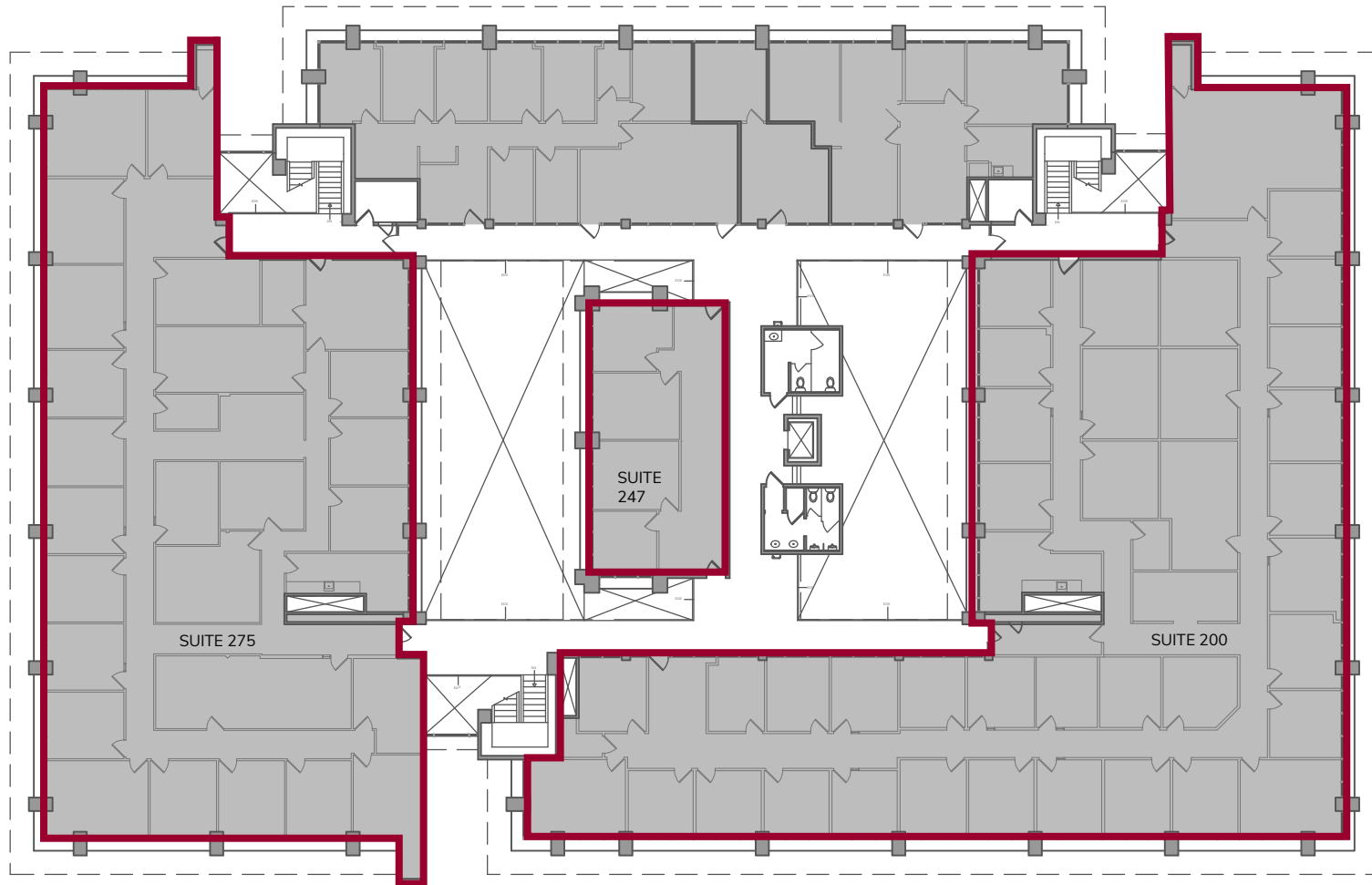
260 MAPLE CT | SECOND FLOOR



Additional Units Available Contact Broker for Details

Not to Scale

290 MAPLE CT | SECOND FLOOR



Additional Units Available Contact Broker for Details

Not to Scale

3585 MAPLE CT | SECOND FLOOR



Additional Units Available Contact Broker for Details

Not to Scale





PHOTOS

- Open-Air Atrium Style Hallways
- Beautifully Maintained Landscaping





PHOTOS

- ADA Friendly Elevator Access
- After Hour Access Available





PHOTOS

- Walking Distance to Many Retail Amenities
- Cooperating Brokers Welcome



DEMOGRAPHICS.....



POPULATION 2020 Est.

1 Mile: 13,328
3 Miles: 62,703
5 Miles: 141,509

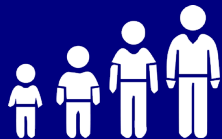
POPULATION 2025 Projection

1 Mile: 13,387
3 Miles: 62,886
5 Miles: 145,260



EDUCATION | BACHELOR'S DEGREE

1 Mile: 21.6%
3 Miles: 22.7%
5 Miles: 20.8%



MEDIAN AGE

1 Mile: 42.3
3 Miles: 41.8
5 Miles: 38.6



AVERAGE HOUSEHOLD INCOME

1 Mile: \$103,772
3 Miles: \$104,062
5 Miles: \$102,140

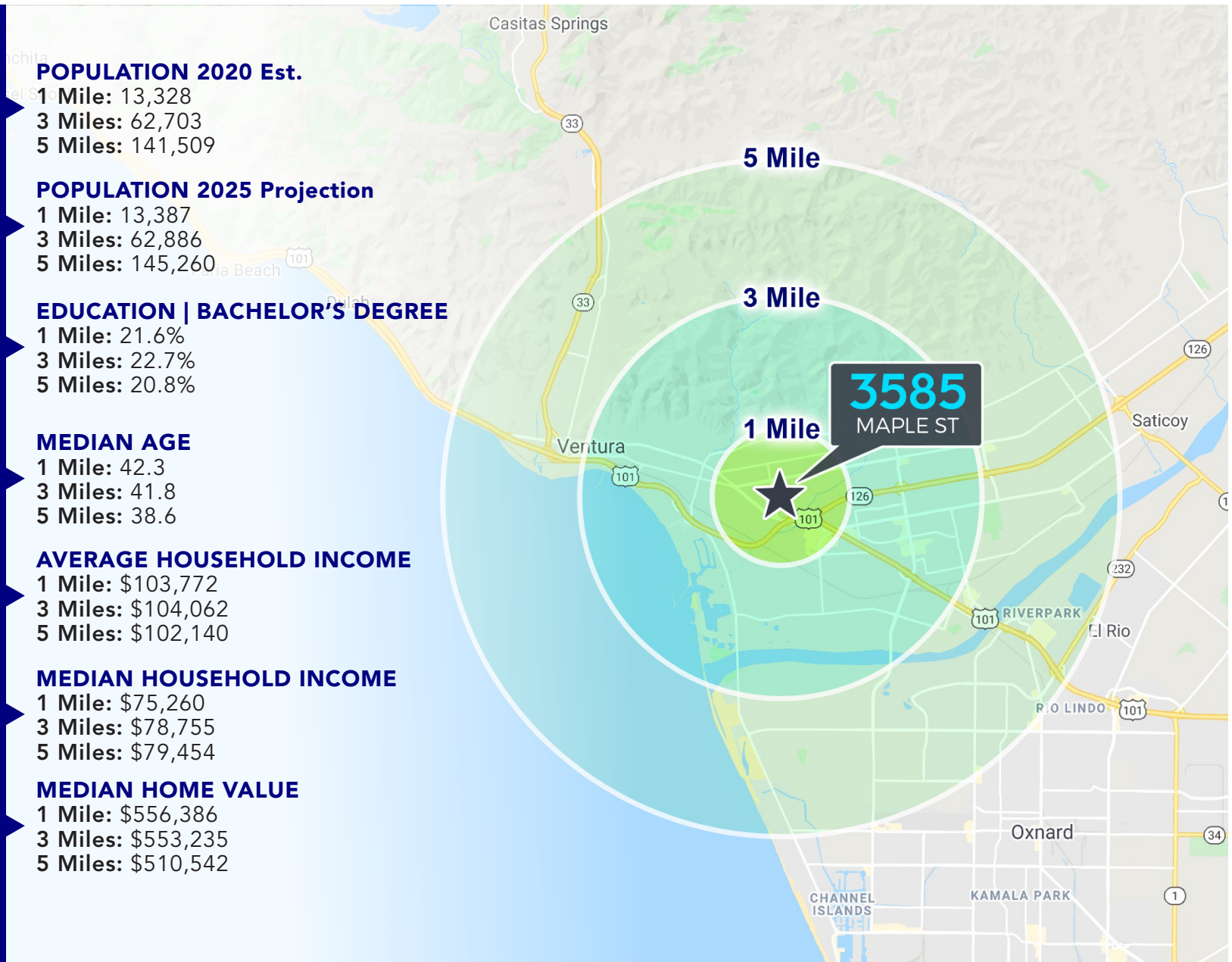
MEDIAN HOUSEHOLD INCOME

1 Mile: \$75,260
3 Miles: \$78,755
5 Miles: \$79,454



MEDIAN HOME VALUE

1 Mile: \$556,386
3 Miles: \$553,235
5 Miles: \$510,542



AMENITIES AERIAL

